

Project and Financing Plan
for
Prosper Tax Increment Financing
Reinvestment Zone
Number Two

Prepared May 8, 2013

by

Stein
Planning, LLC



for

MSW Prosper 380, L.P.

and the

Town of Prosper, Texas

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Disclaimer

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Section 1: Objectives

Objectives of Prosper Tax Increment Financing Reinvestment Zone Number Two (“the TIRZ”) are economic and qualitative benefits for the Town of Prosper and Collin County. The Town has concluded that development of an area known as Prosper West, northwest of the intersection of the Dallas North Tollway and University Drive (U.S. Highway 380) in general accord with a plan proposed by MSW Prosper 380, L.P., a limited partnership, will promote economic growth and quality of life for Town residents. The Town concludes, moreover, that this TIRZ is an appropriate tool to facilitate timely development of streets and other public improvements that are necessary and desirable for proper development of Prosper West.

Section 2: What Is Tax Increment Financing?

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

A municipality or county may make an area eligible for tax increment financing by designating a TIRZ. “TIRZ” and “TIF zone” are interchangeable names used in Texas for a tax increment financing reinvestment zone. Every TIRZ is designated with a finite term of existence. Real property taxes on the value of the TIRZ in its year of designation (its “base year”) continue to flow to the general funds of the relevant taxing unit, but, for the duration of the TIRZ and for local taxing entities that choose to participate in a TIRZ program, all or part of the tax on real property value in the TIRZ in excess of the TIRZ base value flows to a tax increment financing fund (“TIRZ fund,” also called a “TIF fund”).

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

Exhibit A illustrates how rising tax revenue from greater taxable value in a TIRZ flows with time to a taxing jurisdiction’s general fund and to a TIRZ fund. The sloped lines depict tax revenue in the zone rising with time. For the duration of

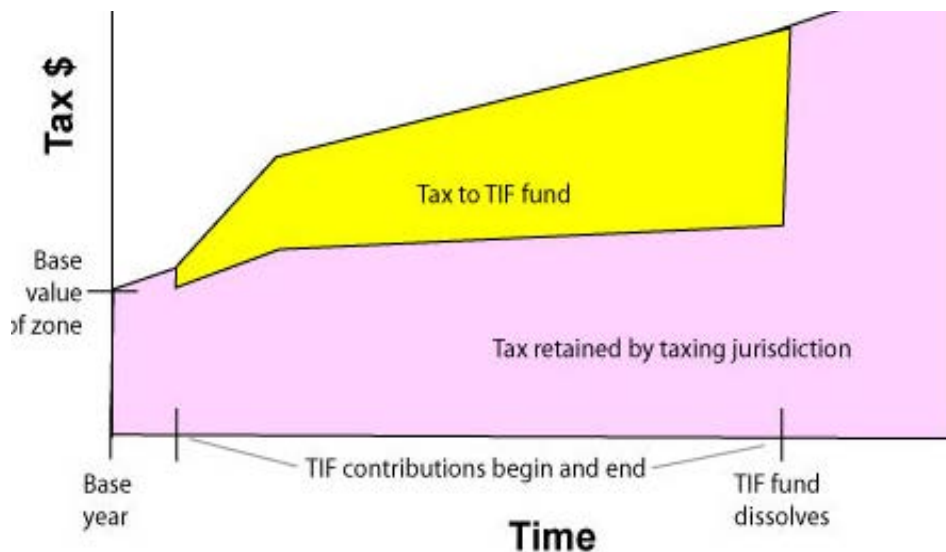
the TIRZ, the Town will deposit to the TIRZ fund 70% of Town tax increments due to increased taxable real property values within the TIRZ boundary. Collin County will be asked to invest in the TIRZ 50% of County tax increments due to increased taxable real property values in the zone for the same term of years. Real property taxes retained from the TIRZ for the general funds of both the Town and County will rise sharply upon termination of the TIRZ.

In addition to a major share of its real property tax, Prosper will invest in the TIRZ fund 25% of its general sales tax collected from the TIRZ for the duration of the TIRZ. No Town or County taxes or fees except the designated portions of real property taxes and Town sales tax will flow to the TIRZ fund.

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

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

**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 TIRZ fund versus the general fund.

Section 3: Reinvestment Zone Description

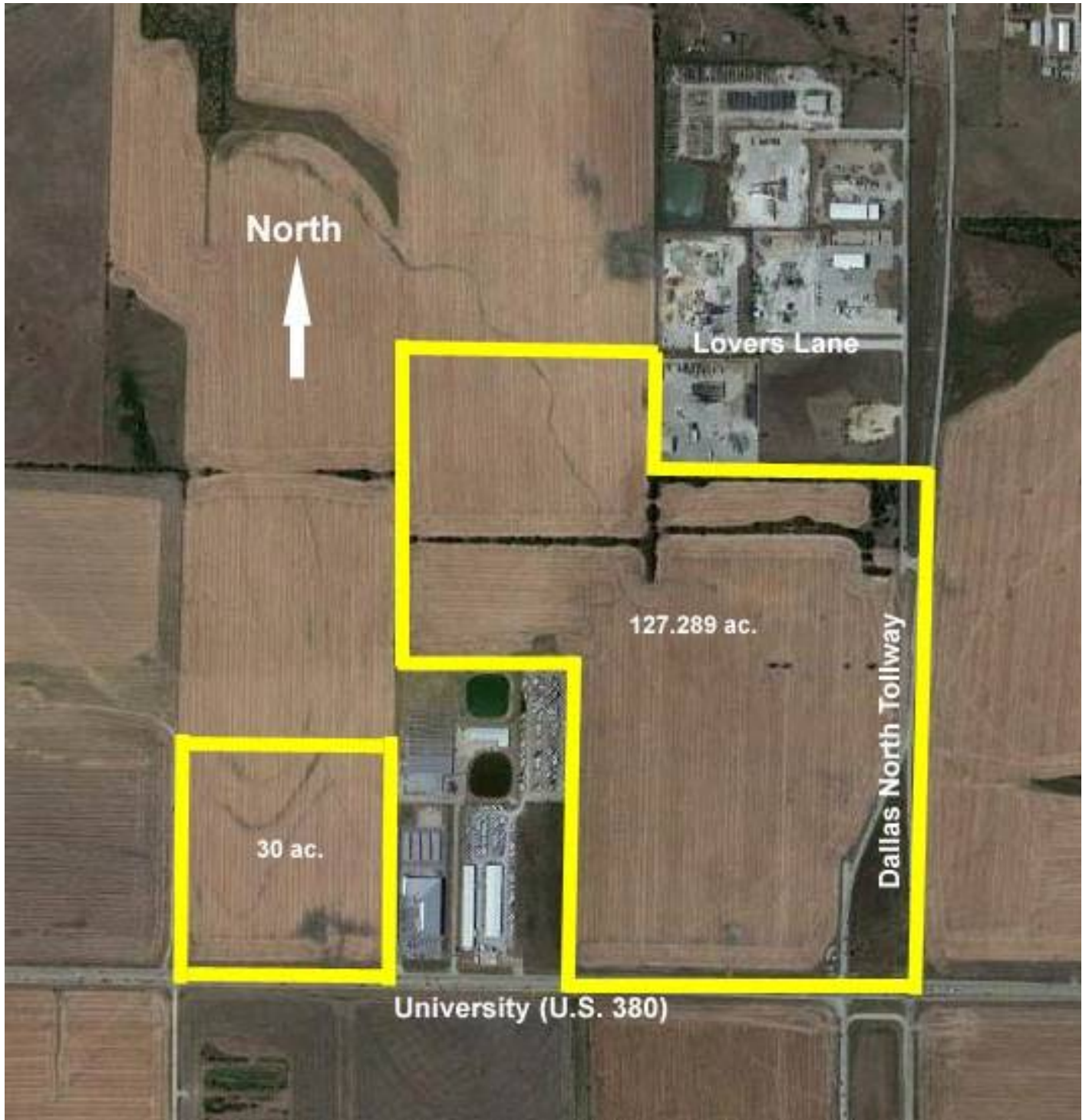
Exhibit B is a map of Prosper TIRZ Number Two, showing existing uses and conditions. The zone includes 157.289 acres plus adjacent public rights-of-way. All taxable land in the Zone is used for grazing. The zone is two non-contiguous parcels. MSW Prosper 380, L.P. has purchased both. Zone boundaries 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 Town limit, whichever is nearer to the center of the reinvestment zone.

Situated at the northwest intersection of the Dallas North Tollway and University Drive (U.S. 380), the reinvestment site is a convenient and logical site for regional commercial activity and high density mixed-use development. The north side of University Drive is in the Town of Prosper. The south side is in the City of Frisco. With a commitment to timely investments in public infrastructure at this site, the Town anticipates that the TIRZ area will capture development and taxes that might otherwise occur later, if at all, or in other municipalities or counties and that the development that occurs in the zone and vicinity will be of better quality due to the site layout and infrastructure made feasible by the TIRZ program.

The absence of streets and walks, positive drainage, water and sewer lines and franchise utilities in the TIRZ area impairs sound growth of this part of the Town and Collin County. The zone meets other statutory tests for designating a TIRZ in that:

- (1) None of the land in the zone (indefinitely less than the 30% allowed by statute law) is currently used for residential purposes;
- (2) The total appraised value of real property in the zone liable for taxation in 2013 was \$29,413, according to the preliminary 2013 assessment roll. Taxable value on the certified roll for 2013 is expected to be the same. Together with other reinvestment zones in the Town, the total appraised value of taxable real property in such zones was far less than the statutory maximum of 50%. Real property accounts in the TIRZ and preliminary 2013 values are identified in Schedule 1. The certified roll for 2013 will become available in late July of 2013.

**Exhibit B:
Prosper TIF Reinvestment Zone Number Two
(Prosper West) with Existing Uses and Conditions
(2013)**



Section 4:

Development with Tax Increment Financing

Private Development

Exhibit C is a map showing a layout of proposed uses in the TIRZ. Some adjustments in response to changing market demand will be required over the several years before the TIRZ is fully developed.

The top section of Schedule 2 quantifies gross floor areas currently planned for various uses of land in the TIRZ. The developer, MSW Prosper 380, L.P., plans approximately 3.6 million square feet of floor area in the total TIRZ when fully developed. About 46% of that floor area will be residential space, 25% will be office space and the balance will be for retail, hotel, theater or other uses.

TIRZ Project Costs and Nonproject Costs

Exhibits D, E and F map major improvements to public infrastructure in and around the TIRZ. Exhibit D shows roadway improvements, E shows water distribution improvements and F shows wastewater collection improvements. Estimated construction costs of these and other public improvements associated with development of the TIRZ are summarized in Schedule 3. Schedule 3 separates public improvement construction costs into: (a) project costs eligible for reimbursement by the TIRZ fund and (b) nonproject costs for construction to be paid by the developer or other sources. The project cost principal from Schedule 3 is \$27.5 million plus Town expenses to administer the TIRZ program and financing costs. The Town anticipates financing costs at approximately 3.5% per year on the outstanding principal balance advanced for construction of public improvements. Detailed estimates of road and other infrastructure construction costs appear in Appendices A and B of this document. Cost estimates in the appendix are approximate. Cost subtotals in Schedule 3 take precedence over the cost estimates in the appendices.

Taxable Value

The middle and lower sections of Schedule 2 estimate taxable values (in 2012 dollars) for the real and business personal property that is proposed for development at the top of the same schedule. Estimated taxable values are identified by year of anticipated completion. The year of development matters greatly to a forecast of annual taxable value. The appraised value of improved real property liable for taxes is forecast at \$296 million after ten years (end of 2023) and \$424 million at ultimate buildout, (estimated end of 2028). These forecast values of Schedule 2 are expressed in 2012 or 2013 dollars, meaning they are not yet adjusted for probable inflation.

The taxable appraised value estimates in Schedule 2 are by Stein Planning, LLC. These estimates of appraised value *for tax purposes* are based on the developer's anticipated development program and taxable values assigned to comparable properties by the Collin Central Appraisal District or other appraisal districts in the metropolitan area. Appendix C 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.

Taxable Development and Public Infrastructure Nexus

The proposed development cannot happen without costly public infrastructure improvements. Construction of a well-designed and well-built network of streets, walkways, utilities and public amenities that attracts employment and a strong local tax base will benefit Prosper and Collin County. Consequently, the Town intends that a TIF fund for TIRZ Two will reimburse principal and reasonable interest expenses for the TIRZ project costs identified in Schedule 3. Listed TIRZ project items and their estimated costs may be reviewed periodically by the TIRZ Board and may be modified upon Board recommendation and Town 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 change are possible. With adequate infrastructure, it's legally possible to build all the uses and densities programmed in Schedule 2 with existing Town of Prosper PD-41 and PD-48 zoning.

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

**Exhibit C:
Proposed Uses of TIF Reinvestment Zone
Number Two**

**124 ACRE NORTH WEST CORNER TRACT
EXISTING ZONING SUMMARY:**

Site Plan Project Totals

* PD-41

Area: 124 acres

Office: 1,360,000 sq ft

Retail: 382,000 sq ft

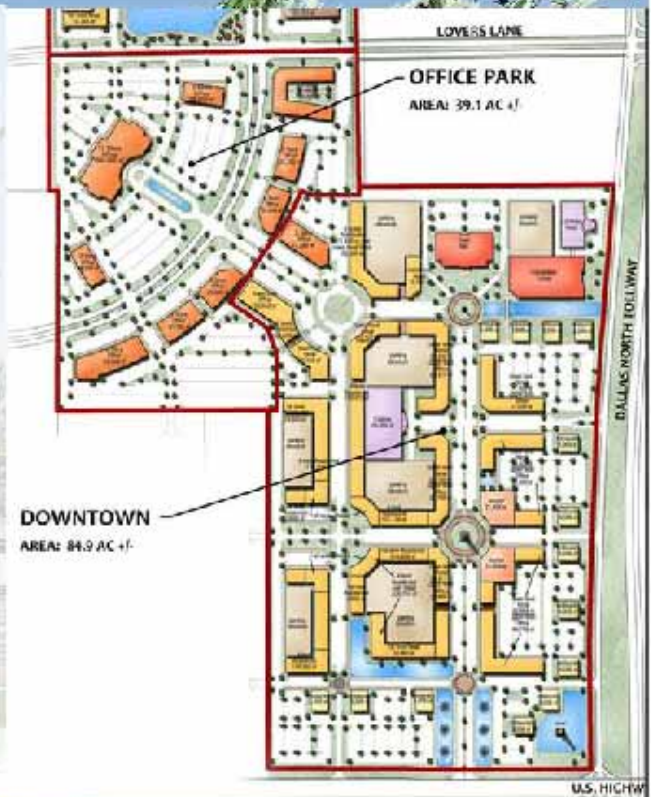
Out-Parcel: 102,000 sq ft

Conference Center: 60,000 sq ft

Hotel: 300,000 sq ft

Theater: 40,000 sq ft

Residential: 2,000 units



This exhibit is being updated as of May 2013.

Exhibit D: Proposed Roadways and Parking Structures in and around TIF Reinvestment Zone Number Two

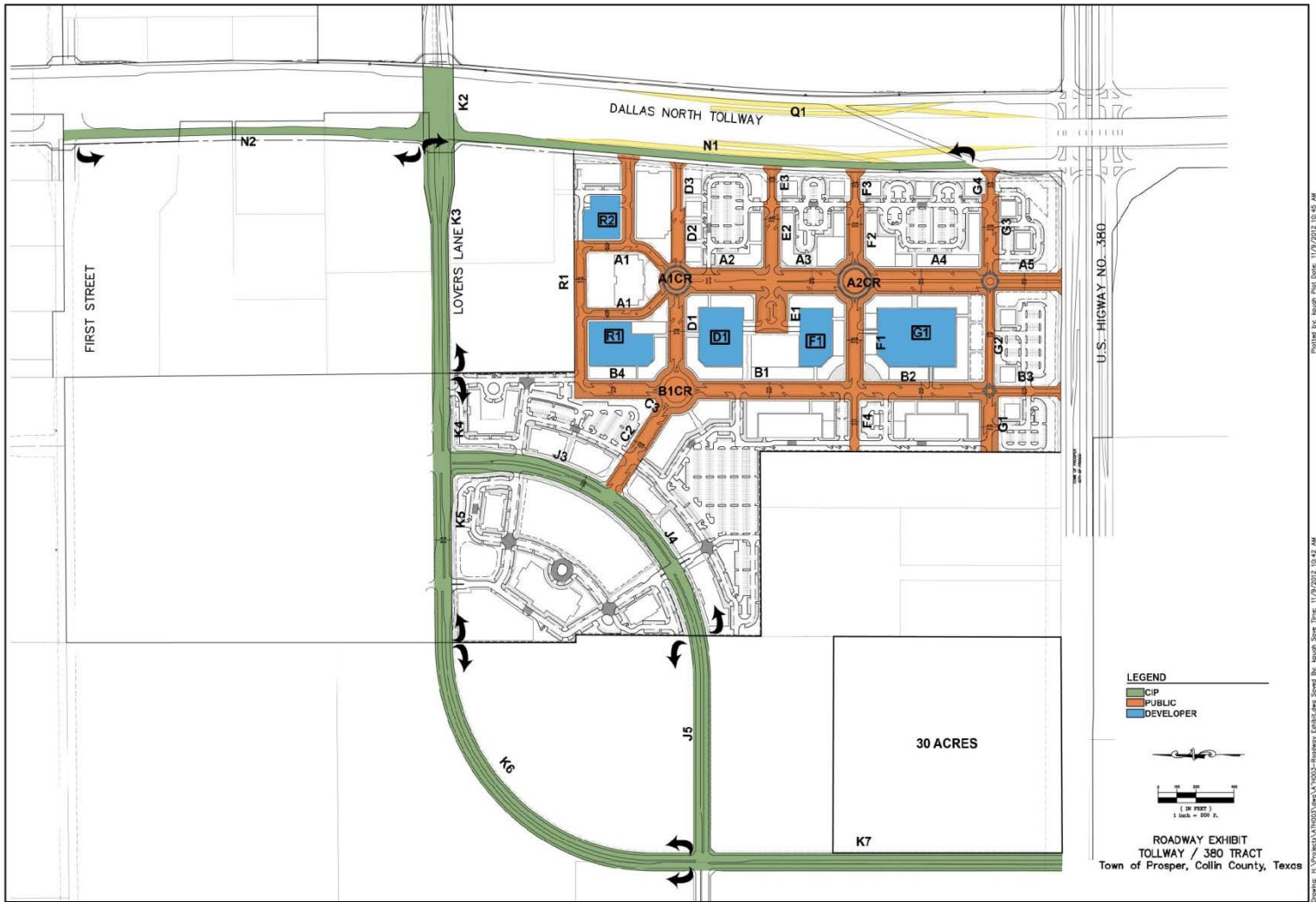


Exhibit E: Proposed Water Distribution System in and around TIF Reinvestment Zone Number Two

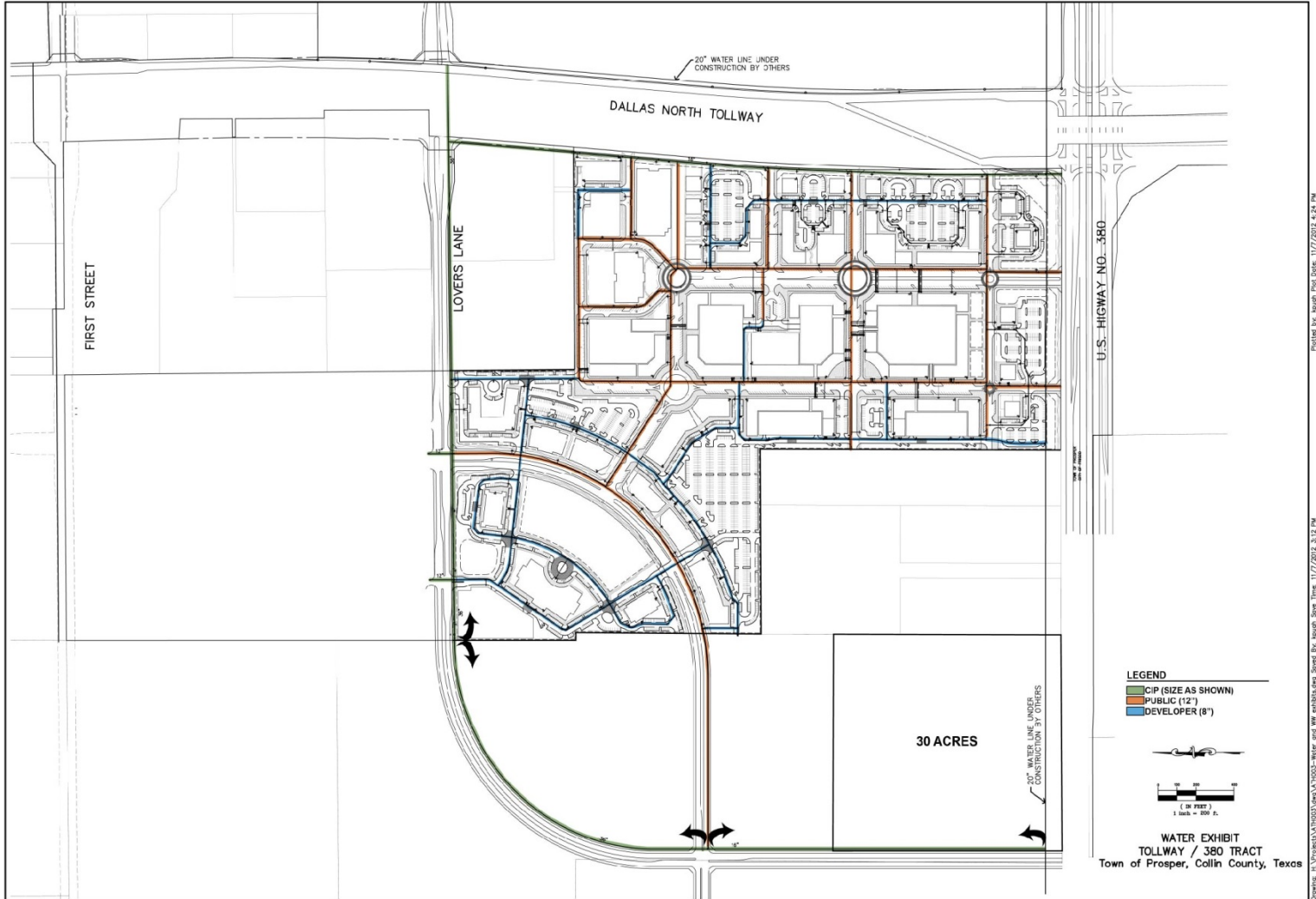
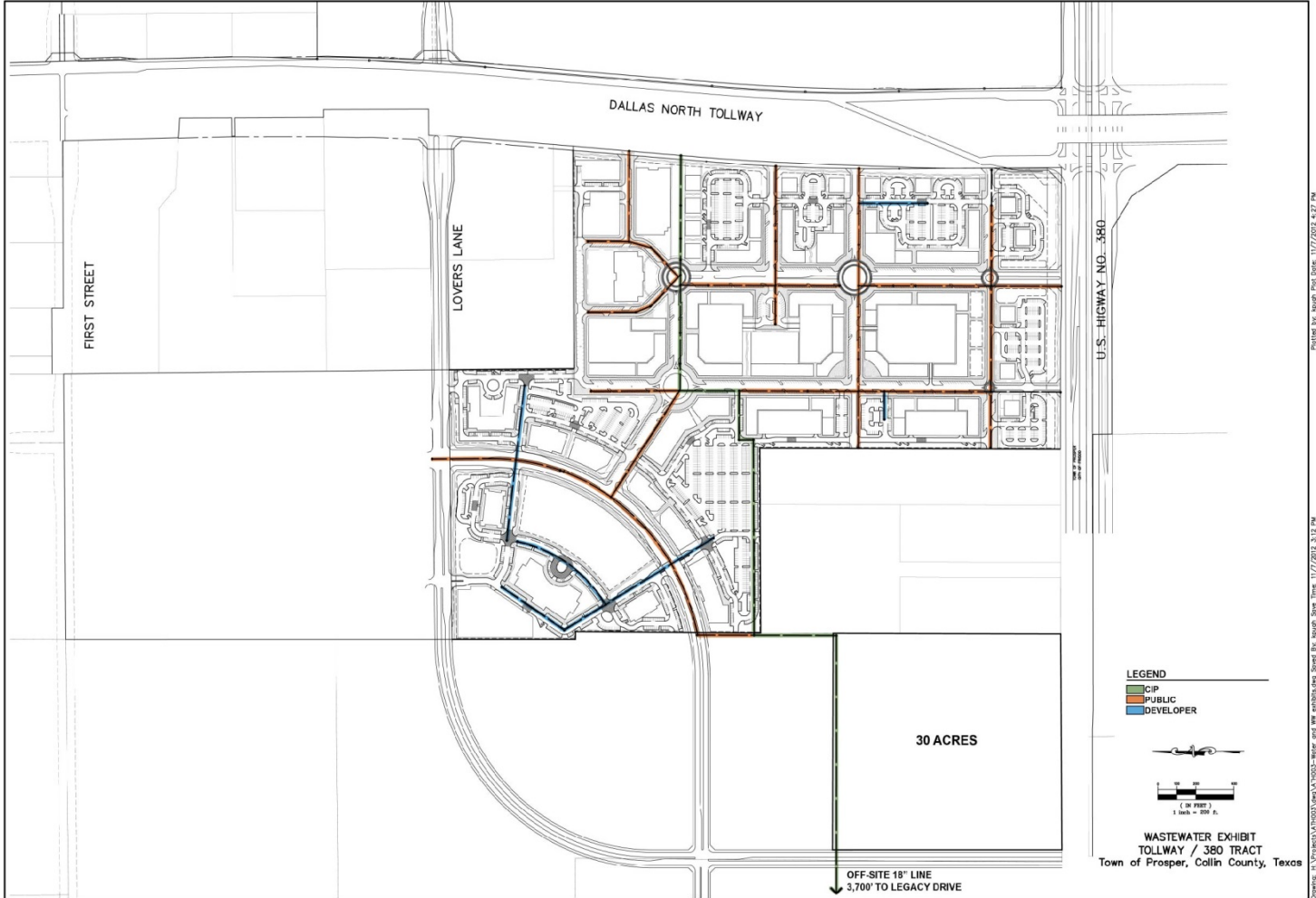


Exhibit F: Proposed Wastewater Collection System in and around TIF Reinvestment Zone Number Two



Section 5: Financing Project Costs

Revenue for TIRZ Project Costs

Based on the development and taxable value assumptions for TIRZ Number Two (from Schedule 2), Schedules 4 and 5 are forecasts of annual and cumulative cash generated by property tax within the TIRZ during the TIRZ term of twenty-five years and beyond to a total of forty years. Part of the real property tax generated within the TIRZ will be dedicated to the TIRZ fund for its duration. No business personal property tax will flow to the TIRZ fund.

Annual real property tax receipts dedicated to the TIRZ fund are forecast in Schedule 6. That schedule assumes the Town of Prosper pledges 70% of the real property tax increment to the fund for tax years 2014 through 2038 and that Collin County pledges 50% of real property tax increments for the same term. (The duration of the TIRZ runs from its date of designation by the Town Council through December 31, 2038. Designated shares of tax increments levied in calendar 2038 flow to the TIRZ fund, even if collected in a subsequent year.)

Although not calculated on Schedule 6, Prosper pledges to the TIRZ fund the incremental tax collected from the five-year “rollback” of taxable value due upon conversion of agricultural land to non-agricultural use. If collected entirely in tax year 2013 or soon thereafter, the total five-year rollback tax attributed to the Town alone is expected to approximate \$640,000, per the calculation at the bottom of Schedule 1.

In addition to real property tax, the Town of Prosper will commit to the TIRZ fund for its duration a portion of Town general sales tax earned within the TIRZ. Annual retail sales and sales taxes earned from the TIRZ for the Town of Prosper and the Prosper Economic Development Corporation (“PEDC”) are forecast by Schedules 7, 8 and 9. Schedule 10 is a forecast of Town general sales tax flowing to the TIRZ fund, based on the Town’s dedication of 25% of general sales tax.

The PEDC anticipates grants of part of the 0.5% municipal sales tax for economic development (“4A sales tax”) to pay costs for public infrastructure in the TIRZ. On December 31, 2012, the PEDC entered into an economic development incentive agreement (Contract 512) with the owner of land in the TIRZ. The agreement calls for a grant of \$500,000 from accumulated 4A tax to pay for public infrastructure. This amount has been conveyed. The agreement provides further PEDC obligations that will total either \$2 million or \$3 million for principal expenses, including the original \$500,000. (The grant amount depends on public improvements built at developer expense and taxable value of the TIRZ by the tenth year of its existence.) PEDC grant payments after the original \$500,000 will be drawn from 4A sales tax earned within the TIRZ and possibly

other 4A sales tax. The anticipated percentage of 4A sales tax earned in the TIRZ that is committed to grants for public improvements in the TIRZ is 50% for most years. PEDC grants for infrastructure in the TIRZ will be increased to add interest on the agreed principal balances not yet reimbursed to the developer, on a sliding scale from 1.5% simple annual interest, not to exceed 4.5% annual interest. After these grants of \$2 million or \$3 million to reimburse public improvement expenses incurred by the developer have been paid with interest, but not before fifteen years, the PEDC has pledged 50% of 4A sales tax earned from the TIRZ to defray TIRZ project costs during the duration of the TIRZ. Schedule 11 is a forecast of annual amounts paid by the PEDC for infrastructure for economic development in the TIRZ.

Anticipated annual dedications to the TIRZ fund by the Town of Prosper and Collin County and grants by the Prosper Economic Development Corporation for infrastructure in the TIRZ are listed and totaled in Schedule 12. The combined total funds available for TIRZ project costs, including principal, financing costs and Town administrative expenses for the TIRZ program through the duration of the TIRZ are forecast as approaching \$53.7 million (Schedule 12). After deducting about \$1.3 million to pay Town administrative expenses of the TIRZ fund, Schedule 12 estimates approximately \$52.4 million of cash flow to the TIRZ fund for other project costs.

An additional \$2.4 million for principal and interest for TIRZ infrastructure will flow from a PEDC grant directly to the developer. The PEDC direct grant amount could increase by roughly \$1.2 million if terms for a supplemental grant are met.

A cash flow spread over many years has significantly less value, however, than the same cash in a lump sum today, due to the cost of borrowing money to pay for items needed today. When the forecast cash flow to the TIRZ fund, net of administrative expenses, is discounted to present value at a discount rate of 3.5% suggested by Town sources, the present value of the forecast 25-year net cash flow forecast for the TIRZ fund is approximately \$29.7 million.

Use of Funds for TIRZ Project Costs

With Town Council approval, actual cash flow to the TIRZ fund may be paid as it becomes available for TIRZ project costs, whether incurred by the Town, a developer, a lender, or another party. Project costs must be consistent with a TIRZ project plan and financing plan. A contractual agreement should specify terms for disbursement of TIRZ funds, including priorities for disbursement of funds if multiple parties have claims to TIRZ fund revenue.

TIRZ project costs are most commonly paid as reimbursements to developers in exchange for a developer causing construction of public improvements in accord with agreed performance standards. Rights to receive cash from a TIRZ fund may be assigned with due consents.

Municipalities or counties may recover from a TIRZ fund their own expenses for duly approved TIRZ project cost items. Town expenses incurred for organization and administration of the TIF program will have a senior claim on TIF revenue in every year, to the extent that such expenses are documented and reasonable. Town administrative expenses accrued but not reimbursed will roll forward to successive years until paid. Annual Town expenses have been estimated at \$40,000 plus inflation.

Prosper contemplates application of part of its TIRZ revenue to debt service on bonds that may be authorized by the Town, the U.S. Department of Agriculture, or another government entity to pay for public improvements in the TIRZ or other expenses that are legitimate uses of TIRZ fund revenue. TIRZ revenue may be the sole security for bonds or one of multiple revenue streams securing bonds.

Economic Feasibility

A comparison of the TIRZ fund's net revenue forecast from Schedule 12 suggests that the \$52.4 million of net revenue after administrative expenses will be more than ample to pay the \$27.5 million for public improvements principal (from Schedule 3). Reimbursement of principal for TIRZ project costs thus appears economically feasible.

The present value of the net \$52.4 million cash flow to the TIRZ fund through its term of twenty-five years, discounted at 3.5% for each year into the future beyond 2013, is \$29.7 million, per Schedule 12. Because that value is greater than the \$27.5 million of TIRZ project costs for public infrastructure, it suggests probability that the TIRZ fund will be capable of ultimately paying approximately 3.5% interest on \$27.5 million advanced by the developer or bondholders for public infrastructure principal cost. It doesn't mean that the TIF fund will have sufficient revenue to pay 3.5% interest on the balance owed in every year. Revenue to the TIRZ fund will be light in early years and robust in later years. TIRZ fund creditors will need to structure loan repayments so that repayment is skewed to later years. Postponing construction of infrastructure until needed, as opposed to building it all immediately, will minimize accrual of the TIRZ fund's interest obligations. Reimbursement of all planned TIRZ project costs (administrative expenses, principal and interest at approximately 3.5%) thus appears economically feasible.

It's possible that revenue to the TIRZ fund may prove sufficient to cover all TIRZ project costs, including administrative and financing costs, before collection of tax increments from 2038 (mostly received in 2039). If all financial obligations of the TIRZ fund are satisfied before the scheduled end date of the TIRZ, the Town Council may terminate the TIRZ early. If the TIRZ fund has a cash balance after all its financial obligations have been met, any residual balance will be prorated

to taxing jurisdictions according to amounts deposited to the TIRZ fund for the year when fund obligations have been fully discharged.

The anticipated percentage of total receipts for TIRZ project costs that will come from Town tax increments (real property and sales tax) and Prosper Economic Development Corporation grants is 82% to 83%. County tax increments will account for the balance. These percentages should not be confused with the percentages of annual incremental real property tax that the Town and County will contribute to the TIF fund.

Section 6:
**Net New Revenue for Prosper, Collin County and
the Prosper Independent School District**

Prosper and Collin County will gain and retain significant real property tax earned within the TIRZ for the full duration of the TIRZ. Beyond these greater tax volumes related to increased real property value in the zone, Prosper and all other taxing entities will receive and retain 100% of business personal property tax related to TIRZ development. Texas law does not authorize business personal property tax to flow to a TIF fund. Prosper will retain part of the sales tax earned in the TIRZ. Schedules 13, 14 and 15 forecast taxes from development in the TIRZ that will be retained by the Town, Collin County and the Prosper Independent School District, respectively.

Schedule 1: Base Value of the TIRZ

Notes:

Base value for the TIRZ will be the taxable value of real property in the zone for 2013, the year when the zone was designated. This schedule assumes the preliminary 2013 appraisals herein will remain constant in the certified 2013 appraisal roll. Land areas are as reported by the Collin Central Appraisal District. Actual areas may vary. Taxable real property values represent agricultural productivity value.

(a)	(b)	(c)	(d)	(e) Appraisals by Collin Central Appraisal District, 2013						(i)	(j)
Collin CAD Account	Owner	Land Area		"Market"				Taxable			
		Acres	SF	Land	Improvements	Total	Land Per SF	Taxable	Per SF		
2688097	MSW Prosper 380, LP	127.289	5,544,709	\$19,406,482	\$0	\$19,406,482	\$3.50	\$23,803	\$0.0043		
2688193	MSW Prosper 380, LP	30.000	1,306,800	\$5,227,200	\$0	\$5,227,200	\$4.00	\$5,610	\$0.0043		
Total for TIRZ		157.289	6,851,509	\$24,633,682	\$0	\$24,633,682	\$3.60	\$29,413	\$0.0043		

Rollback Tax Estimate, Based on 2013 Values:

2013 difference between Collin CAD "market" value and agricultural value of the TIRZ:	\$24,604,269
Town of Prosper 2012 tax rate per \$100 (assumed constant):	\$0.52
2012 difference in Town of Prosper real property tax from the TIRZ due to agricultural valuation:	\$127,942
Approximate value of five-year real property tax rollback (Town tax only) if entirely due in 2013:	\$639,711

**Schedule 2:
Annual Development and Taxable Value Forecasts for the TIRZ, in 2012 Dollars**

Notes: Uses, gross floor areas, dwelling counts and phasing are the current plan offered by the site developer. All are subject to change.
Taxable appraisals per square foot of gross floor area are estimates by Stein Planning, LLC, based on 2012 appraisals for tax purposes of comparable developments in the metropolitan area. Comparables are listed in an appendix. Construction cost, sale value and appraisal for taxation are not necessarily the same.
Stein Planning, LLC assumes the market will absorb floor area when completed. This is not an evaluation of market demand.

(a) Completed During Calendar	(b) Added To Roll as of Jan. 1,	(d) Square Feet of Gross Floor Area Added Each Year										(k) Total Added This Year	(l) Cumulative Total
		(c) Residential for Rent, If 1,100		(e) Retail									
		Units	SF GFA / Unit	Office	Big Box	General	Stand-Alone Restaurant	Cinema	Hotel				
2014	2015	0	0	0	0	0	0	0	0	0	0		
2015	2016	0	0	60,000	0	0	0	0	0	0	60,000		
2016	2017	0	0	0	50,000	20,000	22,000	0	60,000	0	152,000		
2017	2018	150	165,000	50,000	0	0	10,000	0	0	0	225,000		
2018	2019	150	165,000	50,000	0	20,000	6,000	0	0	0	241,000		
2019	2020	0	0	0	0	0	20,000	40,000	0	0	60,000		
2020	2021	150	165,000	60,000	0	35,000	0	0	0	0	260,000		
2021	2022	150	165,000	100,000	50,000	180,000	18,000	0	0	0	513,000		
2022	2023	0	0	120,000	0	0	0	0	300,000	0	420,000		
2023	2024	200	220,000	150,000	50,000	37,000	18,000	0	0	0	475,000		
2024	2025	0	0	140,000	0	50,000	12,000	0	0	0	202,000		
2025	2026	200	220,000	60,000	0	0	0	0	0	0	280,000		
2026	2027	150	165,000	60,000	0	0	5,000	0	0	0	230,000		
2027	2028	150	165,000	60,000	0	20,000	9,000	0	0	0	254,000		
2028	2029	200	220,000	0	0	0	0	0	0	0	220,000		
2029	2030	0	0	0	0	0	0	0	0	0	0		
Total		1,500	1,650,000	910,000	150,000	362,000	120,000	40,000	360,000		3,592,000	3,592,000	
			46%	25%	4%	10%	3%	1%	10%		100%		

Taxable Value of Real Property, Including Land, Based on 2012 Appraisals per Square Foot for Comparable Improvements and Jan. 1, 2015 Discontinuation of Agricultural Valuation

Completions During Calendar	Added To Roll as of Jan. 1,	Retail								Total Added This Year	Cumulative Total	
		Residential for Rent, If \$90	Office, If \$130	Big Box, If \$80	General, If \$125	Stand-Alone Restaurant, If \$300	Cinema, If \$120	Hotel, If \$95				
2014	2015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,604,269	\$24,604,269
2015	2016	\$0	\$7,800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,800,000	\$32,404,269
2016	2017	\$0	\$0	\$4,000,000	\$2,500,000	\$6,600,000	\$0	\$5,700,000	\$0	\$0	\$18,800,000	\$51,204,269
2017	2018	\$14,850,000	\$6,500,000	\$0	\$0	\$3,000,000	\$0	\$0	\$0	\$0	\$24,350,000	\$75,554,269
2018	2019	\$14,850,000	\$6,500,000	\$0	\$2,500,000	\$1,800,000	\$0	\$0	\$0	\$0	\$25,650,000	\$101,204,269
2019	2020	\$0	\$0	\$0	\$0	\$6,000,000	\$4,800,000	\$0	\$0	\$0	\$10,800,000	\$112,004,269
2020	2021	\$14,850,000	\$7,800,000	\$0	\$4,375,000	\$0	\$0	\$0	\$0	\$0	\$27,025,000	\$139,029,269
2021	2022	\$14,850,000	\$13,000,000	\$4,000,000	\$22,500,000	\$5,400,000	\$0	\$0	\$0	\$0	\$59,750,000	\$198,779,269
2022	2023	\$0	\$15,600,000	\$0	\$0	\$0	\$0	\$28,500,000	\$0	\$0	\$44,100,000	\$242,879,269
2023	2024	\$19,800,000	\$19,500,000	\$4,000,000	\$4,625,000	\$5,400,000	\$0	\$0	\$0	\$0	\$53,325,000	\$296,204,269
2024	2025	\$0	\$18,200,000	\$0	\$6,250,000	\$3,600,000	\$0	\$0	\$0	\$0	\$28,050,000	\$324,254,269
2025	2026	\$19,800,000	\$7,800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,600,000	\$351,854,269
2026	2027	\$14,850,000	\$7,800,000	\$0	\$0	\$1,500,000	\$0	\$0	\$0	\$0	\$24,150,000	\$376,004,269
2027	2028	\$14,850,000	\$7,800,000	\$0	\$2,500,000	\$2,700,000	\$0	\$0	\$0	\$0	\$27,850,000	\$403,854,269
2028	2029	\$19,800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,800,000	\$423,654,269
2029	2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$423,654,269
Total		\$148,500,000	\$118,300,000	\$12,000,000	\$45,250,000	\$36,000,000	\$4,800,000	\$34,200,000	\$403,854,269			

Taxable Value of Business Personal Property, Based on Typical 2012 Appraisals Per Square Foot for Comparable Properties

Completions During Calendar	Added To Roll as of Jan. 1,	Retail							Total Added This Year	Cumulative Total
		Residential for Rent, If \$0	Office, If \$20	Big Box, If \$40	General, If \$25	Stand-Alone Restaurant, If \$30	Cinema, If \$15	Hotel, If \$0		
2014	2015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015	2016	\$0	\$1,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200,000
2016	2017	\$0	\$0	\$2,000,000	\$500,000	\$660,000	\$0	\$0	\$0	\$3,160,000
2017	2018	\$0	\$1,000,000	\$0	\$0	\$300,000	\$0	\$0	\$0	\$1,300,000
2018	2019	\$0	\$1,000,000	\$0	\$500,000	\$180,000	\$0	\$0	\$0	\$1,680,000
2019	2020	\$0	\$0	\$0	\$0	\$600,000	\$600,000	\$0	\$0	\$1,200,000
2020	2021	\$0	\$1,200,000	\$0	\$875,000	\$0	\$0	\$0	\$0	\$2,075,000
2021	2022	\$0	\$2,000,000	\$2,000,000	\$4,500,000	\$540,000	\$0	\$0	\$0	\$9,040,000
2022	2023	\$0	\$2,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400,000
2023	2024	\$0	\$3,000,000	\$2,000,000	\$925,000	\$540,000	\$0	\$0	\$0	\$6,465,000
2024	2025	\$0	\$2,800,000	\$0	\$1,250,000	\$360,000	\$0	\$0	\$0	\$4,410,000
2025	2026	\$0	\$1,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200,000
2026	2027	\$0	\$1,200,000	\$0	\$0	\$150,000	\$0	\$0	\$0	\$1,350,000
2027	2028	\$0	\$1,200,000	\$0	\$500,000	\$270,000	\$0	\$0	\$0	\$1,970,000
2028	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total		\$0	\$18,200,000	\$6,000,000	\$9,050,000	\$3,600,000	\$600,000	\$0	\$37,450,000	

Schedule 3:
Summary of Estimated TIRZ Project Costs and Nonproject Costs

Notes:

This summary is based on cost estimates prepared by JBI Partners, Inc. on November 14, 2012, updated by the owner.
 Costs exclude permits, impact fees, land purchase costs and tree mitigation expenses.
 Developer costs exclude buildings.
 Costs reflect 2012 prices. No time or inflation factor is included.
 Rock excavation, if required, is not included in the estimates.
 Tollway crossings are assumed at surface. Costs for bridges are not included.
 Financing costs for TIRZ project costs are also TIRZ project costs. The assumed average annual interest rate is 3.5%.
 Fee and contingency estimates are based on all other construction cost lines except the braided ramp at U.S Highway 380.
 Estimated reimbursements of Town expenses for administration of the TIRZ program are imported from Schedule 12.
 Numbers may not add to subtotals due to rounding.

TIRZ Project Cost Items	TIRZ Project Costs	Nonproject Costs for Public Improvements by Developer	Total Public Improvement Costs
STREETS AND DRAINAGE SYSTEMS	\$11,146,567	\$2,001,748	\$13,148,315
STREET ENHANCEMENTS	\$0	\$1,775,577	\$1,775,577
WATER SYSTEM	\$1,367,721	\$1,116,778	\$2,484,499
SANITARY SEWER SYSTEM	\$641,669	\$358,204	\$999,873
OFFSITE SANITARY SEWER SYSTEM	\$1,479,282	\$0	\$1,479,282
DETENTION/RETENTION PONDS & MASS EXCAVATION	\$0	\$2,882,560	\$2,882,560
SITEWORK FOR DEVELOPMENT PARCELS	\$0	\$15,750,000	\$15,750,000
PARKING DECKS	\$0	\$73,497,600	\$73,497,600
STREET LIGHTS	\$174,000	\$210,000	\$384,000
TRAFFIC SIGNALS (4 budgeted)	\$1,200,000	\$0	\$1,200,000
LOVERS LANE LOOP OFFSITE - STREET K6	\$1,174,992	\$0	\$1,174,992
PRIMARY ELECTRIC SERVICE LOOP	\$0	\$3,600,000	\$3,600,000
ELECTRIC	\$0	\$640,150	\$640,150
GAS	\$0	\$448,105	\$448,105
STREET N2 - WESTSIDE DNT SERVICE ROAD, LOVERS LN. TO FIRST ST.	\$1,687,005	\$0	\$1,687,005
BRAIDED RAMP AT U.S. 380	\$4,000,000	\$0	\$4,000,000
CIVIL ENGINEERING & SURVEYING (10%)	\$1,887,124	\$10,228,072	\$12,115,196
CONSTRUCTION STAKING (2%)	\$377,425	\$2,045,614	\$2,423,039
CONSTRUCTION MANAGEMENT (TOTAL = 3%)	\$477,093	\$3,157,466	\$3,634,559
GEOTECHNICAL STUDY (1%)	\$188,712	\$1,022,807	\$1,211,520
LEGAL (1%)	\$188,712	\$1,022,807	\$1,211,520
CONTINGENCY (8%)	\$1,509,699	\$8,182,458	\$9,692,157
Subtotal	\$27,500,000	\$127,939,947	\$155,439,947
TOWN EXPENSE FOR TIRZ ADMINISTRATION	\$1,346,836	\$0	\$1,346,836
Subtotal TIRZ Project Costs Before Finance Expenses	\$28,846,837	\$127,939,947	\$156,786,783

Schedule 4: Forecast of Taxable Property and Town Property Taxes from the TIRZ

Notes: Base value of the TIRZ is from Schedule 1.
 Annual forecasts of taxable values added to the roll in 2012 dollars are calculated in a separate schedule. Values are adjusted for inflation in this schedule.
 Town of Prosper "rollback" taxes from loss of agricultural status belong to the TIRZ fund. Town rollback taxes are not indicated in this schedule, but are added to Schedule 12.
 The increase in appraised value as of January 1, 2015 assumes all properties are appraised as non-agricultural land for that year.
 Annual forecasts of taxable value of land and improvements associated with developed property (in 2012 dollars plus assumed inflation) are added to the tax roll on Jan. 1 following assumed completions.
 The 2012 tax rate is assumed constant. Actual rates will be set annually.
 No tax abatements or tax exemptions have been assumed.

(a)	(b)	(c)	(d)				(e)				(f)				(g)				(h)				(i)				(j)				(k)				(l)				(m)				(n)			
			Real Property				Business Personal Property				Total Property				Cumulative																															
TIRZ Year	Appraised Value for Jan. 1,	Property Tax Deposited by TIRZ Fund by May 1,	Appraisal Before Improvements Added This Year; If Post-completion Appraisals Rise		Forecast CCAD Appraisal of Improved Properties Added to Roll This Year, If Inflated		Total Taxable Real Property Appraisal Total		Appraisal Without Property in Structures Completed This Year; Post-completion Appraisals Rise		Forecast CCAD Appraisal Due to Personal Property Added This Year, If Inflated		Appraisal Total		Town BPP Tax @		Total Appraisal Forecast		Total Town Property Tax		Total Town Property Tax After																									
			1.00%	2.00%	1.00%	2.00%	for Jan. 1	per \$100	1.00%	2.00%	for Jan. 1	per \$100	for Jan. 1	per \$100	for Jan. 1	per \$100	for Jan. 1	per \$100	for Jan. 1	per \$100	for Jan. 1	per \$100	for Jan. 1	per \$100																						
Base	2013	2014			\$0	\$29,413	\$153		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,413	\$153																													
1	2014	2015		\$29,707	\$0	\$29,707	\$154		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,707	\$154					\$154																								
2	2015	2016		\$30,004	\$25,598,281	\$25,628,286	\$133,267		\$0	\$1,248,480	\$1,248,480	\$6,492	\$26,876,766	\$139,759	\$139,914	\$26,876,766	\$139,759					\$139,914	\$139,914																							
3	2016	2017		\$25,884,569	\$8,277,422	\$34,161,991	\$177,642		\$1,260,965	\$3,353,417	\$4,614,382	\$23,995	\$38,776,373	\$201,637	\$341,551	\$38,776,373	\$201,637					\$341,551	\$341,551																							
4	2017	2018		\$34,503,611	\$20,349,725	\$54,853,335	\$285,237		\$4,660,526	\$1,407,162	\$6,067,688	\$31,552	\$60,921,023	\$316,789	\$658,340	\$60,921,023	\$316,789					\$658,340	\$658,340																							
5	2018	2019		\$55,401,869	\$26,884,368	\$82,286,236	\$427,888		\$6,128,365	\$1,854,856	\$7,983,220	\$41,513	\$90,269,457	\$469,401	\$1,127,741	\$90,269,457	\$469,401					\$1,127,741	\$1,127,741																							
6	2019	2020		\$83,109,099	\$28,886,066	\$111,995,165	\$582,375		\$8,063,053	\$1,351,395	\$9,414,447	\$48,955	\$121,409,612	\$631,330	\$1,759,071	\$121,409,612	\$631,330					\$1,759,071	\$1,759,071																							
7	2020	2021		\$113,115,116	\$12,405,805	\$125,520,922	\$652,709		\$9,508,592	\$2,383,523	\$11,892,115	\$61,839	\$137,413,036	\$714,548	\$2,473,619	\$137,413,036	\$714,548					\$2,473,619	\$2,473,619																							
8	2021	2022		\$126,776,131	\$31,664,095	\$158,440,226	\$823,889		\$12,011,036	\$10,591,801	\$22,602,837	\$117,535	\$181,043,062	\$941,424	\$3,415,043	\$181,043,062	\$941,424					\$3,415,043	\$3,415,043																							
9	2022	2023		\$160,024,628	\$71,406,781	\$231,431,409	\$1,203,443		\$22,828,865	\$2,868,222	\$25,697,087	\$133,625	\$257,128,496	\$1,337,068	\$4,752,111	\$257,128,496	\$1,337,068					\$4,752,111	\$4,752,111																							
10	2023	2024		\$233,745,723	\$53,757,654	\$287,503,377	\$1,495,018		\$25,954,058	\$7,880,799	\$33,834,857	\$175,941	\$321,338,234	\$1,670,959	\$6,423,070	\$321,338,234	\$1,670,959					\$6,423,070	\$6,423,070																							
11	2024	2025		\$290,378,411	\$66,302,935	\$356,681,346	\$1,854,743		\$34,173,206	\$5,483,281	\$39,656,486	\$206,214	\$396,337,832	\$2,060,957	\$8,484,027	\$396,337,832	\$2,060,957					\$8,484,027	\$8,484,027																							
12	2025	2026		\$360,248,159	\$35,574,182	\$395,822,341	\$2,058,276		\$40,053,051	\$1,521,890	\$41,574,941	\$216,190	\$437,397,283	\$2,274,466	\$10,758,493	\$437,397,283	\$2,274,466					\$10,758,493	\$10,758,493																							
13	2026	2027		\$399,780,565	\$35,703,543	\$435,484,108	\$2,264,517		\$41,990,691	\$1,746,369	\$43,737,060	\$227,433	\$479,221,167	\$2,491,950	\$13,250,443	\$479,221,167	\$2,491,950					\$13,250,443	\$13,250,443																							
14	2027	2028		\$439,838,949	\$31,865,412	\$471,704,361	\$2,452,863		\$44,174,430	\$2,599,373	\$46,773,803	\$243,224	\$518,478,164	\$2,696,086	\$15,946,529	\$518,478,164	\$2,696,086					\$15,946,529	\$15,946,529																							
15	2028	2029		\$476,421,405	\$0	\$476,421,405	\$2,477,391		\$47,241,541	\$0	\$47,241,541	\$245,656	\$523,662,946	\$2,723,047	\$18,669,576	\$523,662,946	\$2,723,047					\$18,669,576	\$18,669,576																							
16	2029	2030		\$481,185,619	\$0	\$481,185,619	\$2,502,165		\$47,713,957	\$0	\$47,713,957	\$248,113	\$528,899,576	\$2,750,278	\$21,419,854	\$528,899,576	\$2,750,278					\$21,419,854	\$21,419,854																							
17	2030	2031		\$485,997,475	\$0	\$485,997,475	\$2,527,187		\$48,191,096	\$0	\$48,191,096	\$250,594	\$534,188,571	\$2,777,781	\$24,197,635	\$534,188,571	\$2,777,781					\$24,197,635	\$24,197,635																							
18	2031	2032		\$490,857,450	\$0	\$490,857,450	\$2,552,459		\$48,673,007	\$0	\$48,673,007	\$253,100	\$539,530,457	\$2,805,558	\$27,003,193	\$539,530,457	\$2,805,558					\$27,003,193	\$27,003,193																							
19	2032	2033		\$495,766,024	\$0	\$495,766,024	\$2,577,983		\$49,159,737	\$0	\$49,159,737	\$255,631	\$544,925,762	\$2,833,614	\$29,836,807	\$544,925,762	\$2,833,614					\$29,836,807	\$29,836,807																							
20	2033	2034		\$500,723,684	\$0	\$500,723,684	\$2,603,763		\$49,651,335	\$0	\$49,651,335	\$258,187	\$550,375,019	\$2,861,950	\$32,698,757	\$550,375,019	\$2,861,950					\$32,698,757	\$32,698,757																							
21	2034	2035		\$505,730,921	\$0	\$505,730,921	\$2,629,801		\$50,147,848	\$0	\$50,147,848	\$260,769	\$555,878,769	\$2,890,570	\$35,589,327	\$555,878,769	\$2,890,570					\$35,589,327	\$35,589,327																							
22	2035	2036		\$510,788,230	\$0	\$510,788,230	\$2,656,099		\$50,649,327	\$0	\$50,649,327	\$263,376	\$561,437,557	\$2,919,475	\$38,508,802	\$561,437,557	\$2,919,475					\$38,508,802	\$38,508,802																							
23	2036	2037		\$515,896,113	\$0	\$515,896,113	\$2,682,660		\$51,155,820	\$0	\$51,155,820	\$266,010	\$567,051,933	\$2,948,670	\$41,457,472	\$567,051,933	\$2,948,670					\$41,457,472	\$41,457,472																							
24	2037	2038		\$521,055,074	\$0	\$521,055,074	\$2,709,486		\$51,667,378	\$0	\$51,667,378	\$268,670	\$572,722,452	\$2,978,157	\$44,435,629	\$572,722,452	\$2,978,157					\$44,435,629	\$44,435,629																							
25	2038	2039		\$526,265,625	\$0	\$526,265,625	\$2,736,581		\$52,184,052	\$0	\$52,184,052	\$271,357	\$578,449,676	\$3,007,938	\$47,443,567	\$578,449,676	\$3,007,938					\$47,443,567	\$47,443,567																							
26	2039	2040		\$531,528,281	\$0	\$531,528,281	\$2,763,947		\$52,705,892	\$0	\$52,705,892	\$274,071	\$584,234,173	\$3,038,018	\$50,481,585	\$584,234,173	\$3,038,018					\$50,481,585	\$50,481,585																							
27	2040	2041		\$536,843,564	\$0	\$536,843,564	\$2,791,587		\$53,232,951	\$0	\$53,232,951	\$276,811	\$590,076,515	\$3,068,398	\$53,549,983	\$590,076,515	\$3,068,398					\$53,549,983	\$53,549,983																							
28	2041	2042		\$542,211,999	\$0	\$542,211,999	\$2,819,502		\$53,765,281	\$0	\$53,765,281	\$279,579	\$595,977,280	\$3,099,082	\$56,649,065	\$595,977,280	\$3,099,082					\$56,649,065	\$56,649,065																							
29	2042	2043		\$547,634,119	\$0	\$547,634,119	\$2,847,697		\$54,302,934	\$0	\$54,302,934	\$282,375	\$601,937,053	\$3,130,073	\$59,779,137	\$601,937,053	\$3,130,073					\$59,779,137	\$59,779,137																							
30	2043	2044		\$553,110,460	\$0	\$553,110,460	\$2,876,174		\$54,845,963	\$0	\$54,845,963	\$285,199	\$607,956,423	\$3,161,373	\$62,940,511	\$607,956,423	\$3,161,373					\$62,940,511	\$62,940,511																							
31	2044	2045		\$558,641,565	\$0	\$558,641,565	\$2,904,936		\$55,394,423	\$0	\$55,394,423	\$288,051	\$614,035,988	\$3,192,987	\$66,133,498	\$614,035,988	\$3,192,987					\$66,133,498	\$66,133,498																							
32	2045	2046		\$564,227,981	\$0	\$564,227,981	\$2,933,985		\$55,948,367	\$0	\$55,948,367	\$290,932	\$620,176,348	\$3,224,917	\$69,358,415	\$620,176,348	\$3,224,917					\$69,358,415	\$69,358,415																							
33	2046	2047		\$569,870,261	\$0	\$569,870,261	\$2,963,325		\$56,507,850	\$0	\$56,507,850	\$293,841	\$626,378,111	\$3,257,166	\$72,615,581	\$626,378,111	\$3,257,166					\$72,615,581	\$72,615,581																							
34	2047	2048		\$575,568,963	\$0	\$575,568,963	\$2,992,959		\$57,072,929	\$0	\$57,072,929	\$296,779	\$632,641,892	\$3,289,738	\$75,905,319	\$632,641,892	\$3,289,738					\$75,905,319	\$75,905,319																							
35	2048	2049		\$581,324,653	\$0	\$581,324,653	\$3,022,888		\$57,643,658	\$0	\$57,643,658	\$299,747	\$638,968,311	\$3,322,635	\$79,227,954	\$638,968,311	\$3,322,635					\$79,227,954	\$79,227,954																							
36	2049	2050		\$587,137,899	\$0	\$587,137,899	\$3,053,117		\$58,220,095	\$0	\$58,220,095	\$302,744	\$645,357,994	\$3,355,862	\$82,583,816	\$645,357,994	\$3,355,862					\$82,583,816	\$82,583,816																							
37	2050	2051		\$593,009,278	\$0	\$593,009,278	\$3,083,648		\$58,802,296	\$0	\$58,802,296	\$305,772	\$651,811,574	\$3,389,420	\$85,973,236	\$651,811,574	\$3,389,420					\$85,973,236	\$85,973,236																							
38	2051	2052		\$598,939,371	\$0	\$598,939,371	\$3,114,485		\$59,390,319	\$0	\$59,390,319	\$308,830	\$658,329,690	\$3,423,314	\$89,396,550	\$658,329,690	\$3,423,314					\$89,396,550	\$89,396,550																							
39	2052	2053		\$604,928,765	\$0	\$604,928,765	\$3,145,630		\$59,984,222	\$0	\$59,984,222	\$311,918	\$664,912,987	\$3,457,548	\$92,854,098	\$664,912,987	\$3,457,548					\$92,854,098	\$92,854,098																							

Schedule 5: Forecast of Taxable Property and County Property Taxes from the TIRZ

Notes: Base value of the TIRZ is from Schedule 1.
 Annual forecasts of taxable values added to the roll in 2012 dollars are calculated in a separate schedule. Values are adjusted for inflation in this schedule.
 The increase in appraised value as of January 1, 2015 assumes all properties are appraised as non-agricultural land for that year.
 Annual forecasts of taxable value of land and improvements associated with developed property (in 2012 dollars plus assumed inflation) are added to the tax roll on Jan. 1 following assumed completions.
 The 2012 tax rate is assumed constant. Actual rates will be set annually.
 No tax abatements or tax exemptions have been assumed.

(a)	(b)	(c)	(d)				(e)				(f)				(g)				(h)				(i)				(j)				(k)				(l)				(m)				(n)			
			Appraisal Before Improvements Added This Year; If Post-completion Appraisals Rise		Forecast CCAD Appraisal of Improved Properties Added to Roll This Year; If Inflated 2.00%		Total Taxable Real Property Appraisal Total for Jan. 1		County Real Property Tax @ \$0.24 per \$100		Appraisal Without Property in Structures Completed This Year; Post-completion Appraisals Rise		Forecast CCAD Appraisal Due to Personal Property Added This Year; If Inflated 2.00%		BPP Appraisal Total for Jan. 1		County BPP Tax @ \$0.24 per \$100		Total Appraisal Forecast for Jan. 1		Total County Property Tax		Cumulative County Property Tax After Base Year																							
TIRZ Year	Appraised Value for Jan. 1,	Property Tax Deposited to TIRZ Fund by May 1,	1.00% Annually After 1/1/13	Annually from 1/1/13 Through Year Added	of This Year	per \$100	Annually After 1/1/13	1.00% Through This Year	of This Year	per \$100	Annually After 1/1/13	1.00% Through This Year	of This Year	per \$100	Annually After 1/1/13	1.00% Through This Year	of This Year	per \$100	Annually After 1/1/13	1.00% Through This Year	of This Year	per \$100	Annually After 1/1/13	1.00% Through This Year	of This Year	per \$100	Annually After 1/1/13	1.00% Through This Year	of This Year	per \$100	Annually After 1/1/13	1.00% Through This Year	of This Year	per \$100	Annually After 1/1/13	1.00% Through This Year	of This Year	per \$100								
Base	2013	2014		\$0	\$29,413	\$71	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,413	\$71	\$0	\$0	\$29,413	\$71	\$0	\$0	\$29,413	\$71	\$0	\$0	\$29,413	\$71	\$0	\$0	\$29,413	\$71	\$0	\$0	\$29,413	\$71	\$0	\$0								
1	2014	2015	\$29,707	\$0	\$29,707	\$71	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,707	\$71	\$0	\$0	\$29,707	\$71	\$0	\$0	\$29,707	\$71	\$0	\$0	\$29,707	\$71	\$0	\$0	\$29,707	\$71	\$0	\$0	\$29,707	\$71	\$0	\$0								
2	2015	2016	\$30,004	\$25,598,281	\$25,628,286	\$61,508	\$0	\$1,248,480	\$1,248,480	\$2,996	\$26,876,766	\$64,504	\$64,576	\$25,598,281	\$25,628,286	\$61,508	\$0	\$1,248,480	\$1,248,480	\$2,996	\$26,876,766	\$64,504	\$64,576	\$25,598,281	\$25,628,286	\$61,508	\$0	\$1,248,480	\$1,248,480	\$2,996	\$26,876,766	\$64,504	\$64,576	\$25,598,281	\$25,628,286	\$61,508	\$0	\$1,248,480	\$1,248,480	\$2,996	\$26,876,766	\$64,504	\$64,576			
3	2016	2017	\$25,884,569	\$8,277,422	\$34,161,991	\$81,989	\$1,260,965	\$3,353,417	\$4,614,382	\$11,075	\$38,776,373	\$93,063	\$157,639	\$25,884,569	\$8,277,422	\$34,161,991	\$81,989	\$1,260,965	\$3,353,417	\$4,614,382	\$11,075	\$38,776,373	\$93,063	\$157,639	\$25,884,569	\$8,277,422	\$34,161,991	\$81,989	\$1,260,965	\$3,353,417	\$4,614,382	\$11,075	\$38,776,373	\$93,063	\$157,639	\$25,884,569	\$8,277,422	\$34,161,991	\$81,989	\$1,260,965	\$3,353,417	\$4,614,382	\$11,075	\$38,776,373	\$93,063	\$157,639
4	2017	2018	\$34,503,611	\$20,349,725	\$54,853,335	\$131,648	\$4,660,526	\$1,407,162	\$6,067,688	\$14,562	\$60,921,023	\$146,210	\$303,849	\$34,503,611	\$20,349,725	\$54,853,335	\$131,648	\$4,660,526	\$1,407,162	\$6,067,688	\$14,562	\$60,921,023	\$146,210	\$303,849	\$34,503,611	\$20,349,725	\$54,853,335	\$131,648	\$4,660,526	\$1,407,162	\$6,067,688	\$14,562	\$60,921,023	\$146,210	\$303,849	\$34,503,611	\$20,349,725	\$54,853,335	\$131,648	\$4,660,526	\$1,407,162	\$6,067,688	\$14,562	\$60,921,023	\$146,210	\$303,849
5	2018	2019	\$55,401,869	\$26,884,368	\$82,286,236	\$197,487	\$6,128,365	\$1,854,856	\$7,983,220	\$19,160	\$90,269,457	\$216,647	\$520,496	\$55,401,869	\$26,884,368	\$82,286,236	\$197,487	\$6,128,365	\$1,854,856	\$7,983,220	\$19,160	\$90,269,457	\$216,647	\$520,496	\$55,401,869	\$26,884,368	\$82,286,236	\$197,487	\$6,128,365	\$1,854,856	\$7,983,220	\$19,160	\$90,269,457	\$216,647	\$520,496	\$55,401,869	\$26,884,368	\$82,286,236	\$197,487	\$6,128,365	\$1,854,856	\$7,983,220	\$19,160	\$90,269,457	\$216,647	\$520,496
6	2019	2020	\$83,109,099	\$28,886,066	\$111,995,165	\$268,788	\$8,063,053	\$1,351,395	\$9,414,447	\$22,595	\$121,409,612	\$291,383	\$811,879	\$83,109,099	\$28,886,066	\$111,995,165	\$268,788	\$8,063,053	\$1,351,395	\$9,414,447	\$22,595	\$121,409,612	\$291,383	\$811,879	\$83,109,099	\$28,886,066	\$111,995,165	\$268,788	\$8,063,053	\$1,351,395	\$9,414,447	\$22,595	\$121,409,612	\$291,383	\$811,879	\$83,109,099	\$28,886,066	\$111,995,165	\$268,788	\$8,063,053	\$1,351,395	\$9,414,447	\$22,595	\$121,409,612	\$291,383	\$811,879
7	2020	2021	\$113,115,116	\$12,405,805	\$125,520,922	\$301,250	\$9,508,592	\$2,383,523	\$11,892,115	\$28,541	\$137,413,036	\$329,791	\$1,141,670	\$113,115,116	\$12,405,805	\$125,520,922	\$301,250	\$9,508,592	\$2,383,523	\$11,892,115	\$28,541	\$137,413,036	\$329,791	\$1,141,670	\$113,115,116	\$12,405,805	\$125,520,922	\$301,250	\$9,508,592	\$2,383,523	\$11,892,115	\$28,541	\$137,413,036	\$329,791	\$1,141,670	\$113,115,116	\$12,405,805	\$125,520,922	\$301,250	\$9,508,592	\$2,383,523	\$11,892,115	\$28,541	\$137,413,036	\$329,791	\$1,141,670
8	2021	2022	\$126,776,131	\$31,664,095	\$158,440,226	\$380,257	\$12,011,036	\$10,591,801	\$22,602,837	\$54,247	\$181,043,062	\$434,503	\$1,576,174	\$126,776,131	\$31,664,095	\$158,440,226	\$380,257	\$12,011,036	\$10,591,801	\$22,602,837	\$54,247	\$181,043,062	\$434,503	\$1,576,174	\$126,776,131	\$31,664,095	\$158,440,226	\$380,257	\$12,011,036	\$10,591,801	\$22,602,837	\$54,247	\$181,043,062	\$434,503	\$1,576,174	\$126,776,131	\$31,664,095	\$158,440,226	\$380,257	\$12,011,036	\$10,591,801	\$22,602,837	\$54,247	\$181,043,062	\$434,503	\$1,576,174
9	2022	2023	\$160,024,628	\$71,406,781	\$231,431,409	\$555,435	\$22,828,865	\$2,868,222	\$25,697,087	\$61,673	\$256,128,496	\$617,108	\$2,193,282	\$160,024,628	\$71,406,781	\$231,431,409	\$555,435	\$22,828,865	\$2,868,222	\$25,697,087	\$61,673	\$256,128,496	\$617,108	\$2,193,282	\$160,024,628	\$71,406,781	\$231,431,409	\$555,435	\$22,828,865	\$2,868,222	\$25,697,087	\$61,673	\$256,128,496	\$617,108	\$2,193,282	\$160,024,628	\$71,406,781	\$231,431,409	\$555,435	\$22,828,865	\$2,868,222	\$25,697,087	\$61,673	\$256,128,496	\$617,108	\$2,193,282
10	2023	2024	\$233,745,723	\$53,757,654	\$287,503,377	\$690,008	\$25,954,058	\$7,880,799	\$33,834,857	\$81,204	\$321,338,234	\$771,212	\$2,964,494	\$233,745,723	\$53,757,654	\$287,503,377	\$690,008	\$25,954,058	\$7,880,799	\$33,834,857	\$81,204	\$321,338,234	\$771,212	\$2,964,494	\$233,745,723	\$53,757,654	\$287,503,377	\$690,008	\$25,954,058	\$7,880,799	\$33,834,857	\$81,204	\$321,338,234	\$771,212	\$2,964,494	\$233,745,723	\$53,757,654	\$287,503,377	\$690,008	\$25,954,058	\$7,880,799	\$33,834,857	\$81,204	\$321,338,234	\$771,212	\$2,964,494
11	2024	2025	\$290,378,411	\$66,302,935	\$356,681,346	\$856,035	\$34,173,206	\$5,483,281	\$39,656,486	\$95,176	\$396,337,832	\$951,211	\$3,915,705	\$290,378,411	\$66,302,935	\$356,681,346	\$856,035	\$34,173,206	\$5,483,281	\$39,656,486	\$95,176	\$396,337,832	\$951,211	\$3,915,705	\$290,378,411	\$66,302,935	\$356,681,346	\$856,035	\$34,173,206	\$5,483,281	\$39,656,486	\$95,176	\$396,337,832	\$951,211	\$3,915,705	\$290,378,411	\$66,302,935	\$356,681,346	\$856,035	\$34,173,206	\$5,483,281	\$39,656,486	\$95,176	\$396,337,832	\$951,211	\$3,915,705
12	2025	2026	\$360,248,159	\$35,574,182	\$395,822,341	\$949,974	\$40,053,051	\$1,521,890	\$41,574,941	\$99,780	\$437,397,283	\$1,049,753	\$4,965,458	\$360,248,159	\$35,574,182	\$395,822,341	\$949,974	\$40,053,051	\$1,521,890	\$41,574,941	\$99,780	\$437,397,283	\$1,049,753	\$4,965,458	\$360,248,159	\$35,574,182	\$395,822,341	\$949,974	\$40,053,051	\$1,521,890	\$41,574,941	\$99,780	\$437,397,283	\$1,049,753	\$4,965,458	\$360,248,159	\$35,574,182	\$395,822,341	\$949,974	\$40,053,051	\$1,521,890	\$41,574,941	\$99,780	\$437,397,283	\$1,049,753	\$4,965,458
13	2026	2027	\$399,780,565	\$35,703,543	\$435,484,108	\$1,045,162	\$41,990,691	\$1,746,369	\$43,737,060	\$104,969	\$479,221,167	\$1,150,131	\$6,115,589	\$399,780,565	\$35,703,543	\$435,484,108	\$1,045,162	\$41,990,691	\$1,746,369	\$43,737,060	\$104,969	\$479,221,167	\$1,150,131	\$6,115,589	\$399,780,565	\$35,703,543	\$435,484,108	\$1,045,162	\$41,990,691	\$1,746,369	\$43,737,060	\$104,969	\$479,221,167	\$1,150,131	\$6,115,589	\$399,780,565	\$35,703,543	\$435,484,108	\$1,045,162	\$41,990,691	\$1,746,369	\$43,737,060	\$104,969	\$479,221,167	\$1,150,131	\$6,115,589
14	2027	2028	\$439,838,949	\$476,421,405	\$906,260,354	\$2,321,617	\$47,241,541	\$4,471,337	\$51,712,878	\$127,759	\$528,073,233	\$1,377,890	\$7,481,079	\$439,838,949	\$476,421,405	\$906,260,354	\$2,321,617	\$47,241,541	\$4,471,337	\$51,712,878	\$127,759	\$528,073,233	\$1,377,890	\$7,481,079	\$439,838,949	\$476,421,405	\$906,260,354	\$2,321,617	\$47,241,541	\$4,471,337	\$51,712,878	\$127,759	\$528,073,233	\$1,377,890	\$7,481,079	\$439,838,949	\$476,421,405	\$906,260,354	\$2,321,617	\$47,241,541	\$4,471,337	\$51,712,878	\$127,759	\$528,073,233	\$1,377,890	\$7,481,079
15	2028	2029	\$481,185,619	\$481,185,619	\$962,371,238	\$2,506,834	\$48,118,562	\$4,811,856	\$52,930,418	\$130,718	\$575,281,656	\$1,508,600	\$8,981,797	\$481,185,619	\$481,185,619	\$962,371,238	\$2,506,834	\$48,118,562	\$4,811,856	\$52,930,418	\$130,718	\$575,281,656	\$1,508,600	\$8,981,797	\$481,185,619	\$481,185,619	\$962,371,238	\$2,506,834	\$48,118,562	\$4,811,856	\$52,930,418	\$130,718	\$575,281,656	\$1,508,600	\$8,981,797	\$481,185,619	\$481,185,619	\$962,371,238	\$2,506,834	\$48,118,562	\$4,811,856	\$52,930,418	\$130,718	\$575,281,656	\$1,508,600	\$8,981,797
16	2029	2030	\$481,185,619	\$481,185,619	\$962,371,238	\$2,506,834	\$48,118,562	\$4,811,856	\$52,930,418	\$130,718	\$575,281,656	\$1,508,600	\$8,981,797	\$481,185,619	\$481,185,619	\$962,371,238	\$2,506,834	\$48,118,562	\$4,811,856	\$52,930,418	\$130,718	\$575,281,656	\$1,508,600	\$8,981,797	\$481,185,619	\$481,185,619	\$962,371,238	\$2,506,834	\$48,118,562	\$4,811,856	\$52,930,418	\$130,718	\$575,281,656	\$1,508,600	\$8,981,797	\$481,185,619	\$481,185,619	\$962,371,238	\$2,506,834	\$48,118,562	\$4,811,856	\$52,930,418	\$130,718	\$575,281,656	\$1,508,600	\$8,981,797
17	2030	2031	\$485,997,475	\$0	\$485,997,475	\$1,166,394	\$48,191,096</																																							

Schedule 6: Forecast of Real Property Tax increments to the TIF Fund

Notes: Actual cash flow to a TIRZ fund depends on realized development volume, timing of development and taxable values. Cash flow may be more or less than this forecast. 2012 tax rates are assumed constant. Actual rates will be set annually.

Prosper and Collin County commit to pay specified percentages of real property tax increments to the TIF fund for a term of twenty-five years. Cash flow to the TIRZ fund may be terminated earlier if and when the fund has no outstanding financial obligations.

Prosper will stipulate obligations (for example, completion of specific improvements before a specific date) to be met before disbursement of cash from the TIF fund.

If the TIF fund has insufficient cash to pay City administrative expenses for the TIF program, expenses are accrued until paid and shall be senior to all other claims on the TIF fund.

100% of Town rollback taxes due to switching from agricultural production value to market value as the basis for property taxation will flow to the TIF fund, but rollback taxes are not modeled in this schedule. Total value of Town property tax rollbacks for the TIF fund will approximate \$500,000.

(a) TIRZ Year	(b) For Appraisals on Jan. 1, or Sales in TIF Fund Calendar	(c) Tax Receipts Flow to TIF Fund by May 1,	(d) - (h) Captured Appraised Values and Real Property Tax Increments						(i) - (l) Property Tax to the TIF Fund		
			(d) Taxable Real Property (From Schedule 4)	(e) Captured Appraised Value of Real Property (Taxable less 2013 base)	(f) Total Town Tax		(g) Total County Tax		(i) From Prosper Real Property Tax Increments	(k) From County Real Property Tax Increments	(l) Total
					on Captured Appraised Value @ \$0.52 Tax Rate	% of Town RP Tax Increments To TIF	on Captured Appraised Value @ \$0.24 Tax Rate	% of County RP Tax Increments To TIF			
Base	2013	2014	\$29,413	\$0	\$0	0%	\$0	0%	\$0	\$0	\$0
1	2014	2015	\$29,707	\$294	\$2	70%	\$1	50%	\$1	\$0	\$1
2	2015	2016	\$25,628,286	\$25,598,873	\$133,114	70%	\$61,437	50%	\$93,180	\$30,719	\$123,899
3	2016	2017	\$34,161,991	\$34,132,578	\$177,489	70%	\$81,918	50%	\$124,243	\$40,959	\$165,202
4	2017	2018	\$54,853,335	\$54,823,922	\$285,084	70%	\$131,577	50%	\$199,559	\$65,789	\$265,348
5	2018	2019	\$82,286,236	\$82,256,823	\$427,735	70%	\$197,416	50%	\$299,415	\$98,708	\$398,123
6	2019	2020	\$111,995,165	\$111,965,752	\$582,222	70%	\$268,718	50%	\$407,555	\$134,359	\$541,914
7	2020	2021	\$125,520,922	\$125,491,509	\$652,556	70%	\$301,180	50%	\$456,789	\$150,590	\$607,379
8	2021	2022	\$158,440,226	\$158,410,813	\$823,736	70%	\$380,186	50%	\$576,615	\$190,093	\$766,708
9	2022	2023	\$231,431,409	\$231,401,996	\$1,203,290	70%	\$555,365	50%	\$842,303	\$277,682	\$1,119,986
10	2023	2024	\$287,503,377	\$287,473,964	\$1,494,865	70%	\$689,938	50%	\$1,046,405	\$344,969	\$1,391,374
11	2024	2025	\$356,681,346	\$356,651,933	\$1,854,590	70%	\$855,965	50%	\$1,298,213	\$427,982	\$1,726,195
12	2025	2026	\$395,822,341	\$395,792,928	\$2,058,123	70%	\$949,903	50%	\$1,440,686	\$474,952	\$1,915,638
13	2026	2027	\$435,484,108	\$435,454,695	\$2,264,364	70%	\$1,045,091	50%	\$1,585,055	\$522,546	\$2,107,601
14	2027	2028	\$471,704,361	\$471,674,948	\$2,452,710	70%	\$1,132,020	50%	\$1,716,897	\$566,010	\$2,282,907
15	2028	2029	\$476,421,405	\$476,391,992	\$2,477,238	70%	\$1,143,341	50%	\$1,734,067	\$571,670	\$2,305,737
16	2029	2030	\$481,185,619	\$481,156,206	\$2,502,012	70%	\$1,154,775	50%	\$1,751,409	\$577,387	\$2,328,796
17	2030	2031	\$485,997,475	\$485,968,062	\$2,527,034	70%	\$1,166,323	50%	\$1,768,924	\$583,162	\$2,352,085
18	2031	2032	\$490,857,450	\$490,828,037	\$2,552,306	70%	\$1,177,987	50%	\$1,786,614	\$588,994	\$2,375,608
19	2032	2033	\$495,766,024	\$495,736,611	\$2,577,830	70%	\$1,189,788	50%	\$1,804,481	\$594,884	\$2,399,365
20	2033	2034	\$500,723,684	\$500,694,271	\$2,603,610	70%	\$1,201,666	50%	\$1,822,527	\$600,833	\$2,423,360
21	2034	2035	\$505,730,921	\$505,701,508	\$2,629,648	70%	\$1,213,684	50%	\$1,840,753	\$606,842	\$2,447,595
22	2035	2036	\$510,788,230	\$510,758,817	\$2,655,946	70%	\$1,225,821	50%	\$1,859,162	\$612,911	\$2,472,073
23	2036	2037	\$515,896,113	\$515,866,700	\$2,682,507	70%	\$1,238,080	50%	\$1,877,755	\$619,040	\$2,496,795
24	2037	2038	\$521,055,074	\$521,025,661	\$2,709,333	70%	\$1,250,462	50%	\$1,896,533	\$625,231	\$2,521,764
25	2038	2039	\$526,265,625	\$526,236,212	\$2,736,428	70%	\$1,262,967	50%	\$1,915,500	\$631,483	\$2,546,983
26	2039	2040	\$531,528,281	\$531,498,868	\$2,763,794	0%	\$1,275,597	0%	\$0	\$0	\$0
27	2040	2041	\$536,843,564	\$536,814,151	\$2,791,434	0%	\$1,288,354	0%	\$0	\$0	\$0
28	2041	2042	\$542,211,999	\$542,182,586	\$2,819,349	0%	\$1,301,238	0%	\$0	\$0	\$0
29	2042	2043	\$547,634,119	\$547,604,706	\$2,847,544	0%	\$1,314,251	0%	\$0	\$0	\$0
30	2043	2044	\$553,110,460	\$553,081,047	\$2,876,021	0%	\$1,327,395	0%	\$0	\$0	\$0
31	2044	2045	\$558,641,565	\$558,612,152	\$2,904,783	0%	\$1,340,669	0%	\$0	\$0	\$0
32	2045	2046	\$564,227,981	\$564,198,568	\$2,933,833	0%	\$1,354,077	0%	\$0	\$0	\$0
33	2046	2047	\$569,870,261	\$569,840,848	\$2,963,172	0%	\$1,367,618	0%	\$0	\$0	\$0
34	2047	2048	\$575,568,963	\$575,539,550	\$2,992,806	0%	\$1,381,295	0%	\$0	\$0	\$0
35	2048	2049	\$581,324,653	\$581,295,240	\$3,022,735	0%	\$1,395,109	0%	\$0	\$0	\$0
36	2049	2050	\$587,137,899	\$587,108,486	\$3,052,964	0%	\$1,409,060	0%	\$0	\$0	\$0
37	2050	2051	\$593,009,278	\$592,979,865	\$3,083,495	0%	\$1,423,152	0%	\$0	\$0	\$0
38	2051	2052	\$598,939,371	\$598,909,958	\$3,114,332	0%	\$1,437,384	0%	\$0	\$0	\$0
39	2052	2053	\$604,928,765	\$604,899,352	\$3,145,477	0%	\$1,451,758	0%	\$0	\$0	\$0
40	2053	2054	\$610,978,052	\$610,948,639	\$3,176,933	0%	\$1,466,277	0%	\$0	\$0	\$0
Total for years 1-40					\$87,552,447		\$40,408,822		\$30,144,642	\$9,937,794	\$40,082,436

**Schedule 7:
Forecast of Taxable Sales from Stores, Restaurants and Cinemas in the TIRZ, in 2012 Dollars**

Part A: Cumulative Square Feet of Gross Floor Area

Notes: Statistics about retail store type, floor area and completion year are from a separate schedule. Restaurants and shops within hotels are not included here. Taxable sales and taxes from hotels are forecast in other schedules.

(a) Retail SF on Property Roll as of Jan. 1,	(b) Ready for Occupancy July 1,	(c) Big Box Retail	(d) General Retail	(e) Restaurant	(f) Cinema	(g) All Named Categories
2015	2014	0	0	0	0	0
2016	2015	0	0	0	0	0
2017	2016	50,000	20,000	22,000	0	92,000
2018	2017	50,000	20,000	32,000	0	102,000
2019	2018	50,000	40,000	38,000	0	128,000
2020	2019	50,000	40,000	58,000	40,000	188,000
2021	2020	50,000	75,000	58,000	40,000	223,000
2022	2021	100,000	255,000	76,000	40,000	471,000
2023	2022	100,000	255,000	76,000	40,000	471,000
2024	2023	150,000	292,000	94,000	40,000	576,000
2025	2024	150,000	342,000	106,000	40,000	638,000
2026	2025	150,000	342,000	106,000	40,000	638,000
2027	2026	150,000	342,000	111,000	40,000	643,000
2028	2027	150,000	362,000	120,000	40,000	672,000

Part B: Annual Sales Volume Subject to Municipal Sales Tax, in 2012 Dollars (Before Inflation)

Notes: Gross floor areas are as assumed in Part A.
 Stated percentages of store spaces are assumed occupied when space is ready for occupancy on July 1 of each year. This may overstate sales for the initial years.
 Sales from July 1 through December are assumed to constitute 60% of annual sales.
 Sales per square foot of gross floor area are estimates by Stein Planning, LLC, based on norms that may vary widely.
 Food for home preparation, health items, alcoholic beverages, autos, gasoline, tax holiday items and items for resale are not subject to municipal sales tax.
 Percentages of sales that are taxable are an allowance for exemptions and discounts to merchants for timely tax payments.

	(a)	(b)	(c)	(d)	(e)	(f)	
		If Big Box Retail Sales Are	If General Retail Sales Are	If Restaurant Sales Are	If Cinema Sales Are		
		\$225	\$225	\$400	\$120		
		per Square Foot of Gross Floor Area;					
		If Taxable Sales are These Percentages of Volume:					
Annual Sales Forecast Through Dec. 31,		95%	95%	98%	98%		
		And If Occupancy is:					
		95%	90%	90%	95%	All Taxable Sales	
2014	\$0	\$0	\$0	\$0	\$0	\$0	
2015	\$0	\$0	\$0	\$0	\$0	\$0	
2016	\$6,091,875	\$2,308,500	\$4,656,960	\$0	\$13,057,335		
2017	\$10,153,125	\$3,847,500	\$9,878,400	\$0	\$23,879,025		
2018	\$10,153,125	\$6,156,000	\$12,559,680	\$0	\$28,868,805		
2019	\$10,153,125	\$7,695,000	\$17,640,000	\$2,681,280	\$38,169,405		
2020	\$10,153,125	\$11,734,875	\$20,462,400	\$4,468,800	\$46,819,200		
2021	\$16,245,000	\$35,204,625	\$24,272,640	\$4,468,800	\$80,191,065		
2022	\$20,306,250	\$49,055,625	\$26,812,800	\$4,468,800	\$100,643,475		
2023	\$26,398,125	\$53,326,350	\$30,623,040	\$4,468,800	\$114,816,315		
2024	\$30,459,375	\$61,944,750	\$35,703,360	\$4,468,800	\$132,576,285		
2025	\$30,459,375	\$65,792,250	\$37,396,800	\$4,468,800	\$138,117,225		
2026	\$30,459,375	\$65,792,250	\$38,455,200	\$4,468,800	\$139,175,625		
2027	\$30,459,375	\$68,100,750	\$41,065,920	\$4,468,800	\$144,094,845		

**Schedule 8:
Forecast of Hotel Sales, Town Hotel Occupancy Tax and Hotel Sales Subject to Sales Tax**

Notes: This assumes a hotel with 60,000 square feet of gross floor area opens by January 1, 2017 and a hotel with 300,000 opens by January 1, 2023.
 Number of rooms assumes 925 square feet of gross floor area per room.
 Revenue per available room is based on Texas Comptroller records from four recent quarters for similarly sized hotels in neighboring Frisco, Texas.
 Uses for hotel occupancy tax are limited to convention facilities and other items specified by Texas law.
 Hotel food and shop sales typically range from \$0 to 40% of room revenue, depending on the type of hotel.

(a) TIRZ Year	(b) Sales Through Dec. 31,	(c) Town Receives Hotel Occupancy Tax by May 1,	(d) First Hotel		(e) Second Hotel		(h) Total Annual Taxable Room Revenue for 365 Nights, in 2012 Dollars	(i) Annual Taxable Room Revenue Inflated 1.00% Annually from 1/1/12	(j) Town Hotel Occupancy Tax @ 7.00% Based on Room Revenue as Inflated	(k) Hotel Items Subject to Sales Tax, If 20% of Taxable Room Sales on Second Hotel, in 2012 \$ (to Schedule 9)
			(d) Available Rooms	(e) Taxable Nightly RevPAR (Room Revenue per Available Room, in 2012 Dollars	(f) Available Rooms	(g) Taxable Nightly RevPAR (Room Revenue per Available Room), in 2012 Dollars				
Base	2013	2014	0	\$0	0	\$0	\$0	\$0	\$0	\$0
1	2014	2015	0	\$0	0	\$0	\$0	\$0	\$0	\$0
2	2015	2016	0	\$0	0	\$0	\$0	\$0	\$0	\$0
3	2016	2017	0	\$0	0	\$0	\$0	\$0	\$0	\$0
4	2017	2018	65	\$46	0	\$0	\$1,091,350	\$1,158,490	\$81,094	\$0
5	2018	2019	65	\$46	0	\$0	\$1,091,350	\$1,170,075	\$81,905	\$0
6	2019	2020	65	\$46	0	\$0	\$1,091,350	\$1,181,776	\$82,724	\$0
7	2020	2021	65	\$46	0	\$0	\$1,091,350	\$1,193,593	\$83,552	\$0
8	2021	2022	65	\$46	0	\$0	\$1,091,350	\$1,205,529	\$84,387	\$0
9	2022	2023	65	\$46	0	\$0	\$1,091,350	\$1,217,585	\$85,231	\$0
10	2023	2024	65	\$46	324	\$94	\$12,207,790	\$13,756,043	\$962,923	\$2,223,288
11	2024	2025	65	\$46	324	\$94	\$12,207,790	\$13,893,604	\$972,552	\$2,223,288
12	2025	2026	65	\$46	324	\$94	\$12,207,790	\$14,032,540	\$982,278	\$2,223,288
13	2026	2027	65	\$46	324	\$94	\$12,207,790	\$14,172,865	\$992,101	\$2,223,288
14	2027	2028	65	\$46	324	\$94	\$12,207,790	\$14,314,594	\$1,002,022	\$2,223,288
15	2028	2029	65	\$46	324	\$94	\$12,207,790	\$14,457,740	\$1,012,042	\$2,223,288
16	2029	2030	65	\$46	324	\$94	\$12,207,790	\$14,602,317	\$1,022,162	\$2,223,288
17	2030	2031	65	\$46	324	\$94	\$12,207,790	\$14,748,340	\$1,032,384	\$2,223,288
18	2031	2032	65	\$46	324	\$94	\$12,207,790	\$14,895,824	\$1,042,708	\$2,223,288
19	2032	2033	65	\$46	324	\$94	\$12,207,790	\$15,044,782	\$1,053,135	\$2,223,288
20	2033	2034	65	\$46	324	\$94	\$12,207,790	\$15,195,230	\$1,063,666	\$2,223,288
21	2034	2035	65	\$46	324	\$94	\$12,207,790	\$15,347,182	\$1,074,303	\$2,223,288
22	2035	2036	65	\$46	324	\$94	\$12,207,790	\$15,500,654	\$1,085,046	\$2,223,288
23	2036	2037	65	\$46	324	\$94	\$12,207,790	\$15,655,660	\$1,095,896	\$2,223,288
24	2037	2038	65	\$46	324	\$94	\$12,207,790	\$15,812,217	\$1,106,855	\$2,223,288
25	2038	2039	65	\$46	324	\$94	\$12,207,790	\$15,970,339	\$1,117,924	\$2,223,288
26	2039	2040	65	\$46	324	\$94	\$12,207,790	\$16,130,043	\$1,129,103	\$2,223,288
27	2040	2041	65	\$46	324	\$94	\$12,207,790	\$16,291,343	\$1,140,394	\$2,223,288
28	2041	2042	65	\$46	324	\$94	\$12,207,790	\$16,454,257	\$1,151,798	\$2,223,288
29	2042	2043	65	\$46	324	\$94	\$12,207,790	\$16,618,799	\$1,163,316	\$2,223,288
30	2043	2044	65	\$46	324	\$94	\$12,207,790	\$16,784,987	\$1,174,949	\$2,223,288
31	2044	2045	65	\$46	324	\$94	\$12,207,790	\$16,952,837	\$1,186,699	\$2,223,288
32	2045	2046	65	\$46	324	\$94	\$12,207,790	\$17,122,365	\$1,198,566	\$2,223,288
33	2046	2047	65	\$46	324	\$94	\$12,207,790	\$17,293,589	\$1,210,551	\$2,223,288
34	2047	2048	65	\$46	324	\$94	\$12,207,790	\$17,466,525	\$1,222,657	\$2,223,288
35	2048	2049	65	\$46	324	\$94	\$12,207,790	\$17,641,190	\$1,234,883	\$2,223,288
36	2049	2050	65	\$46	324	\$94	\$12,207,790	\$17,817,602	\$1,247,232	\$2,223,288
37	2050	2051	65	\$46	324	\$94	\$12,207,790	\$17,995,778	\$1,259,704	\$2,223,288
38	2051	2052	65	\$46	324	\$94	\$12,207,790	\$18,175,736	\$1,272,302	\$2,223,288
39	2052	2053	65	\$46	324	\$94	\$12,207,790	\$18,357,493	\$1,285,025	\$2,223,288
40	2053	2054	65	\$46	324	\$94	\$12,207,790	\$18,541,068	\$1,297,875	\$2,223,288
Total for years 1-40								\$504,170,591	\$35,291,941	\$68,921,928

Schedule 9: Forecast of Total Municipal Sales Tax Generated in the TIRZ

Notes: Because little or no sales tax was generated in the TIRZ in base year 2012, all sales volume subject to sales tax in future years is assumed to be incremental sales. Sales volume and sales tax depend on actual development volume, timing of development, tenants, and other factors. They may be more or less than this forecast. Annual sales volume forecasts of construction materials used in the zone (provided delivery is taken in the zone) are based on assumptions that (a) materials are delivered in the zone in the twelve months before a project appears on the tax roll as completed; (b) improvement values are 75% of total project value; (c) materials are 30% of improvement value, (d) taxable value is 80% of actual project value and (e) some slippage occurs in that some deliveries are taken outside the TIRZ. The assumed conversion to non-agricultural value on Jan. 1, 2015 does not trigger sales tax.

(a) TIRZ Year	(b) Sales Through Dec. 31,	(c) Sales Tax Receipts Credited to Designated Account by May 1,	(d)-(g) Annual Taxable Sales Volume Forecast For Construction Sales, If Materials Are					(h) Total, If Inflated 1.00% Annually After 12/31/12	(i)-(l) Total Local Sales Tax, Based on Sales Volume as Inflated			
			(d) From Stores, Restaurants and Cinemas, In 2012 Dollars (From Schedule 7)	(e) From Hotel Food and Shop Sales, In 2012 Dollars (From Schedule 8)	(f) 25% of Taxable Real Property Value Added to Roll Through Dec. 31 of Year, In 2012 Dollars	(g) Total, In 2012 Dollars	(h) Total, Annually After 12/31/12		(i) Prosper General @ 1.00%	(j) Prosper EDC 4A @ 0.50%	(k) Prosper Property Tax Relief @ 0.50%	(l) Total @ 2.00%
Base	2013	2014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2014	2015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	2015	2016	\$0	\$0	\$1,950,000	\$1,950,000	\$2,009,087	\$20,091	\$10,045	\$10,045	\$40,182	
3	2016	2017	\$13,057,335	\$0	\$4,700,000	\$17,757,335	\$18,478,354	\$184,784	\$92,392	\$92,392	\$369,567	
4	2017	2018	\$23,879,025	\$0	\$6,087,500	\$29,966,525	\$31,495,119	\$314,951	\$157,476	\$157,476	\$629,902	
5	2018	2019	\$28,868,805	\$0	\$6,412,500	\$35,281,305	\$37,451,816	\$374,518	\$187,259	\$187,259	\$749,036	
6	2019	2020	\$38,169,405	\$0	\$2,700,000	\$40,869,405	\$43,817,534	\$438,175	\$219,088	\$219,088	\$876,351	
7	2020	2021	\$46,819,200	\$0	\$6,756,250	\$53,575,450	\$58,014,535	\$580,145	\$290,073	\$290,073	\$1,160,291	
8	2021	2022	\$80,191,065	\$0	\$14,937,500	\$95,128,565	\$104,040,711	\$1,040,407	\$520,204	\$520,204	\$2,080,814	
9	2022	2023	\$100,643,475	\$0	\$11,025,000	\$111,668,475	\$123,351,468	\$1,233,515	\$616,757	\$616,757	\$2,467,029	
10	2023	2024	\$114,816,315	\$2,223,288	\$13,331,250	\$130,370,853	\$145,450,634	\$1,454,506	\$727,253	\$727,253	\$2,909,013	
11	2024	2025	\$132,576,285	\$2,223,288	\$7,012,500	\$141,812,073	\$159,797,393	\$1,597,974	\$798,987	\$798,987	\$3,195,948	
12	2025	2026	\$138,117,225	\$2,223,288	\$6,900,000	\$147,240,513	\$167,573,438	\$1,675,734	\$837,867	\$837,867	\$3,351,469	
13	2026	2027	\$139,175,625	\$2,223,288	\$6,037,500	\$147,436,413	\$169,474,355	\$1,694,744	\$847,372	\$847,372	\$3,389,487	
14	2027	2028	\$144,094,845	\$2,223,288	\$6,962,500	\$153,280,633	\$177,954,056	\$1,779,541	\$889,770	\$889,770	\$3,559,081	
15	2028	2029	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$171,569,518	\$1,715,695	\$857,848	\$857,848	\$3,431,390	
16	2029	2030	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$173,285,213	\$1,732,852	\$866,426	\$866,426	\$3,465,704	
17	2030	2031	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$175,018,065	\$1,750,181	\$875,090	\$875,090	\$3,500,361	
18	2031	2032	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$176,768,246	\$1,767,682	\$883,841	\$883,841	\$3,535,365	
19	2032	2033	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$178,535,929	\$1,785,359	\$892,680	\$892,680	\$3,570,719	
20	2033	2034	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$180,321,288	\$1,803,213	\$901,606	\$901,606	\$3,606,426	
21	2034	2035	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$182,124,501	\$1,821,245	\$910,623	\$910,623	\$3,642,490	
22	2035	2036	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$183,945,746	\$1,839,457	\$919,729	\$919,729	\$3,678,915	
23	2036	2037	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$185,785,203	\$1,857,852	\$928,926	\$928,926	\$3,715,704	
24	2037	2038	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$187,643,055	\$1,876,431	\$938,215	\$938,215	\$3,752,861	
25	2038	2039	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$189,519,486	\$1,895,195	\$947,597	\$947,597	\$3,790,390	
26	2039	2040	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$191,414,681	\$1,914,147	\$957,073	\$957,073	\$3,828,294	
27	2040	2041	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$193,328,827	\$1,933,288	\$966,644	\$966,644	\$3,866,577	
28	2041	2042	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$195,262,116	\$1,952,621	\$976,311	\$976,311	\$3,905,242	
29	2042	2043	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$197,214,737	\$1,972,147	\$986,074	\$986,074	\$3,944,295	
30	2043	2044	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$199,186,884	\$1,991,869	\$995,934	\$995,934	\$3,983,738	
31	2044	2045	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$201,178,753	\$2,011,788	\$1,005,894	\$1,005,894	\$4,023,575	
32	2045	2046	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$203,190,541	\$2,031,905	\$1,015,953	\$1,015,953	\$4,063,811	
33	2046	2047	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$205,222,446	\$2,052,224	\$1,026,112	\$1,026,112	\$4,104,449	
34	2047	2048	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$207,274,670	\$2,072,747	\$1,036,373	\$1,036,373	\$4,145,493	
35	2048	2049	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$209,347,417	\$2,093,474	\$1,046,737	\$1,046,737	\$4,186,948	
36	2049	2050	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$211,440,891	\$2,114,409	\$1,057,204	\$1,057,204	\$4,228,818	
37	2050	2051	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$213,555,300	\$2,135,553	\$1,067,777	\$1,067,777	\$4,271,106	
38	2051	2052	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$215,690,853	\$2,156,909	\$1,078,454	\$1,078,454	\$4,313,817	
39	2052	2053	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$217,847,762	\$2,178,478	\$1,089,239	\$1,089,239	\$4,356,955	
40	2053	2054	\$144,094,845	\$2,223,288	\$0	\$146,318,133	\$220,026,239	\$2,200,262	\$1,100,131	\$1,100,131	\$4,400,525	
Total for Years 1-40			\$4,746,874,575	\$68,921,928	\$94,812,500	\$4,910,609,003	\$6,304,606,869	\$63,046,069	\$31,523,034	\$31,523,034	\$126,092,137	

Schedule 10:
Town of Prosper General Sales Tax for the TIF Fund

Notes: Sales volume and sales tax depend on actual development volume, timing of development, tenants, and other factors. They may be more or less than this forecast.
The Town of Prosper commits to pay the specified percentages of sales tax, subject to specific conditions. A commitment of 33 years is modeled in this schedule.

(a) TIRZ Year	(b) Sales Through Dec. 31,	(c) Tax Receipts Flow to TIF Fund by May 1,	(d) Total Town General Sales Tax @ 1.00%		(e) Town Commitment of General Sales Tax to the TIF Fund	
			from Schedule 9)		(f) %	Amount
Base	2013	2014	\$0		0%	\$0
1	2014	2015	\$0		25%	\$0
2	2015	2016	\$20,091		25%	\$5,023
3	2016	2017	\$184,784		25%	\$46,196
4	2017	2018	\$314,951		25%	\$78,738
5	2018	2019	\$374,518		25%	\$93,630
6	2019	2020	\$438,175		25%	\$109,544
7	2020	2021	\$580,145		25%	\$145,036
8	2021	2022	\$1,040,407		25%	\$260,102
9	2022	2023	\$1,233,515		25%	\$308,379
10	2023	2024	\$1,454,506		25%	\$363,627
11	2024	2025	\$1,597,974		25%	\$399,493
12	2025	2026	\$1,675,734		25%	\$418,934
13	2026	2027	\$1,694,744		25%	\$423,686
14	2027	2028	\$1,779,541		25%	\$444,885
15	2028	2029	\$1,715,695		25%	\$428,924
16	2029	2030	\$1,732,852		25%	\$433,213
17	2030	2031	\$1,750,181		25%	\$437,545
18	2031	2032	\$1,767,682		25%	\$441,921
19	2032	2033	\$1,785,359		25%	\$446,340
20	2033	2034	\$1,803,213		25%	\$450,803
21	2034	2035	\$1,821,245		25%	\$455,311
22	2035	2036	\$1,839,457		25%	\$459,864
23	2036	2037	\$1,857,852		25%	\$464,463
24	2037	2038	\$1,876,431		25%	\$469,108
25	2038	2039	\$1,895,195		25%	\$473,799
26	2039	2040	\$1,914,147		0%	\$0
27	2040	2041	\$1,933,288		0%	\$0
28	2041	2042	\$1,952,621		0%	\$0
29	2042	2043	\$1,972,147		0%	\$0
30	2043	2044	\$1,991,869		0%	\$0
31	2044	2045	\$2,011,788		0%	\$0
32	2045	2046	\$2,031,905		0%	\$0
33	2046	2047	\$2,052,224		0%	\$0
34	2047	2048	\$2,072,747		0%	\$0
35	2048	2049	\$2,093,474		0%	\$0
36	2049	2050	\$2,114,409		0%	\$0
37	2050	2051	\$2,135,553		0%	\$0
38	2051	2052	\$2,156,909		0%	\$0
39	2052	2053	\$2,178,478		0%	\$0
40	2053	2054	\$2,200,262		0%	\$0
Total for Years 1-40			\$63,046,069			\$8,058,562

Schedule 11:

Forecast of Prosper EDC 4A Sales Tax Grants for Prosper West Infrastructure

Notes and assumptions:

The Prosper Economic Development Corporation ("PEDC") paid \$500,000 to MSW Prosper 380, LP ("Company") in early 2013. The PEDC agrees to pay through annual grants an additional \$1,500,000 plus interest to Company, provided Company has expended a total of \$2,000,000 for infrastructure and meets other standards of performance.

The PEDC will pay simple interest on the principal balance Company has advanced for infrastructure (up to the stated grant amount) at these annual rates:
 Through year 5: 1.5% Year 6 forward: Prime plus 2%, not to exceed 4.5%

The PEDC may grant Company an additional \$1,000,000 of 4A revenue, provided Company has met a performance standard described in an agreement executed December 31, 2012, plus interest. That potential additional grant from the PEDC has not been assumed in this schedule.

After reimbursements pledged to Company have been fulfilled, the PEDC will pay to the TIF fund 50% of annual 4A sales tax receipts earned from the TIRZ as further grants for economic development of the TIRZ. The year of fulfillment is uncertain. Annual payments of 4A sales tax to the PEDC are assumed to start in Year 14 (April 1, 2028), but may start later. Part of the values boxed in column (h) could flow to Company as a PEDC grant of \$1 million plus interest. If awarded, fulfillment of such grant may displace in part the flow of 4A sales tax to the TIF Fund.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
TIRZ Year	Sales Through Dec. 31,	Assume Tax Receipts Flow to Recipients by April 1,	Total 4A Sales Tax @ 0.50% from TIRZ (from Schedule 9)	Estimated PEDC Payment to Company for P & I by April 1 per Initial Incentive Agreement	Estimated P & I Obligation to Company by PEDC on April 1 of Column (c) Year	Interest Accrued on Previous Year Principal Balance Owed to Company	Balance of 4A Sales Tax Not Applied to Initial Incentive Agreement	PEDC Grants 50% of 4A Sales Tax Earned in the TIRZ to TIF Fund
-1		2013	\$0	\$500,000	\$0	\$0	\$0	\$0
Base	2013	2014	\$0	\$0	\$0	\$0	\$0	\$0
1	2014	2015	\$0	\$0	\$0	\$0	\$0	\$0
2	2015	2016	\$10,045	\$0	\$1,500,000	\$0	\$10,045	\$0
3	2016	2017	\$92,392	\$46,196	\$1,476,304	\$22,500	\$46,196	\$0
4	2017	2018	\$157,476	\$78,738	\$1,419,711	\$22,145	\$78,738	\$0
5	2018	2019	\$187,259	\$93,630	\$1,389,968	\$63,887	\$93,630	\$0
6	2019	2020	\$219,088	\$109,544	\$1,342,973	\$62,549	\$109,544	\$0
7	2020	2021	\$290,073	\$145,036	\$1,258,371	\$60,434	\$145,036	\$0
8	2021	2022	\$520,204	\$260,102	\$1,054,895	\$56,627	\$260,102	\$0
9	2022	2023	\$616,757	\$308,379	\$793,987	\$47,470	\$308,379	\$0
10	2023	2024	\$727,253	\$363,627	\$466,090	\$35,729	\$363,627	\$0
11	2024	2025	\$798,987	\$399,493	\$87,570	\$20,974	\$399,493	\$0
12	2025	2026	\$837,867	\$91,511	\$0	\$3,941	\$746,356	\$0
13	2026	2027	\$847,372	\$0	\$0	\$0	\$847,372	\$0
14	2027	2028	\$889,770	\$0	\$0	\$0	\$889,770	\$0
15	2028	2029	\$857,848	\$0	\$0	\$0	\$857,848	\$428,924
16	2029	2030	\$866,426	\$0	\$0	\$0	\$866,426	\$433,213
17	2030	2031	\$875,090	\$0	\$0	\$0	\$875,090	\$437,545
18	2031	2032	\$883,841	\$0	\$0	\$0	\$883,841	\$441,921
19	2032	2033	\$892,680	\$0	\$0	\$0	\$892,680	\$446,340
20	2033	2034	\$901,606	\$0	\$0	\$0	\$901,606	\$450,803
21	2034	2035	\$910,623	\$0	\$0	\$0	\$910,623	\$455,311
22	2035	2036	\$919,729	\$0	\$0	\$0	\$919,729	\$459,864
23	2036	2037	\$928,926	\$0	\$0	\$0	\$928,926	\$464,463
24	2037	2038	\$938,215	\$0	\$0	\$0	\$938,215	\$469,108
25	2038	2039	\$947,597	\$0	\$0	\$0	\$947,597	\$473,799
26	2039	2040	\$957,073	\$0	\$0	\$0	\$957,073	\$0
27	2040	2041	\$966,644	\$0	\$0	\$0	\$966,644	\$0
28	2041	2042	\$976,311	\$0	\$0	\$0	\$976,311	\$0
29	2042	2043	\$986,074	\$0	\$0	\$0	\$986,074	\$0
30	2043	2044	\$995,934	\$0	\$0	\$0	\$995,934	\$0
31	2044	2045	\$1,005,894	\$0	\$0	\$0	\$1,005,894	\$0
32	2045	2046	\$1,015,953	\$0	\$0	\$0	\$1,015,953	\$0
33	2046	2047	\$1,026,112	\$0	\$0	\$0	\$1,026,112	\$0
34	2047	2048	\$1,036,373	\$0	\$0	\$0	\$1,036,373	\$0
35	2048	2049	\$1,046,737	\$0	\$0	\$0	\$1,046,737	\$0
36	2049	2050	\$1,057,204	\$0	\$0	\$0	\$1,057,204	\$0
37	2050	2051	\$1,067,777	\$0	\$0	\$0	\$1,067,777	\$0
38	2051	2052	\$1,078,454	\$0	\$0	\$0	\$1,078,454	\$0
39	2052	2053	\$1,089,239	\$0	\$0	\$0	\$1,089,239	\$0
40	2053	2054	\$1,100,131	\$0	\$0	\$0	\$1,100,131	\$0
Total through Year 40			\$31,523,034	\$2,396,255		\$396,255	\$29,626,779	\$4,961,291

Schedule 12: Prospective Cash Flow for Prosper West from All Local Public Sources

Notes:

Actual cash flow depends on realized development volume, timing of development and taxable values. Cash flow may be more or less than this forecast. Prosper and the PEDC will execute development agreements stipulating obligations of the parties before disbursement of cash from these sources. Uses for these various taxes and grants are limited to items specified by Texas law and may be further limited by Town or County agreements. Development fees and impact fees paid in the TIRZ may fund a grant for economic development by the Town. These reimbursements are not shown in this schedule. *100% of Town of Prosper "rollback" tax from converting agricultural land in the TIRZ to non-agricultural use flows to the TIF fund. If due and paid in 2016, estimated Town rollback tax would approximate \$640,000. Receipt of that amount is added into this schedule for May 2016.

(a) TIRZ Year	(b) For Appraisals on Jan. 1, or Sales in Calendar	(c) Tax Receipts Flow to the TIF Fund by May 1,	(d) Tax to the TIF Fund Before PEDC Payments				(e) PEDG Grants of 4A Sales Tax			(k) Prospective Total to TIF Fund	(l) Less Estimated Accrued TIRZ Administrative Expenses @ \$40,000 Plus Inflation	(m) Prospective Total to TIF Fund Net of TIRZ Administrative Expenses	(n) 2013 Present Value of Cumulative Total to TIF Fund, Net of Admin., If Annually Discounted @ 3.50%
			(f) Town Real Property Tax Increments (From Schedule 6)*	(g) Collin County Real Property Tax Increments (From Schedule 6)	(h) Town General Sales Tax Increments (From Schedule 10)	(i) Subtotal to TIF Fund Before PEDC Payments	(j) to Company per Incentive Agreement (from Schedule 11)	(k) to TIF Fund per Agreement (from Schedule 11)	(l) Possible Supplement to Company (from Schedule 11)				
Base	2013	2014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2014	2015	\$1	\$0	\$0	\$1	\$0	\$0	\$0	\$1	\$0	\$1	\$1
2	2015	2016	\$733,180	\$30,719	\$5,023	\$768,921	\$0	\$0	\$0	\$768,921	\$122,416	\$646,505	\$603,521
3	2016	2017	\$124,243	\$40,959	\$46,196	\$211,398	\$46,196	\$0	\$0	\$211,398	\$42,448	\$168,949	\$755,903
4	2017	2018	\$199,559	\$65,789	\$78,738	\$344,086	\$78,738	\$0	\$0	\$344,086	\$43,297	\$300,788	\$1,018,023
5	2018	2019	\$299,415	\$98,708	\$93,630	\$491,753	\$93,630	\$0	\$0	\$491,753	\$44,163	\$447,589	\$1,394,881
6	2019	2020	\$407,555	\$134,359	\$109,544	\$651,458	\$109,544	\$0	\$0	\$651,458	\$45,046	\$606,412	\$1,888,198
7	2020	2021	\$456,789	\$150,590	\$145,036	\$752,415	\$145,036	\$0	\$0	\$752,415	\$45,947	\$706,468	\$2,443,475
8	2021	2022	\$576,615	\$190,093	\$260,102	\$1,026,810	\$260,102	\$0	\$0	\$1,026,810	\$46,866	\$979,944	\$3,187,655
9	2022	2023	\$842,303	\$277,682	\$308,379	\$1,428,364	\$308,379	\$0	\$0	\$1,428,364	\$47,804	\$1,380,561	\$4,200,616
10	2023	2024	\$1,046,405	\$344,969	\$363,627	\$1,755,001	\$363,627	\$0	\$0	\$1,755,001	\$48,760	\$1,706,241	\$5,410,202
11	2024	2025	\$1,298,213	\$427,982	\$399,493	\$2,125,689	\$399,493	\$0	\$0	\$2,125,689	\$49,735	\$2,075,954	\$6,832,117
12	2025	2026	\$1,440,686	\$474,952	\$418,934	\$2,334,571	\$91,511	\$0	\$373,178	\$2,334,571	\$50,730	\$2,283,842	\$8,343,526
13	2026	2027	\$1,585,055	\$522,546	\$423,686	\$2,531,287	\$0	\$0	\$423,686	\$2,531,287	\$51,744	\$2,479,542	\$9,928,955
14	2027	2028	\$1,716,897	\$566,010	\$444,885	\$2,727,792	\$0	\$0	\$444,885	\$2,727,792	\$52,779	\$2,675,013	\$11,581,530
15	2028	2029	\$1,734,067	\$571,670	\$428,924	\$2,734,661	\$0	\$428,924	\$0	\$3,163,585	\$53,835	\$3,109,750	\$13,437,710
16	2029	2030	\$1,751,409	\$577,387	\$433,213	\$2,762,009	\$0	\$433,213	\$0	\$3,195,222	\$54,911	\$3,140,311	\$15,248,746
17	2030	2031	\$1,768,924	\$583,162	\$437,545	\$2,789,631	\$0	\$437,545	\$0	\$3,227,176	\$56,010	\$3,171,166	\$17,015,732
18	2031	2032	\$1,786,614	\$588,994	\$441,921	\$2,817,528	\$0	\$441,921	\$0	\$3,259,449	\$57,130	\$3,202,319	\$18,739,736
19	2032	2033	\$1,804,481	\$594,884	\$446,340	\$2,845,705	\$0	\$446,340	\$0	\$3,292,045	\$58,272	\$3,233,772	\$20,421,801
20	2033	2034	\$1,822,527	\$600,833	\$450,803	\$2,874,163	\$0	\$450,803	\$0	\$3,324,967	\$59,438	\$3,265,529	\$22,062,944
21	2034	2035	\$1,840,753	\$606,842	\$455,311	\$2,902,907	\$0	\$455,311	\$0	\$3,358,218	\$60,627	\$3,297,591	\$23,664,159
22	2035	2036	\$1,859,162	\$612,911	\$459,864	\$2,931,937	\$0	\$459,864	\$0	\$3,391,801	\$61,839	\$3,329,962	\$25,226,413
23	2036	2037	\$1,877,755	\$619,040	\$464,463	\$2,961,258	\$0	\$464,463	\$0	\$3,425,721	\$63,076	\$3,362,645	\$26,750,651
24	2037	2038	\$1,896,533	\$625,231	\$469,108	\$2,990,872	\$0	\$469,108	\$0	\$3,459,979	\$64,337	\$3,395,642	\$28,237,797
25	2038	2039	\$1,915,500	\$631,483	\$473,799	\$3,020,782	\$0	\$473,799	\$0	\$3,494,581	\$65,624	\$3,428,956	\$29,688,749
26	2039	2040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
27	2040	2041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28	2041	2042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29	2042	2043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30	2043	2044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31	2044	2045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
32	2045	2046	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
33	2046	2047	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total for Base through Duration			\$30,784,642	\$9,937,794	\$8,058,562	\$48,780,998	\$1,896,255	\$4,961,291	\$1,241,749	\$53,742,289	\$1,346,836	\$52,395,453	
% to TIF Fund, by source			63%	20%	17%	100%							
% of total prospective local public funds for Prosper West improvements, by source			57%	18%	15%	91%	4%	9%	2%	100%			

Schedule 13:
Tax from Prosper West Retained for Prosper General Fund and Prosper EDC

Notes: Town of Prosper rollback taxes due to switching from agricultural production value to market value flow to the TIF fund.
Actual cash flow depends on realized development volume, timing of development and taxable values. Cash flow may be more or less than this forecast.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
TIRZ Year	For Appraisals on Jan. 1, or Sales in Calendar	Tax Receipts After Payments to TIF Fund (If Any) by May 1,	Real Property Tax	Business Personal Property Tax	General Sales Tax	Property Tax Relief Sales Tax	Total Tax Retained For Town General Fund	Tax from TIRZ Retained for Prosper EDC
Base	2013	2014	\$153	\$0	\$0	\$0	\$153	\$0
1	2014	2015	\$153	\$0	\$0	\$0	\$153	\$0
2	2015	2016	\$40,087	\$6,492	\$15,068	\$10,045	\$71,693	\$10,045
3	2016	2017	\$53,400	\$23,995	\$138,588	\$92,392	\$308,374	\$46,196
4	2017	2018	\$85,678	\$31,552	\$236,213	\$157,476	\$510,919	\$78,738
5	2018	2019	\$128,474	\$41,513	\$280,889	\$187,259	\$638,134	\$93,630
6	2019	2020	\$174,820	\$48,955	\$328,632	\$219,088	\$771,494	\$109,544
7	2020	2021	\$195,920	\$61,839	\$435,109	\$290,073	\$982,940	\$145,036
8	2021	2022	\$247,274	\$117,535	\$780,305	\$520,204	\$1,665,317	\$260,102
9	2022	2023	\$361,140	\$133,625	\$925,136	\$616,757	\$2,036,658	\$308,379
10	2023	2024	\$448,612	\$175,941	\$1,090,880	\$727,253	\$2,442,687	\$363,627
11	2024	2025	\$556,530	\$206,214	\$1,198,480	\$798,987	\$2,760,211	\$399,493
12	2025	2026	\$617,590	\$216,190	\$1,256,801	\$837,867	\$2,928,448	\$746,356
13	2026	2027	\$679,462	\$227,433	\$1,271,058	\$847,372	\$3,025,324	\$847,372
14	2027	2028	\$735,966	\$243,224	\$1,334,655	\$889,770	\$3,203,615	\$889,770
15	2028	2029	\$743,324	\$245,656	\$1,286,771	\$857,848	\$3,133,599	\$428,924
16	2029	2030	\$750,757	\$248,113	\$1,299,639	\$866,426	\$3,164,934	\$433,213
17	2030	2031	\$758,263	\$250,594	\$1,312,635	\$875,090	\$3,196,583	\$437,545
18	2031	2032	\$765,845	\$253,100	\$1,325,762	\$883,841	\$3,228,547	\$441,921
19	2032	2033	\$773,502	\$255,631	\$1,339,019	\$892,680	\$3,260,832	\$446,340
20	2033	2034	\$781,236	\$258,187	\$1,352,410	\$901,606	\$3,293,439	\$450,803
21	2034	2035	\$789,047	\$260,769	\$1,365,934	\$910,623	\$3,326,372	\$455,311
22	2035	2036	\$796,937	\$263,376	\$1,379,593	\$919,729	\$3,359,635	\$459,864
23	2036	2037	\$804,905	\$266,010	\$1,393,389	\$928,926	\$3,393,230	\$464,463
24	2037	2038	\$812,953	\$268,670	\$1,407,323	\$938,215	\$3,427,162	\$469,108
25	2038	2039	\$821,081	\$271,357	\$1,421,396	\$947,597	\$3,461,432	\$473,799
26	2039	2040	\$2,763,947	\$274,071	\$1,914,147	\$957,073	\$5,909,238	\$957,073
27	2040	2041	\$2,791,587	\$276,811	\$1,933,288	\$966,644	\$5,968,330	\$966,644
28	2041	2042	\$2,819,502	\$279,579	\$1,952,621	\$976,311	\$6,028,014	\$976,311
29	2042	2043	\$2,847,697	\$282,375	\$1,972,147	\$986,074	\$6,088,294	\$986,074
30	2043	2044	\$2,876,174	\$285,199	\$1,991,869	\$995,934	\$6,149,177	\$995,934
31	2044	2045	\$2,904,936	\$288,051	\$2,011,788	\$1,005,894	\$6,210,668	\$1,005,894
32	2045	2046	\$2,933,985	\$290,932	\$2,031,905	\$1,015,953	\$6,272,775	\$1,015,953
33	2046	2047	\$2,963,325	\$293,841	\$2,052,224	\$1,026,112	\$6,335,503	\$1,026,112
34	2047	2048	\$2,992,959	\$296,779	\$2,072,747	\$1,036,373	\$6,398,858	\$1,036,373
35	2048	2049	\$3,022,888	\$299,747	\$2,093,474	\$1,046,737	\$6,462,846	\$1,046,737
36	2049	2050	\$3,053,117	\$302,744	\$2,114,409	\$1,057,204	\$6,527,475	\$1,057,204
37	2050	2051	\$3,083,648	\$305,772	\$2,135,553	\$1,067,777	\$6,592,750	\$1,067,777
38	2051	2052	\$3,114,485	\$308,830	\$2,156,909	\$1,078,454	\$6,658,677	\$1,078,454
39	2052	2053	\$3,145,630	\$311,918	\$2,178,478	\$1,089,239	\$6,725,264	\$1,089,239
40	2053	2054	\$3,177,086	\$315,037	\$2,200,262	\$1,100,131	\$6,792,517	\$1,100,131
Total for years 1-40			\$57,413,923	\$8,787,655	\$54,987,507	\$31,523,034	\$152,712,120	\$24,665,489

Schedule 14: Tax from Prosper West Retained for Collin County

Notes: This schedule omits the value of rollback real property taxes from the TIRZ that Collin County may retain.
Actual cash flow depends on realized development volume, timing of development and taxable values. Cash flow may be more or less than this forecast.

(a) TIRZ Year	(b) For Appraisals on Jan. 1, or Sales in Calendar	(c) Tax Receipts After Payments to TIF Fund (If Any) by May 1,	(d) Real Property Tax	(e) Business Personal Property Tax	(f) Total Tax
Base	2013	2014	\$71	\$0	\$71
1	2014	2015	\$71	\$0	\$71
2	2015	2016	\$30,789	\$2,996	\$33,786
3	2016	2017	\$41,030	\$11,075	\$52,104
4	2017	2018	\$65,859	\$14,562	\$80,422
5	2018	2019	\$98,779	\$19,160	\$117,939
6	2019	2020	\$134,429	\$22,595	\$157,024
7	2020	2021	\$150,660	\$28,541	\$179,201
8	2021	2022	\$190,164	\$54,247	\$244,410
9	2022	2023	\$277,753	\$61,673	\$339,426
10	2023	2024	\$345,039	\$81,204	\$426,243
11	2024	2025	\$428,053	\$95,176	\$523,228
12	2025	2026	\$475,022	\$99,780	\$574,802
13	2026	2027	\$522,616	\$104,969	\$627,585
14	2027	2028	\$566,081	\$112,257	\$678,338
15	2028	2029	\$571,741	\$113,380	\$685,121
16	2029	2030	\$577,458	\$114,513	\$691,972
17	2030	2031	\$583,232	\$115,659	\$698,891
18	2031	2032	\$589,064	\$116,815	\$705,879
19	2032	2033	\$594,955	\$117,983	\$712,938
20	2033	2034	\$600,904	\$119,163	\$720,067
21	2034	2035	\$606,912	\$120,355	\$727,267
22	2035	2036	\$612,981	\$121,558	\$734,540
23	2036	2037	\$619,111	\$122,774	\$741,885
24	2037	2038	\$625,301	\$124,002	\$749,303
25	2038	2039	\$631,554	\$125,242	\$756,796
26	2039	2040	\$1,275,668	\$126,494	\$1,402,162
27	2040	2041	\$1,288,425	\$127,759	\$1,416,184
28	2041	2042	\$1,301,309	\$129,037	\$1,430,345
29	2042	2043	\$1,314,322	\$130,327	\$1,444,649
30	2043	2044	\$1,327,465	\$131,630	\$1,459,095
31	2044	2045	\$1,340,740	\$132,947	\$1,473,686
32	2045	2046	\$1,354,147	\$134,276	\$1,488,423
33	2046	2047	\$1,367,689	\$135,619	\$1,503,307
34	2047	2048	\$1,381,366	\$136,975	\$1,518,341
35	2048	2049	\$1,395,179	\$138,345	\$1,533,524
36	2049	2050	\$1,409,131	\$139,728	\$1,548,859
37	2050	2051	\$1,423,222	\$141,126	\$1,564,348
38	2051	2052	\$1,437,454	\$142,537	\$1,579,991
39	2052	2053	\$1,451,829	\$143,962	\$1,595,791
40	2053	2054	\$1,466,347	\$145,402	\$1,611,749
Total for years 1-40			\$30,473,851	\$4,055,841	\$34,529,692

Schedule 15: Forecast of Prosper ISD Taxes from the TIRZ

Notes: Base value of the TIRZ assumes the 2012 taxable value.
 Annual forecasts of taxable values added to the roll in 2012 dollars are calculated in a separate schedule. Values are adjusted for inflation in this schedule.
 The increase in appraised value as of January 1, 2015 assumes all properties are appraised as non-agricultural land for that year.
 Annual forecasts of taxable value of land and improvements associated with developed property (in 2012 dollars plus assumed inflation) are added to the tax roll on Jan. 1 following assumed completions.
 The 2012 tax rate is assumed constant. Actual rates will be set annually.
 No tax abatements or tax exemptions have been assumed.

TIRZ Year	(a)	(b)	(c)	(d) Real Property				(e) Business Personal Property				(f) Total Property		(m)	(n)			
				Appraisal Before Improvements Added This Year; If Post-completion Appraisals Rise		Forecast CCAD Appraisal of Improved Properties Added to Roll This Year, If Inflated 2.00%		Total Taxable Real Property Appraisal Total for Jan. 1		Appraisal Without Property in Structures Completed This Year; Post-completion Appraisals Rise		Forecast CCAD Appraisal Due to Personal Property Added This Year, If Inflated 2.00%				Total	Total	Cumulative Prosper ISD Property Tax After Base Year
				1.00%		Annually from 1/1/13 Through Year Added		of This Year		1.00%		Annually from 1/1/13 Through This Year				Forecast for Jan. 1	Total Prosper ISD Property Tax	
				Appraised Value for Jan. 1,	Property Tax Deposited to TIRZ Fund by May 1,	Annually After 1/1/13	Annually from 1/1/13 Through Year Added	of This Year	per \$100	Annually After 1/1/13	Annually from 1/1/13 Through This Year	of This Year	per \$100			for Jan. 1	Property Tax	
Base	2013	2014		\$0	\$29,413	\$491	\$0	\$0	\$0	\$0	\$29,413	\$491						
1	2014	2015	\$29,707	\$0	\$29,707	\$496	\$0	\$0	\$0	\$0	\$29,707	\$496	\$496					
2	2015	2016	\$30,004	\$25,598,281	\$25,628,286	\$427,992	\$0	#REF!	\$1,248,480	\$20,850	\$26,876,766	\$448,842	\$449,338					
3	2016	2017	\$25,884,569	\$8,277,422	\$34,161,991	\$570,505	\$1,260,965	#REF!	\$4,614,382	\$77,060	\$38,776,373	\$647,565	\$1,096,904					
4	2017	2018	\$34,503,611	\$20,349,725	\$54,853,335	\$916,051	\$4,660,526	\$1,248,480	\$6,067,688	\$101,330	\$60,921,023	\$1,017,381	\$2,114,285					
5	2018	2019	\$55,401,869	\$26,884,368	\$82,286,236	\$1,374,180	\$6,128,365	\$3,353,417	\$7,983,220	\$133,320	\$90,269,457	\$1,507,500	\$3,621,785					
6	2019	2020	\$83,109,099	\$28,886,066	\$111,995,165	\$1,870,319	\$8,063,053	\$1,407,162	\$9,414,447	\$157,221	\$121,409,612	\$2,027,541	\$5,649,325					
7	2020	2021	\$113,115,116	\$12,405,805	\$125,520,922	\$2,096,199	\$9,508,592	\$1,854,856	\$11,892,115	\$198,598	\$137,413,036	\$2,294,798	\$7,944,123					
8	2021	2022	\$126,776,131	\$31,664,095	\$158,440,226	\$2,645,952	\$12,011,036	\$1,351,395	\$22,602,837	\$377,467	\$181,043,062	\$3,023,419	\$10,967,542					
9	2022	2023	\$160,024,628	\$71,406,781	\$231,431,409	\$3,864,905	\$22,828,865	\$2,383,523	\$25,697,087	\$429,141	\$257,128,496	\$4,294,046	\$15,261,588					
10	2023	2024	\$233,745,723	\$53,757,654	\$287,503,377	\$4,801,306	\$25,954,058	\$10,591,801	\$33,834,857	\$565,042	\$321,338,234	\$5,366,349	\$20,627,936					
11	2024	2025	\$290,378,411	\$66,302,935	\$356,681,346	\$5,956,578	\$34,173,206	\$2,868,222	\$39,656,486	\$662,263	\$396,337,832	\$6,618,842	\$27,246,778					
12	2025	2026	\$360,248,159	\$35,574,182	\$395,822,341	\$6,610,233	\$40,053,051	\$7,880,799	\$41,574,941	\$694,302	\$437,397,283	\$7,304,535	\$34,551,313					
13	2026	2027	\$399,780,565	\$35,703,543	\$435,484,108	\$7,272,585	\$41,990,691	\$5,483,281	\$43,737,060	\$730,409	\$479,221,167	\$8,002,993	\$42,554,306					
14	2027	2028	\$439,838,949	\$31,865,412	\$471,704,361	\$7,877,463	\$44,174,430	\$1,521,890	\$46,773,803	\$781,123	\$518,478,164	\$8,658,585	\$51,212,892					
15	2028	2029	\$476,421,405	\$0	\$476,421,405	\$7,956,237	\$47,241,541	\$1,746,369	\$47,241,541	\$788,934	\$523,662,946	\$8,745,171	\$59,958,063					
16	2029	2030	\$481,185,619	\$0	\$481,185,619	\$8,035,800	\$47,713,957	\$0	\$47,713,957	\$796,823	\$528,899,576	\$8,832,623	\$68,790,686					
17	2030	2031	\$485,997,475	\$0	\$485,997,475	\$8,116,158	\$48,191,096	\$0	\$48,191,096	\$804,791	\$534,188,571	\$8,920,949	\$77,711,635					
18	2031	2032	\$490,857,450	\$0	\$490,857,450	\$8,197,319	\$48,673,007	\$0	\$48,673,007	\$812,839	\$539,530,457	\$9,010,159	\$86,721,793					
19	2032	2033	\$495,766,024	\$0	\$495,766,024	\$8,279,293	\$49,159,737	\$0	\$49,159,737	\$820,968	\$544,925,762	\$9,100,260	\$95,822,054					
20	2033	2034	\$500,723,684	\$0	\$500,723,684	\$8,362,086	\$49,651,335	\$0	\$49,651,335	\$829,177	\$550,375,019	\$9,191,263	\$105,013,316					
21	2034	2035	\$505,730,921	\$0	\$505,730,921	\$8,445,706	\$50,147,848	\$0	\$50,147,848	\$837,469	\$555,878,769	\$9,283,175	\$114,296,492					
22	2035	2036	\$510,788,230	\$0	\$510,788,230	\$8,530,163	\$50,649,327	\$0	\$50,649,327	\$845,844	\$561,437,557	\$9,376,007	\$123,672,499					
23	2036	2037	\$515,896,113	\$0	\$515,896,113	\$8,615,465	\$51,155,820	\$0	\$51,155,820	\$854,302	\$567,051,933	\$9,469,767	\$133,142,266					
24	2037	2038	\$521,055,074	\$0	\$521,055,074	\$8,701,620	\$51,667,378	\$0	\$51,667,378	\$862,845	\$572,722,452	\$9,564,465	\$142,706,731					
25	2038	2039	\$526,265,625	\$0	\$526,265,625	\$8,788,636	\$52,184,052	\$0	\$52,184,052	\$871,474	\$578,449,676	\$9,660,110	\$152,366,841					
26	2039	2040	\$531,528,281	\$0	\$531,528,281	\$8,876,522	\$52,705,892	\$0	\$52,705,892	\$880,188	\$584,234,173	\$9,756,711	\$162,123,552					
27	2040	2041	\$536,843,564	\$0	\$536,843,564	\$8,965,288	\$53,232,951	\$0	\$53,232,951	\$888,990	\$590,076,515	\$9,854,278	\$171,977,829					
28	2041	2042	\$542,211,999	\$0	\$542,211,999	\$9,054,940	\$53,765,281	\$0	\$53,765,281	\$897,880	\$595,977,280	\$9,952,821	\$181,930,650					
29	2042	2043	\$547,634,119	\$0	\$547,634,119	\$9,145,490	\$54,302,934	\$0	\$54,302,934	\$906,859	\$601,937,053	\$10,052,349	\$191,982,999					
30	2043	2044	\$553,110,460	\$0	\$553,110,460	\$9,236,945	\$54,845,963	\$0	\$54,845,963	\$915,928	\$607,956,423	\$10,152,872	\$202,135,871					
31	2044	2045	\$558,641,565	\$0	\$558,641,565	\$9,329,314	\$55,394,423	\$0	\$55,394,423	\$925,087	\$614,035,988	\$10,254,401	\$212,390,272					
32	2045	2046	\$564,227,981	\$0	\$564,227,981	\$9,422,607	\$55,948,367	\$0	\$55,948,367	\$934,338	\$620,176,348	\$10,356,945	\$222,747,217					
33	2046	2047	\$569,870,261	\$0	\$569,870,261	\$9,516,833	\$56,507,850	\$0	\$56,507,850	\$943,681	\$626,378,111	\$10,460,514	\$233,207,732					
34	2047	2048	\$575,568,963	\$0	\$575,568,963	\$9,612,002	\$57,072,929	\$0	\$57,072,929	\$953,118	\$632,641,892	\$10,565,120	\$243,772,851					
35	2048	2049	\$581,324,653	\$0	\$581,324,653	\$9,708,122	\$57,643,658	\$0	\$57,643,658	\$962,649	\$638,968,311	\$10,670,771	\$254,443,622					
36	2049	2050	\$587,137,899	\$0	\$587,137,899	\$9,805,203	\$58,220,095	\$0	\$58,220,095	\$972,276	\$645,357,994	\$10,777,479	\$265,221,100					
37	2050	2051	\$593,009,278	\$0	\$593,009,278	\$9,903,255	\$58,802,296	\$0	\$58,802,296	\$981,998	\$651,811,574	\$10,885,253	\$276,106,354					
38	2051	2052	\$598,939,371	\$0	\$598,939,371	\$10,002,287	\$59,390,319	\$0	\$59,390,319	\$991,818	\$658,329,690	\$10,994,106	\$287,100,460					
39	2052	2053	\$604,928,765	\$0	\$604,928,765	\$10,102,310	\$59,984,222	\$0	\$59,984,222	\$1,001,737	\$664,912,987	\$11,104,047	\$298,204,506					
40	2053	2054	\$610,978,052	\$0	\$610,978,052	\$10,203,333	\$60,584,064	\$0	\$60,584,064	\$1,011,754	\$671,562,117	\$11,215,087	\$309,419,594					
Total for years 1-40					\$448,676,269		\$281,197,700		#REF!		\$28,221,894		\$309,419,594					

Appendix A: Road Improvement Details

ENGINEER'S OPINION OF PROBABLE COST, PREPARED BY JBI PARTNERS, INC. ON NOV. 14, 2012
NORTHWEST CORNER OF US380 AND DNT, PROSPER, TEXAS JBI PROJECT NO. ATH003
Appendix cost estimates are approximate. Schedule 3 cost subtotals take precedence.

K2 MIDDLE TOLLWAY CROSSING (160' RIGHT OF WAY)

Capital Imps. Program

	Units	Cost	Quantity	Total	
	Length of Street Segment (LF)	420			
1	Erosion control measures	STA	\$400.00	4	\$1,680.00
2	Excavation (3' in depth width of ROW)	CY	\$2.75	7,467	\$20,534
3	Drainage	LF	\$300.00	420	\$126,000
4	10"-3600 PSI concrete street pavement (37' BB)	SY	\$65.00	3,453	\$224,445
5	8" HMAC base material	SY	\$40.00	3,453	\$138,120
6	12"(66lbs./sy) lime stabilized subgrade	SY	\$5.50	3,640	\$20,020
7	Hydrated lime material	TN	\$175.00	120	\$21,000
8	Barrier free ramps	EA	\$1,250.00	8	\$10,000
9	Street signs	EA	\$650.00	4	\$2,600
10	6' wide concrete sidewalk	SF	\$4.00	5,040	\$20,160
11	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0
12	Testing	SY	\$0.90	3,640	\$3,276
13	Payment, performance & maintenance bonds	LS	3.00%	1	\$17,635
14	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0
TOTAL COST OF K2 MIDDLE TOLLWAY CROSSING					\$605,470

N1 WESTSIDE TOLLWAY SERVICE DRIVE (SOUTH)

Capital Imps. Program

Public Enhancement

	Units	Cost	Quantity	Total	Quantity	Total	
	Length of Street (LF)	2,700					
1	Erosion control measures	STA	\$400.00	27	\$10,800.00	0	\$0
2	Excavation (3' in depth width of ROW)	CY	\$2.75	27,000	\$74,250	0	\$0
3	Drainage	LF	\$100.00	2,700	\$270,000	0	\$0
4	10"-3600 PSI concrete street pavement (37' BB)	SY	\$65.00	11,831	\$769,015	0	\$0
5	8" HMAC base material	SY	\$40.00	11,831	\$473,240	0	\$0
6	12"(66lbs./sy) lime stabilized subgrade	SY	\$5.50	3,640	\$20,020	0	\$0
7	Hydrated lime material	TN	\$175.00	412	\$72,100	0	\$0
8	Barrier free ramps	EA	\$1,250.00	0	\$0	2	\$2,500
9	Street signs	EA	\$650.00	0	\$0	3	\$1,950
10	6' wide concrete sidewalk	SF	\$4.00	0	\$0	32,400	\$129,600
11	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	0	\$0
12	Testing	SY	\$0.90	3,640	\$3,276	0	\$0
13	Payment, performance & maintenance bonds		\$548.03	1	\$54,803	0	\$0
14	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	0	\$0
TOTAL COST OF N1 WESTSIDE TOLLWAY SERVICE DR.					\$1,747,504		\$134,050

N2 WESTSIDE TOLLWAY SERVICE DRIVE (NORTH)

Capital Imps. Program

Public Enhancement

	Units	Cost	Quantity	Total	Quantity	Total	
	Length of Street (LF)	2,155					
1	Erosion control measures	STA	\$400.00	22	\$8,620.00	0	\$0
2	Excavation (3' in depth width of ROW)	CY	\$2.75	21,550	\$59,263	0	\$0
3	Drainage	LF	\$100.00	2,155	\$215,500	0	\$0
4	10"-3600 PSI concrete street pavement (37' B-B)	SY	\$65.00	10,990	\$714,350	0	\$0
5	8" HMAC base material	SY	\$40.00	10,990	\$439,600	0	\$0
6	12"(66lbs./sy) lime stabilized subgrade	SY	\$5.50	3,640	\$20,020	0	\$0
7	Hydrated lime material	TN	\$175.00	382	\$66,850	0	\$0
8	Barrier free ramps	EA	\$1,250.00	0	\$0	4	\$5,000
9	Street signs	EA	\$650.00	0	\$0	3	\$1,950
10	6' wide concrete sidewalk	SF	\$4.00	0	\$0	25,860	\$103,440
11	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	0	\$0
12	Testing	SY	\$0.90	3,640	\$3,276	0	\$0
13	Payment, performance & maintenance bonds		\$49,136	1	\$49,136	0	\$0
14	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	0	\$0
TOTAL COST OF N2 WESTSIDE TOLLWAY SERVICE DR.					\$1,576,615		\$110,390

Public

Appendix A: Road Improvement Details

K3 EAST/WEST (4 LANES 90' RIGHT OF WAY) LOVERS LANE		Capital Imps. Program		Enhancement			
2 - 25' B-B with median		Units	Cost	Quantity	Total	Quantity	Total
Length of Street Segment (LF)		1,110					
1	Erosion control measures	STA	\$400.00	11	\$4,440.00	0	\$0
2	Excavation (2' in depth width of ROW)	CY	\$2.75	7,400	\$20,350	0	\$0
3	Drainage	LF	\$200.00	1,110	\$222,000	0	\$0
4	8"-3600 PSI concrete street pavement	SY	\$48.00	7,627	\$366,096	0	\$0
5	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	8,237	\$22,652	0	\$0
6	Hydrated lime material	TN	\$175.00	136	\$23,800	0	\$0
7	Barrier free ramps	EA	\$1,250.00	0	\$0	0	\$0
8	Street signs	EA	\$650.00	0	\$0	2	\$1,300
9	6' wide concrete sidewalk	SF	\$4.00	0	\$0	13,320	\$53,280
10	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	0	\$0
11	Testing	SY	\$0.90	8,237	\$7,413	0	\$0
12	Payment, performance & maintenance bonds	LS	\$21,640.00	1	\$21,640	0	\$0
13	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	0	\$0
TOTAL COST OF "K3" AT LOVERS LANE					\$688,391	\$54,580	

K4 EAST/WEST (4 LANES 90' RIGHT OF WAY) LOVERS LANE		Capital Imps. Program		Public Enhancement			
2 - 25' B-B with median		Units	Cost	Quantity	Total	Quantity	Total
Length of Street Segment (LF)		450					
1	Erosion control measures	STA	\$400.00	5	\$1,800.00	0	\$0
2	Excavation (2' in depth width of ROW)	CY	\$2.75	3,000	\$8,250	0	\$0
3	Drainage	LF	\$300.00	450	\$135,000	0	\$0
4	8"-3600 PSI concrete street pavement	SY	\$48.00	3,495	\$167,760	0	\$0
5	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	3,775	\$10,381	0	\$0
6	Hydrated lime material	TN	\$175.00	62	\$10,850	0	\$0
7	Barrier free ramps	EA	\$1,250.00	0	\$0	0	\$0
8	Street signs	EA	\$650.00	0	\$0	1	\$650
9	6' wide concrete sidewalk	SF	\$4.00	0	\$0	5,400	\$21,600
10	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	0	\$0
11	Testing	SY	\$0.90	3,775	\$3,398	0	\$0
12	Payment, performance & maintenance bonds		\$10,791.00	1	\$10,791	0	\$0
13	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	0	\$0
SUBTOTAL					\$348,230	\$22,250	

K5 EAST/WEST (4 LANES 90' RIGHT OF WAY) LOVERS LANE		Capital Imps. Program		Public Enhancement			
2 - 25' B-B with median		Units	Cost	Quantity	Total	Quantity	Total
Length of Street Segment (LF)		900					
1	Erosion control measures	STA	\$400.00	9	\$3,600.00	0	\$0
2	Excavation (2' in depth width of ROW)	CY	\$2.75	6,000	\$16,500	0	\$0
3	Drainage	LF	\$100.00	900	\$90,000	0	\$0
4	8"-3600 PSI concrete street pavement	SY	\$48.00	6,663	\$319,824	0	\$0
5	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	7,196	\$19,789	0	\$0
6	Hydrated lime material	TN	\$175.00	119	\$20,825	0	\$0
7	Barrier free ramps	EA	\$1,250.00	0	\$0	0	\$0
8	Street signs	EA	\$650.00	0	\$0	1	\$650
9	6' wide concrete sidewalk	SF	\$4.00	0	\$0	10,800	\$43,200
10	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	0	\$0
11	Testing	SY	\$0.90	7,196	\$6,476	0	\$0
12	Payment, performance & maintenance bonds		\$15,626.00	1	\$15,626	0	\$0
13	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	0	\$0
SUBTOTAL					\$492,640	\$43,850	

Appendix A: Road Improvement Details

K6 EAST/WEST (4 LANES 90' RIGHT OF WAY) LOVERS LANE		Capital Imps. Program			
2 - 25' B-B with median		Units	Cost	Quantity	Total
Length of Street Segment (LF)		1,980			
1	Erosion control measures	STA	\$400.00	20	\$7,920.00
2	Excavation (2' in depth width of ROW)	CY	\$2.75	13,200	\$36,300
3	Drainage	LF	\$200.00	1,980	\$396,000
4	8"-3600 PSI concrete street pavement	SY	\$48.00	10,972	\$526,656
5	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	11,850	\$32,588
6	Hydrated lime material	TN	\$175.00	196	\$34,300
7	Barrier free ramps	EA	\$1,250.00	0	\$0
8	Street signs	EA	\$650.00	2	\$1,300
9	6' wide concrete sidewalk	SF	\$4.00	23,760	\$95,040
10	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0
11	Testing	SY	\$0.90	11,850	\$10,665
12	Payment, performance & maintenance bonds	LS	3.00%	1	\$34,223
13	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0
SUBTOTAL					\$1,174,992

K7 NORTH/SOUTH (4 LANES 90' RIGHT OF WAY) LOVERS LANE		Capital Imps. Program			
2 - 25' B-B with median		Units	Cost	Quantity	Total
Length of Street Segment (LF)		1,920			
1	Erosion control measures	STA	\$400.00	19	\$7,680.00
2	Excavation (2' in depth width of ROW)	CY	\$2.75	12,800	\$35,200
3	Drainage	LF	\$100.00	1,920	\$192,000
4	8"-3600 PSI concrete street pavement	SY	\$48.00	11,108	\$533,184
5	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	11,997	\$32,992
6	Hydrated lime material	TN	\$175.00	198	\$34,650
7	Barrier free ramps	EA	\$1,250.00	0	\$0
8	Street signs	EA	\$650.00	2	\$1,300
9	6' wide concrete sidewalk	SF	\$4.00	23,040	\$92,160
10	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0
11	Testing	SY	\$0.90	11,997	\$10,797
12	Payment, performance & maintenance bonds	LS	3.00%	1	\$28,199
13	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0
SUBTOTAL					\$968,162

TOTAL COST OF K3, K4, K5, & K7	\$2,497,423	\$120,680
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J3		Capital Imps. Program			
2 - 25' B-B with median		Units	Cost	Quantity	Total
Length of Street Segment (LF)		860			
1	Erosion control measures	STA	\$400.00	9	\$3,440.00
2	Excavation (2' in depth width of ROW)	CY	\$2.75	5,733	\$15,767
3	Drainage	LF	\$300.00	860	\$258,000
4	8"-3600 PSI concrete street pavement (37' B-B)	SY	\$48.00	5,945	\$285,360
5	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	6,421	\$17,658
6	Hydrated lime material	TN	\$175.00	106	\$18,550
7	Barrier free ramps	EA	\$1,250.00	2	\$2,500
8	Street signs	EA	\$650.00	2	\$1,300
9	6' wide concrete sidewalk	SF	\$4.00	10,320	\$41,280
10	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0
11	Testing	SY	\$0.90	6,421	\$5,779
12	Payment, performance & maintenance bonds	LS	3.00%	1	\$19,489
13	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0
SUBTOTAL					\$669,122

Appendix A: Road Improvement Details

J4

Capital Imps. Program

2 - 25' B-B with median		Units	Cost	Quantity	Total
Length of Street Segment (LF)		850			
1	Erosion control measures	STA	\$400.00	9	\$3,400.00
2	Excavation (2' in depth width of ROW)	CY	\$2.75	5,667	\$15,583
3	Drainage	LF	\$300.00	850	\$255,000
4	8"-3600 PSI concrete street pavement (37' B-B)	SY	\$48.00	5,982	\$287,136
5	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	6,461	\$17,768
6	Hydrated lime material	TN	\$175.00	107	\$18,725
7	Barrier free ramps	EA	\$1,250.00	0	\$0
8	Street signs	EA	\$650.00	2	\$1,300
9	6' wide concrete sidewalk	SF	\$4.00	10,200	\$40,800
10	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0
11	Testing	SY	\$0.90	6,461	\$5,815
12	Payment, performance & maintenance bonds	LS	3.00%	1	\$19,366
13	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0
SUBTOTAL					\$664,893

J5

Capital Imps. Program

Segment J5		Units	Cost	Quantity	Total
Length of Street Segment (LF)		1,100			
1	Erosion control measures	STA	\$400.00	11	\$4,440.00
2	Excavation (2' in depth width of ROW)	CY	\$2.75	7,400	\$20,350
3	Drainage	LF	\$200.00	1,110	\$222,000
4	8"-3600 PSI concrete street pavement (37' B-B)	SY	\$48.00	6,334	\$304,032
5	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	6,841	\$18,813
6	Hydrated lime material	TN	\$175.00	113	\$19,775
7	Barrier free ramps	EA	\$1,250.00	0	\$0
8	Street signs	EA	\$650.00	3	\$1,950
9	6' wide concrete sidewalk	SF	\$4.00	13,320	\$53,280
10	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0
11	Testing	SY	\$0.90	6,841	\$6,157
12	Payment, performance & maintenance bonds	LS	3.00%	1	\$19,524
13	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0
SUBTOTAL					\$670,321

TOTAL COST OF STREET "J"	\$2,004,336
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STREET "A"	Street "A5"	Units	Cost	Public		Public Enhancement	
				Quantity	Total	Quantity	Total
	Length of Street Segment (LF)	380		2-25' B-B		2-25' B-B	
1	Erosion control measures	STA	\$400.00	4	\$1,520.00	0	\$0
2	Excavation (2' in depth width of ROW)	CY	\$2.75	2,449	\$6,735	0	\$0
3	Drainage	LF	\$100.00	380	\$38,000	0	\$0
4	8"-3600 PSI concrete street pavement	SY	\$48.00	2,060	\$98,880	0	\$0
5	6"-3600 PSI conc. parking	SY	\$40.00	0	\$0	0	\$0
6	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	2,225	\$6,119	0	\$0
7	Hydrated lime material	TN	\$175.00	37	\$6,475	0	\$0
8	Barrier free ramps	EA	\$1,250.00	0	\$0	4	\$5,000
9	Street signs	EA	\$650.00	0	\$0	2	\$1,300
10	6' wide concrete sidewalk	SF	\$4.00	4,560	\$18,240	0	\$0
11	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	4,560	\$18,240
12	Testing	SY	\$0.90	2,225	\$2,003	0	\$0
13	Payment, performance & maintenance bonds	LS	3.00%	1	\$5,339	1	\$736
14	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	26	\$31,200
SUBTOTAL					\$183,310	\$56,476	

Appendix A: Road Improvement Details

Street "A4"	Units	Cost	Public		Public Enhancement	
			Quantity	Total	Quantity	Total
Length of Street Segment (LF)	585		2-25' B-B		2-25' B-B	
1 Erosion control measures	STA	\$400.00	6	\$2,340.00	0	\$0
2 Excavation (2' in depth width of ROW)	CY	\$2.75	5,503	\$15,134	0	\$0
3 Drainage	LF	\$100.00	585	\$58,500	0	\$0
4 8"-3600 PSI concrete street pavement	SY	\$48.00	3,250	\$156,000	0	\$0
5 6"-3600 PSI conc. parking	SY	\$40.00	2,611	\$104,440	0	\$0
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	6,330	\$17,408	0	\$0
7 Hydrated lime material	TN	\$175.00	104	\$18,200	0	\$0
8 Barrier free ramps	EA	\$1,250.00	0	\$0	8	\$10,000
9 Street signs	EA	\$650.00	0	\$0	4	\$2,600
10 6' wide concrete sidewalk	SF	\$4.00	7,020	\$28,080	0	\$0
11 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	7,020	\$28,080
12 Testing	SY	\$0.90	6,330	\$5,697	0	\$0
13 Payment, performance & maintenance bonds	LS	3.00%	1	\$12,174	1	\$1,220
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	40	\$48,000
SUBTOTAL				\$417,973		\$89,900

Circle "A2"	Units	Cost	Public		Public Enhancement	
			Quantity	Total	Quantity	Total
Circumference Circle/Length of Street (LF)			25' B-B		25' B-B	
			487		487	
1 Erosion control measures	STA	\$400.00	5	\$1,948.00	0	\$0
2 Excavation (2' in depth width of ROW)	CY	\$2.75	1,804	\$4,960	0	\$0
3 Drainage	LF	\$100.00	487	\$48,700	0	\$0
4 8"-3600 PSI concrete street pavement	SY	\$48.00	1,412	\$67,776	0	\$0
5 6"-3600 PSI conc. parking	SY	\$40.00	0	\$0	0	\$0
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	1,524	\$4,191	0	\$0
7 Hydrated lime material	TN	\$175.00	25	\$4,375	0	\$0
8 Barrier free ramps	EA	\$1,250.00	0	\$0	0	\$0
9 Street signs	EA	\$650.00	0	\$0	0	\$0
10 6' wide concrete sidewalk	SF	\$4.00	5,334	\$21,336	0	\$0
11 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	5,334	\$21,336
12 Testing	SY	\$0.90	1,524	\$1,372	0	\$0
13 Payment, performance & maintenance bonds	LS	3.00%	1	\$4,640	1	\$640
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	27	\$32,400
SUBTOTAL				\$159,298		\$54,376

Street "A3"	Units	Cost	Public		Public Enhancement	
			Quantity	Total	Quantity	Total
Length of Street Segment (LF)	360		2-25' B-B		2-25' B-B	
1 Erosion control measures	STA	\$400.00	4	\$1,440.00	0	\$0
2 Excavation (2' in depth width of ROW)	CY	\$2.75	3,387	\$9,313	0	\$0
3 Drainage	LF	\$200.00	360	\$72,000	0	\$0
4 8"-3600 PSI concrete street pavement	SY	\$48.00	2,000	\$96,000	0	\$0
5 6"-3600 PSI conc. parking	SY	\$40.00	1,157	\$46,280	0	\$0
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	3,410	\$9,378	0	\$0
7 Hydrated lime material	TN	\$175.00	56	\$9,800	0	\$0
8 Barrier free ramps	EA	\$1,250.00	0	\$0	8	\$10,000
9 Street signs	EA	\$650.00	0	\$0	4	\$2,600
10 6' wide concrete sidewalk	SF	\$4.00	4,320	\$17,280	0	\$0
11 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	4,320	\$17,280
12 Testing	SY	\$0.90	3,410	\$3,069	0	\$0
13 Payment, performance & maintenance bonds	LS	3.00%	1	\$7,937	1	\$896
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	18	\$21,600
SUBTOTAL				\$272,497		\$52,376

Appendix A: Road Improvement Details

Street "A2"	Units	Cost	Public		Public Enhancement	
			Quantity	Total	Quantity	Total
Length of Street Segment (LF)	430		2-25' B-B		2-25' B-B	
1 Erosion control measures	STA	\$400.00	4	\$1,720.00	0	\$0
2 Excavation (2' in depth width of ROW)	CY	\$2.75	4,045	\$11,124	0	\$0
3 Drainage	LF	\$200.00	430	\$86,000	0	\$0
4 8"-3600 PSI concrete street pavement	SY	\$48.00	2,389	\$114,672	0	\$0
5 6"-3600 PSI conc. parking	SY	\$40.00	1,358	\$54,320	0	\$0
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	4,047	\$11,129	0	\$0
7 Hydrated lime material	TN	\$175.00	67	\$11,725	0	\$0
8 Barrier free ramps	EA	\$1,250.00	0	\$0	2	\$2,500
9 Street signs	EA	\$650.00	0	\$0	1	\$650
10 6' wide concrete sidewalk	SF	\$4.00	5,160	\$20,640	0	\$0
11 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	5,160	\$20,640
12 Testing	SY	\$0.90	4,047	\$3,642	0	\$0
13 Payment, performance & maintenance bonds	LS	3.00%	1	\$9,449	1	\$714
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	28	\$33,600
SUBTOTAL				\$324,422		\$58,104

Circle "A1"	Units	Cost	Public		Public Enhancement	
			Quantity	Total	Quantity	Total
Circumference of Circle (LF)			25' B-B		25' B-B	
Circumference Circle/Length of Street (LF)			393		393	
1 Erosion control measures	STA	\$400.00	4	\$1,572.00	0	\$0
2 Excavation (2' in depth width of ROW)	CY	\$2.75	1,456	\$4,003	0	\$0
3 Drainage	LF	\$100.00	393	\$39,300	0	\$0
4 8"-3600 PSI concrete street pavement	SY	\$48.00	948	\$45,504	0	\$0
5 6"-3600 PSI conc. parking	SY	\$40.00	0	\$0	0	\$0
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	1,024	\$2,816	0	\$0
7 Hydrated lime material	TN	\$175.00	17	\$2,975	0	\$0
8 Barrier free ramps	EA	\$1,250.00	0	\$0	0	\$0
9 Street signs	EA	\$650.00	0	\$0	2	\$1,300
10 6' wide concrete sidewalk	SF	\$4.00	4,206	\$16,824	0	\$0
11 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	4,206	\$16,824
12 Testing	SY	\$0.90	1,024	\$922	0	\$0
13 Payment, performance & maintenance bonds	LS	3.00%	1	\$3,417	1	\$544
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	20	\$24,000
SUBTOTAL				\$117,333		\$42,668

Street "A1"	Units	Cost	Public		Public Enhancement	
			Quantity	Total	Quantity	Total
Length of Street Segment (LF)	960					
1 Erosion control measures	STA	\$400.00	10	\$3,840.00	0	\$0
2 Excavation (2' in depth width of ROW)	CY	\$2.75	3,911	\$10,755	0	\$0
3 Drainage	LF	\$100.00	960	\$96,000	0	\$0
3 8"-3600 PSI concrete street pavement	SY	\$48.00	1,387	\$66,576	0	\$0
4 6"-3600 PSI conc. parking	SY	\$40.00	1,810	\$72,400	0	\$0
4 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	3,452	\$9,493	0	\$0
5 Hydrated lime material	TN	\$175.00	57	\$9,975	0	\$0
5 Barrier free ramps	EA	\$1,250.00	0	\$0	8	\$10,000
6 Street signs	EA	\$650.00	0	\$0	4	\$2,600
6 6' wide concrete sidewalk	SF	\$4.00	11,520	\$46,080	0	\$0
7 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	11,520	\$46,080
7 Testing	SY	\$0.90	3,452	\$3,107	0	\$0
8 Payment, performance & maintenance bonds	LS	3.00%	1	\$9,547	1	\$1,760
8 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	64	\$76,800
SUBTOTAL				\$327,773		\$137,240

TOTAL COST OF STREET " A"				\$1,802,605		\$491,141
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Appendix A: Road Improvement Details

STREET "B"		Public				Public Enhancement	
		Units	Cost	Quantity	Total	Quantity	Total
Street "B-4"							
Length of Street Segment (LF)		400		25' B-B		25' B-B	
1	Erosion control measures	STA	\$400.00	4	\$1,600.00	0	\$0
2	Excavation (2' in depth width of ROW)	CY	\$2.75	3,763	\$10,348	0	\$0
3	Drainage	LF	\$200.00	400	\$80,000	0	\$0
4	7"-3600 PSI concrete street pavement	SY	\$42.00	1,111	\$46,667	0	\$0
5	6"-3600 PSI conc. parking	SY	\$40.00	1,173	\$46,920	0	\$0
6	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	2,467	\$6,784	0	\$0
7	Hydrated lime material	TN	\$175.00	41	\$7,175	0	\$0
8	Barrier free ramps	EA	\$1,250.00	0	\$0	2	\$2,500
9	Street signs	EA	\$650.00	0	\$0	2	\$1,300
10	6' wide concrete sidewalk	SF	\$4.00	4,800	\$19,200	0	\$0
11	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	4,800	\$19,200
12	Testing	SY	\$0.90	2,467	\$2,220	0	\$0
13	Payment, performance & maintenance bonds	LS	3.00%	1	\$6,627	1	\$690
14	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	27	\$32,400
TOTAL COST OF STREET " B-4"					\$227,542		\$56,090

CIRCLE "B1"		Units	Cost	Quantity	Total	Quantity	Total
Circle "B1"							
Circumference of Circle (LF)				25' B-B		25' B-B	
Circumference Circle/Length of Street (LF)				518		518	
1	Erosion control measures	STA	\$400.00	5	\$2,072.00	0	\$0
2	Excavation (2' in depth width of ROW)	CY	\$2.75	1,919	\$5,276	0	\$0
3	Drainage	LF	\$100.00	518	\$51,800	0	\$0
4	7"-3600 PSI concrete street pavement	SY	\$42.00	1,372	\$57,624	0	\$0
5	6"-3600 PSI conc. parking	SY	\$40.00	0	\$0	0	\$0
6	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	1,482	\$4,076	0	\$0
7	Hydrated lime material	TN	\$175.00	24	\$4,200	0	\$0
8	Barrier free ramps	EA	\$1,250.00	0	\$0	0	\$0
9	Street signs	EA	\$650.00	0	\$0	0	\$0
10	6' wide concrete sidewalk	SF	\$4.00	5,706	\$22,824	0	\$0
11	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	5,706	\$22,824
12	Testing	SY	\$0.90	1,482	\$1,334	0	\$0
13	Payment, performance & maintenance bonds	LS	3.00%	1	\$4,476	1	\$685
14	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	28	\$33,600
TOTAL COST OF CIRCLE " B1"					\$153,681		\$57,109

Street "B-1"		Units	Cost	Quantity	Total	Quantity	Total
Street "B-1"							
Length of Street Segment (LF)		850		25' B-B		25' B-B	
1	Erosion control measures	STA	\$400.00	9	\$3,400.00	0	\$0
2	Excavation (2' in depth width of ROW)	CY	\$2.75	5,604	\$15,410	0	\$0
3	Drainage	LF	\$200.00	850	\$170,000	0	\$0
4	7"-3600 PSI concrete street pavement	SY	\$42.00	2,361	\$99,162	0	\$0
5	6"-3600 PSI conc. parking	SY	\$40.00	2,929	\$117,160	0	\$0
6	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	5,712	\$15,708	0	\$0
7	Hydrated lime material	TN	\$175.00	94	\$16,450	0	\$0
8	Barrier free ramps	EA	\$1,250.00	0	\$0	4	\$5,000
9	Street signs	EA	\$650.00	0	\$0	2	\$1,300
10	6' wide concrete sidewalk	SF	\$4.00	10,200	\$40,800	0	\$0
11	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	10,200	\$40,800
12	Testing	SY	\$0.90	5,712	\$5,141	0	\$0
13	Payment, performance & maintenance bonds	LS	3.00%	1	\$14,497	1	\$1,413
14	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	56	\$67,200
SUBTOTAL					\$497,728		\$115,713

Appendix A: Road Improvement Details

Street "B-2"	Units	Cost	Public		Public Enhancement	
			Quantity	Total	Quantity	Total
Length of Street Segment (LF)	680		25' B-B		25' B-B	
1 Erosion control measures	STA	\$400.00	7	\$2,720.00	0	\$0
2 Excavation (2' in depth width of ROW)	CY	\$2.75	4,483	\$12,328	0	\$0
3 Drainage	LF	\$100.00	680	\$68,000	0	\$0
3 7"-3600 PSI concrete street pavement	SY	\$42.00	1,889	\$79,338	0	\$0
4 6"-3600 PSI conc. parking	SY	\$40.00	2,337	\$93,480	0	\$0
5 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	4,654	\$12,799	0	\$0
6 Hydrated lime material	TN	\$175.00	75	\$13,125	0	\$0
7 Barrier free ramps	EA	\$1,250.00	0	\$0	2	\$2,500
8 Street signs	EA	\$400.00	0	\$0	0	\$0
9 6' wide concrete sidewalk	SF	\$4.00	8,160	\$32,640	0	\$0
10 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	8,160	\$32,640
11 Testing	SY	\$0.90	4,654	\$4,189	0	\$0
12 Payment, performance & maintenance bonds	LS	3.00%	1	\$9,559	1	\$1,054
13 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	43	\$51,600
SUBTOTAL				\$328,177		\$87,794

STREET "B"

Street "B3"	Units	Cost	Quantity	Total	Quantity	Total
Length of Street Segment (LF)	410		25' B-B		25' B-B	
1 Erosion control measures	STA	\$400.00	4	\$1,640	0	\$0
2 Excavation (2' in depth width of ROW)	CY	\$2.75	1,488	\$4,092	0	\$0
3 Drainage	LF	\$100.00	410	\$41,000	0	\$0
4 7"-3600 PSI concrete street pavement	SY	\$42.00	1,139	\$47,838	0	\$0
5 6"-3600 PSI conc. parking	SY	\$40.00	0	\$0	0	\$0
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	1,230	\$3,383	0	\$0
7 Hydrated lime material	TN	\$175.00	20	\$3,500	0	\$0
8 Barrier free ramps	EA	\$1,250.00	0	\$0	4	\$5,000
9 Street signs	EA	\$650.00	0	\$0	1	\$650
10 6' wide concrete sidewalk	SF	\$4.00	4,920	\$19,680	0	\$0
11 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	4,920	\$19,680
12 Testing	SY	\$0.90	1,230	\$1,107	0	\$0
13 Payment, performance & maintenance bonds	LS	3.00%	1	\$3,667	1	\$760
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	27	\$32,400
SUBTOTAL				\$125,907		\$58,490

TOTAL COST OF STREET " B"	\$1,333,035	\$375,196
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STREET "C2"

Street "C2"	Units	Cost	Quantity	Total	Quantity	Total
Length of Street Segment (LF)	520		2 - 25' B-B		2 - 25' B-B	
1 Erosion control measures	STA	\$400.00	5	\$2,080.00	0	\$0
2 Excavation (2' in depth width of ROW)	CY	\$2.75	3,428	\$9,427	0	\$0
3 Drainage	LF	\$300.00	520	\$156,000	0	\$0
4 8"-3600 PSI concrete street pavement	SY	\$48.00	1,444	\$69,312	0	\$0
5 6"-3600 PSI conc. parking	SY	\$40.00	1,561	\$62,440	0	\$0
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	1,560	\$4,289	0	\$0
7 Hydrated lime material	TN	\$175.00	48	\$8,400	0	\$0
8 Barrier free ramps	EA	\$1,250.00	0	\$0	2	\$2,500
9 Street signs	EA	\$650.00	0	\$0	1	\$650
10 6' wide concrete sidewalk	SF	\$4.00	6,240	\$24,960	0	\$0
11 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	6,240	\$24,960
12 Testing	SY	\$0.90	1,560	\$1,404	0	\$0
13 Payment, performance & maintenance bonds	LS	3.00%	1	\$10,149	1	\$843
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	35	\$41,600
TOTAL COST OF STREET " C2"				\$348,461		\$70,553

Appendix A: Road Improvement Details

STREET "D1"		Public		Public Enhancement			
		Units	Cost	Quantity	Total	Quantity	Total
Length of Street Segment (LF)		400		25' B-B		25' B-B	
1	Erosion control measures	STA	\$400.00	4	\$1,600.00	0	\$0
2	Excavation (2' in depth width of ROW)	CY	\$2.75	2,637	\$7,252	0	\$0
3	Drainage	LF	\$300.00	400	\$120,000	0	\$0
4	7"-3600 PSI concrete street pavement	SY	\$42.00	1,111	\$46,662	0	\$0
5	6"-3600 PSI conc. parking	SY	\$40.00	1,082	\$43,280	0	\$0
6	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	2,368	\$6,512	0	\$0
7	Hydrated lime material	TN	\$175.00	39	\$6,825	0	\$0
8	Barrier free ramps	EA	\$1,250.00	0	\$0	4	\$5,000
9	Street signs	EA	\$650.00	0	\$0	2	\$1,300
10	6' wide concrete sidewalk	SF	\$4.00	4,800	\$19,200	0	\$0
11	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	4,800	\$19,200
12	Testing	SY	\$0.90	2,368	\$2,131	0	\$0
13	Payment, performance & maintenance bonds	LS	3.00%	1	\$7,604	1	\$765
14	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	26	\$31,200
TOTAL COST OF STREET " D1"					\$261,066		\$57,465

STREET "D2"		Public		Public Enhancement			
		Units	Cost	Quantity	Total	Quantity	Total
Length of Street Segment (LF)		340		25' B-B		25' B-B	
1	Erosion control measures	STA	\$400.00	3	\$1,360.00	0	\$0
2	Excavation (2' in depth width of ROW)	CY	\$2.75	2,241	\$6,164	0	\$0
3	Drainage	LF	\$200.00	340	\$68,000	0	\$0
4	7"-3600 PSI concrete street pavement	SY	\$42.00	944	\$39,648	0	\$0
5	6"-3600 PSI conc. parking	SY	\$40.00	1,225	\$49,000	0	\$0
6	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	2,343	\$6,443	0	\$0
7	Hydrated lime material	TN	\$175.00	39	\$6,825	0	\$0
8	Barrier free ramps	EA	\$1,250.00	0	\$0	4	\$5,000
9	Street signs	EA	\$650.00	0	\$0	2	\$1,300
10	6' wide concrete sidewalk	SF	\$4.00	4,080	\$16,320	0	\$0
11	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	4,080	\$16,320
12	Testing	SY	\$0.90	2,343	\$2,109	0	\$0
13	Payment, performance & maintenance bonds	LS	3.00%	1	\$5,876	1	\$679
14	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	24	\$28,800
TOTAL COST OF STREET " D2"					\$201,745		\$52,099

STREET "D3"		Public		Public Enhancement			
		Units	Cost	Quantity	Total	Quantity	Total
Length of Street Segment (LF)		200		25' B-B		25' B-B	
1	Erosion control measures	STA	\$400.00	2	\$800.00	0	\$0
2	Excavation (2' in depth width of ROW)	CY	\$2.75	726	\$1,996	0	\$0
3	Drainage	LF	\$200.00	200	\$40,000	0	\$0
4	7"-3600 PSI concrete street pavement	SY	\$42.00	761	\$31,962	0	\$0
5	6"-3600 PSI conc. parking	SY	\$40.00	0	\$0	0	\$0
6	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	822	\$2,261	0	\$0
7	Hydrated lime material	TN	\$175.00	14	\$2,450	0	\$0
8	Barrier free ramps	EA	\$1,250.00	0	\$0	2	\$2,500
9	Street signs	EA	\$650.00	0	\$0	1	\$650
10	6' wide concrete sidewalk	SF	\$4.00	2,400	\$9,600	0	\$0
11	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	2,400	\$9,600
12	Testing	SY	\$0.90	822	\$740	0	\$0
13	Payment, performance & maintenance bonds	LS	3.00%	1	\$2,694	1	\$383
14	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	12	\$14,400
TOTAL COST OF STREET " D3"					\$92,503		\$27,533

TOTAL COST OF STREET " D"					\$555,314	\$137,096
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Appendix A: Road Improvement Details

STREET "E1"		Public				Public Enhancement	
		Units	Cost	Quantity	Total	Quantity	Total
Length of Street Segment (LF)		440		25' B-B		25' B-B	
1	Erosion control measures	STA	\$400.00	4	\$1,760.00	0	\$0
2	Excavation (2' in depth width of ROW)	CY	\$2.75	2,770	\$7,619	0	\$0
3	Drainage	LF	\$100.00	440	\$44,000	0	\$0
4	7"-3600 PSI concrete street pavement	SY	\$42.00	1,222	\$51,324	0	\$0
5	6"-3600 PSI conc. parking	SY	\$40.00	1,382	\$55,280	0	\$0
6	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	2,812	\$7,733	0	\$0
7	Hydrated lime material	TN	\$175.00	46	\$8,050	0	\$0
8	Barrier free ramps	EA	\$1,250.00	0	\$0	6	\$7,500
9	Street signs	EA	\$650.00	0	\$0	2	\$1,300
10	6' wide concrete sidewalk	SF	\$4.00	5,280	\$21,120	0	\$0
11	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	5,280	\$21,120
12	Testing	SY	\$0.90	2,812	\$2,531	0	\$0
13	Payment, performance & maintenance bonds	LS	3.00%	1	\$5,982	1	\$898
14	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	35	\$42,000
SUBTOTAL					\$205,399		\$72,818

Street "E2"		Units	Cost	Quantity	Total	Quantity	Total
Length of Street Segment (LF)		390		25' B-B		25' B-B	
1	Erosion control measures	STA	\$400.00	4	\$1,560.00	0	\$0
2	Excavation (2' in depth width of ROW)	CY	\$2.75	2,571	\$7,071	0	\$0
3	Drainage	LF	\$100.00	390	\$39,000	0	\$0
4	7"-3600 PSI concrete street pavement	SY	\$42.00	1,083	\$45,486	0	\$0
5	6"-3600 PSI conc. parking	SY	\$40.00	1,358	\$54,320	0	\$0
6	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	2,637	\$7,252	0	\$0
7	Hydrated lime material	TN	\$175.00	44	\$7,700	0	\$0
8	Barrier free ramps	EA	\$1,250.00	0	\$0	4	\$5,000
9	Street signs	EA	\$650.00	0	\$0	2	\$1,300
10	6' wide concrete sidewalk	SF	\$4.00	4,680	\$18,720	0	\$0
11	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	4,680	\$18,720
12	Testing	SY	\$0.90	2,637	\$2,373	0	\$0
13	Payment, performance & maintenance bonds	LS	3.00%	1	\$5,504	1	\$751
14	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	26	\$31,200
SUBTOTAL					\$188,986		\$56,971

STREET "E3"		Units	Cost	Quantity	Total	Quantity	Total
Length of Street Segment (LF)		200		25' B-B		25' B-B	
1	Erosion control measures	STA	\$400.00	2	\$800.00	0	\$0
2	Excavation (2' in depth width of ROW)	CY	\$2.75	725	\$1,994	0	\$0
3	Drainage	LF	\$100.00	200	\$20,000	0	\$0
4	7"-3600 PSI concrete street pavement	SY	\$42.00	761	\$31,962	0	\$0
5	6"-3600 PSI conc. parking	SY	\$40.00	0	\$0	0	\$0
6	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	822	\$2,261	0	\$0
7	Hydrated lime material	TN	\$175.00	14	\$2,450	0	\$0
8	Barrier free ramps	EA	\$1,250.00	0	\$0	2	\$2,500
9	Street signs	EA	\$650.00	0	\$0	1	\$650
10	6' wide concrete sidewalk	SF	\$4.00	2,400	\$9,600	0	\$0
11	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	2,400	\$9,600
12	Testing	SY	\$0.90	822	\$740	0	\$0
13	Payment, performance & maintenance bonds	LS	3.00%	1	\$2,094	1	\$383
14	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	13	\$15,600
SUBTOTAL					\$71,900		\$28,733

TOTAL COST OF STREET " E"					\$466,285	\$158,521
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Appendix A: Road Improvement Details

STREET "F"		Public				Public Enhancement	
		Units	Cost	Quantity	Total	Quantity	Total
Street "F3"							
Length of Street Segment (LF)		190		25' B-B		25' B-B	
1	Erosion control measures	STA	\$400.00	2	\$760.00	0	\$0
2	Excavation (2' in depth width of ROW)	CY	\$2.75	690	\$1,896	0	\$0
3	Drainage	LF	\$100.00	190	\$19,000	0	\$0
4	7"-3600 PSI concrete street pavement	SY	\$42.00	698	\$29,316	0	\$0
5	6"-3600 PSI conc. parking	SY	\$40.00	0	\$0	0	\$0
6	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	754	\$2,074	0	\$0
7	Hydrated lime material	TN	\$175.00	12	\$2,100	0	\$0
8	Barrier free ramps	EA	\$1,250.00	0	\$0	2	\$2,500
9	Street signs	EA	\$650.00	0	\$0	1	\$650
10	6' wide concrete sidewalk	SF	\$4.00	2,280	\$9,120	0	\$0
11	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	2,280	\$9,120
12	Testing	SY	\$0.90	754	\$679	0	\$0
13	Payment, performance & maintenance bonds	LS	3.00%	1	\$1,948	1	\$368
14	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	12	\$14,400
SUBTOTAL					\$66,893		\$27,038

Street "F2"		Public				Public Enhancement	
		Units	Cost	Quantity	Total	Quantity	Total
Street "F2"							
Length of Street Segment (LF)		300		25' B-B		25' B-B	
1	Erosion control measures	STA	\$400.00	3	\$1,200.00	0	\$0
2	Excavation (2' in depth width of ROW)	CY	\$2.75	1,978	\$5,439	0	\$0
3	Drainage	LF	\$100.00	300	\$30,000	0	\$0
4	7"-3600 PSI concrete street pavement	SY	\$42.00	833	\$34,986	0	\$0
5	6"-3600 PSI conc. parking	SY	\$40.00	962	\$38,480	0	\$0
6	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	1,795	\$4,936	0	\$0
7	Hydrated lime material	TN	\$175.00	32	\$5,600	0	\$0
8	Barrier free ramps	EA	\$1,250.00	0	\$0	4	\$5,000
9	Street signs	EA	\$650.00	0	\$0	2	\$1,300
10	6' wide concrete sidewalk	SF	\$4.00	3,600	\$14,400	0	\$0
11	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	3,600	\$14,400
12	Testing	SY	\$0.90	1,795	\$1,616	0	\$0
13	Payment, performance & maintenance bonds	LS	3.00%	1	\$4,100	1	\$621
14	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	20	\$24,000
SUBTOTAL					\$140,756		\$45,321

Street "F1"		Public				Public Enhancement	
		Units	Cost	Quantity	Total	Quantity	Total
Street "F1"							
Length of Street Segment (LF)		500		25' B-B		25' B-B	
1	Erosion control measures	STA	\$400.00	5	\$2,000.00	0	\$0
2	Excavation (2' in depth width of ROW)	CY	\$2.75	3,296	\$9,065	0	\$0
3	Drainage	LF	\$200.00	500	\$100,000	0	\$0
4	7"-3600 PSI concrete street pavement	SY	\$42.00	1,389	\$58,338	0	\$0
5	6"-3600 PSI conc. parking	SY	\$40.00	1,312	\$52,480	0	\$0
6	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	2,917	\$8,022	0	\$0
7	Hydrated lime material	TN	\$175.00	48	\$8,400	0	\$0
8	Barrier free ramps	EA	\$1,250.00	0	\$0	4	\$5,000
9	Street signs	EA	\$650.00	0	\$0	2	\$1,300
10	6' wide concrete sidewalk	SF	\$4.00	6,000	\$24,000	0	\$0
11	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	6,000	\$24,000
12	Testing	SY	\$0.90	2,917	\$2,625	0	\$0
13	Payment, performance & maintenance bonds	LS	3.00%	1	\$7,948	1	\$909
14	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	32	\$38,400
SUBTOTAL					\$272,878		\$69,609

Appendix A: Road Improvement Details

Street "F4"	Units	Cost	Public		Public Enhancement	
			Quantity	Total	Quantity	Total
Length of Street Segment (LF)	260		25' B-B		25' B-B	
1 Erosion control measures	STA	\$400.00	3	\$1,040.00	0	\$0
2 Excavation (2' in depth width of ROW)	CY	\$2.75	944	\$2,595	0	\$0
3 Drainage	LF	\$100.00	260	\$26,000	0	\$0
4 7"-3600 PSI concrete street pavement	SY	\$42.00	848	\$35,616	0	\$0
5 6"-3600 PSI conc. parking	SY	\$40.00	0	\$0	0	\$0
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	916	\$2,519	0	\$0
7 Hydrated lime material	TN	\$175.00	15	\$2,625	0	\$0
8 Barrier free ramps	EA	\$1,250.00	0	\$0	4	\$5,000
9 Street signs	EA	\$650.00	0	\$0	2	\$1,300
10 6' wide concrete sidewalk	SF	\$4.00	3,120	\$12,480	0	\$0
11 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	3,120	\$12,480
12 Testing	SY	\$0.90	916	\$824	0	\$0
13 Payment, performance & maintenance bonds	LS	3.00%	1	\$2,511	1	\$563
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	18	\$21,600
SUBTOTAL				\$86,211		\$40,943

TOTAL COST OF STREET " F"	\$566,738	\$182,912
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STREET "G"

Street "G4"	Units	Cost	Quantity	Total	Quantity	Total
Length of Street Segment (LF)	180		25' B-B		25' B-B	
1 Erosion control measures	STA	\$400.00	2	\$720.00	0	\$0
2 Excavation (2' in depth width of ROW)	CY	\$2.75	653	\$1,797	0	\$0
3 Drainage	LF	\$100.00	180	\$18,000	0	\$0
4 7"-3600 PSI concrete street pavement	SY	\$42.00	782	\$32,844	0	\$0
5 6"-3600 PSI conc. parking	SY	\$40.00	0	\$0	0	\$0
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	845	\$2,324	0	\$0
7 Hydrated lime material	TN	\$175.00	14	\$2,450	0	\$0
8 Barrier free ramps	EA	\$1,250.00	0	\$0	2	\$2,500
9 Street signs	EA	\$650.00	0	\$0	1	\$650
10 6' wide concrete sidewalk	SF	\$4.00	2,160	\$8,640	0	\$0
11 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	2,160	\$8,640
12 Testing	SY	\$0.90	845	\$761	0	\$0
13 Payment, performance & maintenance bonds	LS	3.00%	1	\$2,026	1	\$354
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	12	\$14,400
SUBTOTAL				\$69,561		\$26,544

Street "G3"	Units	Cost	Quantity	Total	Quantity	Total
Length of Street Segment (LF)	380		25' B-B		25' B-B	
1 Erosion control measures	STA	\$400.00	4	\$1,520.00	0	\$0
2 Excavation (2' in depth width of ROW)	CY	\$2.75	2,505	\$6,889	0	\$0
3 Drainage	LF	\$100.00	380	\$38,000	0	\$0
4 7"-3600 PSI concrete street pavement	SY	\$42.00	1,056	\$44,352	0	\$0
5 6"-3600 PSI conc. parking	SY	\$40.00	1,075	\$43,000	0	\$0
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	2,301	\$6,328	0	\$0
7 Hydrated lime material	TN	\$175.00	38	\$6,650	0	\$0
8 Barrier free ramps	EA	\$1,250.00	0	\$0	2	\$2,500
9 Street signs	EA	\$650.00	0	\$0	2	\$1,300
10 6' wide concrete sidewalk	SF	\$4.00	4,560	\$18,240	0	\$0
11 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	4,560	\$18,240
12 Testing	SY	\$0.90	2,301	\$2,071	0	\$0
13 Payment, performance & maintenance bonds	LS	3.00%	1	\$5,011	1	\$661
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	24	\$28,800
SUBTOTAL				\$172,061		\$51,501

Appendix A: Road Improvement Details

Street "G2"	Units	Cost	Public		Public Enhancement	
			Quantity	Total	Quantity	Total
Length of Street Segment (LF)	550		25' B-B		25' B-B	
1 Erosion control measures	STA	\$400.00	6	\$2,200.00	0	\$0
2 Excavation (2' in depth width of ROW)	CY	\$2.75	1,996	\$5,490	0	\$0
3 Drainage	LF	\$100.00	550	\$55,000	0	\$0
4 7"-3600 PSI concrete street pavement	SY	\$42.00	1,465	\$61,530	0	\$0
5 6"-3600 PSI conc. parking	SY	\$40.00	0	\$0	0	\$0
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	1,582	\$4,351	0	\$0
7 Hydrated lime material	TN	\$175.00	26	\$4,550	0	\$0
8 Barrier free ramps	EA	\$1,250.00	0	\$0	4	\$5,000
9 Street signs	EA	\$650.00	0	\$0	2	\$1,300
10 6' wide concrete sidewalk	SF	\$4.00	6,600	\$26,400	0	\$0
11 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	6,600	\$26,400
12 Testing	SY	\$0.90	1,582	\$1,424	0	\$0
13 Payment, performance & maintenance bonds	LS	3.00%	1	\$4,828	1	\$981
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	36	\$43,200
SUBTOTAL				\$165,772		\$76,881

Street "G1"	Units	Cost	Public		Public Enhancement	
			Quantity	Total	Quantity	Total
Length of Street Segment (LF)	310		25' B-B		25' B-B	
1 Erosion control measures	STA	\$400.00	3	\$1,240.00	0	\$0
2 Excavation (2' in depth width of ROW)	CY	\$2.75	2,044	\$5,620	0	\$0
3 Drainage	LF	\$100.00	310	\$31,000	0	\$0
4 7"-3600 PSI concrete street pavement	SY	\$42.00	861	\$36,162	0	\$0
5 6"-3600 PSI conc. parking	SY	\$40.00	841	\$33,640	0	\$0
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	1,838	\$5,055	0	\$0
7 Hydrated lime material	TN	\$175.00	30	\$5,250	0	\$0
8 Barrier free ramps	EA	\$1,250.00	0	\$0	2	\$2,500
9 Street signs	EA	\$650.00	0	\$0	2	\$1,300
10 6' wide concrete sidewalk	SF	\$4.00	3,720	\$14,880	0	\$0
11 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	3,720	\$14,880
12 Testing	SY	\$0.90	1,838	\$1,654	0	\$0
13 Payment, performance & maintenance bonds	LS	3.00%	1	\$4,035	1	\$560
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	20	\$24,000
SUBTOTAL				\$138,536		\$43,240

TOTAL COST OF STREET " G "				\$545,931		\$198,166
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Street "R1"

Street "R1"	Units	Cost	Public		Public Enhancement	
			Quantity	Total	Quantity	Total
Length of Street Segment (LF)	740		25' B-B		25' B-B	
1 Erosion control measures	STA	\$400.00	7	\$2,960.00	0	\$0
2 Excavation (2' in depth width of ROW)	CY	\$2.75	3,563	\$9,798	0	\$0
3 Drainage	LF	\$100.00	740	\$74,000	0	\$0
4 6"-3600 PSI concrete street pavement	SY	\$36.00	2,056	\$74,016	0	\$0
5 6"-3600 PSI conc. parking	SY	\$40.00	973	\$38,920	0	\$0
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	3,270	\$8,993	0	\$0
7 Hydrated lime material	TN	\$175.00	54	\$9,450	0	\$0
8 Barrier free ramps	EA	\$1,250.00	0	\$0	0	\$0
9 Street signs	EA	\$650.00	0	\$0	1	\$650
10 6' wide concrete sidewalk	SF	\$4.00	8,880	\$35,520	0	\$0
11 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	8,880	\$35,520
12 Testing	SY	\$0.90	3,270	\$2,943	0	\$0
13 Payment, performance & maintenance bonds	LS	3.00%	1	\$7,698	1	\$1,085
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	50	\$60,000
TOTAL COST OF STREET " R1 "				\$264,298		\$97,255

Appendix A: Road Improvement Details

Street "R2"		Public			Public Enhancement		
	Street "R2"	Units	Cost	Quantity	Total	Quantity	Total
	Length of Street Segment (LF)	450		25' B-B		25' B-B	
1	Erosion control measures	STA	\$400.00	5	\$1,800.00	0	\$0
2	Excavation (2' in depth width of ROW)	CY	\$2.75	2,167	\$5,958	0	\$0
3	Drainage	LF	\$100.00	450	\$45,000	0	\$0
4	6"-3600 PSI concrete street pavement	SY	\$36.00	1,250	\$45,000	0	\$0
5	6"-3600 PSI conc. parking	SY	\$40.00	499	\$19,960	0	\$0
6	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	1,889	\$5,195	0	\$0
7	Hydrated lime material	TN	\$175.00	31	\$5,425	0	\$0
8	Barrier free ramps	EA	\$1,250.00	0	\$0	4	\$5,000
9	Street signs	EA	\$650.00	0	\$0	2	\$1,300
10	6' wide concrete sidewalk	SF	\$4.00	5,400	\$21,600	0	\$0
11	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	5,400	\$21,600
12	Testing	SY	\$0.90	1,889	\$1,700	0	\$0
13	Payment, performance & maintenance bonds	LS	3.00%	1	\$4,549	1	\$837
14	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	30	\$36,000
TOTAL COST OF STREET " R2"					\$156,187		\$64,737
TOTAL COST OF STREET " R"					\$420,485		\$161,992

Appendix B: Other Site Improvement Details

ENGINEER'S OPINION OF PROBABLE COST, PREPARED BY JBI PARTNERS, INC. ON NOV. 14, 2012
NORTHWEST CORNER OF US380 AND DNT, PROSPER, TEXAS JBI PROJECT NO. ATH003
Appendix cost estimates are approximate. Schedule 3 cost subtotals take precedence.

A1. Water On-Site (CIP)	Unit	Cost	Quant	Total
1 36" RCCP Pipe	LF	\$165.00	0	\$0
2 16" PVC Pipe	LF	\$60.00	10,005	\$600,300
3 12" PVC Pipe	LF	\$40.00	0	\$0
4 36" Valve with vault	EA	\$25,000.00	0	\$0
5 16" Valves	EA	\$5,500.00	12	\$66,000
6 12" Valves	EA	\$2,250.00	0	\$0
7 6" Valves	EA	\$850.00	12	\$10,200
8 Fire hydrants	EA	\$3,000.00	12	\$36,000
9 Fittings (1 ton per 1000')	TON	\$7,500.00	10.01	\$75,038
10 Connect to existing pipe	EA	\$3,500.00	4	\$14,000
11 Trench safety	LF	\$0.50	10,005	\$5,003
12 Testing	LF	\$2.00	10,005	\$20,010
13 Payment, performance & maint bonds	LS	3.00%	1	\$24,797
TOTAL				\$851,347

A2. Water On-Site (Public)	Unit	Cost	Quant	Total
1 16" PVC Pipe	LF	\$60.00	0	\$0
2 12" PVC Pipe	LF	\$40.00	14,715	\$588,600
3 16" Valves	EA	\$5,500.00	0	\$0
4 12" Valves	EA	\$2,250.00	37	\$83,250
5 6" Valves	EA	\$850.00	37	\$31,450
6 Fire hydrants	EA	\$3,000.00	37	\$111,000
7 Fittings (1 ton per 1000')	TON	\$5,000.00	14.72	\$73,575
8 Concrete encasement	LF	\$35.00	294	\$10,301
9 Connect to existing pipe	EA	\$1,500.00	6	\$9,000
10 Trench safety	LF	\$0.50	14,715	\$7,358
11 Testing	LF	\$2.00	14,715	\$29,430
12 Payment, performance & maint bonds	LS	3.00%	1	\$28,319
TOTAL				\$972,282

A3. Water On-Site (Developer)	Unit	Cost	Quant	Total
1 8" PVC Pipe	LF	\$25.00	13,010	\$325,250
2 8" Valves	EA	\$2,250.00	33	\$74,250
3 6" Valves	EA	\$850.00	37	\$31,450
4 Fire hydrants	EA	\$3,000.00	37	\$111,000
5 Fittings (1 ton per 1000')	TON	\$4,000.00	13.01	\$52,040
6 Concrete encasement	LF	\$35.00	260	\$9,107
7 Connect to existing pipe	EA	\$1,500.00	4	\$6,000
8 Trench safety	LF	\$0.50	13,010	\$6,505
9 Testing	LF	\$2.00	13,010	\$26,020
10 Payment, performance & maint bonds	LS	3.00%	1	\$19,249
TOTAL				\$660,871

B1. Sanitary Sewer Off-Site (CIP)	Units	Cost	Quant	Total
1 18" SDR 26 PVC Pipe	LF	\$85.00	7,360	\$625,600
2 5' Diameter manhole	EA	\$6,500.00	15	\$97,500
3 Concrete encasement	LF	\$45.00	147	\$6,624
4 Connect to existing manhole	EA	\$2,500.00	1	\$2,500
5 Trench safety	LF	\$0.50	7,360	\$3,680
6 Testing	LF	\$2.00	7,360	\$14,720
7 Payment, performance & maint bonds	LS	3.0%	1	\$22,519
TOTAL				\$1,479,282

Appendix B: Other Site Improvement Details

ENGINEER'S OPINION OF PROBABLE COST, PREPARED BY JBI PARTNERS, INC. ON NOV. 14, 2012
NORTHWEST CORNER OF US380 AND DNT, PROSPER, TEXAS JBI PROJECT NO. ATH003

Appendix cost estimates are approximate. Schedule 3 cost subtotals take precedence.

B2. Sanitary Sewer On-Site (CIP)	Units	Cost	Quant	Total
1 18" PVC Pipe	LF	\$65.00	2,790	\$181,350
2 12" PVC Pipe	LF	\$55.00	330	\$18,150
3 10" PVC Pipe	LF	\$40.00	0	\$0
4 8" PVC Pipe	LF	\$25.00	0	\$0
5 Concrete encasement	LF	\$35.00	62	\$2,184
6 5' Diameter manhole	EA	\$5,500.00	9	\$49,500
7 Connect to existing manhole	EA	\$1,500.00	1	\$1,500
8 Trench safety	LF	\$0.50	3,120	\$1,560
9 Testing	LF	\$2.00	3,120	\$6,240
10 Payment, performance & maint bonds	LS	3.0%	1	\$7,815
TOTAL				\$268,299

B3. Sanitary Sewer On-Site (Public)	Units	Cost	Quant	Total
1 12" PVC Pipe	LF	\$55.00	2,490	\$136,950
2 10" PVC Pipe	LF	\$40.00	0	\$0
3 8" PVC Pipe	LF	\$25.00	8,785	\$219,625
4 Concrete encasement	LF	\$35.00	226	\$7,893
5 5' Diameter manhole	EA	\$5,500.00	32	\$176,000
6 Connect to existing manhole	EA	\$1,500.00	1	\$1,500
7 Trench safety	LF	\$0.50	11,275	\$5,638
8 Testing	LF	\$2.00	11,275	\$22,550
9 Payment, performance & maint bonds	LS	3.0%	1	\$17,105
TOTAL				\$587,260

B4. Sanitary Sewer On-Site (Developer)	Units	Cost	Quant	Total
1 12" PVC Pipe	LF	\$55.00	0	\$0
2 10" PVC Pipe	LF	\$40.00	0	\$0
3 8" PVC Pipe	LF	\$25.00	3,160	\$79,000
4 Concrete encasement	LF	\$35.00	63	\$2,212
5 5' Diameter manhole	EA	\$5,500.00	9	\$49,500
6 Connect to existing manhole	EA	\$1,500.00	1	\$1,500
7 Trench safety	LF	\$0.50	3,160	\$1,580
8 Testing	LF	\$2.00	3,160	\$6,320
9 Payment, performance & maint bonds	LS	3.0%	1	\$4,203
TOTAL				\$144,315

C. Drainage (Multi-box Culvert Drainage along US 380)	Units	Cost	Quant	Total
1 4 barrel 8' x 3' RCB	LF	\$1,100.00	1,500	\$1,650,000
2 Storm junction box	EA	\$15,000.00	3	\$45,000
3 Wing wall at 4 barrel 8' x 3' RCB	EA	\$30,000.00	1	\$30,000
4 Rock rip rap	SY	\$85.00	80	\$6,800
5 Trench safety	LF	\$0.35	1,500	\$525
6 Testing	LF	\$1.25	1,500	\$1,875
7 Payment, performance & maint bonds	LS	3.00%	1	\$52,026
TOTAL				\$1,786,226

D. Parking Deck Infrastructure	Total
1 PARKING DECK D1-5 LEVELS (each level 185 spaces @ \$12,000 per space)	\$13,320,000
2 PARKING DECK F1-5 LEVELS (each level 135 spaces @ \$12,000 per space)	\$9,720,000
3 PARKING DECK G1-5 LEVELS (each level 330 spaces @ \$12,000 per space)	\$23,760,000
4 PARKING DECK R1-5 LEVELS (each level 190 spaces @ \$12,000 per space)	\$13,680,000
5 PARKING DECK R2-4 LEVELS (each level 110 spaces @ \$12,000 per space)	\$6,336,000
6 CONTINGENCY (10%)	\$6,681,600
TOTAL	\$73,497,600

Appendix C: Appraisals of Comparable Properties 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 2011, reflecting values as of January 1, 2011, unless otherwise indicated. Within use types, properties are sorted in descending order of total appraised value per SF of GFA. Improvement appraisals include garages, if on the premises. Gross floor area measurements exclude parking garages.

(a) Use	(b) Development Identity	(c) Street Address	(d) City	(e) City	(f) Gross Floor Area	(g) Land SF	(h) Floor Coverage	(i) Improvements	(j) Land	(k) Total Value	(l) Total per SF GFA	(m) Land per Land SF	(n) Appraisal Year	(o) Year Built	(p) Stories	(q) Units	(r) Bus. Personal Property	(s) BPP per SF GFA	
Mixed use centers																			
	The Crescent	100 Crescent	Dallas		1,722,192	433,082	3.98	\$246,022,620	\$38,977,380	\$285,000,000	\$165	\$90	2012	1983					
	shopping, theater	3699 McKinney			125,586	169,508	0.74	\$18,579,530	\$10,170,470	\$28,750,000	\$229	\$60							
	apartments	3699 McKinney			190,062	95,749	1.98	\$16,605,210	\$5,744,790	\$22,350,000	\$118	\$60			4	159			
	residential condos (20)	3699 McKinney			34,486	17,256	2.00	\$5,368,370	\$775,290	\$6,143,660	\$178	\$45				20			
	West Village		Dallas		350,134	282,513	1.24	\$40,553,110	\$8,475,390	\$57,243,660	\$163	\$30	2012	2000		179			
	Galleria	13350 Dallas			951,178	1,029,719		\$246,697,430	\$30,891,570	\$277,589,000		\$30		1981					
	garage	13350 Dallas			0	0		\$6,411,000	\$0	\$6,411,000			1981						
		5200 Alpha			0	80,163		\$0	\$2,004,080	\$2,004,080		\$25							
	Nordstrom	5200 Alpha			230,000	0		\$14,508,220	\$0	\$14,508,220				1995					
	Saks	13550 Dallas			171,000	0		\$7,793,960	\$0	\$7,793,960				1981					
	Macy's	13401 Noel			0	112,385		\$0	\$2,809,630	\$2,809,630		\$25							
	Macy's	13375 Noel			253,795	0		\$13,312,820	\$0	\$13,312,820				1984					
	Gap, etc.	13250 Dallas			127,639	0		\$5,725,000	\$0	\$5,725,000				1981					
	Galleria mall and department stores				1,733,612	1,222,267	1.42	\$294,448,430	\$35,705,280	\$330,153,710	\$190	\$29							
		13155 Noel			573,816	168,612		\$51,749,640	\$5,058,360	\$56,808,000		\$30		1990					
	child day care center	13255 Noel			9,888	0		\$500,000	\$0	\$500,000				1991					
		13355 Noel			493,925	114,585		\$46,987,450	\$3,437,550	\$50,425,000		\$30		1981					
		13455 Noel			457,985	85,617		\$44,028,490	\$2,568,510	\$46,597,000		\$30		1984					
	Galleria office buildings				1,535,614	368,814	4.16	\$143,265,580	\$11,064,420	\$154,330,000	\$101	\$30							
		13340 Dallas			473,645	0		\$45,805,050	\$0	\$45,805,050				1981	21	431			
		13340 Dallas			0	120,291		\$0	\$3,608,730	\$3,608,730									
	Westin Galleria Hotel				473,645	120,291	3.94	\$45,805,050	\$3,608,730	\$49,413,780	\$104	\$30							
		5244 Alpha			2,067	82,842		\$17,790	\$864,210	\$882,000		\$10		2005					
		5244 Alpha			0	15,481		\$0	\$387,030	\$387,030									
	Galleria vacant land				2,067	98,323	0.02	\$17,790	\$1,251,240	\$1,269,030		\$13							
	Galleria grand total		Dallas		3,744,938	1,809,695	2.07	\$483,536,850	\$51,629,670	\$535,166,520	\$143	\$29	2012						
	Legacy Town Center				108,337	272,816	0.40	\$1,557,760	\$4,092,240	\$5,650,000	\$52	\$15							
		5800 Legacy			62,853	140,829	0.45	\$8,556,199	\$2,112,442	\$10,668,641	\$170	\$15							
		5760 Legacy			106,144	218,236	0.49	\$22,763,481	\$2,618,827	\$25,382,308	\$239	\$12							
		7161 Bishop			30,814	52,969	0.58	\$3,869,224	\$1,059,379	\$4,928,603	\$160	\$20		2002					
		5700 Legacy			20,509	96,834	0.21	\$2,901,092	\$1,452,508	\$4,353,600	\$212	\$15		2002					
	Angelika, UO, Ginger Man	7205 Bishop			45,960	75,359	0.61	\$8,808,968	\$1,130,382	\$9,939,350	\$216	\$15					\$2,310,522	\$50	
	Retail stores and theater				374,617	857,043	0.44	\$48,456,724	\$12,465,778	\$60,922,502	\$163	\$15							
		7121 Bishop			341,917	124,608	2.74	\$39,673,380	\$1,869,120	\$41,542,500	\$121	\$15							
		7120 Dallas			0	57,173	0.00	\$814,040	\$1,143,460	\$1,957,500		\$20							
	Hotel				341,917	181,780	1.88	\$40,487,420	\$3,012,580	\$43,500,000	\$127	\$17							
		6900 Dallas			374,300	292,985	1.28	\$71,605,232	\$4,394,768	\$76,000,000	\$203	\$15							
		7160 Dallas			159,007	171,278	0.93	\$27,430,831	\$2,569,169	\$30,000,000	\$189	\$15							
	Office buildings				533,307	464,262	1.15	\$99,036,063	\$6,963,937	\$106,000,000	\$199	\$15							
		7008 Bishop			312,593	200,986	1.56	\$29,690,456	\$2,411,830	\$32,102,286	\$103	\$12							
		5760 Daniel			90,122	32,082	2.81	\$6,007,527	\$802,049	\$6,809,576	\$76	\$25							
		6901 Hansell			58,886	36,198	1.63	\$4,931,820	\$904,959	\$5,836,779	\$99	\$25		2006					
		4751 Martin			135,304	65,776	2.06	\$8,860,009	\$1,183,961	\$10,043,970	\$74	\$18		1999					
		5741 Martin			237,306	121,968	1.95	\$16,392,320	\$1,463,616	\$17,855,936	\$75	\$12							
		7001 Parkwood			254,948	143,330	1.78	\$22,599,955	\$1,719,958	\$24,319,913	\$95	\$12							
		Pearson			0	102,706	0.00	\$0	\$1,540,587	\$1,540,587		\$15							
		5700 Scruggs			92,676	66,211	1.40	\$8,403,741	\$1,324,224	\$9,727,965	\$105	\$20		2006					
		5701 Scruggs			53,638	34,482	1.56	\$4,974,726	\$862,053	\$5,836,779	\$109	\$25		2004					
		5701 Scruggs			96,347	107,419	0.90	\$9,089,478	\$1,611,284	\$10,700,762	\$111	\$15		2004					
		5720 Scruggs			16,526	19,467	0.85	\$1,458,919	\$486,674	\$1,945,593	\$118	\$25		2004					
	Multi-family rental dwellings				1,348,346	930,625	1.45	\$112,408,951	\$14,311,195	\$126,720,146	\$94	\$15							
	Open space	Legacy			0	102,527	0.00	\$0	\$1,000	\$1,000		\$0							
	Legacy Town Center (except Lunsford townhomes)		Plano		2,598,187	2,536,238	1.02	\$300,389,158	\$36,754,490	\$337,143,648	\$130	\$14	2012						

**Appendix C:
Appraisals of Comparable Properties in the Dallas-Fort Worth Metropolitan Area**

(a) Use	(b) Development Identity	(c) Street Address	(d) City	(e) City	(f) Gross Floor Area	(g) Land SF	(h) Floor Coverage	(i) Improvements	(j) Land	(k) Total Value	(l) Total per SF GFA	(m) Land per Land SF	(n) Appraisal Year	(o) Year Built	(p) Stories	(q) Units	(r) Bus. Personal Property	(s) BPP per SF GFA
	apartments	2140 Medical District			352,598	316,158	1.12	\$28,394,130	\$4,742,370	\$33,136,500	\$94	\$15	2008		4	396		
	apartments	2222 Medical District			304,102	203,218	1.50	\$28,301,730	\$3,048,270	\$31,350,000	\$103	\$15	2006		4	278		
	retail	2222 Medical District			57,251	35,077	1.63	\$3,358,880	\$526,160	\$3,885,040	\$68	\$15	2006		1			
	Cityville at Southwestern Medical		Dallas		361,353	238,295	1.52	\$31,660,610	\$3,574,430	\$35,235,040	\$98	\$15	2012	2006	4	278		
		5307 Mockingbird			589,374	379,682		\$34,054,590	\$20,882,510	\$54,937,100			1999			211		
	Mockingbird Station	5307 Mockingbird	Dallas		589,374	387,562	1.52	\$34,054,590	\$20,982,510	\$55,037,100	\$93	\$54	2012					
	apartments, retail, office	15500 Quorum			841,707	364,467	2.31	\$55,453,660	\$4,373,600	\$59,827,260	\$71	\$12	1998		4-7	610		
	apartments, retail	4949 Addison Circle			407,762	224,857	1.81	\$41,341,830	\$2,698,280	\$44,040,110	\$108	\$12	1996		4	460		
	apartments	4901 Morris			158,253	49,353	3.21	\$14,540,390	\$592,240	\$15,132,630	\$96	\$12	1999		4	171		
	apartments	4851 Morris			97,809	66,037	1.48	\$7,839,630	\$660,370	\$8,500,000	\$87	\$10	2000		4	93		
	Post at Addison Circle		Addison		1,505,531	704,713	2.14	\$119,175,510	\$8,324,490	\$127,500,000	\$85	\$12	2012			1,334		
General Retail																		
	Highland Park Village	4200 Mockingbird			278,142	423,054		\$56,465,550	\$43,559,900	\$100,025,450		\$103	1931					
	HPV parking north of Mockingbird	4200 Mockingbird			0	100,663		\$0	\$4,974,550	\$4,974,550		\$49						
	Highland Park Village		High. Park		278,142	523,717	0.53	\$56,465,550	\$48,534,450	\$105,000,000	\$378	\$93	2012					
	Mockingbird Central Plaza	5400 Mockingbird	Dallas		71,120	185,718	0.38	\$6,425,570	\$13,000,260	\$19,425,830	\$273	\$70	2012	1985	2		\$1,739,920	\$24
	NorthPark	8687 N. Central			1,713,484	3,345,060	0.51	\$358,796,400	\$200,703,600	\$559,500,000	\$327	\$60	1965		2		\$122,626,249	\$72
	Macy's	7901 W. Northwest			250,000	151,088	1.65	\$10,209,380	\$9,065,280	\$19,274,660	\$77	\$60	2000		2		\$11,798,380	\$47
	Nordstrom	7901 W. Northwest			202,905	0		\$16,130,950	\$0	\$16,130,950			2004		2		\$19,399,290	\$96
	Neiman Marcus	400 Northpark			139,940	83,625	1.67	\$12,582,500	\$5,017,500	\$17,600,000	\$126	\$60	1965		2		\$25,933,200	\$185
		8850 Boedeker			64,307	87,165	0.74	\$16,760	\$4,358,240	\$4,375,000	\$68	\$50	1973		3		N.A.	
	NorthPark total		Dallas		2,370,636	3,666,938	0.65	\$397,735,990	\$219,144,620	\$616,880,610	\$260	\$60	2012				\$179,757,119	\$78
	Lincoln Park (retail with grocery)	7700 W. Northwest	Dallas		153,642	502,208	0.31	\$6,867,520	\$30,132,480	\$37,000,000	\$241	\$60	2012	1997			\$4,992,560	\$32
	Walgreen's	5742 E. Mockingbird	Dallas		15,328	63,005	0.24	\$1,229,580	\$1,575,130	\$2,804,710	\$183	\$25	2012	2001	1		\$1,120,060	\$73
	Sleep Experts, etc	10910 N Central			10,215	45,999	0.22	\$542,870	\$919,980	\$1,462,850	\$143	\$20	2005		1		\$98,000	\$10
		10910 N Central			0	7,356	0.00	\$0	\$50,000	\$50,000		\$7						
		10910 N Central			13,172	52,141	0.25	\$966,960	\$1,042,820	\$2,009,780	\$153	\$20	2005		1		\$98,220	\$7
	Backyard Burgers	10930 N Central			2,223	19,950	0.11	\$339,040	\$399,000	\$738,040	\$332	\$20	2006		1		\$128,350	\$58
	Royal Crossing Shopping Center		Dallas		25,610	125,446	0.20	\$1,848,870	\$2,411,800	\$4,260,670	\$166	\$19	2012				\$324,570	\$13
	Southlake Town Square commercial Excluding tax-exempt properties Taxable, including tax-exempt SF		Southlake Southlake		1,143,012 1,541,319	2,424,705 3,046,932	0.47 0.51	\$183,771,608 \$183,771,608	\$25,342,121 \$25,342,121	\$209,113,729 \$209,113,729	\$183 \$136	\$10 \$8	2010 2010					
	Whatburger, Taco Bell, Long John Mixed retail and services	1201 W. Glade 1301 W. Glade	Euless Euless		6,951 73,739	66,399 331,152	0.10 0.22	\$945,264 \$7,322,250	\$1,344,580 \$2,483,640	\$2,289,844 \$9,805,890	\$329 \$133	\$20 \$8	2003 2001				\$254,531 \$1,492,089	\$37 \$20
	Chick-Fil-A, Parker Uniforms, etc.	3001 State Hwy. 121	Euless		4,162	40,709	0.10	\$185,018	\$824,357	\$1,009,375	\$243	\$20	2001				\$695,339	\$167
	7-Eleven and Citgo	3011 State Hwy. 121	Euless		3,285	40,075	0.08	\$193,028	\$901,688	\$1,094,716	\$333	\$23	1998				\$215,661	\$66
	Heritage Crossing Center total	1201 W. Glade	Euless		88,137	478,335	0.18	\$8,645,560	\$5,554,265	\$14,199,825	\$161	\$12	2012	2003			\$2,657,620	\$30
	MacArthur Mills shopping center	4000 N. MacArthur	Irving		137,223	572,269	0.24	\$14,277,310	\$5,722,690	\$20,000,000	\$146	\$10	2012	1987				
	CVS	3614 Camp Bowie	Fort Worth		16,092	70,800	0.23	\$684,570	\$1,593,000	\$2,277,570	\$142	\$23	2010		1		\$955,411	\$59
	Grapevine Mills Center	2225 Grapevine Mills Cir 2219 Grapevine Mills Cir			78,344 53,384	149,063 144,794	0.53 0.37	\$4,981,422 \$4,469,636	\$894,378 \$868,764	\$5,875,800 \$5,338,400	\$75 \$100	\$6 \$6	1997 1997					
	Grapevine Mills Center total	3000 Grapevine Mills Pkwy	Grapevine		1,244,207 1,375,935	5,423,176 5,717,033	0.23 0.24	\$147,406,980 \$156,858,038	\$32,539,056 \$34,302,198	\$179,946,036 \$191,160,236	\$145 \$139	\$6 \$6	1997 2011					
	Stonebriar Mall dept. stores (5) Other mall stores inside ring road Stonebriar Mall outside ring road				884,477 1,232,169 525,865	2,475,763 2,147,726 3,661,545	0.36 0.57 0.14	\$19,956,505 \$206,462,298 \$43,755,263	\$24,757,630 \$21,958,340 \$53,081,085	\$44,714,135 \$228,420,638 \$96,836,348	\$51 \$185 \$184	\$10 \$10 \$14						
	Stonebriar Mall total		Frisco		2,642,511	8,285,034	0.32	\$270,174,066	\$99,797,055	\$369,971,121	\$140	\$12	2012	2000				
	Best Buy, Toys R Us, Golf Galaxy	9358 N. Central	Dallas		184,996	636,318	0.29	\$9,092,050	\$15,907,950	\$25,000,000	\$135	\$25	2012	1992			\$6,504,550	\$35

**Appendix C:
Appraisals of Comparable Properties in the Dallas-Fort Worth Metropolitan Area**

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	(s)
Use	Development Identity	Street Address	City		Gross Floor Area	Land SF	Floor Coverage	Improvements	Land	Total Value	Total per SF GFA	Land per Land SF	Appraisal Year	Year Built	Stories	Units	Bus. Personal Property	BPP per SF GFA
	South Frisco Village	2930 Preston	Frisco		234,866	1,092,703	0.21	\$20,758,376	\$8,741,624	\$29,500,000	\$126	\$8	2012	2001			\$7,735,970	\$33
		907 Bethany			753,787	1,287,546	0.59	\$87,527,665	\$7,725,279	\$95,252,944	\$126	\$6		2007				
		985 Bethany			72,060	186,228	0.39	\$6,178,709	\$1,117,366	\$7,296,075	\$101	\$6		2007				
	Watters Creek at Montgomery Farm		Allen		825,847	1,473,774	0.56	\$93,706,374	\$8,842,645	\$102,549,019	\$124	\$6	2012					
	medical and Chipotle	11613 N. Central			61,916	209,038	0.30	\$1,567,300	\$4,703,360	\$6,270,660	\$101	\$23		1979			\$712,870	
	medical	11617 N. Central			28,400	88,879	0.32	\$1,056,320	\$1,999,780	\$3,056,100	\$108	\$23		1979			\$1,092,940	
	Boston Market	11717 N. Central			4,240	24,805	0.17	\$274,180	\$595,320	\$869,500	\$205	\$24		1981			\$351,410	
	7-Eleven	7950 Forest			2,016	16,291	0.12	\$304,080	\$488,730	\$792,810	\$393	\$30		1976			\$134,430	
	Schlotzky's	7804 Forest			2,700	13,984	0.19	\$197,210	\$314,640	\$511,850	\$190	\$23		1979			\$70,180	
	Taco Bueno	7940 Forest			2,806	23,640	0.12	\$41,040	\$567,360	\$608,400	\$217	\$24		1979			\$130,650	
	Central Forest Shopping Center total		Dallas		102,078	376,637	0.27	\$3,440,130	\$8,669,190	\$12,109,320	\$119	\$23	2012				\$2,492,480	\$24
	Chase Bank	908 McDermott W.			4,485	52,485	0.09	\$586,105	\$970,973	\$1,557,078	\$347	\$18		1999			\$238,615	\$53
	Hobby Lobby, Fed Ex	107 Central N.			135,221	504,826	0.27	\$14,327,760	\$3,533,782	\$17,861,542	\$132	\$7		1999			\$789,072	\$6
	Compass Bank	806 McDermott W.			2,607	54,886	0.05	\$334,590	\$987,948	\$1,322,538	\$507	\$18		1999			\$66,350	\$25
	Jack in the Box	804 McDermott W.			2,799	35,092	0.08	\$372,569	\$666,748	\$1,039,317	\$371	\$19		1999			\$98,850	\$35
	Golden Chick	802 McDermott W.			3,915	56,192	0.07	\$299,788	\$1,180,040	\$1,479,828	\$378	\$21		1999			\$159,699	\$41
	Chipotle Mexican Grill	103 Central N.			4,683	40,946	0.11	\$448,382	\$777,974	\$1,226,356	\$262	\$19		2000			\$108,989	\$23
	Stacy's Furniture, etc.	111 Central N.			125,370	447,453	0.28	\$5,287,855	\$3,355,898	\$8,643,753	\$69	\$8		1999			\$2,201,800	\$18
	Arby's	201 Central N.			2,950	35,589	0.08	\$398,076	\$605,013	\$1,003,089	\$340	\$17		1999			\$63,857	\$22
	Holiday Inn Express	205 Central N.			50,523	92,430	0.55	\$2,814,345	\$785,655	\$3,600,000	\$71	\$9		2006			\$0	\$0
	On the Border	213 Central N.			7,200	66,054	0.11	\$684,848	\$1,122,918	\$1,807,766	\$251	\$17		2000			\$224,466	\$31
		209 Central N.			4,188	23,435	0.18	\$319,117	\$398,395	\$717,512	\$171	\$17		2001				
	Jason's Deli, misc. retail	906 McDermott W.			29,259	186,380	0.16	\$3,130,756	\$1,304,660	\$4,435,416	\$152	\$7		1999			\$2,098,372	\$72
	Tom Thumb	900 McDermott W.			59,964	267,350	0.22	\$3,267,433	\$2,005,125	\$5,272,558	\$88	\$8		1999			\$2,991,904	\$50
		914 McDermott W.			7,500	29,664	0.25	\$1,173,978	\$504,288	\$1,678,266	\$224	\$17		2000				
	Chik-Fil-A	902 McDermott W.			3,910	32,247	0.12	\$552,435	\$548,199	\$1,100,634	\$281	\$17		1999			\$288,525	\$74
	SWH	810 McDermott W.			6,800	52,904	0.12	\$657,523	\$925,820	\$1,583,343	\$240	\$18		2000			\$316,700	\$48
	24-Hour Fitness	510 Watters N.			38,485	146,017	0.26	\$4,183,201	\$803,096	\$4,986,297	\$130	\$5		2002			\$477,621	\$12
	vacant	504 Watters N.			0	55,452	0.00	\$0	\$304,985	\$304,985	\$5	\$5					\$0	N.A.
	McDermott @ Central (NW corner)		Allen		489,659	2,179,403	0.22	\$38,838,761	\$20,781,517	\$59,620,278	\$122	\$10	2012				\$10,124,820	\$21
	Preston Forest Shopping Center	11700 Preston			0	364,015	0.00	\$0	\$5,460,230	\$5,460,230	\$15							
	Whole Foods	11700 Preston			78,040	51,960	1.50	\$6,153,460	\$779,400	\$6,932,860	\$89	\$15		2006			\$4,604,290	\$59
		11700 Preston			27,824	27,824	1.00	\$1,736,890	\$417,360	\$2,154,250	\$77	\$15		1960				
		11700 Preston			88,700	42,200	2.10	\$7,023,110	\$633,000	\$7,656,110	\$86	\$15		1961			\$953,510	\$11
	Stapels	11700 Preston			29,680	29,280	1.01	\$2,254,060	\$439,200	\$2,693,260	\$91	\$15		1960				
		11700 Preston			21,380	21,380	1.00	\$1,675,690	\$427,600	\$2,103,290	\$98	\$20		1958				
	Wells Fargo	11730 Preston			3,120	15,655	0.20	\$605,350	\$469,650	\$1,075,000	\$345	\$30		2003			\$204,700	\$66
	Preston Forest Shopping Center		Dallas		248,744	552,314	0.45	\$19,448,560	\$8,626,440	\$28,075,000	\$113	\$16	2012					
	Oaktree Plaza Shopping Center	1447 S Loop 288	Denton		69,406	324,086	0.21	\$2,791,790	\$3,889,032	\$6,680,822	\$96	\$12	2012	1998	1			
	Willow Bend Mall dept. stores (4)				723,629	731,322	0.99	\$22,404,305	\$8,647,683	\$31,051,988	\$43	\$12						
	Other mall stores				856,870	2,684,450	0.32	\$61,155,496	\$26,844,504	\$88,000,000	\$103	\$10						
	Park Blvd. pad sites				50,628	435,252	0.12	\$6,321,746	\$11,127,991	\$17,449,737	\$345	\$26						
	Willow Bend Mall total		Plano		1,631,127	3,851,024	0.42	\$89,881,547	\$46,620,178	\$136,501,725	\$84	\$12	2012	2000				
	Target	8550 East Freeway			103,664	392,140	0.26	\$2,155,200	\$2,941,050	\$5,096,250	\$49	\$8					\$2,369,942	\$23
	UA Theater, Ross, Conn's, etc.	8350 East Freeway			310,310	1,958,221	0.16	\$7,799,022	\$14,485,269	\$22,284,291	\$72	\$7					\$4,765,326	\$15
	Eastchase Market		Fort Worth		413,974	2,350,361	0.18	\$9,954,222	\$17,426,319	\$27,380,541	\$66	\$7	2011	1995			\$7,135,268	\$17
	Big Box Retail																	
	Best Buy	1515 W. State Hwy 114	Grapevine		45,250	179,928	0.25	\$2,836,103	\$1,743,650	\$4,579,753	\$101	\$10	2011				\$2,754,169	\$61
	Ashley Furniture, TRS Furnishings	3400 Grapevine Mills	Grapevine		51,575	188,876	0.27	\$2,422,364	\$2,077,636	\$4,500,000	\$87	\$11	2011	2004			\$745,039	\$14
	Wal-Mart Supercenter	1721 Custer N.	McKinney		207,893	970,343	0.21	\$11,920,488	\$5,819,525	\$17,740,013	\$85	\$6	2012	2006			\$8,177,926	\$39
	Best Buy	6750 West Freeway	Fort Worth		27,812	84,736	0.33	\$1,707,112	\$677,888	\$2,385,000	\$86	\$8	2011				\$1,637,235	\$59

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(a) Use	(b) Development Identity	(c) Street Address	(d) City	(e)	(f) Gross Floor Area	(g) Land SF	(h) Floor Coverage	(i) Improvements	(j) Land	(k) Total Value	(l) Total per SF GFA	(m) Land per Land SF	(n) Appraisal Year	(o) Year Built	(p) Stories	(q) Units	(r) Bus. Personal Property	(s) BPP per SF GFA	
Home Depot		6010 Skillman			97,191	384,138	0.25	\$1,000	\$5,762,070	\$5,763,070	\$59	\$15	1992						
Home Depot		6320 Eastridge			12,080	303,613		\$1,993,090	\$2,428,900	\$4,421,990	\$366	\$8							
Home Depot			Dallas		109,271	687,751	0.16	\$1,994,090	\$8,190,970	\$10,185,060	\$93	\$12	2012						
Best Buy		2800 N. Central	Plano		45,830	215,012	0.21	\$1,880,792	\$1,935,108	\$3,815,900	\$83	\$9	2012	1999			\$2,840,805	\$62	
Costco		1701 Dallas	Plano		159,547	682,324	0.23	\$4,553,013	\$8,529,050	\$13,082,063	\$82	\$13	2012	2001			\$12,110,156	\$76	
Wal-Mart Supercenter		6000 Coit	Plano		112,965	545,241	0.21	\$5,331,624	\$3,544,067	\$8,875,691	\$79	\$7	2012	2000			\$5,052,481	\$45	
Costco		3800 Central N.	Plano		151,761	716,998	0.21	\$6,621,855	\$5,018,983	\$11,640,838	\$77	\$7	2012	2000			\$10,584,131	\$70	
Wal-Mart Supercenter		6001 Central N.	Plano		208,390	840,621	0.25	\$7,806,029	\$6,724,967	\$14,530,996	\$70	\$8	2012	1994			\$9,465,024	\$45	
Super Target		5301 N. Garland	Garland		174,664	564,455	0.31	\$6,303,060	\$5,644,550	\$11,947,610	\$68	\$10	2012	2002			\$4,629,730	\$27	
Costco		2604 E Southlake	Southlake		146,683	713,084	0.21	\$6,002,226	\$3,565,420	\$9,567,646	\$65	\$5	2011	2001			\$9,946,271	\$68	
Super Target		601 S. Plano	Richardson		175,680	624,825	0.28	\$6,837,220	\$4,998,600	\$11,835,820	\$67	\$8	2012	2002			\$4,467,380	\$25	
Lowe's		11920 Inwood	Dallas		131,740	648,303	0.20	\$649,320	\$7,779,640	\$8,428,960	\$64	\$12	2012	1997			\$5,306,750	\$40	
Costco		600 W Arbrook	Arlington		147,706	679,080	0.22	\$2,289,634	\$6,790,800	\$9,080,434	\$61	\$10	2011	2001			\$9,975,907	\$68	
Wal-Mart Supercenter		8801 Ohio	Plano		224,132	934,645	0.24	\$7,534,570	\$7,009,838	\$14,544,408	\$65	\$7	2012	2000			\$7,899,132	\$35	
Costco		4901 Citylake E	Fort Worth		152,095	867,626	0.18	\$3,526,618	\$6,073,382	\$9,600,000	\$63	\$7	2011	2000			\$9,080,131	\$60	
Lowe's		1710 Chalk Hill	Dallas		132,008	628,571	0.21	\$3,990,630	\$3,771,430	\$7,762,060	\$59	\$6	2012				\$4,692,840	\$36	
Super Target		3730 Belt Line	Addison		122,202	502,574	0.24	\$3,511,910	\$4,020,590	\$7,532,500	\$62	\$8	2012	1993			\$3,436,470	\$28	
Super Target		1401 W. Glade	Euless		181,350	630,971	0.29	\$8,016,305	\$3,154,855	\$11,171,160	\$62	\$5	2010				\$4,372,422	\$24	
Super Target		1400 Precinct Line	Hurst		164,832	742,441	0.22	\$6,441,446	\$3,712,205	\$10,153,651	\$62	\$5	2010				\$3,760,793	\$23	
Costco		250 US Hwy 67	Duncanville		152,734	716,998	0.21	\$5,928,260	\$1,971,740	\$7,900,000	\$52	\$3	2012	2006			\$9,612,690	\$63	
Home Depot		11682 Forest Central	Dallas		110,214	547,549	0.20	\$901,000	\$5,475,490	\$6,376,490	\$58	\$10	2012	1998			\$5,273,770	\$48	
Home Depot		6411 Precinct Line	NRH		114,189	674,114	0.17	\$4,320,219	\$2,157,865	\$6,478,084	\$57	\$3	2010				\$4,519,810	\$40	
Home Depot		2220 N. Coit	Richardson		111,920	467,225	0.24	\$3,196,350	\$2,803,350	\$5,999,700	\$54	\$6	2012	1999			\$4,605,440	\$41	
Ross		4629 S. Hulen	Fort Worth		29,280	111,949	0.26	\$47,850	\$1,427,350	\$1,475,200	\$50	\$13	2011				\$355,896	\$12	
Home Depot		251 Industrial	Euless		107,500	539,206	0.20	\$3,227,176	\$2,156,824	\$5,384,000	\$50	\$4	2010				\$4,798,256	\$45	
Lowe's		8520 S. Hampton	Dallas		130,112	774,536	0.17	\$745,350	\$5,421,750	\$6,167,100	\$47	\$7	2012	1997			\$4,638,230	\$36	
Home Depot		300 Village Center	Southlake		128,775	502,138	0.26	\$814,758	\$4,519,242	\$5,334,000	\$41	\$9	2010				\$5,081,718	\$39	
Supermarkets																			
Tom Thumb		7117 Inwood	Dallas		42,203	106,766	0.40	\$3,888,680	\$2,135,320	\$6,024,000	\$143	\$20	2012	2010			\$3,600,590	\$85	
Central Market		5750 E. Lovers	Dallas		76,589	313,984	0.24	\$926,550	\$7,256,320	\$8,182,870	\$107	\$23	2012	2001			\$6,229,810	\$81	
Tom Thumb		3757 Forest	Dallas		48,250	165,789	0.29	\$2,700,920	\$1,657,890	\$4,358,810	\$90	\$10	2012	1984			\$2,627,110	\$54	
Tom Thumb		900 McDermott W.	Allen		59,964	267,350	0.22	\$3,267,433	\$2,005,125	\$5,272,558	\$88	\$8	2012	1999			\$2,704,325	\$45	
Kroger		5665 E. Mockingbird	Dallas		79,228	349,046	0.23	\$869,490	\$5,889,090	\$6,758,580	\$85	\$17	2012	1994			\$3,328,410	\$42	
Tom Thumb		4848 Preston	Frisco		63,369	276,044	0.23	\$3,191,648	\$2,208,352	\$5,400,000	\$85	\$8	2012	1999			\$2,885,846	\$46	

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	Kroger	950 E. Sandy Lake	Coppell		63,507	305,294	0.21	\$1,916,370	\$2,442,350	\$4,358,720	\$69	\$8	2012	1998			\$4,328,110	\$68	
	Kroger	160 Coit	Richardson		72,808	306,632	0.24	\$2,223,530	\$1,947,350	\$4,170,880	\$57	\$6	2012	1995			\$1,900,050	\$26	
Restaurants																			
	Freddy's Frozen Custard	2820 State Hwy 121	Euless		3,545	37,371	0.09	\$258,753	\$934,275	\$1,193,028	\$337	\$25	2012	2008			\$183,366	\$52	
	Applebee's	1820 University W.	McKinney		5,489	72,092	0.08	\$507,377	\$1,297,656	\$1,805,033	\$329	\$18	2012	1993			\$143,808	\$26	
	Chili's	1610 N. Cockrell Hill	Dallas		5,844	85,072	0.07	\$635,920	\$1,280,080	\$1,916,000	\$328	\$15	2012	2004			\$252,860	\$43	
	McDonald's	13105 Montfort	Dallas		4,612	30,000	0.15	\$766,020	\$733,980	\$1,500,000	\$325	\$24	2012	2001			\$406,190	\$88	
	Red Lobster	3056 Preston	Frisco		7,087	74,226	0.10	\$604,723	\$1,484,520	\$2,089,243	\$295	\$20	2012	2001			\$183,846	\$26	
	Steak N Shake	2205 Grapevine Mills	Grapevine		3,884	54,791	0.07	\$98,149	\$1,027,331	\$1,125,480	\$290	\$19	2012	2001			\$112,267	\$29	
	Olive Garden	2886 Preston	Frisco		8,144	76,666	0.11	\$750,095	\$1,533,320	\$2,283,415	\$280	\$20	2012	2001			\$288,084	\$35	
	Cracker Barrel	2700 Grapevine Mills	Grapevine		10,148	86,748	0.12	\$890,370	\$1,759,630	\$2,650,000	\$261	\$20	2012	2006			\$507,621	\$50	
	Texas Roadhouse	3001 State Hwy 121	Bedford		7,200	100,912	0.07	\$964,970	\$731,612	\$1,696,582	\$236	\$7	2012	2005			\$230,107	\$32	
	Dickey's Barbecue	711 Keller Parkway	Keller		3,434	37,805	0.09	\$240,485	\$415,855	\$656,340	\$191	\$11	2012	2005			\$155,147	\$45	
	Chili's	329 Spring Valley	Richardson		6,176	51,531	0.12	\$683,030	\$412,250	\$1,095,280	\$177	\$8	2012	1982			\$153,840	\$25	
	Pappadeaux	725 S. Central	Richardson		10,620	130,811	0.08	\$837,440	\$1,046,490	\$1,883,930	\$177	\$8	2012	1991			\$251,300	\$24	
	Applebee's	2215 Grapevine Mills	Grapevine		6,897	62,467	0.11	\$235,251	\$937,005	\$1,172,256	\$170	\$15	2012	1999			\$221,287		
	Chili's	12815 Preston	Dallas		6,356	17,500	0.36	\$503,360	\$516,640	\$1,020,000	\$160	\$30	2012	1983			\$280,050	\$44	
	Pappasito's	723 S. Central	Richardson		9,145	71,874	0.13	\$489,060	\$574,990	\$1,064,050	\$116	\$8	2012	1982			\$225,700	\$25	
Hotels																			
	Ritz Carlton	2121 McKinney	Dallas		284,513	145,686	1.95	\$26,427,640	\$13,111,740	\$39,539,380	\$139	\$90	2012	2005	8	217			
	W Hotel	2440 Victory Park	Dallas		294,261	20,086	14.65	\$35,143,910	\$1,004,290	\$36,148,200	\$123	\$50	2012	2004	12	252			
	Marriott Residences	2500 Museum	Fort Worth		106,804	103,280	1.03	\$9,286,955	\$3,363,830	\$12,650,785	\$118	\$33	2012			150			
	Melrose Hotel	3015 Oak Lawn	Dallas		146,350	118,744	1.23	\$10,596,990	\$5,937,200	\$16,534,190	\$113	\$50	2012	1923	8	184			
	Hampton Inn	3199 Parkwood	Frisco		67,298	127,021	0.53	\$5,296,023	\$1,905,300	\$7,201,323	\$107	\$15	2012	2002		105			
	Embassy Suites	7600 John Q. Hammons	Frisco		309,688	80,586	3.84	\$30,791,210	\$1,208,790	\$32,000,000	\$103	\$15	2012	2004		329			
	Marriott	8440 Freeport	Irving		367,000	504,367	0.73	\$34,978,160	\$2,521,840	\$37,500,000	\$102	\$5	2012	1981	19	492	\$1,078,080	\$3	
	Embassy Suites	2401 Bass Pro	Grapevine		329,353	354,251	0.93	\$29,103,239	\$3,896,761	\$33,000,000	\$100	\$11	2012	1998		329	\$107,508	\$0	
	Fairmont Hotel	1717 N. Akard	Dallas		579,037	98,886	5.86	\$49,942,980	\$5,933,160	\$55,876,140	\$96	\$60	2012	1961	24	550			
	Gaylord Texan	1501 Gaylord Trail	Grapevine		2,886,535	2,231,971	1.29	\$266,417,640	\$7,811,898	\$274,229,538	\$95	\$3	2012	2004		1,511	\$1,446,817	\$1	
	Hampton Inn	13600 North Freeway	Fort Worth		64,439	101,843	0.63	\$5,047,685	\$814,744	\$5,862,429	\$91	\$8	2012			102			
	Homewood Suites	2214 W. Grapevine Mills C	Grapevine		85,831	117,495	0.73	\$6,307,010	\$1,409,940	\$7,716,950	\$90	\$12	2012	2000		105			
	Richardson Hotel	701 E. Campbell	Richardson		238,184	304,920	0.78	\$15,808,930	\$2,439,360	\$18,248,290	\$77	\$8	2012	1986	18	342	\$20,550	\$0	
	Holiday Inn Express	4220 Preston	Frisco		32,080	62,674	0.51	\$1,813,250	\$626,750	\$2,440,000	\$76	\$10	2012	1998					

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(a) Use	(b) Development Identity	(c) Street Address	(d) City	(e)	(f) Gross Floor Area	(g) Land SF	(h) Floor Coverage	(i) Improvements	(j) Land	(k) Total Value	(l) Total per SF GFA	(m) Land per Land SF	(n) Appraisal Year	(o) Year Built	(p) Stories	(q) Units	(r) Bus. Personal Property	(s) BPP per SF GFA	
	Hilton Garden Inn	705 Central Expy. S.	Allen		94,047	151,406	0.62	\$5,913,057	\$1,286,943	\$7,200,000	\$77	\$8	2012		6	150	\$17,326	\$0	
		221 E. Las Colinas			469,805	254,760	1.84	\$32,398,970	\$2,547,600	\$34,946,570	\$74	\$10		1982	27	421			
		215 E. Las Colinas			5,135	34,834	0.15	\$314,780	\$348,340	\$663,120	\$129	\$10		1981					
	Omni Mandalay		Irving		474,940	289,594	1.64	\$32,713,750	\$2,895,940	\$35,609,690	\$75	\$10	2012			421			
		900 E. Lookout			176,800	38,155	4.63	\$11,260,330	\$305,240	\$11,565,570	\$65	\$8					\$1,791,610	\$10	
		900 E. Lookout			134,723	92,774	1.45	\$9,268,649	\$881,351	\$10,150,000	\$75	\$9							
	Marriott Renaissance		Richardson		311,523	130,929	2.38	\$20,528,979	\$1,186,591	\$21,715,570	\$70	\$9	2012	2000	12	218	\$87,140	\$0	
	Holiday Inn at Pinnacle Park	4321 Communications	Dallas		58,886	108,900	0.54	\$2,889,770	\$680,630	\$3,570,400	\$61	\$6	2012	2009	4	89			
	Super 8 Motel	220 W. Spring Valley	Richardson		26,352	57,504	0.46	\$887,960	\$460,030	\$1,347,990	\$51	\$8	2012			57			
	Budget Suites Hotel	700 Walnut Ridge	Irving		137,293	304,876	0.45	\$3,215,680	\$3,658,510	\$6,874,190	\$50	\$12	2012	1998	3	336			
	Super 8 Motel	910 N. Central	McKinney		30,486	79,597	0.38	\$360,321	\$795,970	\$1,156,291	\$38	\$10	2012		3				
	Super 8 Motel	1704 N. Central	Plano		36,975	87,612	0.42	\$663,327	\$525,673	\$1,189,000	\$32	\$6	2012						
Cinema																			
	Cinemark Theater	7201 Central	Plano		100,530	856,825	0.12	\$8,644,569	\$5,355,431	\$14,000,000	\$139	\$6	2012	1998			\$1,512,267	\$15	
	Studio Movie Grill	11170 N. Central	Dallas		59,829	222,178	0.27	\$2,204,720	\$4,443,560	\$6,648,280	\$111	\$20	2012	1993			\$1,892,960	\$32	
	Cinemark Theater	1701 Central S.	McKinney		55,744	385,201	0.14	\$3,505,914	\$2,664,086	\$6,170,000	\$111	\$7	2012	1994			\$455,018	\$8	
	AMC Mesquite 30	19919 LBJ	Mesquite		130,891	1,028,451	0.13	\$8,943,100	\$2,056,900	\$11,000,000	\$84	\$2	2012	1997			\$1,074,100	\$8	
Office buildings																			
	Texas Health Resources Center	7115 Greenville	Dallas		87,621	159,430	0.55	\$16,710,900	\$1,913,100	\$18,624,000	\$213	\$12	2012	2002	4		\$7,743,490	\$88	
	2100 McKinney	2100 McKinney	Dallas		374,654	136,491	2.74	\$52,416,830	\$12,284,190	\$64,701,020	\$173	\$90	2012	1998	13		\$8,349,040	\$22	
	Knox Park Village	3001 Knox	Dallas		79,127	87,172	0.91	\$7,986,120	\$3,486,880	\$11,473,000	\$145	\$40	2012	2002	4		\$1,534,810	\$19	
	Hall Office Park (developed tracts only)		Frisco		2,009,099	5,462,293	0.37	\$238,659,643	\$38,907,630	\$277,567,273	\$138	\$7	2012						
	Chase Tower	2200 Ross	Dallas		1,253,167	111,993	11.19	\$165,244,190	\$6,741,970	\$171,986,160	\$137	\$60	2012	1985	55		\$26,747,200	\$21	
		5201 N. O'Connor			32,887	81,478	0.40	\$6,979,220	\$814,780	\$7,794,000	\$237	\$10		1981	3				
		5205 N. O'Connor			411,592	222,967	1.85	\$52,664,330	\$2,229,670	\$54,894,000	\$133	\$10		1981	14				
		5215 N. O'Connor			735,258	210,408	3.49	\$90,074,920	\$2,104,080	\$92,179,000	\$125	\$10		1981	28				
		5221 N. O'Connor			411,592	157,408	2.61	\$52,955,920	\$1,574,080	\$54,530,000	\$132	\$10		1981	14				
	Williams Center		Irving		1,591,329	672,261	2.37	\$202,674,390	\$6,722,610	\$209,397,000	\$132	\$10	2012						
	Facial Surgery Center	6101 Chapel Hill	Plano		27,100	103,220	0.26	\$2,342,101	\$1,238,628	\$3,580,729	\$132	\$12	2012	2003					
	TGI Friday's Headquarters	4201 Marsh	Carrollton		138,598	520,324	0.27	\$12,973,777	\$5,203,240	\$18,177,017	\$131	\$10	2012	2003	2		\$1,841,000	\$13	
	Trammell Crow Center	2001 Ross	Dallas		1,245,324	95,048	13.10	\$149,297,120	\$5,702,880	\$155,000,000	\$124	\$60	2012	1982	54		\$22,650,010	\$18	
	Accor (Billingsley)	4001 International	Carrollton		139,102	357,366	0.39	\$12,288,105	\$3,573,660	\$15,861,765	\$114	\$10	2012	2003	2				
	Bailey Plaza	200 Bailey	Fort Worth		37,064	62,233	0.60	\$3,556,185	\$373,398	\$3,929,583	\$106	\$6	2012				\$497,325	\$13	
	Wayside Business Center	8222 N. Beltline	Irving		136,000	452,588	0.30	\$11,709,650	\$1,810,350	\$13,520,000	\$99	\$4	2012	2000	2		\$1,085,990	\$8	
	Nokia Building 4	6000 Connection	Irving		366,000	478,186	0.77	\$33,169,880	\$2,869,120	\$36,039,000	\$98	\$6	2012	1997	4		\$30,352,120	\$83	
	Fountain Place	1445 Ross	Dallas		1,297,418	78,848	16.45	\$115,003,160	\$4,730,880	\$119,734,040	\$92	\$60	2012	1984	60				
	ATT at Pinnacle Park	4331 Communications	Dallas		207,992	520,978	0.40	\$18,176,580	\$1,823,420	\$20,000,000	\$96	\$3	2012	2000	4		\$137,960	\$1	

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(a) Use	(b) Development Identity	(c) Street Address	(d) City	(e)	(f) Gross Floor Area	(g) Land SF	(h) Floor Coverage	(i) Improvements	(j) Land	(k) Total Value	(l) Total per SF GFA	(m) Land per Land SF	(n) Appraisal Year	(o) Year Built	(p) Stories	(q) Units	(r) Bus. Personal Property	(s) BPP per SF GFA
	NEC America Buildings (2)	6535 N. State Hwy 161			543,965	349,382	1.56	\$38,800,710	\$2,096,290	\$40,897,000	\$75	\$6	1999		4		\$7,242,970	\$13
	NEC America garage	6560 Parkridge			0	491,374	0.00	\$4,505,040	\$2,456,870	\$6,961,910	\$5	\$5	1999		4			
	NEC America		Irving		543,965	840,756	0.65	\$43,305,750	\$4,553,160	\$47,858,910	\$88	\$5	2012					
	1845 Woodall Rodgers	1845 Woodall Rodgers	Dallas		185,007	36,190	5.11	\$12,992,900	\$3,257,100	\$16,250,000	\$88	\$90	2012	1984	17		\$2,347,240	\$13
	Citicorp North America	3950 Regent	Irving		634,939	2,277,883	0.28	\$43,010,580	\$11,389,420	\$54,400,000	\$86	\$5	2012	2005	3		\$3,341,070	\$5
	Freeport Office Center Ph 3	8700 Freeport	Irving		152,200	516,521	0.29	\$10,832,180	\$1,807,820	\$12,640,000	\$83	\$3	2012	1998	2		\$544,720	\$4
	740 East Campbell	740 E. Campbell	Richardson		178,700	116,305	1.54	\$13,449,040	\$926,960	\$14,376,000	\$80	\$8	2012	1986	10		\$1,880,740	\$11
	5020 Riverside	5000 Riverside	Irving		483,257	549,740	0.88	\$33,265,960	\$4,123,050	\$37,389,010	\$77	\$8	2012	1986	4		\$33,769,780	
	DFW Freeport 8th INST	8650 S. Freeport	Irving		95,268	265,215	0.36	\$5,751,750	\$928,250	\$6,680,000	\$70	\$3	2012	1998	2		\$411,110	\$4
	Royal Regent Business Park	3660 Regent	Irving		159,000	587,929	0.27	\$5,060,350	\$2,939,650	\$8,000,000	\$50	\$5	2012	1999	2		\$2,938,230	\$18
Data centers																		
	Bank of America (Bracebridge)	3510 Wyndham	Richardson		137,772	513,572	0.27	\$51,988,699	\$4,108,579	\$56,097,278	\$407	\$8	2012	1999			\$44,275,216	\$321
	AT&T Data Center	900 Venture	Allen		126,000	372,786	0.34	\$18,316,768	\$2,050,326	\$20,367,094	\$162	\$6	2012				\$19,936,441	\$158
	Experian	3400 Stonebridge	McKinney		74,530	566,801	0.13	\$15,732,772	\$2,267,228	\$18,000,000	\$242	\$4	2012				\$15,752,168	\$211
	New Cingular Wireless	800 Venture	Allen		159,481	399,619	0.40	\$18,728,701	\$2,197,907	\$20,926,608	\$131	\$6	2012				\$177,538,249	\$1,113
	Bank of America (Equant)	3000 Telecom	Richardson		148,849	868,586	0.17	\$28,786,781	\$3,040,052	\$31,826,833	\$214	\$3	2012				\$31,581,133	\$212
	1001 E. Campbell Data Center	1001 E. Campbell	Richardson		75,725	259,544	0.29	\$5,634,030	\$2,076,350	\$7,710,380	\$102	\$8	2012	1980	1		\$20,570,550	\$272
	State Farm Data Center	8225 Bent Branch	Irving		251,160	996,783	0.25	\$13,909,650	\$2,990,350	\$16,900,000	\$67	\$3	2012	1996	1		\$28,272,470	\$113
Residences, rental																		
	Alta Uptown	2728 McKinnon	Dallas		377,476	94,960	3.98	\$59,007,200	\$5,222,800	\$64,230,000	\$170	\$55	2012	2007	19	375		
	Windsor at Trianon	2820 McKinnon	Dallas		340,538	181,724	1.87	\$40,005,180	\$9,994,820	\$50,000,000	\$147	\$55	2012	2004	4	317		
	Marquis on McKinney	3324 McKinney	Dallas		141,392	39,814	3.55	\$17,561,160	\$2,388,940	\$19,950,100	\$141	\$60	2012	2002	7	144		
	Ashton	2215 Cedar Springs	Dallas		386,790	96,790	4.00	\$43,744,760	\$5,807,400	\$49,552,160	\$128	\$60	2012	2003	18	267		
	Gables Ellis Street	3101 State	Dallas		118,211	116,819	1.01	\$10,372,240	\$4,672,760	\$15,045,000	\$127	\$40	2012	2001	3	82		
	The Mondrian	3000 Blackburn	Dallas		361,984	123,275	2.94	\$35,987,120	\$8,012,880	\$44,000,000	\$122	\$65	2012	2003	20	218		
	Jefferson at 1001 Ross	1001 Ross	Dallas		222,581	77,816	2.86	\$22,109,200	\$3,890,800	\$26,000,000	\$117	\$50	2012	2003	3	204		
	Hi Line Apartments	1551 Oak Lawn	Dallas		343,060	214,489	1.60	\$35,318,250	\$3,217,340	\$38,535,590	\$112	\$15	2012	2008	4	355		
	Cityville at Fitzhugh	2819 N. Fitzhugh	Dallas		186,359	155,596	1.20	\$17,866,180	\$2,333,820	\$20,200,000	\$108	\$15	2012	2004	3	222		
	Lofts at Las Colinas	1000 Lake Carolyn	Irving		363,624	234,658	1.55	\$35,643,420	\$2,346,580	\$37,990,000	\$104	\$10	2012	2003	4	341		
	Legacy Apartments - UDR	7008 Bishop	Plano		312,593	200,986	1.56	\$29,690,456	\$2,411,830	\$32,102,286	\$103	\$12	2012	2005				
	Galatyn Urban Center	2301 Performance	Richardson		364,798	195,236	1.87	\$35,928,580	\$1,171,420	\$37,100,000	\$102	\$6	2012	2007	4	278		
	Easton	2525 Henderson	Dallas		128,630	129,198	1.00	\$10,486,040	\$2,583,960	\$13,070,000	\$102	\$20	2012	2003	3	150		
	Pavilion Townplace	7700 W. Greenway	Dallas		327,016	446,555	0.73	\$19,294,350	\$13,465,650	\$32,760,000	\$100	\$30	2012	2001	3	273		
	Alta Cobb Hill	6000 Eldorado	Frisco		360,589	1,001,401	0.36	\$29,168,673	\$6,008,405	\$35,177,078	\$98	\$6	2012	2008	4	340		

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	Legacy Apartments - North	7560 Bishop	Plano		328,176	295,772	1.11	\$30,144,140	\$1,774,634	\$31,918,774	\$97	\$6	2012	2007				
	The Mission at La Villita - Ph 2	6714 Deseo	Irving		161,973	253,911	0.64	\$14,384,360	\$1,015,640	\$15,400,000	\$95	\$4	2012	2006	3	159		
	Cityville at Live Oak	4207 Live Oak	Dallas		200,466	174,981	1.15	\$17,250,200	\$1,749,800	\$19,000,000	\$95	\$10	2012	2003	3	239		
	Jefferson at Park Central	11903 Coit	Dallas		540,919	603,524	0.90	\$34,515,420	\$14,484,580	\$49,000,000	\$91	\$24	2012	1999	3	764		
	Northbridge at the Village	8603 Southwestern	Dallas		355,524	715,125	0.50	\$21,259,020	\$10,726,880	\$31,985,900	\$90	\$15	2012	1999	3	392		
	Canal Side Lofts	350 E. Las Colinas	Irving		324,749	216,650	1.50	\$25,833,330	\$2,166,670	\$28,000,000	\$86	\$10	2012	2005		306		
	Granite Cross Creek	2701 Grapevine Mills	Grapevine		371,070	1,496,035	0.25	\$28,583,921	\$3,366,079	\$31,950,000	\$86	\$2	2012	1999				
	Jefferson at Bryan Place	2801 Live Oak	Dallas		322,533	182,255	1.77	\$23,108,870	\$3,645,100	\$26,753,970	\$83	\$20	2012	2002	4	302		
	Monterra	301 W. Las Colinas	Irving		318,005	286,407	1.11	\$23,135,930	\$2,864,070	\$26,000,000	\$82	\$10	2012	2006	4	282		
	Bella Casita	851 Lake Carolyn	Irving		276,758	233,307	1.19	\$19,916,930	\$2,333,070	\$22,250,000	\$80	\$10	2012	2006	4	268		
	Hi Line Apartments	1900 Hi Line	Dallas		341,000	160,605	2.12	\$24,515,920	\$2,409,080	\$26,925,000	\$79	\$15	2012	2008	4	214		
	La Villita Phase 1	6504 Deseo	Irving		183,274	186,175	0.98	\$12,555,300	\$744,700	\$13,300,000	\$73	\$4	2012	2004	3	129		
		1520 N. Beckley			428,759	713,940	0.60	\$19,600,600	\$7,139,400	\$26,740,000	\$62	\$10		2001	3	338		
		1401 N. Zang			290,902	605,528	0.48	\$16,509,330	\$6,055,280	\$22,564,610	\$78	\$10		2003	3	336		
	Grand Estates at Kessler Park		Dallas		719,661	1,319,468	0.55	\$36,109,930	\$13,194,680	\$49,304,610	\$69	\$10	2012	2003	4	674		
	Mandalay on the Lake	620 Lake Carolyn	Irving		463,152	320,645	1.44	\$27,793,550	\$3,206,450	\$31,000,000	\$67	\$10	2012	2004	3	366		
	Parks of Austin Ranch	Windhaven	The Colony		576,720	1,061,034	0.54	\$29,933,796	\$6,366,204	\$36,300,000	\$63	\$6	2012	1999		484		
	Jefferson at University	4400 W. University	Dallas		482,441	458,600	1.05	\$24,525,000	\$4,586,000	\$29,111,000	\$60	\$10	2012	2000	3	410		
	Mansions of Prosper	980 S. Coit	Prosper		272,584	845,086	0.32	\$12,883,057	\$3,380,343	\$16,263,400	\$60	\$4	2012	2008	2	308		