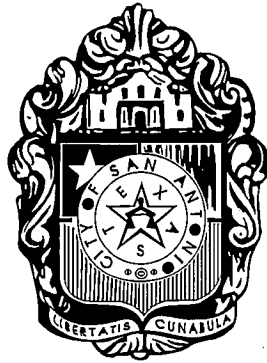


CITY OF SAN ANTONIO, TEXAS
Housing and Neighborhood Services Department



Hallie Heights
Tax Increment Reinvestment Zone Nineteen
Annual Report FY 2008

Participation Levels:
City at 90%
Bexar County at (50% of Operation and Maintenance
Portion of Tax Rate), and
San Antonio River Authority at 25%

December 31, 2008

Hallie Heights Subdivision Tax Increment Reinvestment Zone – Plan of Finance

Introduction

The Hallie Heights Tax Increment Reinvestment Zone (“HHTIRZ”) is located in the southwest section of the City of San Antonio, on the northwest corner of Southwest Loop 410 and Ray Ellison Boulevard. The development is in the Southwest Independent School District and encompasses approximately 35.010 acres. The tax year 2004 base value is \$955,400 and the projected captured value is \$24,642,116 for tax year 2023 net of exemptions. The project includes construction of 200 single-family homes with an average sales price of \$102,000. The total public infrastructure capital costs are estimated at \$2,378,448. The Developer is HLH Developments L.P. who has experience in the development and construction of such projects. Performance and payment bonds will be provided in connection with public infrastructure improvements associated with the project. The life of the HHTIRZ is projected to be 19.82 years with the TIRZ being in existence through fiscal year 2024.

Non-Compliance with Universal Design Requirements

TIRZ creation and contribution to the payment of public infrastructure improvements requires the development to comply with the City’s Universal Design requirements (“UD”), located in the City Code, Chapter 6, Article XII. According to a compromise agreement reached with the Developer, 157 units in Phase 1, 2A, and 2B do not comply with UD, but only thirty-eight (38) non-compliant units will be deducted from the total taxable value, resulting in the reduction of the projected captured value by \$4,766,362. The tax collections attributable to the reduced captured value is estimated to be \$31,949 annually, which will not be deposited to the HHTIRZ fund but will instead be retained by the Participating Taxing Entities (the City, Bexar County and San Antonio River Authority). The remaining 43 units in Phase 3 shall comply with the Universal Design requirements. If it is discovered that any units in Phase 3 do not comply, those non-compliant units will also be deducted from the total taxable value.

Public Infrastructure

The public infrastructure improvements and related capital costs include site work, storm water pollution prevention, streets, drainage, sewer, water, utilities, platting/zoning/permitting fees, street lights/signs, drainage fees, park fees, drainage study, engineering/surveying fees, geotechnical, phase one environmental, contingency, construction management, legal and formation fees. The capital costs are estimated at \$2,378,448.

Plan of Finance

The tax year 2004 base value of the HHTIRZ is \$955,400. Estimated HHTIRZ revenue of \$2,496,082 will be utilized to pay the administrative costs of the Participating Taxing Entities and, to the extent funds are available, to reimburse the developer for eligible project costs. The public and private improvements commenced in tax year 2005 with collections initially scheduled to commence in fiscal year 2008. Estimated captured taxable values are projected to grow from \$3,793,710 in tax year 2005 to \$24,642,116 in tax year 2023.

The tax year 2008 tax rate of the Participating Taxing Entities per \$100 valuation utilized in the analysis include: City of San Antonio at \$0.567140; Bexar County at \$0.250920 and San Antonio River Authority at \$0.015951. This produces estimated annual revenues of \$79,042 in fiscal year 2008 and increases to \$153,457 in fiscal years 2011 through 2024. No growth in tax rate or values is assumed.

The cost of the public infrastructure improvements is incurred by the Developer and reimbursed from revenues produced by the HHTIRZ to the extent such revenues are available. In addition to the capital costs, other costs to be reimbursed from HHTIRZ revenues include the Participating Taxing Entities' administration fees and the developer's finance carry costs. Revenues derived from the HHTIRZ will be used to pay costs in the following order of priority of payment: (i) to reimburse eligible startup Administrative Costs incurred by each Participating Taxing Entity, except that if there are insufficient funds for the full reimbursement of Administrative Costs to each Participating Taxing Entity, then the Administrative Costs of each Participating Taxing Entity shall be reimbursed on a pro rata basis based on each taxing entity's level of participation in the Zone; (ii) to pay all other ongoing Administrative Costs to the City and County for administering the Tax Increment Fund and/or the Zone, except that if there are insufficient funds for the full reimbursement of ongoing Administrative Costs to the City and County, then the ongoing Administrative Costs of the City and County shall be reimbursed on a pro rata basis based on each taxing entity's level of participation in the Zone; (iii) to reimburse the City for costs of the repair, replacement, and maintenance of public infrastructure and associated costs as described in the Development Agreement; and (iv) to reimburse the Developer for public improvements, including financing costs, as provided in the Development Agreement and in the Project Plan to the extent that funds in the Tax Increment Fund are available for this purpose.

The Developer's estimated capital cost for public infrastructure improvements is \$2,378,448. Revenues from the TIRZ are used to reimburse this amount plus financing costs if any on the unpaid balance at an interest rate of 4.54%. It is anticipated that the Developer would receive payments, if any, no sooner than fiscal year 2008. Projected HHTIRZ revenues are projected to aggregate to \$2,496,082 through fiscal year 2024. The estimated Developer contribution is projected at \$1,098,701.

The TIRZ collections for this project shall not extend beyond September 30, 2024 and may be terminated earlier once each taxing entity has deposited its respective amount described in the table below.

TABLE – TIRZ Contributions		
Participating Taxing Entities	Maximum Dollar Contribution	*Max. Length of Contribution
City of San Antonio	\$ 2,567,678	September 30, 2024
Bexar County	\$ 705,923	September 30, 2024
San Antonio River Authority	\$ 19,781	September 30, 2024
Maximum Reimbursable Amt.	\$ 3,293,382	

***Maximum Contributions based on Finance Plan dated March 1, 2007**

Limited Obligation of the City or Participating Taxing Entities

The Participating Taxing Entities shall have a limited obligation to impose, collect, and deposit tax receipts into a HHTIRZ fund so long as the project is viable and capital costs incurred by the Developer have not been fully paid. The HHTIRZ collections for this project shall not extend beyond September 30, 2024 and may be terminated prior to September 30, 2024 upon payment of public improvements capital costs and financing costs incurred by the Developer totaling \$3,234,782, or for the failure of the Developer to perform. The City may elect to terminate the HHTIRZ if 50% of the housing and/or commercial construction, exclusive of infrastructure construction projected for years 1, 2 and 3 from date the HHTIRZ was created has not been completed. Any default of the terms and conditions contained in the Interlocal and/or Development Agreements that is not cured within the timeframe contained in the Interlocal and/or Development Agreements may also result in termination of the HHTIRZ.

Any costs incurred by the Developer are not and shall never in any event become general obligations or debt of the City or any of the Participating Taxing Entities. The public improvement infrastructure costs incurred by the Developer shall be paid solely from the HHTIRZ revenues and shall never constitute a debt, indebtedness or a pledge of the faith and credit or taxing power of the State, the City, the Participating Taxing Entities, any political corporation, subdivision, or agency of the State.

Developer's Risk

All financing, developmental costs, construction costs, improvements, damages, or other costs incurred with respect to this project are at the sole risk of the Developer. Neither the City nor any Participating Governmental Entity shall incur any risk whatsoever associated with the development, construction, completion or failure of the project. In the event that the project fails, is abandoned by the Developer or for any reason is not completed, the City shall have the right to terminate the HHTIRZ, and any funds remaining in the HHTIRZ account shall be distributed to the Participating Taxing Entities on a pro rata basis in accordance with each entity's participation level.

Compliance

The Developer shall comply with all federal, state and local laws, rules and regulations including the 2004 TIF Guidelines.

Reporting

The Developer shall submit a project status report and financial report on a quarterly basis (January 15th, April 15th, July 15th and October 15th) to the City.

Inspection

The Participating Taxing Entities or Administrator shall have the right to inspect the project site or sites and the premises of the Developer without notice.

City of San Antonio
Hallie Heights - TIF Reinvestment Zone
Summary Fact Sheet
December 31, 2008 Update

Site Area - Single Family Development 35.010 Acres

Base Value (2004) In City \$ 955,400
 Average Single Family Home Price
 Per Home* \$ 102,000

Project Year:				Actuals	Year
Phase I	2003 - 2004	38	Single Family Homes	55	2004
Phase II	2005	60	Single Family Homes	38	2005
Phase III	2006	102	Single Family Homes	48	2006
Total		<u>200</u>		46	2007
				0	2008
				<u>13</u>	2009
				<u>200</u>	

Experience of Housing Developer
 HLH Developments LP,
 San Antonio, Texas

HLH Developments LP was formed over 6 years ago.
 Harry L. Hausman is the principal operations officer of the partnership.
 SEDA Consulting Engineers, Inc. are the architect/engineers.
 Harry L. Hausman and SEDA Consulting Engineers, Inc. have completed
 the following projects:
 - La Coste Heights, 57 homes, La Coste, TX
 - Legend Oaks, 80 homes, San Antonio, TX
 - Hunters Oaks, 15 homes, San Antonio, TX

Performance Bonds: Per Texas Government Code Chapter 2253

Payment Bonds: Per Texas Government Code Chapter 2253

Assumptions:

Captured Value	\$	24,642,116	
Assessed Value Growth Factor		0.00%	
Secondary Target Area		90.00%	Participation Level
Collection Rate		97.50%	
Estimated Total TIF Revenues	\$	2,496,082	
Estimated TIF Life (12/9/2004 to 9/30/2024)		19.82	Years

*Average single family home price provided by the Developer.

Hallie Heights - Tax Increment Reinvestment Zone

Sources and Uses

Sources of Funds

TIF Revenues	\$ 2,496,082
Net Developer Contribution	\$ 1,098,701
Total Sources of Funds	\$ 3,594,782

Uses of Funds

	Phase I 2003 & 2004	Phase II 2005	Phase III 2006	Total Infrastructure Improvements
Begin Construction	38	60	102	200
Single Family Homes				
Site Work	\$ 25,345	\$ 29,849	\$ 16,200	\$ 71,394
Storm Water Pollution Prevention	\$ 7,400	\$ 8,715	\$ 4,730	\$ 20,845
Streets	\$ 267,214	\$ 314,699	\$ 170,800	\$ 752,713
Drainage	\$ 72,150	\$ 84,971	\$ 46,118	\$ 203,239
Sewer	\$ 90,280	\$ 106,323	\$ 57,706	\$ 254,309
Water	\$ 112,628	\$ 132,642	\$ 71,991	\$ 317,261
Utilities	\$ 23,310	\$ 27,452	\$ 14,900	\$ 65,662
Platting/Zoning/Permitting Fees	\$ 19,700	\$ 7,700	\$ 7,700	\$ 35,100
Street Lights/Signs	\$ 20,276	\$ 23,879	\$ 12,960	\$ 57,115
Drainage Fees	\$ 16,400	\$ 16,400	\$ 16,400	\$ 49,200
Park Fees	\$ 16,000	\$ 16,000	\$ 16,000	\$ 48,000
Hard Costs Total	\$ 670,703	\$ 768,630	\$ 435,505	\$ 1,874,838
Drainage Study	\$ 13,200	\$ -	\$ -	\$ 13,200
Engineering/Surveying Fees	\$ 79,788	\$ 96,079	\$ 54,438	\$ 230,305
Geotechnical	\$ 9,500	\$ 2,500	\$ 2,500	\$ 14,500
Phase One Environmental	\$ 2,200	\$ -	\$ -	\$ 2,200
Contingency	\$ 34,195	\$ 46,118	\$ 26,130	\$ 106,443
Construction Management	\$ 30,776	\$ 34,588	\$ 19,598	\$ 84,962
Legal/Formation Expense	\$ 52,000	\$ -	\$ -	\$ 52,000
Soft Cost Total	\$ 221,659	\$ 179,285	\$ 102,666	\$ 503,610
Total Public Improvements	\$ 892,362	\$ 947,915	\$ 538,171	\$ 2,378,448
Grand Total	\$ 892,362	\$ 947,915	\$ 538,171	\$ 2,378,448
Total Infrastructure	\$ 2,378,448			
Financing Cost @ 4.54%	\$ 856,334			
Total Payments to Hallie Heights	\$ 3,234,782			
Total Admin. Expenses	\$ 360,000			
Grand Total	\$ 3,594,782			
Project Financing Surplus (Shortage)	\$ -			

Hallie Heights - TIF Reinvestment Zone Projected Tax Increment Revenue

Tax Year	Tax Increment Zone				City of San Antonio				Bexar County				San Antonio River Authority				Fiscal Year Ending																																													
	Beginning Assessed Value	Annual Value of New Development	Adjustment to Captured Value	Projected Year-End Assessed Value	Projected Captured Value	Captured Taxable Value	Tax Rate Contribution	Tax Increments	Captured Taxable Value	Tax Rate Contribution *	Tax Increments	Captured Taxable Value	Tax Rate Contribution **	Tax Increments	Combined TIF Collections																																															
2004	955,400	3,793,710	(3,849,980)	955,400	-	-	0.520686	-	-	-	-	-	0.00410625	-	-	2005																																														
2005	955,400	7,364,450	(4,766,362)	4,749,110	3,793,710	3,788,710	0.520686	-	3,788,710	0.1437035	-	3,748,710	0.00410625	-	-	2006																																														
2006	4,749,110	16,998,680	(4,766,362)	7,347,198	6,704,470	6,711,970	0.515070	62,447	6,711,970	0.1431505	16,115	6,656,970	0.00398775	-	-	2007																																														
2007	7,347,198	4,692,000	(4,766,362)	29,037,878	18,624,116	19,777,434	0.509265	98,425	13,115,268	0.1254600	24,253	13,030,270	0.00398775	480	79,042	2008																																														
2008	29,037,878	-	(4,766,362)	29,037,878	23,316,116	23,316,116	0.509265	115,772	19,827,011	0.1254600	28,521	19,637,430	0.00398775	764	123,442	2009																																														
2009	29,037,878	1,326,000	(4,766,362)	30,363,878	24,642,116	24,642,116	0.509265	122,356	23,316,116	0.1254600	30,143	23,316,116	0.00398775	907	145,200	2010																																														
2010	30,363,878	-	(4,766,362)	30,363,878	24,642,116	24,642,116	0.509265	122,356	24,642,116	0.1254600	30,143	24,642,116	0.00398775	958	153,457	2011																																														
2011	30,363,878	-	(4,766,362)	30,363,878	24,642,116	24,642,116	0.509265	122,356	24,642,116	0.1254600	30,143	24,642,116	0.00398775	958	153,457	2012																																														
2012	30,363,878	-	(4,766,362)	30,363,878	24,642,116	24,642,116	0.509265	122,356	24,642,116	0.1254600	30,143	24,642,116	0.00398775	958	153,457	2013																																														
2013	30,363,878	-	(4,766,362)	30,363,878	24,642,116	24,642,116	0.509265	122,356	24,642,116	0.1254600	30,143	24,642,116	0.00398775	958	153,457	2014																																														
2014	30,363,878	-	(4,766,362)	30,363,878	24,642,116	24,642,116	0.509265	122,356	24,642,116	0.1254600	30,143	24,642,116	0.00398775	958	153,457	2015																																														
2015	30,363,878	-	(4,766,362)	30,363,878	24,642,116	24,642,116	0.509265	122,356	24,642,116	0.1254600	30,143	24,642,116	0.00398775	958	153,457	2016																																														
2016	30,363,878	-	(4,766,362)	30,363,878	24,642,116	24,642,116	0.509265	122,356	24,642,116	0.1254600	30,143	24,642,116	0.00398775	958	153,457	2017																																														
2017	30,363,878	-	(4,766,362)	30,363,878	24,642,116	24,642,116	0.509265	122,356	24,642,116	0.1254600	30,143	24,642,116	0.00398775	958	153,457	2018																																														
2018	30,363,878	-	(4,766,362)	30,363,878	24,642,116	24,642,116	0.509265	122,356	24,642,116	0.1254600	30,143	24,642,116	0.00398775	958	153,457	2019																																														
2019	30,363,878	-	(4,766,362)	30,363,878	24,642,116	24,642,116	0.509265	122,356	24,642,116	0.1254600	30,143	24,642,116	0.00398775	958	153,457	2020																																														
2020	30,363,878	-	(4,766,362)	30,363,878	24,642,116	24,642,116	0.509265	122,356	24,642,116	0.1254600	30,143	24,642,116	0.00398775	958	153,457	2021																																														
2021	30,363,878	-	(4,766,362)	30,363,878	24,642,116	24,642,116	0.509265	122,356	24,642,116	0.1254600	30,143	24,642,116	0.00398775	958	153,457	2022																																														
2022	30,363,878	-	(4,766,362)	30,363,878	24,642,116	24,642,116	0.509265	122,356	24,642,116	0.1254600	30,143	24,642,116	0.00398775	958	153,457	2023																																														
2023	30,363,878	-	(4,766,362)	30,363,878	24,642,116	24,642,116	0.509265	122,356	24,642,116	0.1254600	30,143	24,642,116	0.00398775	958	153,457	2024																																														
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Existing Annual Value Growth Factors</td> <td style="width: 15%;">\$ 34,174,840</td> <td style="width: 15%;">Participation Level</td> <td style="width: 15%;">90%</td> <td style="width: 15%;">Tax Rate Growth Factor</td> <td style="width: 15%;">0.00%</td> <td style="width: 15%;">Tax Rate Growth Factor</td> <td style="width: 15%;">50%</td> <td style="width: 15%;">Tax Rate Growth Factor</td> <td style="width: 15%;">0.00%</td> <td style="width: 15%;">Tax Rate Growth Factor</td> <td style="width: 15%;">25%</td> <td style="width: 15%;">Tax Rate Growth Factor</td> <td style="width: 15%;">0.00%</td> <td style="width: 15%;">Tax Rate Growth Factor</td> <td style="width: 15%;">2.5%</td> </tr> <tr> <td>Thereafter</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Combined Compound Growth Rate</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>															Existing Annual Value Growth Factors	\$ 34,174,840	Participation Level	90%	Tax Rate Growth Factor	0.00%	Tax Rate Growth Factor	50%	Tax Rate Growth Factor	0.00%	Tax Rate Growth Factor	25%	Tax Rate Growth Factor	0.00%	Tax Rate Growth Factor	2.5%	Thereafter																Combined Compound Growth Rate															
Existing Annual Value Growth Factors	\$ 34,174,840	Participation Level	90%	Tax Rate Growth Factor	0.00%	Tax Rate Growth Factor	50%	Tax Rate Growth Factor	0.00%	Tax Rate Growth Factor	25%	Tax Rate Growth Factor	0.00%	Tax Rate Growth Factor	2.5%																																															
Thereafter																																																														
Combined Compound Growth Rate																																																														

Notes:
 * Bexar County is participating at 50% of their Operation and Maintenance tax rate, not the total tax rate.
 ** San Antonio River Authority is participating at 25% of their tax rate.

**Hallie Heights - TIF Reinvestment Zone
Reimbursement for Public Improvements**

Fiscal Year Ending	TIF Revenue	Cumulative TIF Revenues	Expenses for Pub. Imp. Infrastructure	Admin. Exp.*	Interest on Deficit	TIF Fund Balance
2005	-	-	-	75,000	-	(75,000)
2006	-	-	58,021	15,000	(3,405)	(151,426)
2007	-	-	58,021	15,000	(6,875)	(231,322)
2008	79,042	79,042	58,021	15,000	(10,502)	(235,804)
2009	123,442	202,484	97,021	15,000	(10,705)	(235,088)
2010	145,200	347,684	114,251	15,000	(10,673)	(229,812)
2011	153,457	501,141	120,617	15,000	(10,433)	(222,406)
2012	153,457	654,598	119,576	15,000	(10,097)	(213,621)
2013	153,457	808,055	118,443	15,000	(9,698)	(203,306)
2014	153,457	961,512	118,220	15,000	(9,230)	(192,299)
2015	153,457	1,114,969	117,860	15,000	(8,730)	(180,432)
2016	153,457	1,268,426	116,364	15,000	(8,192)	(166,531)
2017	153,457	1,421,883	115,778	15,000	(7,560)	(151,412)
2018	153,457	1,575,340	115,055	15,000	(6,874)	(134,884)
2019	153,457	1,728,797	114,196	15,000	(6,124)	(116,746)
2020	153,457	1,882,254	113,201	15,000	(5,300)	(96,790)
2021	153,457	2,035,711	112,069	15,000	(4,394)	(74,797)
2022	153,457	2,189,168	111,802	15,000	(3,396)	(51,537)
2023	153,457	2,342,625	110,352	15,000	(2,340)	(25,772)
2024	153,457	2,496,082	109,767	15,000	(1,170)	1,748
	\$ 2,496,082		\$ 1,998,634	\$ 360,000	\$ (135,700)	

Hallie Heights - TIF Reinvestment Zone Combined Participation

Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project	TIF Revenues	TIF Expenses
City of San Antonio	0.567140	90%	0.510426	79.77%	\$ 1,989,628	\$ 2,867,551
Bexar County	0.250920	50%	0.125460	19.61%	\$ 490,891	\$ 704,829
San Antonio River Authority	0.015951	25%	0.003988	0.62%	\$ 15,563	\$ 22,403
Total	0.834011		0.639874	100.00%	\$ 2,496,082	\$ 3,594,782

**Hallie Heights - TIF Reinvestment Zone
 Actual and Projected New Value of Tax Increment**

Tax Year	Phase II 2005	Phase III 2006	Phase III 2007	Phase III 2008	Phase III 2009	Phase III 2010	Total	Cumulative Total	Fiscal Year
2001							\$ -	\$ -	2002
2002							\$ -	\$ -	2003
2003							\$ -	\$ -	2004
2004							\$ -	\$ -	2005
2005	\$ 3,793,710						\$ 3,793,710	\$ 3,793,710	2006
2006		\$ 7,364,450					\$ 7,364,450	\$ 11,158,160	2007
2007			\$ 16,998,680				\$ 16,998,680	\$ 28,156,840	2008
2008				4,692,000			\$ 4,692,000	\$ 32,848,840	2009
2009					0		\$ -	\$ 32,848,840	2010
2010						1,326,000	\$ 1,326,000	\$ 34,174,840	2011
2011							\$ -	\$ 34,174,840	2012
2012							\$ -	\$ 34,174,840	2013
2013							\$ -	\$ 34,174,840	2014
2014							\$ -	\$ 34,174,840	2015
2015							\$ -	\$ 34,174,840	2016
2016							\$ -	\$ 34,174,840	2017
2017							\$ -	\$ 34,174,840	2018
2018							\$ -	\$ 34,174,840	2019
2019							\$ -	\$ 34,174,840	2020
2020							\$ -	\$ 34,174,840	2021
2021							\$ -	\$ 34,174,840	2022
2022							\$ -	\$ 34,174,840	2023
2023							\$ -	\$ 34,174,840	2024
	\$ 3,793,710	\$ 7,364,450	\$ 16,998,680	\$ 4,692,000	\$ -	\$ 1,326,000	\$ 34,174,840		

\$ - Commercial New Value
 \$ 34,174,840 Residential New Value
 \$ - Multi Family New Value
 \$ 34,174,840 Total New Value

Hallie Heights - TIF Reinvestment Zone

**Actual Uses of Tax Increment
 Construction Completed Cost**

Tax Year	Phase I 2003 & 2004	Phase II 2005	Phase III 2006-2009	Total
Single Family Homes	55	38	107	200
2002				\$ -
2003	\$ 892,362			\$ 892,362
2004		\$ 947,915		\$ 947,915
2005			\$ 538,171	\$ 538,171
2006				\$ -
2007				\$ -
2008				\$ -
2009				\$ -
2010				\$ -
2011				\$ -
2012				\$ -
2013				\$ -
2014				\$ -
2015				\$ -
2016				\$ -
2017				\$ -
2018				\$ -
2019				\$ -
2020				\$ -
2021				\$ -
2022				\$ -
2023				\$ -
	<u>\$ 892,362</u>	<u>\$ 947,915</u>	<u>\$ 538,171</u>	<u>\$ 2,378,448</u>

Hallie Heights - TIF Reinvestment Zone

Projected Tax Increment Revenue

Principal and Interest Requirements					
Date	Principal	Interest Rate	Interest	Semi-annual Debt Service	Annual Debt Service
03/01/01				\$ -	
09/01/01	\$ -	4.54%		-	\$ -
03/01/02	-			-	
09/01/02		4.54%		-	-
03/01/03	-			-	
09/01/03		4.54%		-	-
03/01/04	-			-	
09/01/04		4.54%		-	-
03/01/05	-		\$ -	-	
09/01/05	-	4.54%	-	-	-
03/01/06	-		29,011	29,011	
09/01/06	-	4.54%	29,011	29,011	58,021
03/01/07	-		29,011	29,011	
09/01/07	-	4.54%	29,011	29,011	58,021
03/01/08	-		29,011	29,011	
09/01/08	-	4.54%	29,011	29,011	58,021
03/01/09	-		29,011	29,011	
09/01/09	39,000	4.54%	29,011	68,011	97,021
03/01/10	-		28,125	28,125	
09/01/10	58,000	4.54%	28,125	86,125	114,251
03/01/11	-		26,809	26,809	
09/01/11	67,000	4.54%	26,809	93,809	120,617
03/01/12	-		25,288	25,288	
09/01/12	69,000	4.54%	25,288	94,288	119,576
03/01/13	-		23,722	23,722	
09/01/13	71,000	4.54%	23,722	94,722	118,443
03/01/14	-		22,110	22,110	
09/01/14	74,000	4.54%	22,110	96,110	118,220
03/01/15	-		20,430	20,430	
09/01/15	77,000	4.54%	20,430	97,430	117,860
03/01/16	-		18,682	18,682	
09/01/16	79,000	4.54%	18,682	97,682	116,364
03/01/17	-		16,889	16,889	
09/01/17	82,000	4.54%	16,889	98,889	115,778
03/01/18	-		15,027	15,027	
09/01/18	85,000	4.54%	15,027	100,027	115,055
03/01/19	-		13,098	13,098	
09/01/19	88,000	4.54%	13,098	101,098	114,196
03/01/20	-		11,100	11,100	
09/01/20	91,000	4.54%	11,100	102,100	113,201
03/01/21	-		9,035	9,035	
09/01/21	94,000	4.54%	9,035	103,035	112,069
03/01/22	-		6,901	6,901	
09/01/22	98,000	4.54%	6,901	104,901	111,802
03/01/23	-		4,676	4,676	
09/01/23	101,000	4.54%	4,676	105,676	110,352
03/01/24	-		2,384	2,384	
09/01/24	105,000	4.54%	2,384	107,384	109,767
	\$ 1,278,000		\$ 720,634	\$ 1,998,634	\$ 1,998,634

Hallie Heights - TIF Reinvestment Zone
List of Universal Design Non-compliant Accounts

	<u>Account Number</u>
1	151710830010
2	151710830020
3	151710830030
4	151710830050
5	151710830060
6	151710830090
7	151710830100
8	151710830130
9	151710830150
10	151710830170
11	151710830180
12	151710830210
13	151710830220
14	151710830230
15	151710830240
16	151710830250
17	151710830260
18	151710830270
19	151710830280
20	151710830290
21	151710830300
22	151710830310
23	151710830320
24	151710830330
25	151710840030
26	151710850010
27	151710850020
28	151710850030
29	151710850040
30	151710850050
31	151710850080
32	151710850090
33	151710850120
34	151710860040
35	151710880030
36	151710880040
37	151710880050
38	151710880060