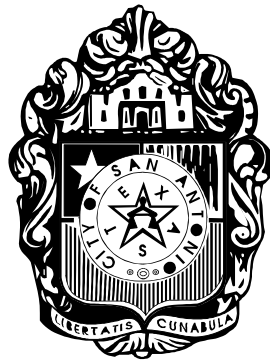


CITY OF SAN ANTONIO, TEXAS
Housing and Neighborhood Services Department



Hallie Heights
Tax Increment Reinvestment Zone Nineteen
Final Finance Plan

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

February 2, 2007

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 2004 base value is \$955,400, which projects an increase in the total taxable value to \$21,546,632 and a net captured tax incremental value of \$15,807,370 net of exemptions. The project includes the projected 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 Tax Increment Reinvestment Zone (TIRZ) 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 \$4,783,862. 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 2004 base value of the HHTIRZ is \$955,400. Estimated HHTIRZ revenue of \$1,791,103, 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 2006. However, the effect of removing values associated

with the 38 Universal Design non-complaint lots from the aggregate captured appraised value of the project is that no positive value was captured in tax year 2005 and no revenues will be due to the HHTIRZ fund until sufficient future construction allows for a positive value. The removal of these accounts resulted in a negative captured value of \$438,090 for Tax Year 2005. Estimated captured taxable values are projected to grow from \$6,341,770 in tax year 2006 to \$15,807,370 in each tax year from 2007 through 2023.

The year 2006 tax rate of the Participating Taxing Entities per \$100 valuation utilized in the analysis include: City of San Antonio at \$0.57854 at 90% participation level or \$0.520686; Bexar County at \$0.286301 at 50% participation level or \$0.143151; and San Antonio River Authority at \$0.016045 at 25% participation level or \$0.004011. This produces estimated annual revenues of \$41,295 in fiscal year 2007, and \$102,930 in each fiscal year from 2008 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; (iv) Medina Base Road Improvement Reserve; and (v) 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 2007. Projected HHTIRZ revenues are projected to aggregate to \$1,791,103 through fiscal year 2024. The estimated Developer contribution is projected at \$1,502,280.

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	

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 \$3,293,383, 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
 February 2, 2007**

Site Area	35.010	Acres
Single Family Development	35.010	Acres

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

Project Year:			
Phase I	2003 - 2004	38	Single Family Homes
Phase II	2005	60	Single Family Homes
Phase III	2006	102	Single Family Homes
Total		<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	\$	15,807,370	
Assessed Value Growth Factor		0.00%	
Secondary Target Area		90.00%	Participation Level
Collection Rate		97.50%	
Estimated Total TIF Revenues	\$	1,791,103	
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 February 2, 2007

Sources of Funds

TIF Revenues	\$ 1,791,103
Net Developer Contribution	\$ 1,502,279
Total Sources of Funds	\$ 3,293,382

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%	\$ 554,934			
Total Payments to Hallie Heights	\$ 2,933,382			
Total Admin. Expenses	\$ 360,000			
Grand Total	\$ 3,293,382			
Project Financing Surplus (Shortage)	\$ -			

Hallie Heights - TIF Reinvestment Zone

Projected Tax Increment Revenue

February 2, 2007

Tax Year	Tax Increment Zone					City of San Antonio			Bexar County			San Antonio River Authority			Combined TIF Collections	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			
2004	955,400		-	955,400	-	-	0.520686	-	-	0.1437035	-	-	0.00410625	-	-	2005	
2005	955,400	3,781,210	(4,219,300)	4,736,610	(438,090)	(438,090)	0.520686	-	(438,090)	0.1437035	-	(438,090)	0.00410625	-	0	2006	
2006	4,736,610	7,344,422	(4,783,862)	12,081,032	6,341,770	6,341,770	0.520686	32,195	6,341,770	0.1431505	8,851	6,341,770	0.00401125	248	41,295	2007	
2007	12,081,032	9,465,600	(4,783,862)	21,546,632	15,807,370	15,807,370	0.520686	80,249	15,807,370	0.1431505	22,063	15,807,370	0.00401125	618	102,930	2008	
2008	21,546,632	-	(4,783,862)	21,546,632	15,807,370	15,807,370	0.520686	80,249	15,807,370	0.1431505	22,063	15,807,370	0.00401125	618	102,930	2009	
2009	21,546,632	-	(4,783,862)	21,546,632	15,807,370	15,807,370	0.520686	80,249	15,807,370	0.1431505	22,063	15,807,370	0.00401125	618	102,930	2010	
2010	21,546,632	-	(4,783,862)	21,546,632	15,807,370	15,807,370	0.520686	80,249	15,807,370	0.1431505	22,063	15,807,370	0.00401125	618	102,930	2011	
2011	21,546,632	-	(4,783,862)	21,546,632	15,807,370	15,807,370	0.520686	80,249	15,807,370	0.1431505	22,063	15,807,370	0.00401125	618	102,930	2012	
2012	21,546,632	-	(4,783,862)	21,546,632	15,807,370	15,807,370	0.520686	80,249	15,807,370	0.1431505	22,063	15,807,370	0.00401125	618	102,930	2013	
2013	21,546,632	-	(4,783,862)	21,546,632	15,807,370	15,807,370	0.520686	80,249	15,807,370	0.1431505	22,063	15,807,370	0.00401125	618	102,930	2014	
2014	21,546,632	-	(4,783,862)	21,546,632	15,807,370	15,807,370	0.520686	80,249	15,807,370	0.1431505	22,063	15,807,370	0.00401125	618	102,930	2015	
2015	21,546,632	-	(4,783,862)	21,546,632	15,807,370	15,807,370	0.520686	80,249	15,807,370	0.1431505	22,063	15,807,370	0.00401125	618	102,930	2016	
2016	21,546,632	-	(4,783,862)	21,546,632	15,807,370	15,807,370	0.520686	80,249	15,807,370	0.1431505	22,063	15,807,370	0.00401125	618	102,930	2017	
2017	21,546,632	-	(4,783,862)	21,546,632	15,807,370	15,807,370	0.520686	80,249	15,807,370	0.1431505	22,063	15,807,370	0.00401125	618	102,930	2018	
2018	21,546,632	-	(4,783,862)	21,546,632	15,807,370	15,807,370	0.520686	80,249	15,807,370	0.1431505	22,063	15,807,370	0.00401125	618	102,930	2019	
2019	21,546,632	-	(4,783,862)	21,546,632	15,807,370	15,807,370	0.520686	80,249	15,807,370	0.1431505	22,063	15,807,370	0.00401125	618	102,930	2020	
2020	21,546,632	-	(4,783,862)	21,546,632	15,807,370	15,807,370	0.520686	80,249	15,807,370	0.1431505	22,063	15,807,370	0.00401125	618	102,930	2021	
2021	21,546,632	-	(4,783,862)	21,546,632	15,807,370	15,807,370	0.520686	80,249	15,807,370	0.1431505	22,063	15,807,370	0.00401125	618	102,930	2022	
2022	21,546,632	-	(4,783,862)	21,546,632	15,807,370	15,807,370	0.520686	80,249	15,807,370	0.1431505	22,063	15,807,370	0.00401125	618	102,930	2023	
2023	21,546,632	-	(4,783,862)	21,546,632	15,807,370	15,807,370	0.520686	80,249	15,807,370	0.1431505	22,063	15,807,370	0.00401125	618	102,930	2024	
	\$	20,591,232						\$	1,396,430		\$	383,916		\$	10,758	\$	1,791,103
Existing Annual Value Growth Factors						Participation Level			90%	Participation Level *			50%	Participation Level **			25%
Years					-	Tax Rate Growth Factor			0.00%	Tax Rate Growth Factor			0.00%	Tax Rate Growth Factor			0.00%
Thereafter					-	Tax Rate Collection Factor			97.50%	Tax Rate Collection Factor			97.50%	Tax Rate Collection Factor			97.50%
Combined Compound Growth Rate					0.00%												

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
February 2, 2007

	Fiscal Year Ending	TIF Revenue	Cumulative TIF Revenues	Expenses for Pub. Imp. Infrastructure	Admin. Exp.*	Deficit Recovery	Interest on Deficit	TIF Fund Balance
1-Sep-05	2005	-	-	-	75,000	-	-	(75,000)
1-Sep-06	2006	-	-	39,589	15,000	-	(3,405)	(132,994)
1-Sep-07	2007	41,295	41,295	39,589	15,000	-	(6,038)	(152,326)
1-Sep-08	2008	102,930	144,224	77,589	15,000	10,341	(6,916)	(148,900)
1-Sep-09	2009	102,930	247,154	77,864	15,000	10,066	(6,760)	(145,594)
1-Sep-10	2010	102,930	350,084	77,048	15,000	10,882	(6,610)	(141,322)
1-Sep-11	2011	102,930	453,014	76,186	15,000	11,744	(6,416)	(135,994)
1-Sep-12	2012	102,930	555,944	76,279	15,000	11,651	(6,174)	(130,518)
1-Sep-13	2013	102,930	658,874	76,282	15,000	11,648	(5,926)	(124,795)
1-Sep-14	2014	102,930	761,804	75,193	15,000	12,737	(5,666)	(117,724)
1-Sep-15	2015	102,930	864,734	75,060	15,000	12,870	(5,345)	(110,199)
1-Sep-16	2016	102,930	967,664	74,835	15,000	13,095	(5,003)	(102,107)
1-Sep-17	2017	102,930	1,070,594	73,520	15,000	14,410	(4,636)	(92,332)
1-Sep-18	2018	102,930	1,173,524	73,159	15,000	14,771	(4,192)	(81,753)
1-Sep-19	2019	102,930	1,276,454	72,707	15,000	15,223	(3,712)	(70,242)
1-Sep-20	2020	102,930	1,379,384	72,165	15,000	15,765	(3,189)	(57,665)
1-Sep-21	2021	102,930	1,482,314	71,532	15,000	16,398	(2,618)	(43,885)
1-Sep-22	2022	102,930	1,585,244	70,808	15,000	17,122	(1,992)	(28,755)
1-Sep-23	2023	102,930	1,688,174	70,993	15,000	16,937	(1,305)	(13,123)
1-Sep-24	2024	102,930	1,791,103	70,042	15,000	17,888	(596)	4,169
		\$ 1,791,103		\$ 1,340,437	\$ 360,000	\$ 233,549.31	\$ (86,497)	

* Annual Administrative Expenses from FY 2006 - FY 2024 include a \$2,000 annual administrative expense for Bexar County.

**Hallie Heights - TIF Reinvestment Zone Combined
 Participation
 February 2, 2007**

Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project	TIF Revenues	TIF Expenses
City of San Antonio	0.5785400	90%	0.520686000	77.96%	\$ 1,396,430	\$ 2,567,678
Bexar County	0.2863010	50%	0.143150500	21.43%	\$ 383,916	\$ 705,923
San Antonio River Authority	0.0160450	25%	0.004011250	0.60%	\$ 10,758	\$ 19,781
Total	0.8808860		0.667847750	100.00%	\$ 1,791,103	\$ 3,293,382

**Hallie Heights - TIF Reinvestment Zone
Projected New Value of Tax Increment
February 2, 2007**

Tax Year	Phase I 2005	Phase II 2006	Phase III 2007	Total	Cumulative Total	Fiscal Year
2001				\$ -	\$ -	2002
2002				\$ -	\$ -	2003
2003				\$ -	\$ -	2004
2004				\$ -	\$ -	2005
2005	\$ 3,781,210			\$ 3,781,210	\$ 3,781,210	2006
2006		\$ 7,344,422		\$ 7,344,422	\$ 11,125,632	2007
2007			\$ 9,465,600	\$ 9,465,600	\$ 20,591,232	2008
2008				\$ -	\$ 20,591,232	2009
2009				\$ -	\$ 20,591,232	2010
2010				\$ -	\$ 20,591,232	2011
2011				\$ -	\$ 20,591,232	2012
2012				\$ -	\$ 20,591,232	2013
2013				\$ -	\$ 20,591,232	2014
2014				\$ -	\$ 20,591,232	2015
2015				\$ -	\$ 20,591,232	2016
2016				\$ -	\$ 20,591,232	2017
2017				\$ -	\$ 20,591,232	2018
2018				\$ -	\$ 20,591,232	2019
2019				\$ -	\$ 20,591,232	2020
2020				\$ -	\$ 20,591,232	2021
2021				\$ -	\$ 20,591,232	2022
2022				\$ -	\$ 20,591,232	2023
2023				\$ -	\$ 20,591,232	2024
	<u>\$ 3,781,210</u>	<u>\$ 7,344,422</u>	<u>\$ 9,465,600</u>	<u>\$ 20,591,232</u>		

\$ -	Commercial New Value
\$ 20,591,232	Residential New Value
\$ -	Multi Family New Value
<u>\$ 20,591,232</u>	Total New Value

Hallie Heights - TIF Reinvestment Zone

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

Tax Year	Phase I 2003 & 2004	Phase II 2005	Phase III 2006	Total
Single Family Homes	38	60	102	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	-		19,794	19,794	
09/01/06	-	4.54%	19,794	19,794	39,589
03/01/07	-		19,794	19,794	
09/01/07	-	4.54%	19,794	19,794	39,589
03/01/08	-		19,794	19,794	
09/01/08	38,000	4.54%	19,794	57,794	77,589
03/01/09	-		18,932	18,932	
09/01/09	40,000	4.54%	18,932	58,932	77,864
03/01/10	-		18,024	18,024	
09/01/10	41,000	4.54%	18,024	59,024	77,048
03/01/11	-		17,093	17,093	
09/01/11	42,000	4.54%	17,093	59,093	76,186
03/01/12	-		16,140	16,140	
09/01/12	44,000	4.54%	16,140	60,140	76,279
03/01/13	-		15,141	15,141	
09/01/13	46,000	4.54%	15,141	61,141	76,282
03/01/14	-		14,097	14,097	
09/01/14	47,000	4.54%	14,097	61,097	75,193
03/01/15	-		13,030	13,030	
09/01/15	49,000	4.54%	13,030	62,030	75,060
03/01/16	-		11,918	11,918	
09/01/16	51,000	4.54%	11,918	62,918	74,835
03/01/17	-		10,760	10,760	
09/01/17	52,000	4.54%	10,760	62,760	73,520
03/01/18	-		9,579	9,579	
09/01/18	54,000	4.54%	9,579	63,579	73,159
03/01/19	-		8,354	8,354	
09/01/19	56,000	4.54%	8,354	64,354	72,707
03/01/20	-		7,082	7,082	
09/01/20	58,000	4.54%	7,082	65,082	72,165
03/01/21	-		5,766	5,766	
09/01/21	60,000	4.54%	5,766	65,766	71,532
03/01/22	-		4,404	4,404	
09/01/22	62,000	4.54%	4,404	66,404	70,808
03/01/23	-		2,996	2,996	
09/01/23	65,000	4.54%	2,996	67,996	70,993
03/01/24	-		1,521	1,521	
09/01/24	67,000	4.54%	1,521	68,521	70,042
\$	872,000		\$ 468,437	\$ 1,340,437	\$ 1,340,437

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