

ORDINANCE NO. 3380

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING A REVISED PROJECT PLAN AND FINANCING PLAN FOR FALCON'S LAIR TAX INCREMENT FINANCE REINVESTMENT ZONE NUMBER FOUR, CITY OF MESQUITE, TEXAS; MAKING A FINDING OF FEASIBILITY; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY; AND PROVIDING AN EFFECTIVE DATE THEREOF.

WHEREAS, the City established Falcon's Lair Tax Increment Finance Reinvestment Zone Number Four, City of Mesquite, Texas (Zone), and established a Board of Directors for the Zone to promote development or redevelopment in the Zone pursuant to Ordinance No. 3303 approved by the Council on June 7, 1999, in accordance with the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated (the Act); and

WHEREAS, the Board of Directors of Falcon's Lair Tax Increment Finance Reinvestment Zone Number Four, City of Mesquite, Texas (the Board), on August 2, 2000, prepared and adopted a Revised Project Plan and Financing Plan, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference for the Zone; and

WHEREAS, the Project Plan and Financing Plan are substantially consistent with the previously adopted plan for the Zone which was approved by the City Council on August 16, 1999; and

WHEREAS, if the amendment reduces or increases the geographic area of the Zone, increases the amount of bonded indebtedness to be incurred, increases or decreases the percentage of a tax increment to be contributed by a taxing unit, increases the total estimated project costs or designates additional property in the Zone to be acquired by the municipality, the approval must be by ordinance adopted after a public hearing that satisfies the procedure requirements of Sections 311.003(c) and (d) of the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated; and

WHEREAS, in compliance with the Act, the Board hereby submits the Revised Project Plan and Financing Plan for Falcon's Lair Tax Increment Finance Reinvestment Zone Number Four, City of Mesquite, Texas, to the City Council for approval; and

WHEREAS, the Board has respectfully advised and recommended approval of the Revised Project Plan and Financing Plan by the City Council in order to promote development and redevelopment of the Zone.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE:

SECTION 1. That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct, and are incorporated herein for all purposes.

SECTION 2. That the Revised Project Plan and Financing Plan submitted to the City Council attached hereto as Exhibit "A" is hereby found to include the following information required under Section 311.011 of the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated.

A. The Project Plan includes:

- (1) A map showing existing uses of real property within the Zone and a map showing proposed improvements to and proposed uses of that property;
- (2) Any proposed changes to zoning ordinances, the Master Plan of the City, building codes or other municipal ordinances;
- (3) A list of estimated non-project costs; and
- (4) A statement of the method for relocating persons whom will be displaced as a result of implementation of the plan.

B. The Financing Plan includes:

- (1) A detailed list of the estimated project costs of the Zone including administrative expenses;
- (2) A list of the kind, number and location of all proposed public works or public improvements within the Zone;
- (3) An economic feasibility study;
- (4) The estimated amount of bonded indebtedness to be incurred;
- (5) The timing for incurring costs or monetary obligations;
- (6) The methods for financing all estimated project costs and the expected sources of revenues to finance or pay project costs including the percentage of tax increment to be derived from the property taxes of each taxing unit that levies taxes on real property within the Zone;
- (7) The current total appraised value of taxable real property in the Zone;
- (8) The estimated captured appraised value of the Zone during each year of its existence; and
- (9) The duration of the Zone. As provided under Section 311.017 of the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated, a tax increment financing reinvestment zone

terminates on the earlier of: the termination date designated in the original or amended ordinance creating the zone, or the date on which all project costs, tax increment bonds and interest on those bonds have been paid in full.

SECTION 3. That in accordance with the Act, the City Council has reviewed the Revised Project Plan and Financing Plan attached hereto as Exhibit "A" and hereby finds the Revised Project Plan and Financing Plan to be feasible and conforms to the Master Plan for the City of Mesquite.

SECTION 4. That in accordance with the Act, the City Council hereby approves the Revised Project Plan and Financing Plan attached hereto as Exhibit "A".

SECTION 5. That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the validity of the remaining provisions of this ordinance shall not be affected and shall remain in full force and effect.

SECTION 6. That the need to regulate a Revised Project Plan and Financing Plan for Falcon's Lair Tax Increment Finance Reinvestment Zone Number Four of the City of Mesquite, and the need to protect the public interest, comfort and general welfare of the citizens of the City of Mesquite, creates an urgency and emergency for the preservation of the public health, safety and welfare, requires that this ordinance shall take effect immediately from and after its passage and publication of said ordinance as the law in such cases provides.

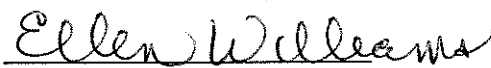
DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 7th day of August, 2000.



Mike Anderson
Mayor

ATTEST:

APPROVED:



Ellen Williams
City Secretary



B.J. Smith
City Attorney

**Proposed
Amended and Restated
Project Plan
and Financing Plan**

*Falcon's Lair
Tax Increment Finance
Reinvestment Zone Number Four,
City of Mesquite, Texas*

**Recommended by the Board of Directors
of Reinvestment Zone Number Four
on August 2, 2000**

**Plan prepared by
Stein Planning and Management**

Contents

	Page
Section 1: Amended and Restated Plan	1
Section 2: What's Tax Increment Financing?	2
Section 3: The Zone	4
Boundaries	4
Appraised Value	4
Section 3: Development Proposals	6
Public Improvements	6
Taxable Private Improvements	11
Section 5: Cash Flow	13
Revenue to the Tax Increment Fund	13
Reimbursements	14
Funds Retained by Taxing Jurisdictions	15
Section 6: Agreements	17

Disclaimer:

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

Exhibits

	Page
Exhibit A: Real Property Tax Flow with Tax Increment Financing	3
Exhibit B: Zone 4 Boundaries, Current Uses and Conditions	5
Exhibit C: Conceptual Development Plan and Proposed Public Improvements	7
Exhibit D: Project Costs and Nonproject Costs, "Modest" Development Scenario	8
Exhibit E: Project Costs and Nonproject Costs, "Premium" Development Scenario	10
Exhibit F: Summary of Total Cash Retained from Zone 4, Thirty-year Analysis Period	16

Schedules

	Page
Schedule 1: Year 2000 Appraisals, Zone 4	19
Schedule 2: Forecast of Development Quantities in Zone 4	20
Schedule 3: Forecasts of Taxable Development Added to Zone 4 Each Year	22
Schedule 4: Real Property Taxes Collected, Retained and Dedicated to the Tax Increment Fund from Zone 4, "Modest" Development Scenario	24
Schedule 5: Real Property Taxes Collected, Retained and Dedicated to the Tax Increment Fund from Zone 4, "Premium" Development Scenario	27
Schedule 6: Forecasts of Taxable Real Property Appraisals for Zone 4	30
Schedule 7: TIF Reimbursement Schedule, "Modest" Development Scenario	33
Schedule 8: TIF Reimbursement Schedule, "Premium" Development Scenario	36
Schedule 9: Total Revenues from Zone 4 Retained by City and School District, With TIF Program, "Modest" Development Scenario	39
Schedule 10: Total Revenues from Zone 4 Retained by City and School District, With TIF Program, "Premium" Development Scenario	42
Schedule 11: Total Revenues from Zone 4 Retained by City and School District, No TIF Program	45
Schedule 12: Real Property Taxes Collected and Retained from Zone 4, No TIF Program	48

Section 1: Amended and Restated Plan

The Mesquite City Council ("Council") designated the Falcon's Lair Tax Increment Finance Reinvestment Zone Number Four ("Zone 4") by Ordinance 3303 on June 7, 1999. The Council approved a project plan and financing plan for Zone 4 on August 16, 1999. The Board of the Mesquite Independent School District voted on August 30, 1999 to participate in Zone 4 with 100% of its tax increment generated by Zone 4.

This document is an amended and restated project plan and financing plan for Zone 4. It reflects a revised land use plan and new zoning approved by the Council on July 17, 2000; however, it does not modify the boundaries of Zone 4 as approved on June 7, 1999. Upon approval by the Council, this amended and restated project and financing plan will supersede and replace the previously approved project plan and financing plan to the full extent permitted by Texas law.

This amended and restated project and financing plan includes updated development and revenue forecasts that are consistent with the revised land use plan and new zoning, including updated floor area ratio estimates, updated appraised value estimates per square foot of improvement, updated public improvement cost estimates and updated estimates of construction timing.

Section 2: What's Tax Increment Financing?

Tax increment financing ("TIF") is a tool to finance public improvements within a defined area. These improvements are intended to attract new investment. The primary statute governing TIF is Chapter 311 of the Texas Tax Code. The Texas Government Code, Section 403.302, also addresses TIF as a factor in defining school district property values for purposes of equalizing wealth per student.

Section 403's significance for the Mesquite Independent School District ("MISD") is that contributions to Zone 4 (as well as two other TIF reinvestment zones in which the MISD agreed to participate before September 1, 1999) do not count as "taxable value" for the purpose of determining wealth per student. The state education equalization formula protects the MISD's participation in these TIF programs. MISD tax increments paid to these TIF programs are not treated as local wealth.

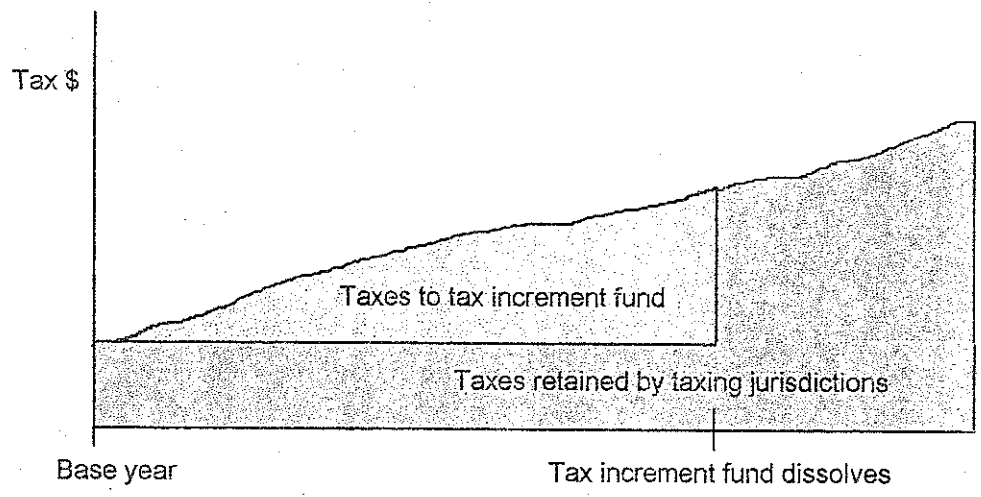
A municipality makes an area eligible for tax increment financing by designating a "reinvestment zone" ("Zone"). Tax dollars generated by growth of real property value in the Zone are called the "tax increment." These tax increment dollars flow to a tax increment fund ("Fund") for a specified term of years. For Zone 4, tax increments on real property levied through December 31, 2025 will flow to the Fund. The Fund may be used to pay for or reimburse expenses of constructing public improvements in the Zone. Money in the Fund may be disbursed according to a plan and agreements approved by a board of directors of the Zone ("TIF Board"). A TIF Board consists of five to fifteen people appointed by the participating local governmental units. The governing body of the municipality must approve a project plan or financing plan after adoption by the TIF Board.

Exhibit A shows how tax revenues from real property in a Zone flow to taxing jurisdictions and the Fund. Exhibit A assumes real property values in the Zone rise after the Zone's designation.

Only cities may create Zones. Once created, counties, hospital districts and college districts may participate, usually as provided in a participation agreement. Until September 1, 1999, a school district could participate in a Zone without adverse impact on its school equalization revenue from the state, as the MISD board elected to do.

Inclusion of a property in a Zone does not change the annual tax rates for the property. Tax rates in a Zone are the same as rates outside the Zone, within the same set of taxing jurisdictions.

Exhibit A: Real Property Tax Flow with Tax Increment Financing



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Section 3: The Zone

Boundaries

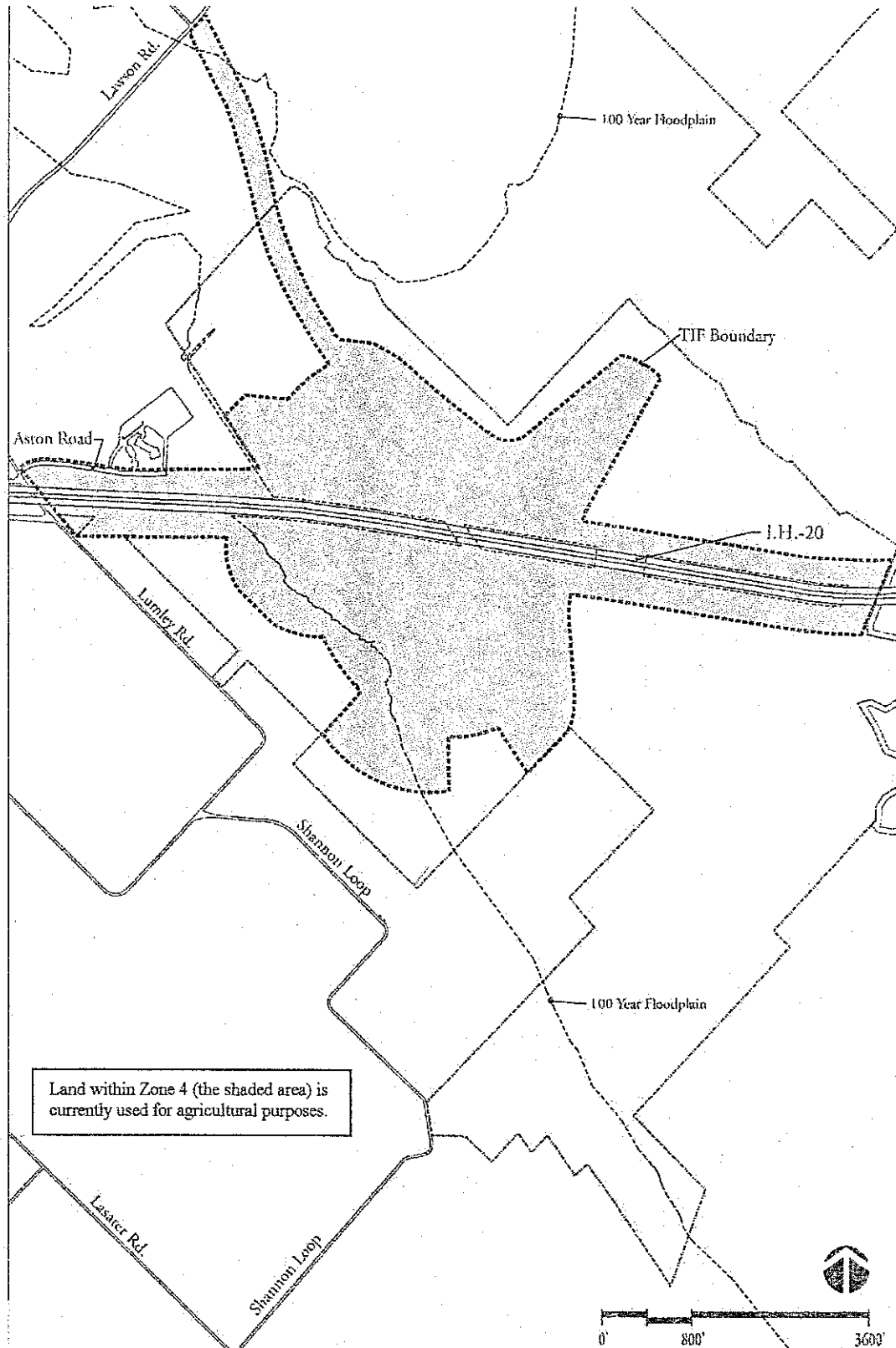
Exhibit B is a map Zone 4. The boundaries are the same as originally approved by Ordinance 3003 on June 7, 1999.

Appraised Value

Schedule 1 identifies the two existing taxable real property accounts partly within Zone 4. Estimated value of Zone 4 is based on the assumption that property within these accounts has uniform value, prorated to Zone 4 according to the proportion of account property inside Zone 4. Areas are approximate, subject to correction by survey or other appropriate means.

Based on proposed appraisals for 2000 by the Dallas Central Appraisal District (as of July 2000), the market value of the real property in Zone 4 is \$291,195. All land in Zone 4 (Exhibit B), except the existing Interstate Highway 20, is currently vacant and used for agriculture. Considering the agricultural exemptions on the property, the currently proposed total appraised value of real property in Zone 4 taxable by any jurisdiction is \$18,201.

Exhibit B: Zone 4 Boundaries, Current Uses and Conditions



Section 4: Development Proposals

Although Zone 4 is located on both sides of Interstate Highway 20 at the eastern and southern gateways to Mesquite, access to or from IH 20 is limited. There is no interchange and the frontage roads are limited. Additional frontage roads and an interchange between IH 20 and the proposed "Main Road" (potential State Highway 190) will require major capital investments from private sources and/or from the existing Falcon's Lair Utility and Reclamation District ("District"). Such capital investments, reimbursed by the Fund, are the most feasible funding sources. Without Zone 4 as a source for reimbursement, timing of the proposed public improvements could be twenty, thirty or more years into the future. Without the proposed public improvements within Zone 4, most of the commercial development and accompanying tax revenue will likely occur east of Mesquite in Kaufman County or west, largely in Dallas or Balch Springs.

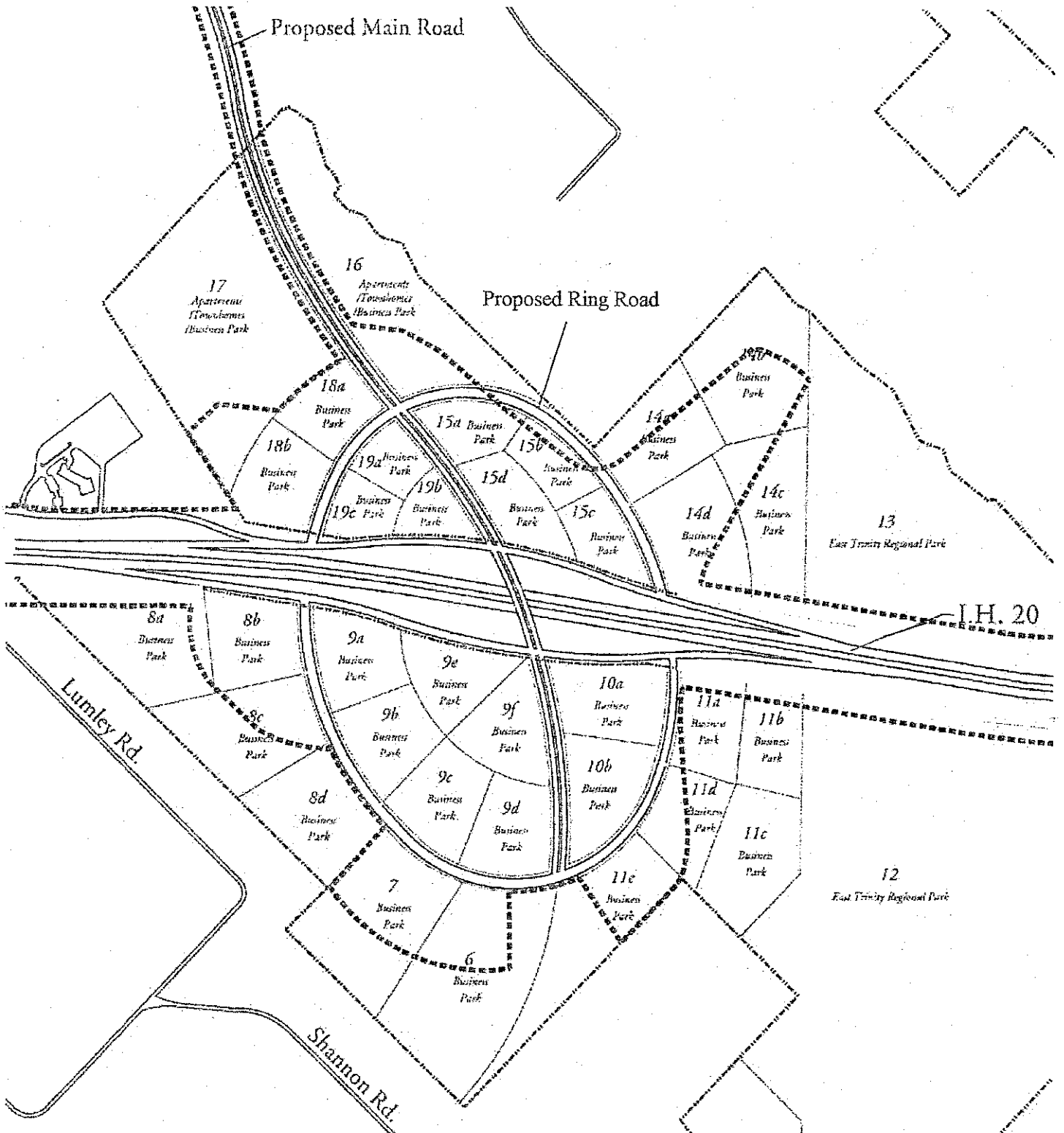
Exhibit C is a conceptual development plan for Zone 4 and adjacent parts of Falcon's Lair, based on the new zoning. Demand exists for office, warehouse, retail and industrial uses in Mesquite, especially on sites with freeway visibility and easy access. Accordingly, Zone 4, the core of Falcon's Lair, South Tract, is designed to meet that demand.

Public Improvements

Exhibit C shows general locations of the public improvements in Zone 4 that are proposed as "project" costs eligible for reimbursement from the Fund. These currently include grading, drainage, surfacing, utilities and other improvements necessary for and related to (a) the IH 20 frontage roads, (b) the Main Road (potential State Highway 190), (c) the IH 20 interchange and ramps and (d) 50% of the cost of the Ring Road.

Exhibit D is a list of estimated "project" and "nonproject" costs of development in Zone 4, assuming a "Modest" development scenario. By state law, costs are either "project" costs, which may be reimbursed by the Fund, or "nonproject" costs, which cannot be reimbursed. Exhibit D assumes capital costs for all project public improvements will be funded in 2002 and completed by late 2003 or 2004. The Fund will reimburse these costs later, as cash flows into the Fund. Actual costs and timing of funding for the project public improvements may vary from Exhibit D.

Exhibit C: Conceptual Development Plan and Proposed Public Improvements



**Exhibit D:
Project Costs and Nonproject Costs,
"Modest" Development Scenario**

Assumed inflation of construction costs from present until bid in 2001 or early 2002: 4.0%

Year:	2	3	4	5	6	7	8	9	10	Cumulative Total	Initial Cash Source
Expenses during year ended 3/31	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Theoretical 2000 (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	private/District (2)
Project Cost Estimates (Carter & Burgess, July 2000)											
Capital costs for public improvements	\$0	\$6,728,933	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,728,933	private/District (2)
IH 20 interchange	\$0	\$1,496,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,496,950	private/District (2)
IH 20 frontage roads	\$0	\$3,107,838	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,107,838	private/District (2)
Main Road, 4-lane divided with utilities	\$0	\$2,425,256	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,425,256	private/District (2)
Ring Road, with utilities (50% of cost)	\$0	\$13,758,977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,758,977	private/District (2)
Subtotal	\$0	\$13,758,977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,758,977	
Interest costs, when accrued											
(from reimbursement schedule)	\$0	\$0	\$694,334	\$952,465	\$1,014,375	\$1,080,310	\$1,143,175	\$1,200,723	\$1,252,093	\$25,348,695	private/District (2)(3)
Administrative costs (fees) to City	\$0	\$0	\$0	\$5,930	\$6,072	\$30,000	\$30,000	\$30,000	\$30,000	\$642,002	Fund
Total project costs	\$0	\$13,758,977	\$694,334	\$958,395	\$1,020,448	\$1,110,310	\$1,173,175	\$1,230,723	\$1,282,093	\$39,749,675	
Nonproject Cost Estimates (not reimbursed)											
Private/District costs for public impr.	\$0	\$1,457,936	\$1,516,253	\$1,576,903	\$1,639,680	\$1,705,579	\$1,773,902	\$1,844,754	\$1,916,544	\$17,445,235	private/District (2)
(2002-2011, 3%/yr. inflation from 2002)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	State
State cost for potential SH 190	\$0	\$0	\$0	\$6,405,376	\$6,597,537	\$6,795,463	\$6,998,327	\$7,209,307	\$7,425,596	\$119,133,031	private/District (2)
Appraised value of taxable construction new this year	\$0	\$1,457,936	\$1,516,253	\$7,982,279	\$8,237,517	\$8,501,042	\$8,773,129	\$9,054,061	\$9,344,130	\$136,578,286	private/District (2)
Total nonproject costs, excl. State cost	\$0	\$1,457,936	\$1,516,253	\$6,405,376	\$6,597,537	\$6,795,463	\$6,998,327	\$7,209,307	\$7,425,596	\$119,133,031	private/District (2)

(1) Cost estimates are in late 2000 dollars. Bids are expected in 2001 or early 2002, with cash set aside in early 2002.

(2) A private developer, another private source or the Falcon's Lair Utility and Reclamation District may advance funds for public improvements.

(3) The Fund does not pay accrued interest until it has sufficient cash flow to pay interest. If interest on advances must be paid sooner, the private lender or District must make interest payments until the Fund reimburses according to terms agreed by the TIF Board.

Exhibit E is a list of "project" costs and "nonproject" costs of development in Zone 4, assuming a "Premium" development scenario. Estimated capital costs for these project public improvements and the timing of their funding are the same as Exhibit D. The "Premium" scenario assumes an accelerated growth in taxable construction, consequently earlier and more taxable construction are earlier and greater cash flow to the Fund, with a consequent reduction of interest costs (a project cost).

Administrative fees (for the City) are a project cost, in addition to capital costs for project public improvements and interest. The City is entitled to an annual fee of up to \$30,000 a year in years when the Fund collects that much revenue.

This amended and restated plan anticipates that either a private developer or the District will pay to construct the project public improvements identified in Exhibits D and E, plus cost inflation at the time of actual construction. The Fund would reimburse the developer or the District for these public improvement expenses plus reasonable interest.

Total infrastructure costs in Falcon's Lair, South Tract, are estimated at \$27,228,400. This doesn't include costs for local streets or utilities serving individual lots. Less than half this total infrastructure cost is identified as project costs eligible for reimbursement by the Fund.

No residents will be displaced as a result of implementing this project plan.

Taxable Private Improvements

On July 17, 2000, the Council approved new zoning for Falcon's Lair, South Tract. The new zoning continues all the commercial uses allowed by the previous zoning (i.e., "office," "general retail," and "light industrial") and adds "industrial" uses. All uses permitted by the new zoning are consistent with the requirements of the original project plan and financing plan for Zone 4. The deed restrictions referenced in the original plan are no longer needed. A portion of Tracts 16 and 17 (as shown on Exhibit C) within Zone 4 may be used for residential purposes according to the zoning; however, should that occur, no tax increment from such residential uses will flow into the Fund.

Schedule 2 forecasts quantities of development and estimated appraised values (in year 2000 dollars) of taxable real property in Zone 4, according to tracts and commercial uses. The schedule presents three alternative development scenarios:

"No TIF" Scenario. Construction of the Main Road (potential State Highway 190), an interchange at IH 20 and frontage roads are all uncertain. The scenario assumes limited acreage on the north side of IH 20 will be developed for commercial uses, perhaps after construction of a road extended from the Texas A & M facility. The amended and restated plan will be developed net of right-of-way. The 2000 plan assumes 26 acres, net of right-of-way. The assumed average floor area ratio (building floor area divided by land area) on the developed tracts is the average for taxable commercial construction in Mesquite since 1990 (including 107 accounts, but excluding accounts with ground leases or large vacant portions, such as golf courses).

TIF, "Modest" Development Scenario. In this alternative, the assumption is that the Main Road, the Ring Road, the interchange at IH 20 and the IH 20 frontage roads will be built early, enabling development of all tracts in Zone 4 with the floor area ratios assumed in the "No TIF" scenario. The scenario is "modest" because floor area ratios are only average for recent commercial development in Mesquite.

TIF, "Premium" Development Scenario. In this scenario, assumed floor area ratios are greater. They are increased to 0.5. This compares with average commercial floor area ratios of approximately 0.3 for recent development in Las Colinas north of the Urban Center and 1.2 for existing development in the Las Colinas Urban Center. The Premium scenario also assumes taxable improvements will be added to the appraisal roll a year earlier than in the "Modest" scenario.

Schedule 3 reflects the timing of the development presented in Schedule 2. In each development scenario, the build-out period is assumed to be fifteen years, with development occurring in equal 1/15th increments. The "Modest" scenario assumes improvements begin to appear on the appraisal roll on January 1, 2005. The "Premium" scenario assumes improvements begin to appear on the roll one year earlier (January 1, 2004).

Schedule 6 estimates annual taxable real property appraised values for Zone 4 for both the "Modest" and "Premium" development scenarios and also estimates annual captured appraised values. Dollar amounts for the "captured appraised value estimated" within the meaning of Section 403.302(e) of the Texas Government Code, as amended, remain those in Schedule 6 of the original project plan and financing plan approved by the Council on August 16, 1999.

Section 5: Cash Flow

This section of the amended and restated project plan and financing plan anticipates:

- (1) Revenue to the Fund;
- (2) Reimbursement of principal for the project public improvements to be constructed in Zone 4, administrative costs and interest costs;
- (3) Net funds retained by taxing jurisdictions.

Revenue to the Tax Increment Fund

The ability of the Fund to reimburse a developer (or the District) for project public improvements depends on the revenue that will flow to the Fund. Schedule 4 displays for the "Modest" development scenario estimated annual cash flow to the Fund, as well as estimated annual cash flow to the City general fund and the MISD. Schedule 5 is a cash flow forecast for the "Premium" development scenario. Actual flows will depend on several factors:

- (1) ***Appraised values of real property.*** Schedule 6 forecasts annual taxable real property appraisals for Zone 4 for thirty years, for three development scenarios. Values of real property are based on schedules of development quantity and timing and on stated assumptions about inflation and appreciation. Vacant land values are not increased until 2003. For all development scenarios, the agricultural exemption is presumed lost soon after January 2002, when grading for improvements will begin. The "No TIF" scenario retains the agricultural exemption until 2013. Appraisals per square foot of completed building floor area includes land appreciation. The Dallas Central Appraisal District will determine actual appraised values, subject to appeals.
- (2) ***Tax rates.*** It is assumed that the 1999 MISD property tax rate will remain constant for the duration of Zone 4. It is assumed that the 1999 City property tax rate will remain constant until 2003. Starting in 2003, the City rate is assumed to grow 1% annually through 2012, then remain constant. Lower property tax rates would reduce TIF revenues and higher rates would boost revenue.
- (3) ***Collection rates.*** It is assumed that 100% of taxes will be collected without loss for collection agency services or property forfeitures.
- (4) ***Duration.*** City Ordinance 3303 provides that Zone 4 takes effect on January 1, 2000 and terminates on December 31, 2025. This amended and restated

project plan and financing plan does not change such dates. If all obligations of the Fund are satisfied before the termination date, the Council may terminate Zone 4 and its cash flow at the same time such obligations are fully satisfied.

Only tax on real property values in excess of the taxable base year value flows to the Fund. The Fund may not receive personal property tax or sales tax.

Reimbursements

This amended and restated project plan and financing plan anticipates that developers, the District or sources other than the City or the MISD will pay the cash for project public improvements. Cash sources may be either equity or borrowing. Parties may execute agreements with the Zone 4 TIF Board for reimbursement of public improvement expenses, including reasonable interest, as cash becomes available to the Fund. Interest rates will be set by written reimbursement agreement and will bear a reasonable relationship to municipal interest rates at the time of the agreement. The project public improvements must be generally consistent in kind, number and location with this plan.

Although neither required nor expected, the City may use cash or certificates of obligation as sources to fund project costs. The City may also use general obligation bonds to fund project costs, but only for projects specifically approved by voters. Zone 4 TIF bonds may also be used as a source of cash. No bonded indebtedness of the City to pay project costs is anticipated at this time.

In the event revenue to the Fund is insufficient to repay the funds spent for project public improvements by a developer, the District or other sources, neither the City nor the MISD will be liable for repayment. If taxable construction lags the "Modest" development scenario schedule for timing, development volume or appraised value, the private parties or the District advancing funds for project public improvements may find that the Fund does not generate sufficient revenue to repay all advances prior to the Fund's termination.

Schedule 7 models the ability of the Fund to service its proposed financial obligations, given the "Modest" development scenario revenue stream to the Fund, the estimated administration fees to the City and the estimated schedule of project public improvement costs to be reimbursed by the Fund. The top line of Schedule 7 ("Real property tax to Fund") comes from the bottom line of Schedule 4. The order of priority for annual payments by the Fund is as follows:

- (1) Fee for City program administration, if collections for the year are sufficient to pay the fee. If not, the fee for the year will be waived to the extent annual cash flow is insufficient to pay it. Fees are limited to \$30,000 per year.
- (2) Interest and return of principal cash advanced for project public improvements. Interest and principal payments may be for fixed periodic amounts or variable amounts, as agreed by the Zone 4 TIF Board. The Zone

4 TIF Board reserves the right to repay principal and interest earlier than required if cash flow to the Fund permits.

According to Schedule 7, developer or District advances to the Fund would be repaid in full, with interest, in 2026 (using the final tax increment from the levy of 2025). Reimbursement of all project costs with the "Modest" development scenario thus appears economically feasible. If repayment of the last financial obligation of the Fund were to occur sooner, the Council could terminate Zone 4 sooner. Any residual cash balance in the Fund upon termination would be divided between the two participating jurisdictions according to source (approximately 27% to the City, 73% to the MISD).

Schedule 8 is a reimbursement schedule based on the "Premium" development scenario. In this scenario, all project cost reimbursements are completed in 2014. The residual balance would be distributed to contributing jurisdictions in that year.

Funds Retained by Taxing Jurisdictions

Exhibit F summarizes total cash retained by the City and the MISD after contributions to the Fund, based on the three development scenarios and a thirty-year analysis period. Each jurisdiction fares better in terms of cash retained with the Zone 4 program than without.

Schedule 9 displays itemized annual estimates of total cash generated in Zone 4 and retained by the City and MISD, based on the "Modest" development scenario. The assumed average business personal property tax appraisals per square foot of floor area are lower than actual comparable appraisals for Town East. Business personal property tax revenue will be greater if commercial development is mostly users with costly inventories or equipment. Retail sales tax will be greater if Zone 4 becomes a predominantly retail center. Schedule 10 displays comparable information for the "Premium" development scenario.

Schedule 11 is the "No TIF" version of Schedules 9 and 10. Schedule 12 is an estimate of retained real property tax revenue that is imported to Schedule 11.

If the Fund repays its obligations in full before termination of Zone 4, there may be a residual cash balance in the Fund. Residual balances are indicated by the bottom lines of both Schedules 7 and 8, for the years when principal and interest owed reach \$0. A residual balance may be distributed between the City and the MISD in proportion to respective payments into the Fund.

**Exhibit F:
Summary of Total Cash Retained from Zone 4,
Thirty-year Analysis Period**

Program	Commercial Buildings SF	Public Facilities Principal Reimbursed	Cumulative Receipts				T. I. Fund Residual Balance (b)	City Fees Paid from T. I. Fund
			to the City General Fund (a)	to the MISD (a)	to the T. I. Fund, Less Residual and City Fees (b)	to T. I. Fund (Includes Residual)		
(1) No TIF program	182,000	\$0	\$3,392,303	\$4,842,972	\$0	\$0	\$0	
(2) TIF program with "Modest" development scenario	1,036,000	\$13,758,977	\$26,305,231	\$23,421,894	\$39,107,673	\$40,356,012	\$606,338	
			\$163,711 ←	\$442,627 ←	27% to City	73% to MISD		
			\$26,468,942	\$23,864,521				
(3) TIF program with "Premium" development scenario	3,223,000	\$13,758,977	\$102,582,602	\$142,375,591	\$23,751,086	\$26,856,694	\$2,799,678	
			\$755,913 ←	\$2,043,765 ←	27% to City	73% to MISD		
			\$103,338,515	\$144,419,356				

Notes:
 (a) Real property tax flowing to the named fund, plus all business personal property tax and (for the City) sales tax. Does not include value of public improvements. Residual balance in Fund upon dissolution is prorated in a separate line. Excludes administrative fees.
 (b) Residual is Fund balance upon Fund dissolution. Balance may be prorated among participating jurisdictions.
 Cumulative receipts are not discounted for the time value of money.

Section 6: Agreements

The City, the MISD and Falcon's Lair, L.P. (or its successors or assigns) will enter into a Master Development Agreement which implements this amended and restated project plan and financing plan and which will obligate the City and MISD to participate as set forth in this plan, subject only to the following conditions:

- (1) Zone 4 TIF funds cannot be reimbursed, and no building permits will be issued by the City for multi-family or townhome development on the Falcon's Lair, South Tract until all of the following have occurred with respect to the first phase (consisting of at least 20% of the area of the parcel) of single-family executive home development within the parcel (formerly labeled parcel 5) identified for single-family development by the new South Tract zoning: (a) the City has approved a final plat for such first phase; and (b) either all public improvements (e.g., streets, stormwater, water, and sewer) have been constructed and accepted by the City for such first phase *or* one or more contracts (including performance bonds in the full amount of the respective contract prices) have been awarded for construction of such public improvements for such first phase.
- (2) Development (other than single-family and related accessory uses, grading, drainage and public improvements) of the portion of the Falcon's Lair, South Tract located south of IH 20 cannot occur until the right-of-way for the IH 20/Main Road interchange has been dedicated as generally shown on the conceptual development plan (Exhibit C).
- (3) If state law changes so as to prevent Zone 4 TIF participation by the MISD or reduce the financial participation of the MISD, the developer, the District or another source may fund the amount of the deficit. If the deficit is not so funded, the Zone 4 TIF Board may vote to terminate participation by both the City and the MISD.
- (4) If dedication of the right-of-way for the proposed IH 20/Main Road interchange is enjoined or otherwise prevented by a final, non-appealable order of a court of competent jurisdiction (because of a lawsuit filed by the owner of any of the required right-of-way), the Zone 4 TIF Board may vote to terminate participation by the MISD and the City.
- (5) The City will convey to the State of Texas (or otherwise dedicate to the public) any City-owned land required for the project public improvements to be constructed as part of this amended and restated plan.
- (6) If the Zone 4 TIF Board votes to terminate participation as provided above, no reimbursement from the Fund shall occur with respect to costs or expenses paid or incurred after such termination unless such additional costs

or expenses are paid or incurred pursuant to fully executed contracts entered into before the Board voted to terminate participation.

- (7) Any party, including the District, who provides funding for project public improvement costs within Zone 4 pursuant to this amended and restated plan will be entitled to reimbursement as set forth herein and in the Master Development Agreement. This amended and restated plan, together with the Master Development Agreement, shall inure to the benefit of any party who provides such project cost funding (including their successors and assigns). Any such party may assign to any lender, in whole or in part, the rights of such party to reimbursement under this amended and restated plan and under the Master Development Agreement. An assignment of such reimbursement rights (which may occur without the consent of, but with notice to, the City and MISD) shall not release the assignor of its duties and obligations under this amended and restated plan or the Master Development Agreement and shall not obligate the lender-assignee to perform such duties and obligations.

**Schedule 1:
Year 2000 Appraisals, Zone 4**

DCAD Account	Site Address	Record Owner	Proposed Parcel	Proposed Use	Market Value	Assessed Value	Total Acreage	Acreage in Zone	Market Value per SF of Land	Assessed Value per SF of Land
Existing taxable accounts partly within the Reinvestment Zone (with appraisals of entire accounts):										
65056870010030100	1400 IH 20	Falcon's Lair L. P.			\$331,790	\$20,737	207.4	101	\$0.037	\$0.002
650568370010030400	1401 IH 20	Falcon's Lair L. P.			\$669,180	\$41,823	418.2	81	\$0.037	\$0.002
Total					\$1,000,970	\$62,560	625.6	182	\$0.037	\$0.002
Proposed parcels (with appraisals inside the Zone only, based on prorated acreage):										
part of 65056870010030400	1401 IH 20	Falcon's Lair L. P.	13	Regional Park	\$0	\$0	49	0	\$0.037	\$0.002
"	"	"	14a	Business Park	\$4,799	\$300	9	3	\$0.037	\$0.002
"	"	"	14b	Business Park	\$9,599	\$600	14	6	\$0.037	\$0.002
"	"	"	14c	Business Park	\$3,200	\$200	11	2	\$0.037	\$0.002
"	"	"	14d	Business Park	\$12,798	\$800	11	8	\$0.037	\$0.002
"	"	"	15a	Business Park	\$4,799	\$300	4	3	\$0.037	\$0.002
"	"	"	15b	Business Park	\$1,500	\$100	4	1	\$0.037	\$0.002
"	"	"	15c	Business Park	\$7,999	\$500	5	5	\$0.037	\$0.002
"	"	"	15d	Business Park	\$9,599	\$600	6	6	\$0.037	\$0.002
"	"	"	16	Apartments, Townhouses, or Business Park	\$6,399	\$400	23	4	\$0.037	\$0.002
"	"	"	17	Apartments, Townhouses, or Business Park	\$4,799	\$300	33	3	\$0.037	\$0.002
"	"	"	18a	Business Park	\$7,999	\$500	5	5	\$0.037	\$0.002
"	"	"	18b	Business Park	\$11,198	\$700	7	7	\$0.037	\$0.002
"	"	"	19a	Business Park	\$4,799	\$300	3	3	\$0.037	\$0.002
"	"	"	19b	Business Park	\$4,799	\$300	3	3	\$0.037	\$0.002
"	"	"	19c	Business Park	\$4,799	\$300	3	3	\$0.037	\$0.002
"	"	"		Main road	\$15,998	\$1,000	10	10	\$0.037	\$0.002
"	"	"		Ring road	\$7,999	\$500	8	5	\$0.037	\$0.002
"	"	"		Frontage roads	\$6,399	\$400	4	4	\$0.037	\$0.002
subtotal north of IH 20					\$129,580	\$8,101	212	61		
part of 65056870010030100	1400 IH 20	Falcon's Lair L. P.	5	Exec. Single-Family	\$0	\$0	87	0	\$0.037	\$0.002
"	"	"	6	Business Park	\$8,001	\$500	20	5	\$0.037	\$0.002
"	"	"	7	Business Park	\$12,801	\$800	12	8	\$0.037	\$0.002
"	"	"	8a	Business Park	\$3,200	\$200	15	2	\$0.037	\$0.002
"	"	"	8b	Business Park	\$11,201	\$700	7	7	\$0.037	\$0.002
"	"	"	8c	Business Park	\$6,401	\$400	11	4	\$0.037	\$0.002
"	"	"	8d	Business Park	\$0	\$0	10	0	\$0.037	\$0.002
"	"	"	9a	Business Park	\$9,601	\$600	6	6	\$0.037	\$0.002
"	"	"	9b	Business Park	\$9,601	\$600	6	6	\$0.037	\$0.002
"	"	"	9c	Business Park	\$9,601	\$600	6	6	\$0.037	\$0.002
"	"	"	9d	Business Park	\$9,601	\$600	6	6	\$0.037	\$0.002
"	"	"	9e	Business Park	\$9,601	\$600	6	6	\$0.037	\$0.002
"	"	"	9f	Business Park	\$9,601	\$600	6	6	\$0.037	\$0.002
"	"	"	10a	Business Park	\$12,801	\$800	8	8	\$0.037	\$0.002
"	"	"	10b	Business Park	\$11,201	\$700	7	7	\$0.037	\$0.002
"	"	"	11a	Business Park	\$1,600	\$100	7	1	\$0.037	\$0.002
"	"	"	11b	Business Park	\$0	\$0	6	0	\$0.037	\$0.002
"	"	"	11c	Business Park	\$0	\$0	10	0	\$0.037	\$0.002
"	"	"	11d	Business Park	\$4,800	\$300	7	3	\$0.037	\$0.002
"	"	"	11e	Business Park	\$8,001	\$500	10	5	\$0.037	\$0.002
"	"	"	12	Regional Park	\$0	\$0	148	0	\$0.037	\$0.002
"	"	"		Main road	\$6,401	\$400	4	4	\$0.037	\$0.002
"	"	"		Ring road	\$14,401	\$900	9	9	\$0.037	\$0.002
"	"	"		Frontage roads	\$3,200	\$200	2	2	\$0.037	\$0.002
subtotal south of IH 20					\$161,614	\$10,101	416	101		
Existing IH 20		State of Texas		N. A.	\$0	\$0	N. A.	N. A.	N. A.	N. A.
Main road north extension		City of Mesquite		N. A.	N. A.	N. A.	2	2	N. A.	N. A.
Total for Zone, (acreage excludes existing IH 20)					\$291,195	\$18,201		184		

Acreage figures are approximate and subject to verification by survey.

Schedule 2:

Forecast of Development Quantities in Zone 4

Parcel	Total Parcel Acreage (1)	Acreage in TIF Zone (1)	Proposed Use	"No TIF" Scenario				TIF, "Modest" Development Scenario				TIF, "Premium" Development Scenario			
				Est. Floor Coverage (2)	Est. Building SF	Est. Real Ppty. Appraisal Increase per Building SF, in 2000 Dollars (3)	Est. Real Ppty. Appraisal Increase, in 2000 Dollars	Est. Floor Coverage (2)	Est. Building SF	Est. Real Ppty. Appraisal Increase per Building SF, in 2000 Dollars (3)	Est. Real Ppty. Appraisal Increase, in 2000 Dollars	Est. Floor Coverage	Est. Building SF	Est. Real Ppty. Appraisal Increase per Building SF, in 2000 Dollars (3)	Est. Real Ppty. Appraisal Increase, in 2000 Dollars
Reinvestment Zone north of IH 20:															
13	49	0	Regional Park	0	0	\$80	\$0	0	0	\$80	\$0	0	0	\$80	\$0
14a	9	3	Business Park (4)	0	0	\$80	\$0	0.16	21,000	\$80	\$1,680,000	0.50	65,000	\$80	\$5,200,000
14b	14	6	Business Park (4)	0	0	\$80	\$0	0.16	42,000	\$80	\$3,360,000	0.50	131,000	\$80	\$10,480,000
14c	11	2	Business Park (4)	0	0	\$80	\$0	0.16	14,000	\$80	\$1,120,000	0.50	44,000	\$80	\$3,520,000
14d	11	8	Business Park (4)	0	0	\$80	\$0	0.16	56,000	\$80	\$4,480,000	0.50	174,000	\$80	\$13,920,000
15a	4	3	Business Park (4)	0.16	21,000	\$80	\$1,680,000	0.16	21,000	\$80	\$1,680,000	0.50	65,000	\$80	\$5,200,000
15b	4	1	Business Park (4)	0	0	\$80	\$0	0.16	7,000	\$80	\$560,000	0.50	22,000	\$80	\$1,760,000
15c	5	5	Business Park (4)	0	0	\$80	\$0	0.16	35,000	\$80	\$2,800,000	0.50	109,000	\$80	\$8,720,000
15d	8	6	Business Park (4)	0	0	\$80	\$0	0.16	42,000	\$80	\$3,360,000	0.50	131,000	\$80	\$10,480,000
16	23	4	Apartments, Townhouses, or Business Park (5)	0.16	28,000	\$80	\$2,240,000	0.16	28,000	\$80	\$2,240,000	0.50	87,000	\$80	\$6,960,000
17	33	3	Apartments, Townhouses, or Business Park (5)	0.16	21,000	\$80	\$1,680,000	0.16	21,000	\$80	\$1,680,000	0.50	65,000	\$80	\$5,200,000
18a	5	5	Business Park (4)	0	0	\$80	\$0	0.16	35,000	\$80	\$2,800,000	0.50	109,000	\$80	\$8,720,000
18b	7	7	Business Park (4)	0.16	49,000	\$80	\$3,920,000	0.16	49,000	\$80	\$3,920,000	0.50	152,000	\$80	\$12,160,000
18a	3	3	Business Park (4)	0.16	21,000	\$80	\$1,680,000	0.16	21,000	\$80	\$1,680,000	0.50	65,000	\$80	\$5,200,000
18b	3	3	Business Park (4)	0.16	21,000	\$80	\$1,680,000	0.16	21,000	\$80	\$1,680,000	0.50	65,000	\$80	\$5,200,000
18c	3	3	Business Park (4)	0.16	21,000	\$80	\$1,680,000	0.16	21,000	\$80	\$1,680,000	0.50	65,000	\$80	\$5,200,000
Main Road	12	12													
Ring Road	8	5													
Frontage roads	4	4													
	214	83			182,000		\$14,560,000		434,000		\$34,720,000		1,349,000		\$107,920,000
Reinvestment Zone south of IH 20:															
5	87	0	Exec. Single-Family	0	0	\$80	\$0	0.10	0	\$80	\$0	0.10	0	\$80	\$0
6	20	5	Business Park (4)	0	0	\$80	\$0	0.16	35,000	\$80	\$2,800,000	0.50	109,000	\$80	\$8,720,000
7	12	8	Business Park (4)	0	0	\$80	\$0	0.16	56,000	\$80	\$4,480,000	0.50	174,000	\$80	\$13,920,000
8a	15	2	Business Park (4)	0	0	\$80	\$0	0.16	14,000	\$80	\$1,120,000	0.50	44,000	\$80	\$3,520,000
8b	7	7	Business Park (4)	0	0	\$80	\$0	0.16	49,000	\$80	\$3,920,000	0.50	152,000	\$80	\$12,160,000
8c	11	4	Business Park (4)	0	0	\$80	\$0	0.16	28,000	\$80	\$2,240,000	0.50	87,000	\$80	\$6,960,000
8d	10	0	Business Park (4)	0	0	\$80	\$0	0.16	0	\$80	\$0	0.50	0	\$80	\$0
9a	6	6	Business Park (4)	0	0	\$80	\$0	0.16	42,000	\$80	\$3,360,000	0.50	131,000	\$80	\$10,480,000
9b	6	6	Business Park (4)	0	0	\$80	\$0	0.16	42,000	\$80	\$3,360,000	0.50	131,000	\$80	\$10,480,000
9c	6	6	Business Park (4)	0	0	\$80	\$0	0.16	42,000	\$80	\$3,360,000	0.50	131,000	\$80	\$10,480,000
9d	6	6	Business Park (4)	0	0	\$80	\$0	0.16	42,000	\$80	\$3,360,000	0.50	131,000	\$80	\$10,480,000
9e	6	6	Business Park (4)	0	0	\$80	\$0	0.16	42,000	\$80	\$3,360,000	0.50	131,000	\$80	\$10,480,000
9f	6	6	Business Park (4)	0	0	\$80	\$0	0.16	42,000	\$80	\$3,360,000	0.50	131,000	\$80	\$10,480,000
10a	8	8	Business Park (4)	0	0	\$80	\$0	0.16	56,000	\$80	\$4,480,000	0.50	174,000	\$80	\$13,920,000
10b	7	7	Business Park (4)	0	0	\$80	\$0	0.16	49,000	\$80	\$3,920,000	0.50	152,000	\$80	\$12,160,000
11a	7	1	Business Park (4)	0	0	\$80	\$0	0.16	7,000	\$80	\$560,000	0.50	22,000	\$80	\$1,760,000
11b	6	0	Business Park (4)	0	0	\$80	\$0	0.16	0	\$80	\$0	0.50	0	\$80	\$0
11c	10	0	Business Park (4)	0	0	\$80	\$0	0.16	0	\$80	\$0	0.50	0	\$80	\$0
11d	7	3	Business Park (4)	0	0	\$80	\$0	0.16	21,000	\$80	\$1,680,000	0.50	65,000	\$80	\$5,200,000
11e	10	5	Business Park (4)	0	0	\$80	\$0	0.16	35,000	\$80	\$2,800,000	0.50	109,000	\$80	\$8,720,000
12	148	0	Regional Park	0	0	\$80	\$0	0.00	0	\$80	\$0	0.00	0	\$80	\$0
Main Road	4	4													
Ring Road	9	9													
Frontage roads	2	2													
	416	101			0		\$0		602,000		\$48,160,000		1,874,000		\$149,920,000
Total, including roads, but excluding existing IH 20															
	630	184			182,000		\$14,560,000		1,036,000		\$82,880,000		3,223,000		\$257,840,000

Schedule 2:

Forecast of Development Quantities in Zone 4

Parcel	Total Parcel Acroage in TIF Zone (1)	Proposed Use	"No TIF" Scenario				TIF, "Modest" Development Scenario				TIF, "Premium" Development Scenario			
			Est. Floor Coverage (2)	Est. Building SF	Est. Real Ppty. Appraisal Increase, in 2000 Dollars (3)	Est. Real Ppty. Appraisal Increase, in 2000 Dollars	Est. Floor Coverage (2)	Est. Building SF	Est. Real Ppty. Appraisal Increase, in 2000 Dollars (3)	Est. Real Ppty. Appraisal Increase, in 2000 Dollars	Est. Floor Coverage	Est. Building SF	Est. Real Ppty. Appraisal Increase, in 2000 Dollars (3)	Est. Real Ppty. Appraisal Increase, in 2000 Dollars
251	141	Business Park (4)	0.16	133,000	\$80	\$10,640,000	0.16	987,000	\$80	\$78,960,000	0.50	3,071,000	\$80	\$245,680,000
68	7	Business Park (5)	0.16	48,000	\$80	\$3,920,000	0.16	48,000	\$80	\$3,920,000	0.50	152,000	\$80	\$12,160,000
87	0	Exec. Single-Family	N.A.	0	N.A.	N.A.	0.10	0	\$80	\$0	0.10	0	\$80	\$0
148	0	Regional Park	N.A.	0	N.A.	N.A.	0.00	0	\$80	\$0	0.00	0	\$80	\$0
542	148	Total		182,000		\$14,560,000	1,035,000		\$82,880,000	3,223,000		\$257,840,000		

Subtotals by use:

- (1) Acreage figures are approximate and subject to verification by survey.
- (2) For Business Park, average floor coverage is same as Mesquite average for taxable commercial construction since 1990.
- (3) Appraised value is same as average total DCAD value per building SF for taxable commercial construction since 1990.
- (4) 20% of Business Park development is assumed to be retail space. 80% is office, warehouse or industrial space.
- (5) Model assumes non-residential development.

**Schedule 3:
Forecasts of Taxable Development Added to Zone 4 Each Year**

Assumptions:
 Development build-outs span fifteen years.
 Without TIF as a tool to finance roadway access, no commercial development enters the roll until 2015.
 With TIF and "Modest" development, roadway expenses are incurred by 3/31/2001; initial development enters roll by 1/1/2005.
 With TIF and "Premium" development, roadway expenses are incurred by 3/31/2001; initial development enters roll by 1/1/2004.
 20% of business park development is assumed for retail sales, 80% for offices, warehouses or industry.

Year:	Base	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Appraisals as of 1/1/	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
No TIF Program, Limited Commercial Development																
Retail SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office/warehouse SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TIF Program, Modest Development																
Retail SF	-	-	-	-	-	-	13,813	13,813	13,813	13,813	13,813	13,813	13,813	13,813	13,813	13,813
Office/warehouse SF	-	-	-	-	-	-	55,253	55,253	55,253	55,253	55,253	55,253	55,253	55,253	55,253	55,253
Total	-	-	-	-	-	-	69,067	69,067	69,067	69,067	69,067	69,067	69,067	69,067	69,067	69,067
TIF Program, Premium Development																
Retail SF	-	-	-	-	-	42,973	42,973	42,973	42,973	42,973	42,973	42,973	42,973	42,973	42,973	42,973
Office/warehouse SF	-	-	-	-	-	171,893	171,893	171,893	171,893	171,893	171,893	171,893	171,893	171,893	171,893	171,893
Total	-	-	-	-	-	214,867	214,867	214,867	214,867	214,867	214,867	214,867	214,867	214,867	214,867	214,867

**Schedule 3:
Forecasts of Taxable Development Added to Zone 4 Each Year**

Year:	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	Cumulative Total
Appraisals as of 1/1/	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
No TIF Program, Limited Commercial Development																
Retail SF	2,427	2,427	2,427	2,427	2,427	2,427	2,427	2,427	2,427	2,427	2,427	2,427	2,427	2,427	2,427	36,400
Office/warehouse SF	9,707	9,707	9,707	9,707	9,707	9,707	9,707	9,707	9,707	9,707	9,707	9,707	9,707	9,707	9,707	145,600
Total	12,133	12,133	12,133	12,133	12,133	12,133	12,133	12,133	12,133	12,133	12,133	12,133	12,133	12,133	12,133	182,000
TIF Program, Modest Development																
Retail SF	13,813	13,813	13,813	13,813	13,813	13,813	13,813	13,813	13,813	13,813	13,813	13,813	13,813	13,813	13,813	207,200
Office/warehouse SF	55,253	55,253	55,253	55,253	55,253	55,253	55,253	55,253	55,253	55,253	55,253	55,253	55,253	55,253	55,253	828,800
Total	69,067	69,067	69,067	69,067	69,067	69,067	69,067	69,067	69,067	69,067	69,067	69,067	69,067	69,067	69,067	1,036,000
TIF Program, Premium Development																
Retail SF	42,973	42,973	42,973	42,973	42,973	42,973	42,973	42,973	42,973	42,973	42,973	42,973	42,973	42,973	42,973	644,600
Office/warehouse SF	171,893	171,893	171,893	171,893	171,893	171,893	171,893	171,893	171,893	171,893	171,893	171,893	171,893	171,893	171,893	2,578,400
Total	214,867	214,867	214,867	214,867	214,867	214,867	214,867	214,867	214,867	214,867	214,867	214,867	214,867	214,867	214,867	3,223,000

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Schedule 4: Real Property Taxes Collected, Retained and Dedicated to the Tax Increment Fund from Zone 4, "Modest" Development Scenario

Assumptions:
 1999 tax rates per \$100:
 City: \$0.54148
 City tax rate increases annually, beginning 2003
 MISD: \$1.58000
 Tax collection rate: 100%

Reinvestment Zone Year:	Base	1	2	3	4	5	6	7	8	2007	2008	2009	2010
Total taxable value of real property	\$18,201	\$18,201	\$18,201	\$18,201	\$297,019	\$302,959	\$6,714,394	\$13,446,219	\$20,510,606	\$27,920,145	\$35,887,855	\$43,827,198	
Portion of collected increment pledged to TIF Fund by:	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
City	\$99	\$99	\$99	\$99	\$99	\$1,624	\$1,673	\$37,459	\$75,765	\$116,726	\$160,483	\$207,182	
MISD	\$288	\$288	\$288	\$288	\$288	\$4,693	\$4,787	\$106,087	\$212,450	\$324,088	\$441,138	\$563,868	
Total	\$386	\$386	\$386	\$386	\$386	\$6,317	\$6,460	\$143,546	\$288,215	\$440,784	\$601,621	\$771,050	
Real property tax collected by:													
City	\$99	\$99	\$99	\$99	\$99	\$1,624	\$1,673	\$37,459	\$75,765	\$116,726	\$160,483	\$207,182	
MISD	\$288	\$288	\$288	\$288	\$288	\$4,693	\$4,787	\$106,087	\$212,450	\$324,088	\$441,138	\$563,868	
Total	\$386	\$386	\$386	\$386	\$386	\$6,317	\$6,460	\$143,546	\$288,215	\$440,784	\$601,621	\$771,050	
Real property tax retained by:													
City	\$99	\$99	\$99	\$99	\$99	\$1,624	\$1,673	\$37,459	\$75,765	\$116,726	\$160,483	\$207,182	
MISD	\$288	\$288	\$288	\$288	\$288	\$4,693	\$4,787	\$106,087	\$212,450	\$324,088	\$441,138	\$563,868	
Total	\$386	\$386	\$386	\$386	\$386	\$6,317	\$6,460	\$143,546	\$288,215	\$440,784	\$601,621	\$771,050	
Property tax dedicated to TIF by:													
City	\$0	\$0	\$0	\$0	\$0	\$1,525	\$1,573	\$37,357	\$75,662	\$116,622	\$160,378	\$207,077	
MISD	\$0	\$0	\$0	\$0	\$0	\$4,405	\$4,499	\$105,800	\$212,163	\$323,780	\$440,851	\$563,591	
Total	\$0	\$0	\$0	\$0	\$0	\$5,930	\$6,072	\$143,157	\$287,825	\$440,402	\$601,229	\$770,667	

Schedule 4:

Schedule 4:

**Real Property Taxes Collected, Retained and Dedicated to the Tax Increment Fund
from Zone 4, "Modest" Development Scenario**

<i>Reinvestment Zone Year:</i>	12	13	14	15	16	17	18	19	20	21	22	23
<i>Valuations for Jan. 1;</i>												
<i>Collections by March 31:</i>	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total taxable value of real property	\$52,352,096	\$61,276,942	\$70,616,619	\$80,386,514	\$90,602,533	\$101,281,122	\$112,439,278	\$124,094,574	\$136,285,171	\$138,990,475	\$141,770,284	\$144,605,690
Portion of collected increment pledged to TIF Fund by . . .												
City	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
MISD	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Real property tax collected by:												
City	\$256,979	\$310,034	\$366,516	\$422,380	\$480,816	\$541,922	\$605,794	\$672,534	\$742,248	\$815,044	\$831,345	\$847,972
MISD	\$692,470	\$827,163	\$968,176	\$1,115,743	\$1,270,107	\$1,431,520	\$1,600,242	\$1,776,541	\$1,960,694	\$2,152,990	\$2,196,049	\$2,239,970
Total	\$949,448	\$1,137,197	\$1,334,692	\$1,538,122	\$1,750,923	\$1,973,442	\$2,206,035	\$2,449,075	\$2,702,942	\$2,968,034	\$3,027,394	\$3,087,942
Real property tax retained by:												
City	\$107	\$108	\$109	\$109	\$109	\$109	\$109	\$109	\$109	\$109	\$109	\$109
MISD	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288
Total	\$394	\$395	\$396	\$396	\$396	\$396	\$396	\$396	\$396	\$396	\$396	\$396
Property tax dedicated to TIF by:												
City	\$256,872	\$309,926	\$366,407	\$422,271	\$480,708	\$541,813	\$605,685	\$672,425	\$742,139	\$814,935	\$831,236	\$847,863
MISD	\$692,182	\$826,876	\$967,888	\$1,115,455	\$1,269,819	\$1,431,232	\$1,599,954	\$1,776,253	\$1,960,407	\$2,152,702	\$2,195,702	\$2,239,683
Total	\$949,054	\$1,136,801	\$1,334,295	\$1,537,726	\$1,750,527	\$1,973,045	\$2,205,639	\$2,448,678	\$2,702,546	\$2,967,637	\$3,026,938	\$3,087,546

Schedule 4:
Real Property Taxes Collected, Retained and Dedicated to the Tax Increment Fund
from Zone 4, "Modest" Development Scenario

Reinvestment Zone Year: Valuations for Jan. 1; Collections by March 31:	2023	2024	2025	2026	2027	2028	2029	2030	2030	Cumulative, 30 Years of Collections	NPV in 2000, Annual Discount of 6.00%
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Total taxable value of real property \$147,497,804 \$150,447,760 \$153,456,715 \$156,525,849 \$159,656,366 \$162,849,493 \$166,108,483

Portion of collected increment
pledged to TIF Fund by ...

City	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%
MISD	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%

Real property tax collected by:

City	\$884,931	\$882,230	\$899,874	\$917,872	\$936,229	\$954,954	\$974,053	\$993,534	\$14,918,468	\$4,454,946
MISD	\$2,284,770	\$2,330,465	\$2,377,075	\$2,424,616	\$2,473,108	\$2,522,571	\$2,573,022	\$2,624,482	\$39,499,728	\$11,822,478
Total	\$3,149,701	\$3,212,695	\$3,276,949	\$3,342,488	\$3,409,338	\$3,477,524	\$3,547,075	\$3,618,016	\$54,418,196	\$16,277,424

Real property tax retained by:

City	\$109	\$109	\$109	\$109	\$936,229	\$954,954	\$974,053	\$993,534	\$3,861,523	\$735,070
MISD	\$288	\$288	\$288	\$288	\$2,473,108	\$2,522,571	\$2,573,022	\$2,624,482	\$10,200,661	\$1,941,891
Total	\$396	\$396	\$396	\$396	\$3,409,338	\$3,477,524	\$3,547,075	\$3,618,016	\$14,062,183	\$2,525,435

Property tax dedicated to TIF by:

City	\$864,822	\$882,121	\$899,766	\$917,763	\$0	\$0	\$0	\$0	\$0	\$11,056,945	\$3,719,876
MISD	\$2,284,482	\$2,330,178	\$2,376,787	\$2,424,329	\$0	\$0	\$0	\$0	\$0	\$28,299,067	\$9,860,597
Total	\$3,149,305	\$3,212,299	\$3,276,553	\$3,342,092	\$0	\$0	\$0	\$0	\$0	\$40,356,012	\$13,600,462

**Schedule 5:
Real Property Taxes Collected, Retained and Dedicated to the Tax Increment Fund
from the Zone 4, "Premium" Development Scenario**

Assumptions:
1999 property tax rates per \$100:
City: \$0.54148
1% annually, beginning 2003
City tax rate increases
MISD: \$1.58000 constant rate
Tax collection rate: 100%

Reinvestment Zone Year: Valuations for Jan. 1: Collections by March 31:	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Total taxable value of real property	\$18,201	\$18,201	\$18,201	\$18,201	\$297,019	\$19,649,705	\$39,969,848	\$61,294,208	\$83,660,804	\$107,108,953	\$131,679,313	\$157,413,926
Portion of collected Increment pledged to TIF Fund by:												
City	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
MISD	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Real property tax collected by:												
City	\$99	\$99	\$99	\$99	\$99	\$1,624	\$108,538	\$222,987	\$345,372	\$476,114	\$615,654	\$764,451
MISD	\$288	\$288	\$288	\$288	\$288	\$4,693	\$310,465	\$631,524	\$968,448	\$1,321,841	\$1,692,321	\$2,090,533
Total	\$386	\$386	\$386	\$386	\$386	\$6,317	\$419,003	\$854,510	\$1,313,821	\$1,797,955	\$2,307,975	\$2,844,984
Real property tax retained by:												
City	\$99	\$99	\$99	\$99	\$99	\$100	\$101	\$102	\$103	\$104	\$105	\$106
MISD	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288
Total	\$386	\$386	\$386	\$386	\$386	\$387	\$388	\$389	\$390	\$391	\$392	\$393
Property tax dedicated to TIF by:												
City	\$0	\$0	\$0	\$0	\$0	\$1,525	\$108,437	\$222,885	\$345,270	\$476,011	\$615,549	\$764,345
MISD	\$0	\$0	\$0	\$0	\$0	\$4,405	\$310,178	\$631,236	\$968,161	\$1,321,553	\$1,692,034	\$2,090,246
Total	\$0	\$0	\$0	\$0	\$0	\$5,930	\$418,615	\$854,121	\$1,313,431	\$1,797,564	\$2,307,583	\$2,844,591

**Schedule 5:
Real Property Taxes Collected, Retained and Dedicated to the Tax Increment Fund
from the Zone 4, "Premium" Development Scenario**

Reinvestment Zone Year:	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Valuations for Jan. 1:	13	14	15	16	17	18	19	20	21	22	23
Collections by March 31:	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total taxable value of real property	\$184,356,262	\$212,551,267	\$242,045,407	\$272,866,725	\$305,124,880	\$339,811,212	\$373,998,785	\$410,742,450	\$448,957,299	\$427,396,445	\$435,883,174
Portion of collected increment pledged to TIF Fund by:	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
City	\$1,091,774	\$1,271,335	\$1,447,748	\$1,632,220	\$1,825,046	\$2,026,534	\$2,237,002	\$2,456,777	\$2,505,913	\$2,556,031	\$2,607,151
MISD	\$2,487,140	\$2,912,829	\$3,359,310	\$3,824,317	\$4,311,610	\$4,820,973	\$5,353,217	\$5,909,181	\$6,489,731	\$6,751,916	\$6,886,954
Total	\$3,410,129	\$4,004,603	\$4,629,645	\$5,272,066	\$5,943,830	\$6,646,019	\$7,379,751	\$8,146,183	\$8,946,508	\$9,125,438	\$9,307,947
Real property tax collected by:											
City	\$107	\$109	\$109	\$109	\$109	\$109	\$109	\$109	\$109	\$109	\$109
MISD	\$289	\$288	\$286	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288
Total	\$394	\$395	\$396	\$396	\$396	\$396	\$396	\$396	\$396	\$396	\$396
Real property tax retained by:											
City	\$107	\$109	\$109	\$109	\$109	\$109	\$109	\$109	\$109	\$109	\$109
MISD	\$289	\$288	\$286	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288
Total	\$394	\$395	\$396	\$396	\$396	\$396	\$396	\$396	\$396	\$396	\$396
Property tax dedicated to TIF by:											
City	\$922,882	\$1,091,666	\$1,271,226	\$1,447,639	\$1,624,030	\$1,825,046	\$2,026,534	\$2,237,002	\$2,456,777	\$2,505,913	\$2,556,031
MISD	\$2,486,852	\$2,912,541	\$3,358,022	\$3,824,030	\$4,311,610	\$4,820,973	\$5,353,217	\$5,909,181	\$6,489,731	\$6,751,916	\$6,886,954
Total	\$3,409,735	\$4,004,207	\$4,629,248	\$5,271,669	\$5,943,830	\$6,646,019	\$7,379,751	\$8,146,183	\$8,946,508	\$9,125,438	\$9,307,947

Schedule 5:
Real Property Taxes Collected, Retained and Dedicated to the Tax Increment Fund
from the Zone 4, "Premium" Development Scenario

Reinvestment Zone Year: Valuations for Jan. 1; Collections by March 31:	2023	2024	2025	2026	2027	2028	2029	30	31	Cumulative, 30 Years of Collections	NPV in 2000, Annual Discount of 8.00%
Total taxable value of real property	\$453,482,854	\$462,562,711	\$471,813,965	\$481,250,245	\$490,875,250	\$500,692,755	\$510,706,610				
Portion of collected increment pledged to TIF Fund by											
City	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
MISD	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Real property tax collected by:											
City	\$2,659,294	\$2,712,480	\$2,766,730	\$2,822,065	\$2,878,506	\$2,936,076	\$2,994,798	\$3,054,693	\$3,115,663	\$47,940,197	\$14,716,178
MISD	\$7,024,693	\$7,165,187	\$7,308,491	\$7,454,661	\$7,603,754	\$7,755,829	\$7,910,946	\$8,069,164	\$8,231,784	\$127,029,117	\$39,112,784
Total	\$9,683,988	\$9,877,667	\$10,075,221	\$10,276,725	\$10,482,260	\$10,691,905	\$10,905,743	\$11,123,858	\$11,347,447	\$174,969,314	\$53,828,962
Real property tax retained by:											
City	\$2,659,294	\$2,712,480	\$2,766,730	\$2,822,065	\$2,878,506	\$2,936,076	\$2,994,798	\$3,054,693	\$3,115,663	\$40,672,762	\$10,892,406
MISD	\$7,024,693	\$7,165,187	\$7,308,491	\$7,454,661	\$7,603,754	\$7,755,829	\$7,910,946	\$8,069,164	\$8,231,784	\$107,439,858	\$28,773,133
Total	\$9,683,988	\$9,877,667	\$10,075,221	\$10,276,725	\$10,482,260	\$10,691,905	\$10,905,743	\$11,123,858	\$11,347,447	\$148,112,620	\$37,420,320
Property tax dedicated to TIF by:											
City	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MISD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,589,259	\$10,339,851
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,589,259	\$10,339,851
										\$26,856,694	\$14,163,423

**Schedule 6:
Forecasts of Taxable Real Property Appraisals for Zone 4**

Assumptions:
 Development quantities and timing are from separate schedule.
 In TIF scenarios, tax exemption for agricultural use continues until 1/1/2002 appraisal. Exemption continues until 1/1/2013 without TIF.
 Average appraisal added per building SF (in 2000 dollars): \$50 Based on 1998 DCAD appraisals of taxable commercial buildings built since 1990 in Mesquite
 Annual new construction value inflation after 1/1/00: 3% Applied to new construction only
 Annual appreciation of cum. values after 1/1/02: 2% Applied to land and prior development only

Year:	Base	1	2	3	4	5	6	7	8	9	10	11	12
Appraisals as of 1/1/	1999	2000	2001	2002	2003	2004	2005	2005	2007	2008	2008	2010	2011
No TIF Program, Limited Commercial Development													
Vacant land, base or new this roll	\$18,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial development, new this roll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative, with appreciation adjustment	\$18,201	\$18,201	\$18,201	\$18,201	\$18,585	\$18,937	\$19,315	\$19,702	\$20,096	\$20,498	\$20,808	\$21,326	\$21,752
TIF Program, Modest Development													
Vacant land, base or new this roll	\$18,201	\$0	\$0	\$0	\$278,454	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial development, new this roll	\$0	\$0	\$0	\$0	\$0	\$0	\$6,405,376	\$6,597,537	\$6,795,463	\$6,999,327	\$7,209,307	\$7,425,566	\$7,648,354
Cumulative, with appreciation adjustment	\$18,201	\$18,201	\$18,201	\$18,201	\$297,019	\$302,959	\$6,714,394	\$13,446,219	\$20,510,608	\$27,920,145	\$35,687,855	\$43,827,198	\$52,352,096
TIF Program, Premium Development													
Vacant land, base or new this roll	\$18,201	\$0	\$0	\$0	\$278,454	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial development, new this roll	\$0	\$0	\$0	\$0	\$0	\$0	\$19,346,746	\$19,927,146	\$20,524,963	\$21,140,712	\$21,774,933	\$22,428,161	\$23,101,027
Cumulative, with appreciation adjustment	\$18,201	\$18,201	\$18,201	\$18,201	\$297,019	\$19,649,705	\$39,999,848	\$61,294,208	\$83,660,804	\$107,108,953	\$131,679,313	\$157,413,826	\$184,356,262
Estimated captured appraised value		\$0	\$0	\$0	\$278,818	\$19,631,504	\$39,951,647	\$61,276,007	\$83,642,603	\$107,090,752	\$131,661,112	\$157,395,725	\$184,338,061

**Schedule 6:
Forecasts of Taxable Real Property Appraisals for Zone 4**

Year:	13	14	15	16	17	18	19	20	21	22	23	
Appraisals as of 1/1/	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
No TIF Program, Limited Commercial Development												
Vacant land, base or new this roll	\$0	\$338,433	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Commercial development, new this roll	\$0	\$0	\$0	\$1,512,267	\$1,557,635	\$1,604,364	\$1,652,495	\$1,702,070	\$1,753,132	\$1,805,726	\$1,859,898	
Cumulative, with appreciation adjustment	\$22,187	\$362,064	\$369,308	\$1,868,959	\$3,484,373	\$5,158,425	\$6,814,088	\$8,754,440	\$10,662,660	\$12,702,040	\$14,815,978	
TIF Program, Modest Development												
Vacant land, base or new this roll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Commercial development, new this roll	\$7,877,804	\$8,114,138	\$8,357,562	\$8,503,289	\$8,666,538	\$9,132,534	\$9,406,510	\$9,688,705	\$0	\$0	\$0	
Cumulative, with appreciation adjustment	\$61,276,942	\$70,616,619	\$80,386,514	\$90,502,533	\$101,261,122	\$112,439,278	\$124,094,574	\$136,265,171	\$136,990,475	\$141,770,264	\$144,605,690	
TIF Program, Premium Development												
Vacant land, base or new this roll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Commercial development, new this roll	\$24,507,879	\$25,243,116	\$26,000,409	\$26,780,421	\$27,583,834	\$28,411,349	\$28,263,689	\$0	\$0	\$0	\$0	
Cumulative, with appreciation adjustment	\$212,551,267	\$242,045,407	\$272,886,725	\$305,124,860	\$336,811,212	\$373,998,785	\$410,742,450	\$418,957,299	\$427,336,445	\$435,883,174	\$444,600,837	
Estimated captured appraised value	\$212,533,065	\$242,027,206	\$272,868,523	\$305,106,679	\$338,765,010	\$373,980,564	\$410,724,249	\$418,939,098	\$427,318,244	\$435,864,972	\$444,592,636	

**Schedule 6:
Forecasts of Taxable Real Property Appraisals for Zone 4**

Appraisals as of 1/1/	Year:										30-year Cumulative Total		
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032			
No TIF Program, Limited Commercial Development													
Vacant land, base or new this roll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$339,433
Commercial development, new this roll	\$1,915,695	\$1,973,165	\$2,032,360	\$2,093,331	\$2,158,131	\$2,220,815	\$2,287,440	\$2,357,440	\$2,431,440	\$2,510,440	\$2,594,440	\$2,683,440	\$28,126,524
Cumulative, with appreciation adjustment	\$17,027,982	\$19,341,718	\$21,760,912	\$24,289,462	\$26,931,382	\$29,690,825	\$32,572,081	\$35,577,081	\$38,714,081	\$41,989,081	\$45,400,081	\$48,956,081	\$66,082,081
TIF Program, Modest Development													
Vacant land, base or new this roll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$278,454
Commercial development, new this roll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,133,031
Cumulative, with appreciation adjustment	\$147,497,804	\$150,447,760	\$153,456,715	\$156,525,649	\$159,656,366	\$162,849,493	\$166,106,483	\$169,427,083	\$172,802,083	\$176,231,083	\$179,714,083	\$183,251,083	\$200,384,083
TIF Program, Premium Development													
Vacant land, base or new this roll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$278,454
Commercial development, new this roll	\$453,492,854	\$462,562,711	\$471,813,965	\$481,250,245	\$490,876,250	\$500,692,755	\$510,708,610	\$520,914,805	\$531,312,440	\$541,901,615	\$552,682,430	\$563,755,845	\$575,121,845
Cumulative, with appreciation adjustment	\$453,474,653	\$462,544,510	\$471,795,764	\$481,232,043	\$490,857,048	\$500,674,553	\$510,689,408	\$520,894,613	\$531,290,278	\$541,877,503	\$552,655,328	\$563,724,653	\$575,090,653

Schedule 7: TIF Reimbursement Schedule, "Modest" Development Scenario

Assumptions: Public improvement costs, adjusted for construction cost inflation, are imported from the a separate schedule of public improvements. Annual interest on cash advances: 6.5% Compounded annually. Actual terms will be determined by repayment agreement. Interest rate will bear a reasonable relationship to municipal rates of interest. No interest has been credited to TIF cash balances.

Year:	Base	1	2	3	4	5	6	7	8	9	10	11
Receipts by March 31:	1998	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Expenses during year ended March 31:	1998	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Cash available to tax increment fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Real property tax to Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less administrative fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net funds for debt service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Advances and debt service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Principal carried from previous year	\$0	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977
New principal advanced by developer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less principal repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net reimbursable principal	\$0	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977
Interest carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest accrued this period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total interest before reduction this period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less interest repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total principal and interest owed by Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Schedule 7:
TIF Reimbursement Schedule, "Modest" Development Scenario**

	Year:	12	13	14	15	16	17	18	19	20	21	22
	Receipts by March 31:	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Expenses during year ended March 31:												
Cash available to tax increment fund		\$949,054	\$1,136,801	\$1,334,295	\$1,537,726	\$1,750,527	\$1,973,045	\$2,205,639	\$2,448,678	\$2,702,546	\$2,967,637	\$3,026,998
Real property tax to Fund		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Less administrative fees		\$919,054	\$1,106,801	\$1,304,295	\$1,507,726	\$1,720,527	\$1,943,045	\$2,175,639	\$2,418,678	\$2,672,546	\$2,937,637	\$2,996,998
Net funds for debt service		\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977
Advances and debt service												
Principal carried from previous year		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New principal advanced by developer		\$0	\$0	\$0	\$0	\$0	(\$0)	\$0	\$0	\$0	\$0	\$0
Less principal repaid this year		\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977
Net reimbursable principal		\$6,740,554	\$7,153,969	\$7,406,509	\$7,477,970	\$7,350,646	\$7,002,245	\$6,408,679	\$5,543,938	\$4,379,949	\$2,886,434	\$1,030,748
Interest carried from previous year		\$1,332,470	\$1,375,757	\$1,380,402	\$1,372,126	\$1,349,479	\$1,310,898	\$1,254,669	\$1,179,030	\$1,081,952	\$961,332	\$861,332
Interest accrued this period		\$8,073,023	\$8,513,311	\$8,782,266	\$8,858,372	\$8,722,772	\$8,351,724	\$7,719,577	\$6,798,627	\$5,558,979	\$3,968,385	\$1,992,080
Total interest before reduction this period		\$919,054	\$1,106,801	\$1,304,295	\$1,507,726	\$1,720,527	\$1,943,045	\$2,175,639	\$2,418,678	\$2,672,546	\$2,937,637	\$1,992,080
Less interest repaid this year		\$7,153,969	\$7,406,509	\$7,477,970	\$7,350,646	\$7,002,245	\$6,408,679	\$5,543,938	\$4,379,949	\$2,886,434	\$1,030,748	\$0
Net reimbursable interest		\$20,912,947	\$21,765,487	\$21,236,948	\$21,109,624	\$20,761,222	\$20,167,656	\$19,302,915	\$18,138,927	\$16,845,411	\$14,789,726	\$12,754,060
Total principal and interest owed by Fund		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fund balance at end of period		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Schedule 7:
TIF Reimbursement Schedule, "Modest" Development Scenario**

	Year:	23	24	25	26	27	28	29	30	31	Total Uses of Funds	
	Receipts by March 31; Expenses during year ended March 31:	2022	2023	2024	2025	2026	2027	2028	2029	2030	2030	
Cash available to tax increment fund												
Real property tax to Fund		\$3,087,546	\$3,149,305	\$3,212,299	\$3,276,553	\$3,342,092	\$0	\$0	\$0	\$0	\$0	\$40,356,012
Less administrative fees		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$642,002
Net funds for debt service		\$3,057,546	\$3,119,305	\$3,182,299	\$3,246,553	\$3,312,092	\$0	\$0	\$0	\$0	\$0	\$39,714,010
Advances and debt service												
Principal carried from previous year		\$12,754,060	\$10,525,528	\$8,090,383	\$5,433,959	\$2,540,614	\$0	\$0	\$0	\$0	\$0	\$0
New principal advanced by developer		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less principal repaid this year		\$2,228,532	\$2,435,145	\$2,656,424	\$2,893,345	\$2,540,614	\$0	\$0	\$0	\$0	\$0	\$13,758,977
Net reimbursable principal		\$10,525,528	\$8,090,383	\$5,433,959	\$2,540,614	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest carried from previous year		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest accrued this period		\$829,014	\$684,159	\$525,875	\$353,207	\$165,140	\$0	\$0	\$0	\$0	\$0	\$25,348,695
Total Interest before reduction this period		\$829,014	\$684,159	\$525,875	\$353,207	\$165,140	\$0	\$0	\$0	\$0	\$0	\$0
Less interest repaid this year		\$829,014	\$684,159	\$525,875	\$353,207	\$165,140	\$0	\$0	\$0	\$0	\$0	\$0
Net reimbursable Interest		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total principal and interest owed by Fund		\$10,525,528	\$8,090,383	\$5,433,959	\$2,540,614	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fund balance at end of period		\$0	\$0	\$0	\$0	\$606,338	\$606,338	\$606,338	\$606,338	\$606,338	\$606,338	\$0

**Schedule 8:
TIF Reimbursement Schedule, "Premium" Development Scenario**

Assumptions:
 Public improvement costs, adjusted for construction cost inflation, are imported from the a separate schedule of public improvements.
 Annual interest on cash advances: 6.5% Compounded annually. Actual terms will be determined by repayment agreement.
 Interest rate will bear a reasonable relationship to municipal rates of interest.
 No interest has been credited to TIF cash balances.

Year:	Base	1	2	3	4	5	6	7	8	9	10	11
Receipts by March 31:	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Cash available to tax increment fund												
Real property tax to Fund	\$0	\$0	\$0	\$5,930	\$418,615	\$854,121	\$1,313,431	\$1,797,564	\$2,307,583	\$2,844,591	\$3,000,000	\$3,000,000
Less administrative fees	\$0	\$0	\$0	\$5,930	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Net funds for debt service	\$0	\$0	\$0	\$0	\$388,615	\$824,121	\$1,283,431	\$1,767,564	\$2,277,583	\$2,814,591	\$2,770,000	\$2,770,000
Advances and debt service												
Principal carried from previous year	\$0	\$0	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977	\$13,758,977
New principal advanced by developer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less principal repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net reimbursable principal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest carried from previous year	\$0	\$0	\$0	\$894,334	\$1,846,799	\$2,472,559	\$2,703,488	\$2,490,118	\$1,778,745	\$1,009,952	\$927,556	\$511,114
Interest accrued this period	\$0	\$0	\$0	\$894,334	\$852,485	\$1,014,375	\$1,070,060	\$1,055,050	\$1,070,060	\$1,056,191	\$1,009,952	\$927,556
Total interest before reduction this period	\$0	\$0	\$0	\$1,788,668	\$2,861,174	\$3,487,609	\$3,773,548	\$3,545,268	\$2,848,805	\$2,066,143	\$1,937,504	\$1,438,670
Less interest repaid this year	\$0	\$0	\$0	\$0	\$388,615	\$824,121	\$1,283,431	\$1,767,564	\$2,277,583	\$2,814,591	\$2,770,000	\$2,770,000
Net reimbursable interest	\$0	\$0	\$0	\$0	\$1,472,553	\$2,663,488	\$2,490,118	\$1,778,745	\$1,071,222	\$786,552	\$167,504	\$668,670
Total principal and interest owed by Fund	\$0	\$0	\$13,758,977	\$14,653,311	\$15,605,776	\$16,231,537	\$16,462,465	\$16,249,095	\$15,537,722	\$14,270,091	\$12,363,056	\$12,363,056
Fund balance at end of period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Schedule B:
TIF Reimbursement Schedule, "Premium" Development Scenario**

Year:	12	13	14	15	16	17	18	19	20	21	22
Receipts by March 31; Expenses during year ended March 31:	2011	2012	2013	2014	2016	2016	2017	2018	2019	2020	2021
Cash available to tax increment fund	\$3,409,735	\$4,004,207	\$4,629,248	\$5,271,669	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Real property tax to Fund	\$30,000	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less administrative fees	\$3,379,735	\$3,974,207	\$4,599,248	\$5,241,669	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net funds for debt service	\$3,379,735	\$3,974,207	\$4,599,248	\$5,241,669	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Advances and debt service	\$12,363,056	\$9,608,220	\$6,471,547	\$2,292,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Principal carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New principal advanced by developer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less principal repaid this year	\$2,574,836	\$3,336,673	\$4,178,598	\$2,292,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net reimbursable principal	\$9,608,220	\$6,471,547	\$2,292,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest accrued this period	\$804,899	\$637,534	\$420,651	\$149,042	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less interest repaid this year	\$804,899	\$637,534	\$420,651	\$149,042	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total interest before reduction this period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest reduction this period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net reimbursable interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total principal and interest owed by Fund	\$9,608,220	\$6,471,547	\$2,292,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fund balance at end of period	\$0	\$0	\$0	\$0	\$2,799,678	\$2,799,678	\$2,799,678	\$2,799,678	\$2,799,678	\$2,799,678	\$2,799,678

**Schedule 8:
TIF Reimbursement Schedule, "Premium" Development Scenario**

	23	24	25	26	27	28	29	30	31	Total Uses of Funds
Year: Receipts by March 31; Expenses during year ended March 31:	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Cash available to tax increment fund										
Real property tax to Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,856,694
Less administrative fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$305,930
Net funds for debt service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,550,764
Advances and debt service										
Principal carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New principal advanced by developer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,758,977
Less principal repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,758,977
Net reimbursable principal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest accrued this period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,992,109
Total interest before reduction this period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less interest repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,992,109
Net reimbursable interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total principal and interest owed by Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fund balance at end of period	\$2,799,678	\$2,799,678	\$2,799,678	\$2,799,678	\$2,799,678	\$2,799,678	\$2,799,678	\$2,799,678	\$2,799,678	\$2,799,678

**Schedule 9:
Total Revenues from Zone 4 Retained by City and School District, With TIF Program,
"Modest" Development Schedule**

Assumptions:

Personal property appraisal per Business Park bldg. SF:	\$30	(2000 dollars); Town East avg. is \$32 to \$40/SF	Constant property tax rates per \$100:
Average sales per retail SF (in 2000 dollars):	\$150	Applies to 20% of business park floor area	City: \$0.54148
City sales tax as percentage of sales:	2.0%		City tax rate increases 1% annually, beginning 2003
% of added value captured for City sales tax on materials:	30%	For deliveries taken in Mesquite	MISD: \$1.58000 constant rate
Annual inflation rate of BPP and sales:	2.0%		100% property tax collection

Year:	Base	1	2	3	4	5	6	7	8	9	10	11	12	13
Calendar year:	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
City														
Real property taxes retained (1)			\$99	\$99	\$99	\$100	\$101	\$102	\$103	\$104	\$105	\$106	\$107	\$108
Business personal property tax (2)			\$0	\$0	\$0	\$0	\$0	\$12,763	\$26,296	\$40,635	\$55,816	\$71,878	\$88,858	\$106,798
Sales tax from vendors, on-site (3)			\$0	\$0	\$0	\$0	\$45,753	\$93,336	\$142,805	\$194,214	\$247,623	\$303,091	\$360,678	\$420,448
Sales tax on construction materials (4)			\$0	\$0	\$0	\$38,432	\$39,585	\$40,773	\$41,996	\$43,256	\$44,554	\$45,890	\$47,267	\$48,685
Sales tax subtotal			\$0	\$0	\$0	\$38,432	\$85,338	\$134,109	\$184,801	\$237,470	\$292,177	\$348,981	\$407,945	\$469,132
Total			\$99	\$99	\$99	\$38,532	\$85,439	\$146,973	\$211,199	\$278,209	\$348,098	\$420,964	\$496,909	\$576,038
MISD														
Real property taxes retained (1)			\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288
Business personal property tax (2)			\$0	\$0	\$0	\$0	\$0	\$36,145	\$73,736	\$112,816	\$153,429	\$195,622	\$239,442	\$284,936
Total			\$288	\$288	\$288	\$288	\$288	\$36,433	\$74,023	\$113,103	\$153,717	\$195,910	\$239,729	\$285,223

- (1) From separate schedule
- (2) Cumulative floor area from separate schedule, times estimated BPP appraisal per SF, times annual adjustment, times tax rate, times collection rate.
- (3) Cumulative retail floor area from separate schedule, times sales per SF, times annual adjustment, times tax rate, times collection rate. City only. Assumes retail space is complete and occupied three months before property appears on appraisal roll. Sales tax receipts lag sales by three months, while property tax receipts lag appraisals by about a year.
- (4) Value added by construction during the year (from separate schedule), times percentage on which Mesquite collects sales tax, times sales tax rate.

**Schedule 9:
Total Revenues from Zone 4 Retained by City and School District, With TIF Program,
"Modest" Development Schedule**

	Year:	14	15	16	17	18	19	20	21	22	23	24	25	26	27
	Calendar year:	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
City															
Real property taxes retained (1)		\$109	\$109	\$109	\$109	\$109	\$109	\$109	\$109	\$109	\$109	\$109	\$109	\$109	\$109
Business personal property tax (2)		\$125,741	\$144,288	\$183,527	\$183,477	\$204,160	\$225,596	\$247,809	\$270,820	\$276,236	\$281,761	\$287,386	\$293,144	\$299,007	\$304,987
Sales tax from vendors, on-site (3)		\$482,464	\$548,792	\$613,501	\$682,659	\$754,338	\$828,611	\$905,554	\$923,665	\$942,138	\$960,981	\$980,201	\$999,805	\$1,019,801	\$1,040,197
Sales tax on construction materials (4)		\$50,145	\$51,650	\$53,199	\$54,795	\$56,439	\$58,132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sales tax subtotal		\$532,609	\$598,442	\$666,700	\$737,454	\$810,777	\$886,744	\$905,554	\$923,665	\$942,138	\$960,981	\$980,201	\$999,805	\$1,019,801	\$1,040,197
Total		\$658,459	\$742,839	\$830,335	\$921,040	\$1,015,046	\$1,112,449	\$1,153,472	\$1,194,594	\$1,218,483	\$1,242,851	\$1,267,706	\$1,293,058	\$1,318,917	\$1,345,293
MISD															
Real property taxes retained (1)		\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288
Business personal property tax (2)		\$332,154	\$381,146	\$431,966	\$484,665	\$539,301	\$595,927	\$654,603	\$715,388	\$729,695	\$744,289	\$759,175	\$774,358	\$789,846	\$805,643
Total		\$332,441	\$381,434	\$432,253	\$484,953	\$539,588	\$596,215	\$654,891	\$715,675	\$729,983	\$744,577	\$759,463	\$774,646	\$789,133	\$805,930

**Schedule 9:
Total Revenues from Zone 4 Retained by City and School District, With TIF Program,
"Modest" Development Schedule**

	Year:	28	29	30	31	Cumulative, 30 Years of Property	NPV in 2000, Discounted at
	Calendar year:	2027	2028	2029	2030	Tax Collections	6.00%
City							
Real property taxes retained (1)		\$936,229	\$954,954	\$974,053	\$993,534	\$3,861,523	\$735,070
Business personal property tax (2)		\$311,087	\$317,309	\$323,655	\$330,128	\$4,993,171	\$1,497,059
Sales tax from vendors, on-site (3)		\$1,061,001	\$1,082,221	\$1,103,865		\$16,735,739	\$5,331,145
Sales tax on construction materials (4)		\$0	\$0	\$0		\$714,798	\$376,374
Sales tax subtotal		\$1,061,001	\$1,082,221	\$1,103,865		\$17,450,537	\$5,707,518
Total		\$2,308,317	\$2,354,483	\$2,401,573	\$1,323,662	\$26,305,231	\$7,939,647
MISD							
Real property taxes retained (1)		\$2,473,108	\$2,522,571	\$2,573,022	\$2,624,482	\$10,200,661	\$1,941,891
Business personal property tax (2)		\$821,755	\$838,191	\$854,954	\$872,053	\$13,221,234	\$3,973,211
Total		\$3,294,864	\$3,360,761	\$3,427,976	\$3,496,536	\$23,421,894	\$5,915,103

Schedule 10:
Total Revenues from Zone 4 Retained by City and School District, With TIF Program,
"Premium" Development Schedule

Assumptions:

Personal property appraisal per Business Park bldg. SF: \$30 (2000 dollars); Town East avg. is \$32 to \$40/SF Constant property tax rates per \$100:
 Average sales per retail SF (in 2000 dollars): \$150 Applies to 20% of business park floor area City: \$0.58148
 City sales tax as percentage of sales: 2.0% For deliveries taken in Mesquite City tax rate increases MISD: 0% annually, beginning 2003
 % of added value captured for City sales tax on materials: 30% For deliveries taken in Mesquite MISD: \$1.58000 constant rate
 Annual initiation rate of BPP and sales: 2.0% For deliveries taken in Mesquite MISD: 100% property tax collection

Calendar year:	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
City															
Real property taxes retained (1)			\$99	\$99	\$99	\$100	\$101	\$102	\$103	\$104	\$105	\$105	\$105	\$107	\$108
Business personal property tax (2)			\$0	\$0	\$0	\$0	\$39,776	\$81,144	\$124,150	\$168,844	\$215,276	\$263,498	\$313,563	\$365,525	\$365,525
Sales tax from vendors, on-site (3)			\$0	\$0	\$0	\$136,811	\$139,547	\$142,338	\$145,185	\$148,089	\$302,101	\$462,214	\$628,611	\$801,479	\$801,479
Sales tax on construction materials (4)			\$0	\$0	\$116,080	\$119,563	\$123,150	\$128,844	\$130,650	\$134,569	\$138,608	\$142,764	\$147,047	\$151,459	\$151,459
Sales tax subtotal			\$0	\$0	\$116,080	\$256,374	\$262,697	\$269,182	\$275,834	\$282,658	\$440,707	\$604,978	\$775,658	\$952,938	\$952,938
Total			\$99	\$99	\$116,179	\$256,473	\$302,574	\$350,428	\$400,087	\$451,905	\$656,088	\$869,582	\$1,089,328	\$1,318,570	\$1,318,570
MISD															
Real property taxes retained (1)			\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288
Business personal property tax (2)			\$0	\$0	\$0	\$0	\$108,081	\$110,242	\$112,447	\$114,696	\$116,990	\$238,660	\$365,149	\$496,603	\$496,603
Total			\$288	\$288	\$288	\$288	\$108,369	\$110,530	\$112,735	\$114,984	\$117,278	\$238,947	\$365,437	\$496,890	\$496,890

- (1) From separate schedule
 - (2) Cumulative floor area from separate schedule, times estimated BPP appraisal per SF, times annual adjustment, times tax rate, times collection rate.
 - (3) Cumulative retail floor area from separate schedule, times sales per SF, times annual adjustment, times tax rate, times collection rate. City only.
- Assumes retail space is complete and occupied three months before property appears on appraisal roll. Sales tax receipts lag sales by three months, while property tax receipts lag appraisals by about a year.
- (4) Value added by construction during the year (from separate schedule), times percentage on which Mesquite collects sales tax, times sales tax rate.

**Schedule 10:
Total Revenues from Zone 4 Retained by City and School District, With TIF Program,
"Premium" Development Schedule**

Year:	14	15	16	17	18	19	20	21	22	23	24	25	26
Calendar year:	2013	2014	2015	2016	2017	2018	2018	2020	2021	2022	2023	2024	2026
City													
Real property taxes retained (1)	\$109	\$109	\$1,632,220	\$1,825,046	\$2,026,534	\$2,237,002	\$2,466,777	\$2,505,913	\$2,556,031	\$2,607,151	\$2,659,294	\$2,712,480	\$2,766,730
Business personal property tax (2)	\$419,440	\$475,365	\$533,359	\$593,484	\$655,799	\$720,370	\$787,262	\$803,007	\$819,067	\$835,449	\$852,158	\$869,201	\$886,565
Sales tax from vendors, on-site (3)	\$981,010	\$1,167,402	\$1,360,858	\$1,561,584	\$1,769,795	\$1,985,710	\$2,209,554	\$2,441,557	\$2,681,957	\$2,930,996	\$2,989,615	\$3,049,408	\$3,110,396
Sales tax on construction materials (4)	\$156,002	\$160,683	\$165,503	\$170,468	\$175,582	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sales tax subtotal	\$1,137,013	\$1,328,085	\$1,526,361	\$1,732,052	\$1,945,377	\$1,985,710	\$2,209,554	\$2,441,557	\$2,681,957	\$2,930,996	\$2,989,615	\$3,049,408	\$3,110,396
Total	\$1,556,561	\$1,803,559	\$3,691,940	\$4,150,582	\$4,627,711	\$4,943,083	\$5,453,593	\$5,750,477	\$6,057,055	\$6,373,596	\$6,501,068	\$6,631,089	\$6,763,711
MISD													
Real property taxes retained (1)	\$288	\$288	\$4,311,610	\$4,820,973	\$5,353,217	\$5,909,181	\$6,489,731	\$6,619,525	\$6,751,916	\$6,886,954	\$7,024,693	\$7,165,187	\$7,308,491
Business personal property tax (2)	\$633,168	\$774,998	\$922,248	\$1,075,078	\$1,233,651	\$1,398,138	\$1,568,711	\$1,745,548	\$1,928,830	\$2,118,746	\$2,315,487	\$2,361,796	\$2,409,032
Total	\$633,456	\$775,286	\$5,233,858	\$5,896,051	\$6,586,869	\$7,307,319	\$8,058,442	\$8,365,073	\$8,680,746	\$9,005,700	\$9,340,180	\$9,526,983	\$9,717,523

**Schedule 10:
Total Revenues from Zone 4 Retained by City and School District, with TIF Program,
"Premium" Development Schedule**

	Year:					30 Years of Property Tax Collections	NPV in 2000, Discounted at 8.00%
	2026	2027	2028	2029	2030		
City							
Real property taxes retained (1)	\$2,822,065	\$2,878,506	\$2,936,076	\$2,994,798	\$3,054,093	\$40,672,762	\$10,892,406
Business personal property tax (2)	\$904,317	\$922,403	\$940,851	\$959,688	\$979,861	\$15,528,422	\$4,805,170
Sales tax from vendors, on-site (3)	\$3,172,604	\$3,236,056	\$3,300,777	\$3,366,793		\$44,222,447	\$13,170,475
Sales tax on construction materials (4)	\$0	\$0	\$0	\$0	\$0	\$2,158,971	\$1,205,003
Sales tax subtotal	\$3,172,604	\$3,236,056	\$3,300,777	\$3,366,793		\$46,381,418	\$14,375,479
Total	\$8,896,985	\$7,036,965	\$7,177,704	\$7,321,258	\$4,033,555	\$102,582,602	\$30,073,055
MISD							
Real property taxes retained (1)	\$7,454,661	\$7,603,754	\$7,755,829	\$7,910,946	\$8,069,164	\$107,439,858	\$28,773,133
Business personal property tax (2)	\$2,457,213	\$2,506,957	\$2,556,484	\$2,607,614	\$2,659,765	\$34,935,733	\$9,815,731
Total	\$9,911,873	\$10,110,711	\$10,312,313	\$10,518,559	\$10,728,931	\$142,375,591	\$38,588,864

**Schedule 11:
Total Revenues from Zone 4 Retained by City and School District,
No TIF Program**

Assumptions:

Personal property appraisal per Business Park bldg. SF: \$30 (2000 dollars); Town East avg. is \$32 to \$40/SF
 Average sales per retail SF (in 2000 dollars): \$150 Applies to 20% of business park floor area
 City sales tax as percentage of sales: 2.0%
 % of added value captured for City sales tax on materials: 30%
 Annual inflation rate of BPP and sales: 2.0%
 For deliveries taken in Mesquite

Property tax rates per \$100:
 City: \$0.54148
 MISD: \$1.58000
 1% annually, beginning 2003
 100% property tax collection

Year:	Base	1	2	3	4	5	6	7	8	9	10	11	12	13
Calendar year:	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
City														
Real property taxes retained (1)		\$98	\$99	\$99	\$99	\$102	\$105	\$108	\$111	\$114	\$118	\$121	\$125	\$129
Business personal property tax (2)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sales tax from vendors (3)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sales tax on construction materials (4)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sales tax subtotal		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total		\$98	\$99	\$99	\$99	\$102	\$105	\$108	\$111	\$114	\$118	\$121	\$125	\$129
MISD														
Real property taxes retained (1)		\$288	\$288	\$288	\$288	\$293	\$299	\$305	\$311	\$318	\$324	\$330	\$337	\$344
Business personal property tax (2)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total		\$288	\$288	\$288	\$288	\$293	\$299	\$305	\$311	\$318	\$324	\$330	\$337	\$344

(1) From separate schedule
 (2) Cumulative floor area from separate schedule, times estimated BPP appraisal per SF, times annual adjustment, times tax rate, times collection rate.
 (3) Cumulative retail floor area from separate schedule, times sales per SF, times annual adjustment, times tax rate, times collection rate. City only.
 Assumes retail space is complete and occupied three months before property appears on appraisal roll. Sales tax receipts lag sales by three months, while property tax receipts lag appraisals by about a year.
 (4) Value added by construction during the year (from separate schedule), times percentage on which Mesquite collects sales tax, times sales tax rate.

**Schedule 11:
Total Revenues from Zone 4 Retained by City and School District,
No TIF Program**

Year:	14	15	16	17	18	19	20	21	22	23	24	26	26	27
Calendar year:	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
City														
Real property taxes retained (1)	\$133	\$2,166	\$2,209	\$11,298	\$20,841	\$30,854	\$41,355	\$52,363	\$63,896	\$75,975	\$88,619	\$101,850	\$115,689	\$130,159
Business personal property tax (2)	\$0	\$0	\$0	\$2,873	\$5,860	\$8,966	\$12,194	\$15,548	\$19,031	\$22,646	\$26,399	\$30,293	\$34,332	\$38,521
Sales tax from vendors (3)	\$0	\$0	\$9,606	\$19,596	\$29,982	\$40,775	\$51,988	\$63,634	\$75,724	\$88,272	\$101,283	\$114,798	\$128,804	\$143,323
Sales tax on construction materials (4)	\$0	\$9,074	\$9,346	\$9,626	\$9,915	\$10,212	\$10,519	\$10,834	\$11,159	\$11,494	\$11,839	\$12,194	\$12,560	\$12,937
Sales tax subtotal	\$0	\$9,074	\$18,952	\$29,222	\$39,897	\$50,987	\$62,507	\$74,468	\$86,883	\$98,767	\$113,132	\$126,992	\$141,364	\$156,260
Total	\$133	\$11,239	\$21,161	\$43,393	\$66,598	\$90,808	\$116,057	\$142,379	\$169,810	\$198,368	\$228,150	\$259,135	\$291,395	\$324,940
MISD														
Real property taxes retained (1)	\$351	\$5,721	\$5,835	\$29,846	\$55,053	\$81,503	\$109,243	\$138,320	\$169,786	\$200,692	\$234,092	\$269,042	\$305,599	\$343,822
Business personal property tax (2)	\$0	\$0	\$0	\$7,589	\$15,481	\$23,665	\$32,212	\$41,071	\$50,270	\$59,822	\$69,735	\$80,021	\$90,691	\$101,755
Total	\$351	\$5,721	\$5,835	\$37,434	\$70,534	\$105,169	\$141,455	\$179,391	\$219,057	\$260,514	\$303,828	\$349,063	\$396,290	\$445,577

**Schedule 11:
Total Revenues from Zone 4 Retained by City and School District,
No TIF Program**

	Year:				30 Years of Property Tax Collections	NPV in 2000, Discounted at 6.00%
	28 2027	29 2028	30 2028	31 2030		
City						
Real property taxes retained (1)	\$145,283	\$161,085	\$177,580	\$194,824	\$1,417,516	\$327,981
Business personal property tax (2)	\$42,863	\$47,384	\$52,027	\$56,858	\$415,776	\$85,725
Sales tax from vendors (3)	\$158,372	\$173,968	\$190,120	\$0	\$1,360,252	\$339,284
Sales tax on construction materials (4)	\$13,325	\$13,725	\$0	\$0	\$168,759	\$49,619
Sales tax subtotal	\$171,697	\$187,691	\$190,120	\$0	\$1,559,011	\$388,903
Total	\$359,643	\$396,139	\$419,737	\$251,682	\$3,392,303	\$812,608
MISD						
Real property taxes retained (1)	\$383,773	\$425,516	\$469,115	\$514,639	\$3,744,673	\$866,545
Business personal property tax (2)	\$113,225	\$125,114	\$137,433	\$150,195	\$1,098,299	\$252,853
Total	\$496,999	\$550,630	\$606,548	\$664,834	\$4,842,972	\$1,119,408

**Schedule 12:
Real Property Taxes Collected and Retained
from Zone 4, No TIF Program**

Assumptions:
 1999 tax rates per \$100:
 City: \$0.54148
 MISD: \$1.59000
 Tax collection rate: 100%
 City tax rate increases 1% annually, beginning 2003
 constant rate
 % of real property tax increments to TIF Fund:
 City: 0%
 School District: 0%

Reinvestment Zone Year: Valuations for Jan. 1: Collections by March 31:	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Base	\$18,201	\$18,201	\$18,201	\$18,201	\$18,565	\$18,937	\$19,315	\$19,702	\$20,096	\$20,498	\$20,908	\$21,326
Total taxable value of real property	\$18,201	\$18,201	\$18,201	\$18,201	\$18,565	\$18,937	\$19,315	\$19,702	\$20,096	\$20,498	\$20,908	\$21,326
Real property tax:												
City	\$99	\$99	\$99	\$99	\$102	\$102	\$105	\$108	\$111	\$114	\$118	\$121
MISD	\$288	\$288	\$288	\$288	\$293	\$293	\$299	\$305	\$311	\$318	\$324	\$330
Total	\$386	\$386	\$386	\$386	\$395	\$395	\$404	\$413	\$422	\$432	\$442	\$452

**Schedule 12:
Real Property Taxes Collected and Retained
from Zone 4, No TIF Program**

<i>Reinvestment Zone Year:</i>	12	13	14	15	16	17	18	19	20	21	22	23
<i>Valuations for Jan. 1;</i>												
<i>Collections by March 31:</i>	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total taxable value of real property	\$21,752	\$22,187	\$362,064	\$369,306	\$1,888,959	\$3,484,373	\$5,156,425	\$6,914,088	\$8,754,440	\$10,682,660	\$12,702,040	\$14,815,978
Real property tax:												
City	\$125	\$128	\$133	\$2,166	\$2,209	\$11,298	\$20,841	\$30,854	\$41,355	\$52,363	\$63,896	\$75,975
MISD	\$337	\$344	\$351	\$5,721	\$5,835	\$29,846	\$55,053	\$81,503	\$109,243	\$138,320	\$168,788	\$200,692
Total	\$462	\$473	\$483	\$7,886	\$8,044	\$41,144	\$75,894	\$112,357	\$150,598	\$190,683	\$232,682	\$276,667

**Schedule 12:
Real Property Taxes Collected and Retained
from Zone 4, No TIF Program**

Reinvestment Zone Year: Valuations for Jan. 1; Collections by March 31:	24	25	26	27	28	29	30	31	Cumulative, 30 Years of Collections	NPV in 2000, Annual Discount of 6.00%
Total taxable value of real property	\$17,027,982	\$19,341,718	\$21,760,912	\$24,289,462	\$26,831,382	\$29,690,825	\$32,572,081			
Real property tax:										
City	\$88,619	\$101,850	\$115,689	\$130,159	\$145,283	\$161,085	\$177,590	\$194,824	\$1,417,516	\$327,981
MISD	\$234,092	\$289,042	\$305,599	\$343,822	\$383,773	\$425,516	\$468,115	\$514,639	\$3,744,673	\$666,545
Total	\$322,711	\$370,892	\$421,288	\$473,981	\$529,056	\$586,601	\$646,705	\$709,463	\$5,162,188	\$1,194,526