Exhibit "B"

Financing Plan and Project Plan

for

Tax Increment Reinvestment Zone Number Eight, City of Fort Worth, Texas (Lancaster Corridor TIF)

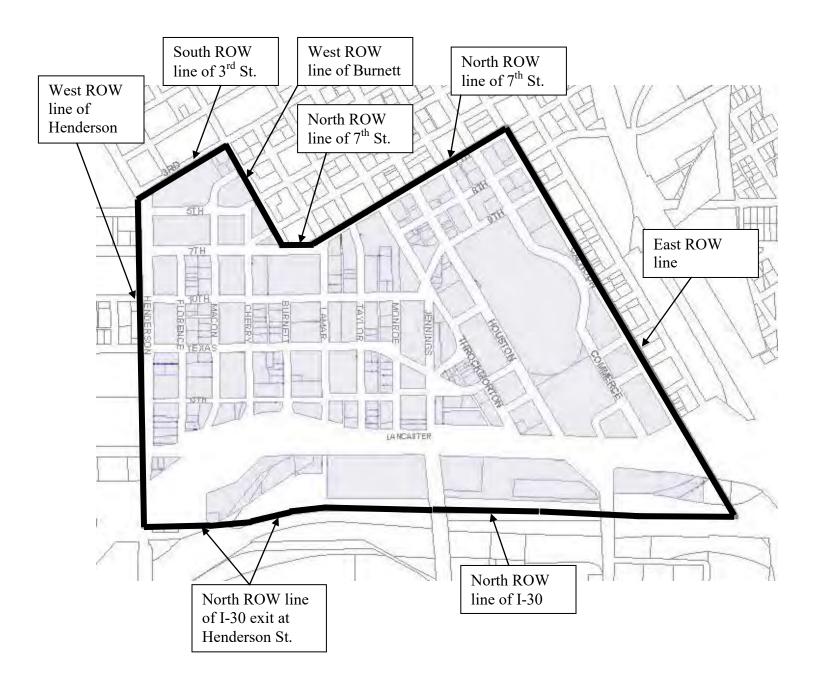
January 6, 2015

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I. Description of the Proposed Zone

A. TIF Map



B. Legal Description of the TIF District

Beginning at a point of the intersection of a projection of the west ROW line of Henderson St and the south ROW line of 3rd St., thence

Northeasterly along the south ROW line of 3rd St. to a point where said line intersects with the west ROW line of Burnett St., thence

Southeasterly along the west ROW of Burnett St. to a point where said line intersects the north ROW line of 7th St., thence

Easterly along the north ROW line of 7th St. to a point where said line intersects the north ROW line of 7th St., thence

Northeasterly along the north ROW line of 7th St. to a point where said line intersects the east ROW line of Calhoun St., thence

Southeasterly along the east ROW line of Calhoun St. to a point where said line intersects the north ROW line of Interstate 30, thence

Westerly along the north ROW line to a point where said line intersects the north ROW line of the Interstate 30 exit at Henderson St., thence

Westerly along the north ROW line of the Interstate 30 exit at Henderson St. to a point where said line intersects the west ROW line of Henderson, thence

Northward along the west ROW line of Henderson St. to a point where said line intersects with the south ROW line of 3rd St., which is the point of beginning.

Map and Boundary Description prepared by Gideon Toal, Inc.

II. Economic Impact

A. Necessary Public/Private Partnerships

• Lancaster Corridor Will Require Public/Private Partnerships to Develop in a Timely Manner

The demolition of the former I-30 overhead has repositioned the Lancaster Ave as one of the major urban parkways in Fort Worth and Tarrant County and as one of the primary gateways to Downtown Fort Worth and the Medical District. A repositioned Lancaster Avenue opens the potential of significant redevelopment in the Lancaster Corridor, however the redevelopment of the Lancaster Corridor has many challenges and can be significantly accelerated with the prudent use of public/private partnerships. Several of the contemplated redevelopment projects in the area will serve as a catalyst for further development in the area. The funded Lancaster Avenue roadway and streetscape will be an additional catalyst for further development.

LANCASTER STREETSCAPE



B. Catalyst Redevelopment Projects

Other projects in the redevelopment corridor will have spin-off economic benefits that will facilitate further private investment.

FORT WORTH CONVENTION CENTER

RAMADA HOTEL





Several significant projects, including local and national historic landmarks are poised to redevelop generating new taxes for the local taxing entities and will create economic activity where it has been dormant for many years.

T&P TERMINAL



T&P WAREHOUSE



US POST OFFICE



C. Anticipated Economic Activity

Attachment A details construction that is projected to occur over the next twenty years. By the end of 2005, it is estimated that 108,123 square feet of new property developments will become available within the TIF boundary. Likewise, by 2023, it is estimated that 4,079,999 square feet of new property development will occur within the TIF boundary.

III. Tax Increment Projections

Attachment B projects the revenue for the TIF over its 21 year life, assuming a 1.5% annual appreciation of the property within the boundary of the TIF. Additionally, the projects assume new property value resulting from development occurring over the next 21 years. In total, the TIF is projected to have revenue of around \$45 million during its lifetime, as shown in Attachment B.

IV. Project Costs and Financing

The TIF District anticipates the capture of increment from the new development outlined in Attachment A and utilizing those additional funds to leverage selective catalyst projects in the Lancaster Corridor. Projects will qualify for assistance by the use of TIF funds if those projects meet at least one of the criteria outlined below. Qualifying for assistance does not mean that the project will automatically receive TIF assistance. Only projects in which the TIF Board has approved participation by the use of TIF funds through a development agreement will receive assistance.

- Mixed-use with a residential component (within a single building)
- Full-service hotels
- Transit-oriented development or public improvements associated with passenger rail
- Board-approved streetscape improvements
- Historic preservation or restoration
- Mixed-income housing
- Board-approved public amenities (for example, public plazas, public art, public parks, or interior restorations to transportation terminal lobbies open to the public)

In addition to projects that qualify under the criteria listed above, the following catalyst projects will also qualify for assistance by the use of TIF funds subject to the criteria indicated below:

- 1. T&P Terminal Building: initial costs of \$2.8 million in net present value terms (2003 dollars) for the redevelopment of the T&P Terminal Building (the "T&P Terminal Redevelopment Project"). Project costs for the T&P Terminal Redevelopment Project would include:
 - Historic Façade Easement Lease
 - Façade and Site Work
 - Professional Service Costs
 - Improvements to the public right-of-way for landscaping and pedestrian connections
 - Environmental Remediation
 - City Fee Support

- 2. Public Infrastructure Associated with Convention Center Hotel Project: construction and installation of public infrastructure, including street improvements, utility relocations, parking improvements and landscaping of public areas on and adjacent to the two (2) City blocks located on the west side of Houston Street known as Blocks 7 and 8, Tarrant County Convention Center Addition, on which construction by Omni Hotels, Inc. of a hotel to support the Fort Worth Convention Center and various other related improvements, including a parking garage, is desired (the "Convention Center Hotel Development Project"). Such public infrastructure would be paid for or reimbursed from tax increment remaining after satisfaction of any previously-approved contractual commitments in any given year made by the TIF District's board of directors, subject to any restrictions specifically imposed by the participating taxing jurisdictions.
- 3. Management and Administration Costs: The TIF District's board of directors is authorized to expend up to 5% of annual TIF revenues for management and administrative purposes, which allocation shall have priority over any other TIF project.
- 4. T&P Warehouse: approximately \$9 million for assistance with public infrastructure costs associated with the redevelopment of the T&P Warehouse (the "T&P Warehouse Redevelopment Project") as guided by and subject to provisions contained in a development agreement between the developer and the TIF, payable as a reimbursement following completion. Project costs for the T&P Warehouse Redevelopment Project would include:
 - Environmental remediation and demolition
 - Façade improvements
 - Public streetscape/construction and relocation of utilities
 - Site work on or adjacent to the T&P Warehouse Property
 - Clearing and grading of the T&P Warehouse Property
 - Hardscape and landscape improvements
 - Roof repairs and stabilization of the structure on the roof as necessary to preserve the historic façade of the T&P Warehouse
 - Professional fees directly related to approved project costs
 - Costs of constructing a public plaza
 - Administrative expenses (third party studies, reports, historical review and legal fees directly related to the project costs)
 - Reimbursement of City tap and impact fees
 - Interest on any unpaid balance of the reimbursement.

- 5. Public Infrastructure Associated with Lancaster Avenue Redevelopment: construction and installation of public infrastructure, including street improvements, utility relocations, parking improvements and landscaping of public areas on and adjacent to all portions of Lancaster Avenue that are within the TIF District. Such public infrastructure would be paid for or reimbursed from tax increment remaining after satisfaction of any previously approved contractual commitments in any given year made by the TIF District's board of directors, subject to any restrictions specifically imposed by the participating taxing jurisdictions.
- 6. Public Art Associated with T&P Terminal Building: design, fabrication and installation of T&P Terminal Waiting Room Commemoration Project. Such public infrastructure would be paid for as subsequently determined by the TIF District's board of directors, subject to any restrictions specifically imposed by the participating taxing jurisdictions.

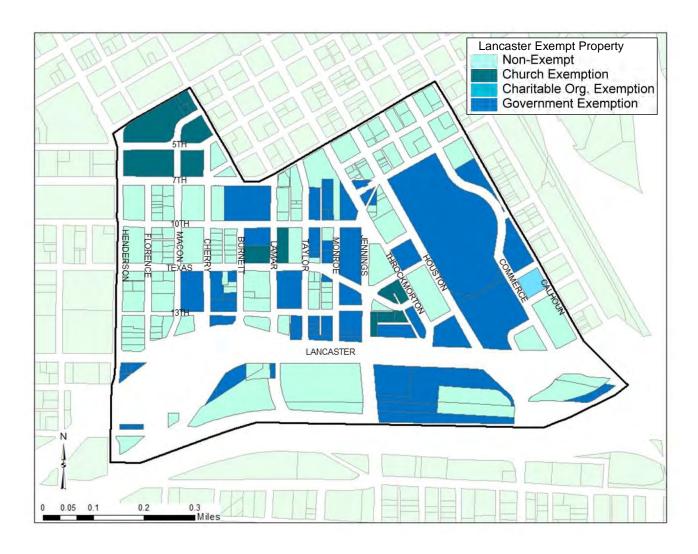
Any rental residential development, including the residential portion of a mixed-use development, must have a minimum of 15 percent of all units that are quality, accessible, and set aside for low-to-moderate income tenants in order to be eligible to receive TIF support.

Any additional TIF Project costs would be subject to review and approval by the participating taxing jurisdictions. Projects that could be subject to additional TIF funding, but subject to review and approval by the participating taxing entities would be the redevelopment of the U.S. Post Office, including street, utility, and landscaping improvements, parking, and façade preservation.

V. Boundaries, Term and Governance

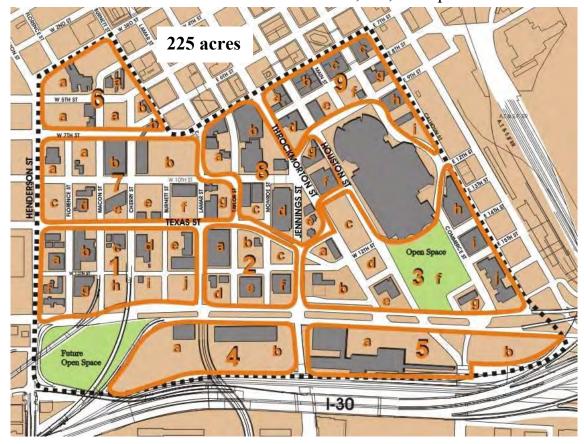
Boundaries

- The boundaries of the TIF District have been proposed to allow taxable properties to contribute to the surrounding Lancaster Corridor catalyst redevelopment projects and allow the taxing jurisdictions to receive additional funds that otherwise would not be collected.
- The size and scope of the boundaries includes multiple tax-exempt properties that will benefit from the Lancaster Corridor redevelopment.
- Below is a current land ownership map depicting the taxable and taxexempt properties.



Boundaries (continued)

• The size of the TIF District is 225 acres or 9,801,000 square feet of area.



Term

• The TIF District expires on the earlier of (i) December 31, 2024 or an earlier termination date designated by an ordinance subsequently adopted by the City Council of the City of Fort Worth or (ii) the date on which all project costs, tax increment bonds (if any) and interest on those bonds have been paid in full.

Approved Use of Chapter 380 Agreements

- The use of Chapter 380 agreements is permitted within the boundaries of the TIF if one of the following two criteria is met:
 - The Chapter 380 agreement supports a project that will utilize Federal and/or State historic tax credits and the financing of the project is demonstrated to be contingent on the use of those credits; or

 The Chapter 380 agreement supports a project that is located on a property owned by any of the taxing entities participating in the TIF.

ATTACHMENT A

Estimated Construction Buildout Within the Lancaster

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15.0 PARTIAL BUILDOUTTAX EXEMPTION 1,47 23,815 5,2321,501		10.0	PARTIAL BUILDOUT	10.37	23.080	\$ 25.760	\$ 969 607	\$ 995.367		8 8	NEW DEVELOPMENT
15.0 PARTIAL BUILDOUT REKEMPTION 2.10 382,803 5 4,956,133 5 1,356,554 5 6,306,667 5 382,803 15.0 15.0 PARTIAL BUILDOUT 1.7 23,815 1,086,000 5 718,320 5 1,806,320 5 28,000 15.0 PARTIAL BUILDOUT 0.84 16,849 5 1,205,500 5 1,467,716 5 1,750 15.0 PARTIAL BUILDOUT 0.84 16,849 5 1,205,500 5 1,467,716 5 1,750 15.0 PARTIAL BUILDOUT 0.84 16,845 5 1,205,500 5 1,467,716 5 1,740 15.0 PARTIAL BUILDOUT 0.84 16,845 5 1,205,500 5 1,467,716 5 1,740 15.0 PARTIAL BUILDOUT 0.94 1,845 1,245,500 5 1,608,87 5 200,000 15.0 PARTIAL BUILDOUT 0.94 1,845 1,447,102 5 1,249,500 5 1,608,87 5 200,000 15.0 PARTIAL BUILDOUT 0.90 114,152 5 1,447,102 5 1,467,716 5	No. of the last of	10.0	PARTIAL BUILDOUT	3.30	17,266	\$ 1,462,441	\$ 2,321,501	\$ 3.783.942	2000	_	NEW DEVELOPMENT
150 PARTIAL BUILDOUTTAX EXEMPTION 0.75,351 \$ 1,088,000 \$ 718,320 \$ 1,806,320 \$ 23,615 150 PARTIAL BUILDOUTTAX EXEMPTION 0.84 16,334 \$ 505,253 \$ 504,330 \$ 702,235 \$ 23,815 150 PARTIAL BUILDOUTTAX EXEMPTION 2.93 19,675 \$ 44,910 \$ 574,586 \$ 31,688 150 PARTIAL BUILDOUTTAX EXEMPTION 2.93 0 \$ 200,216 \$ 1,287,500 \$ 1,477,716 \$ 21,738 150 PARTIAL BUILDOUTTAX EXEMPTION 2.93 12,789,250 \$ 1,667,716 \$ 240,000 150 PARTIAL BUILDOUTTAX EXEMPTION 2.94 386,376 \$ 1,687,726 \$ 200,000 150 PARTIAL BUILDOUTTAX EXEMPTION 2.94 599,335 \$ 1,2789,205 \$ 1,607,900 \$ 1,677,726 150 PARTIAL BUILDOUTTAX EXEMPTION 1.99 3,132,248 7 14,439,000 \$ 1,677,920 \$ 26,000 \$ 1,677,920 \$ 26,000 \$ 1,677,000 \$ 200,000 150 PARTIAL BUILDOUTTAX EXEMPTION 1.29 3,132,248 7 14,289 3,147,290 \$			PARTIAL BUILDOUT/EXEMPTION	2.10	382,803	\$ 4,956,133	\$ 1,350,554	\$ 6,306,687	\$ 382.8	╀	AFTER EXEMPTIONS
15.0 PARTIAL BUILDOUT 1.47 23.815 \$ 63.385 \$ 618.650 \$ 702.235 \$ 23.815 15.0 PARTIAL BUILDOUT 0.84 16.344 \$ 166.263 \$ 956.433 \$ 856.688 \$ 10.334 15.0 PARTIAL BUILDOUT 0.84 15.849 \$ 1.467.716 \$ 17.790 15.0 PARTIAL BUILDOUT 2.01 8.895 \$ 200,216 \$ 1.247.716 \$ 17.790 15.0 PARTIAL BUILDOUTTAX EXEMPTION 2.9 0.607 \$ 2580,300 \$ 1.609.876 \$ 200,000 15.0 PARTIAL BUILDOUTTAX EXEMPTION 2.9 1.467.712 \$ 2.580,000 \$ 1.677.725 \$ 2.00,000 15.0 PARTIAL BUILDOUTTAX EXEMPTION 2.9 1.46.50 \$ 1.47,300 \$ 1.775.225 \$ 2.600,000 \$ 1.775.20 \$ 2.00,000 15.0 PARTIAL BUILDOUTTAX EXEMPTION 1.09 1.815.22 \$ 3.122.24 \$ 74.4300 \$ 1.817.72 \$ 2.600,000 \$ 1.817.72 \$ 2.600,000 \$ 1.817.72 \$ 2.600,000 \$ 1.817.72 \$ 2.600,000 \$ 1.817.72 \$ 2.600,000 \$ 1.817.72		1	RETIAL BUILDOUT/TAX EXEMPTION	0.78	75,351	\$ 1,088,000	\$ 718,320	\$ 1,806,320	\$ 28.0	8 8	AFTER EXEMPTIONS
15.0 PARTIAL BUILDOUT 0.84 16.844 \$ 196,253 \$ 550,433 \$ 655,668 \$ 10.334		15.0	PARTIAL BUILDOUT	1.47	23,815	\$ 83,385	\$ 618,850	\$ 702,235	\$ 23,8	115	NEW DEVELOPMENT
15.0 PARTIAL BUILDOUT 0.04 15.849 \$ 139,676 \$ 44,910 \$ 57,4586 \$ 31,688		15.0	PARTIAL BUILDOUT	0.82	10,334	\$ 505,253	\$ 350,433	\$ 855,686	\$ 10,3	8	NEW DEVELOPMENT
15.0	2	15.0	PARTIAL BUILDOUT	0.84	15,849	\$ 139,676	\$ 434,910	\$ 574,586	\$ 31,6	86	NEW DEVELOPMENT
15.0			PARTIAL BUILDOUT	2.01	8,895	\$ 200,216	\$ 1,267,500	\$ 1,467,716	5,71	06.	NEW DEVELOPMENT
150 PARTIAL BUILDOUTTAX EXEMPTION 134 989,335 12,785.50 15,435.00 15,000	do.		PARTIAL BUILDOUNIAX EXEMPLION	2.83	0 00	4			\$ 274,7	526	AFTER EXEMPTIONS
5.0 PARTIAL BUILDOUTTAX EXEMPTION 2.94 549,452 5 1,467,102 5.564,800 5 4,001,902 5 200,004 5.0 PARTIAL BUILDOUTTAX EXEMPTION 10.90 118,152 5 3,132,248 5 1,44,800 5 3,877,128 5 1,877,128 5.0 PARTIAL BUILDOUTTAX EXEMPTION 1.20 0 5 5,89,535 5,100,000 5 1,759,535 5 400,000 5.0 PARTIAL BUILDOUTTAX EXEMPTION 1.20 0 5 3,980,000 5 4,000,000 5 1,759,535 5 1,000,000 5.0 PARTIAL BUILDOUTTAX EXEMPTION 1.20 0 5 3,980,000 5 4,000,000 5 1,759,635 5 1,001,126 5.0 PARTIAL BUILDOUTTAX EXEMPTION 1.41 5 1,005,000 5 4,000,000 5 1,759,635 5 1,001,000 5.0 PARTIAL BUILDOUTTAX EXEMPTION 1.41 5 1,005,000 5 1,207,000 5 1,759,635 5 1,775,165 5 1,005,000 5.0 PARTIAL BUILDOUTTAX EXEMPTION 1.41 5 1,005,000 5 1,207,000 5 1,207,000 5 1,327,0			RTIA! BUILDOUT/TAX EXEMPTION	1 84	989 935	42 780 250	2 2 890 000	1,508,676	240,0	3 8	NEW DEVELOPMENT
15.0 PARTIAL BUILDOUTITAX EXEMPTION 10.90 118,152 5 3,132,246 5 744,880 5 3,877,128 5 118,152 118,152 102,000 118,152 102,000 2.00 PARTIAL BUILDOUTITAX EXEMPTION 1.20 0.22 46,560 5 3,580,000 5 1,786,535 5 200,000 1,786,535 5 20,000 1,186,000 1,18	•		RTIAL BUILDOUT/TAX EXEMPTION	2 94	549 452	\$ 1.467.102	\$ 2,654,830	\$ 4021932	7 776	3 %	AFTER EXEMPTIONS
15.0 PARTIAL BUILDOUT 0.92 46,590 \$ 559,535 \$ 1,739,535 \$ 400,000 2,002,044 20.0 PARTIAL BUILDOUT 1.7 10,500 \$ 3,990,000 \$ 400,000 \$ 174,778 270,000 \$ 174,778 270,000 \$ 174,778 270,000 \$ 174,778 270,000 \$ 174,778 270,000 \$ 174,778 270,000 \$ 174,778 270,000 \$ 174,778 270,000 \$ 175,000 \$ 174,778 270,000 \$ 174,778 270,000 \$ 174,778 270,000 \$ 174,778 270,000 \$ 174,778 270,000 \$ 174,778 270,000 \$ 174,778 270,000 \$ 174,778 270,000 \$ 174,778 270,000 \$ 174,778 270,000 \$ 174,778 270,000		_	RTIAL BUILDOUT/TAX EXEMPTION	10.90	118,152	\$ 3.132.248	\$ 744.880	\$ 3877.128	118.1	22	AFTER EXEMPTIONS
20.0 PARTIAL BUILDOUT/TAX EXEMPTION 1.20 6 5.7 1.05,000 \$ 3,980,000 \$ 4,500,000 \$ 274,726 20.0 PARTIAL BUILDOUT 1.57 105,000 \$ 3,980,000 \$ 4,500,000 \$ 105,000 20.0 PARTIAL BUILDOUT 1.66 62,516 \$ 689,510 \$ 1,085,665 \$ 1,775,165 \$ 62,516 20.0 PARTIAL BUILDOUT 1.41 30,344 \$ 87,414 \$ 332,617 \$ 23,534 20.0 PARTIAL BUILDOUT 1.42 51,414 \$ 1,690,700 \$ 1,322,700 \$ 3,548 20.0 PARTIAL BUILDOUT 1.42 1,618 \$ 5,760 \$ 1,327,000 \$ 1,382,760 \$ 3,560 20.0 PARTIAL BUILDOUT 1.12 109,676 \$ 3,060,720 \$ 1,327,000 \$ 1,322,760 \$ 219,332 20.0 PARTIAL BUILDOUT 1.12 1.02 \$ 3,060,720 \$ 3,743,20 \$ 219,322 20.0 PARTIAL BUILDOUT 4.66 0 \$ 659,588 \$ 250,000 1,140,00			PARTIAL BUILDOUT	0.92	48,590	\$ 559,535	\$ 1,200,000	\$ 1,759,535	\$ 400.0	-	NEW DEVEL OPMENT
2.0.0 PARTIAL BUILDOUT 5.76 105,000 \$ 3,980,000 \$ 4,500,000 \$ 105,000 2.0.0 PARTIAL BUILDOUT 1.57 101,126 \$ 2,383,377 \$ 927,386 \$ 3,260,772 \$ 105,000 2.0.0 PARTIAL BUILDOUT 1.41 30,384 \$ 8,741 \$ 332,611 \$ 347,516 \$ 6,516 2.0.0 PARTIAL BUILDOUT 1.44 52,766 \$ 734,143 \$ 32,611 \$ 34,582 \$ 30,384 2.0.0 PARTIAL BUILDOUT 1.44 52,766 \$ 734,143 \$ 1,387,760 \$ 24,28,443 \$ 3,384 2.0.0 PARTIAL BUILDOUT 1.42 16,18 \$ 55,766 \$ 1,327,000 \$ 3,460 2.0.0 PARTIAL BUILDOUT 1.12 70,200 \$ 3,660 \$ 219,327 2.0.0 PARTIAL BUILDOUT 1.12 70,200 \$ 3,690 \$ 20,000 2.0.0 PARTIAL BUILDOUT 4,66 0 \$ 3,690,720 \$ 714,200 \$ 219,322 2.0.0 PARTIAL BUILDOUT 4,66 0 \$ 3,690,720 \$ 714,200			RTIAL BUILDOUT/TAX EXEMPTION	1.20	0	•		5	\$ 274.7	1	AFTER EXEMPTIONS
20.0 PARTIAL BUILDOUT 1.57 101,126 \$ 2,353,377 \$ 927,395 \$ 1,0772 \$ 101,126 20.0 PARTIAL BUILDOUT 1.46 62,516 \$ 689,510 \$ 1,775,165 \$ 62,516 20.0 PARTIAL BUILDOUT 1.94 52,786 \$ 738,143 \$ 1,690,700 \$ 2,428,43 \$ 5,776 20.0 PARTIAL BUILDOUT 1.42 1,618 \$ 55,766 \$ 1,327,000 \$ 1,382,760 \$ 3,560 20.0 PARTIAL BUILDOUT 1.12 70,200 \$ 3,060,720 \$ 1,382,760 \$ 2,428,43 \$ 2,428,43 20.0 PARTIAL BUILDOUT 1.12 70,200 \$ 3,060,720 \$ 714,200 \$ 1,382,760 \$ 2,428,43 20.0 PARTIAL BUILDOUT 1.12 70,200 \$ 3,060,720 \$ 714,200 \$ 3,774,920 \$ 1,000 20.0 PARTIAL BUILDOUT 4.66 0 \$ 659,588 \$ 859,588 \$ 200,000 1,186,832		20.0	PARTIAL BUILDOUT	5.76	105,000	\$ 3,960,000	\$ 540,000	\$ 4,500,000	\$ 105.0	8	NEW DEVEL OPMENT
20.0 PARTIAL BUILDOUT 1.66 62.516 \$ 689,510 \$ 1,075,165 \$ 62,516 20.0 PARTIAL BUILDOUT 1.41 30,384 \$ 1,715,165 \$ 1,522 \$ 30,384 20.0 PARTIAL BUILDOUT 1.94 52,768 \$ 738,143 \$ 1,580,700 \$ 1,327,700 \$ 1,327,700 \$ 1,327,700 \$ 3,560 20.0 PARTIAL BUILDOUT 1.12 70,200 \$ 3,060,720 \$ 1,327,700 \$ 1,327,700 \$ 219,332 20.0 PARTIAL BUILDOUT 1.12 70,200 \$ 3,060,720 \$ 714,200 \$ 174,200 \$ 219,332 20.0 PARTIAL BUILDOUT 1.66 0 \$ 3,060,720 \$ 714,200 \$ 1374,920 \$ 140,400 20.0 PARTIAL BUILDOUT 4.66 0 \$ 659,588 \$ 859,588 \$ 200,000 1,186,832		20.0	PARTIAL BUILDOUT	1.57	101,126	\$ 2,353,377	\$ 927,395	\$ 3,280,772	\$ 101.1	26	NEW DEVEL OPMENT
20.0 PARTIAL BUILDOUT 1.41 30,384 \$ 8,741 \$ 332,611 \$ 341,352 \$ 30,384 20.0 PARTIAL BUILDOUT 1.94 52,768 \$ 738,143 \$ 1,690,700 \$ 2,428,843 \$ 52,768 20.0 PARTIAL BUILDOUT 1.42 1,618 \$ 55,760 \$ 1,382,760 \$ 3,590 20.0 PARTIAL BUILDOUT 0.99 109,676 \$ 3,080,720 \$ 714,200 \$ 140,400 20.0 PARTIAL BUILDOUT 1.12 70,200 \$ 3,080,720 \$ 714,200 \$ 140,400 20.0 PARTIAL BUILDOUT 4.66 0 \$ 3,080,720 \$ 714,200 \$ 200,000 1,189,632		20.0	PARTIAL BUILDOUT	1.66	62,516	\$ 689,510	\$ 1,085,655	\$ 1,775,165	\$ 62.5	16	NEW DEVEL OPMENT
20.0 PARTIAL BUILDOUT 1.94 52,768 \$ 738,143 \$ 1,690,700 \$ 2,428,843 \$ 52,788 20.0 PARTIAL BUILDOUT 1.42 1,618 \$ 55,760 \$ 1,327,000 \$ 1,327,760 \$ 3,560 20.0 PARTIAL BUILDOUT 0.99 109,676 \$ 3,060,720 \$ 714,200 \$ 1,40,400 20.0 PARTIAL BUILDOUT 1.12 70,200 \$ 3,060,720 \$ 714,200 \$ 140,400 20.0 PARTIAL BUILDOUT 4.66 0 \$ 659,588 \$ 659,588 \$ 200,000		20.0	PARTIAL BUILDOUT	1.41	30,384	\$ 8,741	\$ 332,611	\$ 341,352	30,3	84	NEW DEVEL OPMENT
20.0 PARTIAL BUILDOUT 1.42 1.618 \$ 55,760 \$ 1,327,000 \$ 1,327,760 \$ 3,560 20.0 PARTIAL BUILDOUT 0.99 109,676 \$ 3,060,720 \$ 714,200 \$ 3,774,920 \$ 219,322 20.0 PARTIAL BUILDOUT 1,12 70,200 \$ 3,060,720 \$ 714,200 \$ 3,774,920 \$ 140,400 20.0 PARTIAL BUILDOUT 4,66 0 \$ 659,588 \$ 859,588 \$ 200,000 1,186,832		20.0	PARTIAL BUILDOUT	1.94	52,768	\$ 738,143	\$ 1,690,700	\$ 2,428,843	\$ 52.7	89	NEW DEVELOPMENT
20.0 PARTIAL BUILDOUT 0.99 109,676 \$ - \$ - \$ - \$ 219,352 20.0 PARTIAL BUILDOUT 1.12 70,200 \$ 3,080,720 \$ 714,200 \$ 3,774,920 \$ 140,400 20.0 PARTIAL BUILDOUT 4.66 0 \$ - \$ 859,588 \$ 859,588 \$ 200,000 1,189,832		20.0	PARTIAL BUILDOUT	1.42	1,618	\$ 55,760	\$ 1,327,000	\$ 1,382,760	3,5	99	NEW DEVELOPMENT
20.0 PARTAL BUILDOUT 1.12 70,200 \$ 3,060,720 \$ 714,200 \$ 3,774,920 \$ 140,400 \$ 20.0 PARTAL BUILDOUT 4.66 0 \$ 5,99,588 \$ 859,588 \$ 200,000 1,189,832	ce Comm.	20.0	PARTIAL BUILDOUT	0.99	109,676		•	•	\$ 219,3	52	NEW DEVELOPMENT
TAKTIAL BUILDOO! 4.96 U \$ - \$ 859,588 \$ 859,588 \$ 200,000 1,189,832		20.0	PARTIAL BUILDOUT	1.12	70,200	3,060,720	\$ 714,200	\$ 3,774,920	\$ 140,4	-	NEW DEVELOPMENT
		70.02	PARTIAL BUILDOO!	4.00	0		\$ 859,588	\$ 859,568	\$ 200,0	+	NEW DEVELOPMENT

ATTACHMENT B: Tax Increment Reinvestment Zone Number 8 (Lancaster Corridor TIF) Projected Revenues

FISCAL YEAR	FY2004	FY2005	FY 2006	FY2007	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014
	Base	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
TAXABLE VALUE											
City of Fort Worth	178,938,722	196,674,336	208,913,365	324,553,676	328,998,146	381,517,499	408,888,175	385,067,570	387,071,280	388,125,950	400,209,281
Tarrant County Hospital District	184,102,181	201,996,890	211,739,037	335,575,035	339,358,335	387,324,550	532,660,563	471,623,693	469,220,028	476,916,906	490,396,066
Tarrant County College District	184,102,181	201,996,890	211,739,037	335,575,035	380,592,860	427,909,294	567,308,178	501,907,111	495,787,062	500,689,004	514,454,891
Tarrant Regional Water District	184,102,181	201,996,890	211,739,037	335,575,035	380,592,860	427,909,294	567,308,178	501,900,111	495,780,062	500,682,004	514,447,891
Tarrant County	184,102,181	201,996,890	211,739,037	335,575,035	339,359,218	387,324,550	445,207,993	412,823,693	409,620,028	412,916,906	431,605,441
City Percent Change from Prior Year		9.91%	6.22%	55.35%	1.37%	15.96%	7.17%	-5.83%	0.52%	0.27%	3.11%
TAX INCREMENT VALUE INCLUDING ESTIMATED ADDED VALUES											
City of Fort Worth		17,735,614	29,974,643	145,614,954	150,059,424	202,578,777	229,949,453	206,128,848	208,132,558	209,187,228	221,270,559
Tarrant County Hospital District		17,894,709	27,636,856	151,472,854	155,256,154	203,222,369	348,558,382	287,521,512	285,117,847	292,814,725	306,293,885
Tarrant County College District		17,894,709	27,636,856	151,472,854	196,490,679	243,807,113	383,205,997	317,804,930	311,684,881	316,586,823	330,352,710
Tarrant Regional Water District		17,894,709	27,636,856	151,472,854	196,490,679	243,807,113	383,205,997	317,797,930	311,677,881	316,579,823	330,345,710
Tarrant County		17,894,709	27,636,856	151,472,854	155,257,037	203,222,369	261,105,812	228,721,512	225,517,847	228,814,725	247,503,260
PARTICIPATION RATES											
City of Fort Worth			100%	100%	100%	100%	100%	100%	100%	100%	100%
Tarrant County College District			80%	%08	%08	80%	80%	80%	80%	%08	80%
Tarrant Regional Water District			100%	100%	100%	100%	100%	100%	100%	100%	100%
Tarrant County			80%	%88	%08	%08	808	80%	80%	80%	80%
REVENUES											
City of Fort Worth			257,782	1,245,008	1,283,008	1,732,049	1,966,068	1,762,402	1,779,533	1,788,551	1,891,863
Tarrant County Hospital District			•		•	•		•	•	•	
Tarrant County College District			30,816	168,898	216,863	268,519	421,956	378,747	371,454	378,638	395,102
Tarrant Regional Water District			5,527	30,295	39,298	48,761	76,641	63,560	62,336	63,316	690'99
Tarrant County			60,027	322,940	327,903	429,206	551,455	483,060	476,294	483,257	522,727
REVENUES FROM PARTICIPATING ENTITIES			354,153	1,767,141	1,867,072	2,478,535	3,016,120	2,687,768	2,689,616	2,713,761	2,875,761
OTHER REVENUE											
TOTAL OTHER REVENUE		•	•	•	•		•	•	•	•	•
Interest Generated				48.463	42.704	58.741	53.880	57.598	79.533	49.860	101.113
TOTAL REVENUE			354,153	1,815,604	1,909,776	2,537,276	3,070,000	2,745,366	2,769,149	2,763,621	2,976,874

ATTACHMENT B: Tax Increment Reinvestment Zone Number 8 (Lancaster Corridor TIF) Projected Revenues

FISCALYEAR												
	FY2004	FY 2015	FY2016	FY 2017	FY2018	FY 2019	FY 2020	FY2021	FY 2022	FY2023	FY 2024	FY2025
	Base	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21
FAXA BLE VALUE		TAD est 8/25										
City of Fort Worth	178,938,722	403,709,789	409, 765, 436	416,911,917	431,365,596	463,836,080	580,273,978	623,978,088	633,337,759	642,837,826	652,480,393	662,267,599
Tarrant County Hospital District	184,102,181	499,423,342	506,914,692	515,518,413	531,451,189	565,422,957	683,384,658	728,635,428	739,564,959	750, 658, 434	761,918,310	773,347,085
Tarrant County College District	184,102,181	521,885,823	529,714,110	538,659,822	554, 939, 719	589,263,815	707,583,129	753, 196,876	764,494,830	775, 962, 252	787,601,686	799,415,711
Tarrant Regional Water District	184,102,181	521,878,823	529, 707,005	538,652,610	554, 932, 400	589,256,386	707,575,589	753, 189, 222	764,487,061	775,954,367	787,593,682	799,407,587
Tarrant County	184,102,181	439,423,342	446,014,692	453, 704, 913	468, 710, 486	501,741,143	618,747,618	663,028,832	672,974,265	683,068,879	693,314,912	703,714,635
City Percent Change from Prior Year		0.87%	1.50%	1.74%	3.47%	7.53%	25.10%	7.53%	1.50%	1.50%	1.50%	1.50%
FAX INCREMENT VALUE INCLUDING ESTIMATED ADDED VALUES	ALUES											
City of Fort Worth		224.771.067	230.826.714	237.973.195	252.426.874	284.897.358	401.3.35.256	445.039.366	454.399.037	46.3.899.104	473.541.671	483.328.877
Tarrant County Hospital District		315,321,161	322.812.511	331.416.232	347,349,008	381,320,776	499,282,477	544,533,247	555.462.778	566,556,253	577,816,129	589,244,904
Tarrant County College District		337,783,642	345,611,929	354,557,641	370,837,538	405, 161,634	523,480,948	569,094,695	580,392,649	591,860,071	603,499,505	615,313,530
Tarrant Regional Water District		337,776,642	345,604,824	354,550,429	370,830,219	405, 154,205	523,473,408	569,087,041	580,384,880	591,852,186	603,491,501	615,305,406
Tarrant County		255,321,161	261,912,511	269,602,732	284,608,305	317,638,962	434,645,437	478,926,651	488,872,084	498,966,698	509,212,731	519,612,454
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PARTICIPATION RATES												
City of Fort Worth		20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Tarrant County College District		40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
Tarrant Regional Water District		20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Tarrant County		40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
REVENUES												
City of Fort Worth		968'096	986,784	1,017,335	1,079,125	1,217,936	1,715,708	1,902,543	1,942,556	1, 983, 169	2,024,391	2,066,231
Tarrant County College District		300 100	727700	200000	192 100	700 000	010 010	240 210	247 076	262 022	200 076	247.057
Tarrant Regional Water District		33 778	34 560	35 455	37.083	40.515	57.347	56 909	58 038	50 185	500,095	61.537
Tarrant County		269,619	276,580	284,700	300.546	335,427	458,986	505.747	516.249	395.278		
REVENUES PROM PARTICIPATING ENTITIES		1,466,288	1,504,600	1,549,516	1,638,515	1,836,165	2,540,083	2,805,517	2,863,918	2,791,564	2,445,632	2,495,719
OTHER REVENUE												
TOTAL OTHER REVENUE		٠	•	•	•	٠	•	•	•	•	•	·
Interest Generated		58,974	33.617	41.007	48,650	46,758	45.023	48.840	53,951	59,367	64,464	70,525
TOTAL REVENUE		1,525,262	1,538,217	1,590,523	1,687,165	1,882,923	2,585,105	2,854,357	2,917,869	2,850,932	2,510,096	2,566,244