

RESOLUTION NO. 16-1492

A RESOLUTION APPROVING THE FISCAL YEAR 2016/2017 SERVICE AND ASSESSMENT PLAN FOR GLADE PARKS PUBLIC IMPROVEMENT DISTRICT NUMBER ONE (PID #1)

WHEREAS, pursuant to Chapter 372 of the Texas Local Government Code (the "Act"), on December 14, 2010 the City Council of the City of Euless adopted Resolution No. 10-1350 creating Glade Parks Public Improvement District No. 1 (PID #1); and

WHEREAS, in accordance with Section 372.013 of the Act, the City Council approved a service and assessment plan for PID #1; and

WHEREAS, as required by Section 372.013(b) of the Act, the service and assessment plan shall be reviewed and updated annually.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EULESS, TEXAS, THAT:

SECTION 1.

The City Council of the City of Euless, in accordance with Chapter 372, Texas Local Government Code, hereby approves the FY 2016/2017 Service and Assessment Plan for Glade Parks Public Improvement District Number One, attached hereto as **Exhibit A**.

SECTION 2.

The City Council hereby finds that the statements set forth in the recitals of this Resolution are true and correct, and such recitals are incorporated as part of this Resolution.

SECTION 3.

This Resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Euless, and it is accordingly so resolved.

APPROVED at a regular meeting of the Euless City Council on September 13, 2016 by a vote of ____ ayes, ____ nays, and ____ abstentions.

APPROVED:

ATTEST:

Linda Martin, Mayor

Kim Sutter, TRMC, City Secretary

EXHIBIT A

**FY 2016-2017 - Service and Assessment Plan
Glade Parks Public Improvement District (PID #1)
City of Euless, Texas**

1. Introduction

On December 14, 2010, the City Council of the City of Euless, Texas passed and adopted Resolution No. 10-1350 (**Appendix A**) establishing the Glade Parks Public Improvement District (PID #1).

2. Nature of the Improvements

The general nature of the improvements funded by PID #1 included the construction of public infrastructure, pedestrian amenities and linkages and other improvements that are authorized by Chapter 372 of the Texas Local Government Code. The improvements are complete and no additional expenses are expected to be incurred.

3. Authorized Improvements

	<u>Estimated Costs</u>
1) Construction of Rio Grand Boulevard	\$ 3,911,023
2) Construction of Rio Grande Bridge	\$ 1,016,065
3) Construction of Heritage Drive	\$ 231,767
4) SH – 121 improvements	\$ 1,297,164
5) Landscaping	\$ 517,029
6) Wetland mitigation	\$ 296,000
7) Construction of Brazos and remaining streets	\$ 3,494,309
8) Main Entrance and Median (Chisolm Trail)	\$ 587,247
9) Administrative & Financing Costs	<u>\$ 750,000</u>
Total Costs	<u>\$12,100,604*</u>

* does not include interest costs associated with financing the improvements.

4. Financing of Improvements

The Authorized Improvements were funded through the issuance of certificates of obligation by the City of Euless. While the PID #1 did not issue any debt, it is responsible for all of the costs associated with Authorized Improvements including interest and financing costs (with the exception of TIRZ contributions as described below). The certificates of obligation were issued in three separate phases to pay for the Authorized Improvements on an as needed basis. The debt issuance schedule is shown below.

	<u>Fiscal Year</u>	<u>Total Debt</u>
Phase 1	2011	\$ 3,035,000
Phase 2	2015	\$ 5,715,000
Phase 3	2016	\$ 3,350,000
Total Issuance		<u>\$12,100,000</u>

The detailed amortization of the Authorized Improvements is attached as **Appendix B**.

5. Assessment Plan

In addition to the use of PID #1 funds it is anticipated that Tax Increment Reinvestment Zone Number Three, City of Euless, Texas – Glade Parks (the “TIRZ”) will contribute to the costs of the Authorized Improvements. As the TIRZ fund begins to accrue revenue from the incremental increase in property values, the PID #1 assessment will be decreased by an amount equal to the total amount of revenue received in the TIRZ fund annually. A more detailed description of the PID #1 assessment calculation methodology and the relationship between the PID #1 and the TIRZ is described below.

$$\text{PID\#1 Assessment Calculation } A - B = C$$

The PID #1 assessment will be calculated annually and be equal to the preceding fiscal year’s total debt service costs less any revenue collected by the TIRZ in the preceding fiscal year. In the example above (A) represents total debt service (B) represents TIRZ funds plus Penalties & Interest and (C) represents total PID #1 assessment required revenue.

An assessment rate (E) would be set to provide revenue equal to PID #1 assessment required revenue (C). To calculate the assessment rate divide the PID #1 assessment required revenue (C) by the estimated taxable value of the PID #1 (D) and multiply the resulting number by 100 to find the assessment rate per \$100 value.

$$\text{Assessment Calculation } (C / D) * 100 = E \text{ per } \$100 \text{ value}$$

The annual assessment plan is attached as **Appendix C**.

6. Levy of Assessments

The assessment year shall be concurrent with the City’s ad valorem tax year. Assessment will be billed on October 1st or as soon thereafter as practicable and will be considered delinquent if not paid by January 31st of the following year.

7. Assessment Roll

The Assessment Roll for the next five years is attached as **Appendix D**.

Appendix A

RESOLUTION NO. 10-1350

A RESOLUTION CREATING, AUTHORIZING, AND ESTABLISHING THE GLADE PARKS PUBLIC IMPROVEMENT DISTRICT; AUTHORIZING ASSESSMENT METHOD AND COLLECTION SERVICE THEREOF; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, Chapter 372 of the Texas Local Government Code (the "Act") allows for the creation of public improvement districts; and

WHEREAS, on October 4, 2010, owners of real property located near the intersection of SH-121 and Cheek Sparger Road delivered to the City of Euless a Petition (the "Petition") to establish the Glade Parks Public Improvement District (the "District") that is shown on the map attached hereto and made a part hereof and labeled **Exhibit A** (the "PID Boundary"); and

WHEREAS, the Act states that the Petition is sufficient if signed by owners of more than 50 percent of taxable real property, according to appraised value, and either of the following: more than 50 percent of the area of all taxable real property liable for assessment under the proposal, or more than 50 percent of all record owners of property liable for assessment; and

WHEREAS, City staff has reviewed the Petition and determined that owners of more than 50 percent of the appraised value of the taxable real property liable for assessment, and owners of more than 50 percent of the area of all taxable real property liable for assessment within the District have executed the petition; and

WHEREAS, the Act further requires that prior to the adoption of the resolution providing for the establishment of the Glade Parks Public Improvement District to provide supplemental public improvements to be funded by assessments on real property and real property improvements, the City Council must hold a public hearing on the advisability of the improvements; the nature of the improvement; the estimated cost of the improvement; the boundaries of the public improvement district; the method of assessment; and the apportionment of costs between the district and the municipality as a whole; and

WHEREAS, after providing notices required by Section 372.009 of the Act, the City Council on November 23, 2010, conducted a public hearing on the advisability of the improvements, and adjourned such public hearing.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EULESS, TEXAS, THAT:

Section 1. Pursuant to the requirements of the Act, the City Council, after considering the Petition for the proposed District and the evidence and testimony presented at the public hearing on November 23, 2010, hereby finds and declares:

(a) Advisability of Improvements Proposed for the District. It is advisable to create the District to provide the improvements described in this Resolution.

(b) Nature of the Improvements. The general nature of the improvements to be performed by the District is to construct public infrastructure, produce pedestrian amenities and linkages and provide other improvements that are authorized by the Act.

(c) Estimated Cost of the Improvements. The total estimated cost of improvements provided by the District is approximately twelve million, one hundred thousand, six hundred and four dollars (\$12,100,604). The estimated costs do not include any interest costs associated with debt service. The District shall incur no bonded indebtedness, but will be responsible for indebtedness, including principal, interest and other financing costs, incurred by the City of Euless to finance improvements that are listed as Authorized Improvements attached hereto and made a part here of and labeled **Exhibit B** (the "Authorized Improvements").

(d) Boundaries. The District is located wholly within the City of Euless, Texas. The boundaries of the District are shown on the map of the District (**Exhibit A**).

(e) Method of Assessment. The method of assessment is based on a variable assessment rate on the value of property in the Public Improvement District (PID) equal to the annual debt service costs incurred by the City of Euless to fund Authorized Improvements within the PID less any available incremental tax revenue generated from City of Euless Tax Increment Reinvestment Zone Number Three. The Service Plan will reflect the District's intention to reduce the annual assessment rate proportional to the annual incremental revenue received from City of Euless Tax Increment Reinvestment Zone Number Three.

(f) Apportionment of Cost Between District and Municipality. All of the costs of the Authorized Improvements will be paid from the assessments or available incremental tax revenue generated from the City of Euless Tax Increment Reinvestment Zone Number Three and from other sources of funds, if any, available to the Owner. The City will at no time be responsible to fund the costs of the Authorized Improvements with any revenue other than paid from the assessments

or that which is available in the City of Euless Tax Increment Reinvestment Zone Number Three.

The City of Euless is not responsible for payment of assessments against exempt City property in the District, which is specially benefited. Property owned by tax-exempt religious organizations will be exempt from assessment, as will property owned by persons receiving and qualifying for 65-or-older homestead exemption under Section 11.13 (c) or (d) of the Texas Property Tax Code. Payment of assessment by other exempt jurisdictions must be established by contract. No such contracts are in place, nor are any proposed. City rights-of-way and city parks are not subject to assessment. Properties otherwise exempt from ad valorem taxes are not subject to assessment.

(g) Assessment Roll and Setting of Rate. The City Manager shall annually prepare an assessment roll and file that roll with the City Secretary, in conformity with the exemptions from assessment established under subparagraph (f) above. The annual assessment installment for each year shall equal the City of Euless annual debt service for Authorized Improvements constructed under subparagraph (b) above less any available incremental tax revenue generated from City of Euless Tax Increment Reinvestment Zone Number Three.

(h) The findings set forth in the preamble of this Resolution are hereby found to be true and correct.

Section 2. The Glade Parks Public Improvement District is hereby authorized and established as a Public Improvement District under the Act in accordance with the findings as to the advisability of the improvements contained in this Resolution. The District shall be subject to all of the terms, conditions, limitations and reservations contained in the findings of Section 1 of this Resolution.

Section 3. The City Secretary is directed to give notice of the authorization for the establishment of the District by publishing the caption of this Resolution once in the newspaper of general circulation in the City of Euless. Such authorization shall take effect and the District shall be deemed to be established effective upon the publication of such notice. The District shall automatically dissolve on December 31, 2035 unless the District is renewed through the petition and approval process as provided by the Act or the District is sooner terminated as provided by law. The power of the City to continue to levy and collect assessments within the District will cease and the District will be dissolved upon the date that all indebtedness incurred by the City of Euless to finance the Authorized Improvements has been liquidated and a petition requesting dissolution is filed with the City Secretary of the City of Euless and the

petition contains the signatures of at least enough property owners in the District to make the petition sufficient for creation of a public improvement district as provided in Section 372.005(b) of the Act.

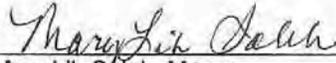
Section 4. The City Secretary will provide assessment collection services for collection of the special assessments.

Section 5. This Resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Euless and upon publication, and it is accordingly so resolved.

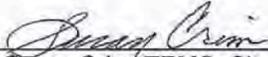
APPROVED at a regular meeting of the Euless City Council on the 14th day of December 2010 by a vote of 7 ayes, 0 nays, and 0 abstentions.

APPROVED:

ATTEST:



Mary Lib Saleh, Mayor



Susan Crim, TRMC, City Secretary

Exhibit A



Exhibit A

Beginning at the point of intersection of the west right-of-way (ROW) line of State Highway 121 and the north ROW line of Cheek Sparger Road, thence

Westward to a point where said line intersects with the western property line of Bbb & C RY Survey Abstract 204 Tracts 5 & 5e, thence

Northward along the west property of line Bbb & C RY Survey Abstract 204 Tracts 5 & 5e to a point where said line intersects with the western property line of Doss, Jesse Survey abstract 441 Tract 6B, thence

Northward along the west property line of Doss, Jesse Survey abstract 441 Tract 6B to a point where said line intersects with the western property line of Doss, Jesse Survey abstract 441 Tract 6B1, thence

Northward along the western property line of Doss, Jesse Survey abstract 441 Tract 6B1 to a point where said line intersects with the southern property line of the Doss, Jesse Survey Abstract 441 tract 3c, thence

West along the southern property line of the Doss, Jesse Survey Abstract 441 tract 3c to a point where said line intersects with the western property line of the Doss, Jesse Survey Abstract 441 tract 3c, thence

North along the western property line of the Doss, Jesse Survey Abstract 441 tract 3c to a point where said line intersects with the southern property line of Doss, Jesse Survey Abstract 441 Tract 5, thence

West along the southern property line of Doss, Jesse Survey Abstract 441 Tract 5 to a point where said property line intersects with the eastern ROW line of Heritage Avenue, thence

Northward along the eastern ROW line of Heritage Avenue to a point where said line intersects with the northern property line of Havins, John H Survey, Abstract 685 Tract 2A, thence

Eastward along the northern property line of Havins, John H Survey, Abstract 685 Tract 2A to a point where said line intersects with the western ROW line of State Highway 121, thence

Southward along the western ROW line of State Highway 121 to a point where said line intersects with the northern ROW line of , Cheek Sparger Road, which is the point of beginning

Exhibit B

Authorized Improvements	Estimated Costs
1) Construction of Rio Grand Boulevard	\$3,911,023
2) Construction of Rio Grande Bridge	\$1,016,065
3) Construction of Heritage Drive	\$231,767
4) SH – 121 improvements	\$1,297,164
5) Landscaping	\$517,029
6) Wetland mitigation	\$296,000
7) Construction of Brazos and remaining streets	\$3,494,309
8) Main Entrance and Median (Chisolm Trail)	\$587,247
9) <u>Administrative & Financing Costs</u>	<u>\$750,000</u>
Total Costs	\$12,100,604*

* \$12,100,604 does not include interest costs associated with financing the improvements.

APPENDIX B

**APPENDIX B
Class Park and PID Service Plan (Estimated Annual Index/Address)**

Parcel ID	Parcel Area	Parcel Type	Parcel Class	Parcel Index	Parcel Address	Parcel Owner	Parcel Value	Parcel Tax	Parcel Fee	Parcel Total	Parcel Date	Parcel Status
11000001	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000002	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000003	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000004	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000005	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000006	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000007	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000008	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000009	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000010	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000011	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000012	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000013	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000014	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000015	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000016	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000017	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000018	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000019	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000020	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000021	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000022	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000023	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000024	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000025	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000026	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000027	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000028	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000029	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
11000030	0.0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000

APPENDIX C

APPENDIX C Glade Parks PID Service Plan

TIF Revenue Shows: old: service payments; No PID Assessment.

PID #1
Glade Parks Municipal Revenue Cashflow
First, Second & Third Debt Issuance

	2017		2018		2019		2020		2021	
	January	July	January	July	January	July	January	July	January	July
PID Revenue*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF Revenue	\$ -	\$ 1,065,754	\$ -	\$ 1,437,306	\$ -	\$ 1,338,264	\$ -	\$ 2,058,429	\$ -	\$ 2,593,800
Other Service Accounts (Total Revenue)	\$ -	\$ 1,065,754	\$ -	\$ 1,437,306	\$ -	\$ 1,338,264	\$ -	\$ 2,058,429	\$ -	\$ 2,593,800
Debt Service Payments (Total Expense)	\$ -	\$ -	\$ 1,181,927	\$ -	\$ 1,181,927	\$ -	\$ 1,081,927	\$ -	\$ 1,081,927	\$ -
Net Service Cashflow (0 per debt issuance)	\$ 888,253	\$ 1,065,754	\$ -815,634	\$ 2,275,798	\$ 1,705,081	\$ 1,356,338	\$ 2,586,519	\$ 2,291,747	\$ 1,414,006	\$ 2,885,457
			\$ (1,201,101)	\$ (627,437)	\$ (656,518)	\$ (1,177,135)				\$ (1,201,101)

PID #2
Glade Parks Municipal Revenue Cashflow
Fourth Debt Issuance

	2017		2018		2019		2020		2021	
	January	July	January	July	January	July	January	July	January	July
PID Revenue*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF Revenue	\$ -	\$ 250,010	\$ -	\$ 547,437	\$ -	\$ 550,419	\$ -	\$ 1,177,335	\$ -	\$ 1,707,411
Other Service Accounts (Total Revenue)	\$ -	\$ 250,010	\$ -	\$ 547,437	\$ -	\$ 550,419	\$ -	\$ 1,177,335	\$ -	\$ 1,707,411
Debt Service Payments (Total Expense)	\$ -	\$ -	\$ 611,729	\$ -	\$ 611,729	\$ -	\$ 611,729	\$ -	\$ 611,729	\$ -
Net Service Cashflow (0 per debt issuance)	\$ -	\$ 250,010	\$ -611,729	\$ 547,437	\$ -611,729	\$ 547,437	\$ -611,729	\$ 565,606	\$ -611,729	\$ 1,095,682
			\$ (1,201,101)	\$ (627,437)	\$ (656,518)	\$ (1,177,135)				\$ (1,201,101)

TIF Remaining Revenue Shows: old: service payments; No PID Assessment.

APPENDIX D

APPENDIX D

Grade Parities PD Tax Roll

Tax Account	Owner Name	Owner Address	District City	Zip Code	Property Location	Legal Description	Tax Year	2015-2017 Market Value
4183375	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2209 STATE HWY 121	1.41, 401, 20	2016	187,083
4183383	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2129 STATE HWY 121	1.41, 40	2016	74,513
4183423	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2600 HERITAGE AVE	1.44, 5	2016	47,155
4183432	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2319 STATE HWY 121	1.44, 5	2016	1,222,278
4183433	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2531 STATE HWY 121	1.44, 602	2016	217,795
4183434	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2531 STATE HWY 121	1.44, 64	2016	31,898
4183435	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2319 STATE HWY 121	1.44, 601	2016	97,120
4183436	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2299 STATE HWY 121	1.44, 68	2016	1,48,845
4183437	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2297 STATE HWY 121	1.44, 3	2016	15,034
4183438	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2600 CHICK SPARGERS RD	1.20, 9, 20	2016	30,209
4183439	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2600 HERITAGE AVE	1.48, 24	2016	1,049,912
4183440	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2125 STATE HWY 121	1.41, 862	2016	1,001
4183441	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2299 STATE HWY 121	1.44, 810	2016	1,000
4183442	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2106 STATE HWY 121	1.44, 480, 20	2016	5,829
4183443	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2299 STATE HWY 121	1.44, 401, 20	2016	73,371
4183444	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2401 CHICK SPARGERS RD	1.20, 30	2016	31,139
4183445	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2299 STATE HWY 121	1.44, 30	2016	4,832
4183446	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2291 STATE HWY 121	1.44, 603	2016	32,225
4183447	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2538 STATE HWY 121	1.44, 604	2016	2,883
4183448	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2291 STATE HWY 121	1.53, 59, 1	2016	1,870,000
4183449	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2291 STATE HWY 121	1.53, 59, 2	2016	1,025,758
4183450	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2721 STATE HWY 121	1.53, 59, 1	2016	2,055,202
4183451	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2711 STATE HWY 121	1.53, 59, 2	2016	32,620,000
4183452	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	STATE HWY 121	1.44, 682, 20	2016	25,292
4183453	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	STATE HWY 121	1.41, 81	2016	3,475,085
4183454	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	STATE HWY 121	1.41, 600	2016	786,375
4183455	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	HERITAGE AVE	1.48, 24, 3	2016	687,261
4183456	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	HERITAGE AVE	1.48, 24, 4	2016	381,845
4183457	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	HERITAGE AVE	1.48, 24, 5	2016	446,440
4183458	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2600 HERITAGE AVE	1.48, 24, 6	2016	797,228
4183459	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2610 HERITAGE AVE	1.48, 24, 6R	2016	106,898
4183460	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2610 HERITAGE AVE	1.48, 24, 6A	2016	721,145
4183461	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2600 HERITAGE AVE	1.48, 24, 6B	2016	430,757
4183462	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2600 HERITAGE AVE	1.44, 54	2016	28,348
4183463	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2319 STATE HWY 121	1.44, 6F	2016	24,794
4183464	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	HERITAGE AVE	1.48, 24, 2	2016	36,081,258
4183465	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2505 RD GRANDE BLD, BLDLESS	1.53, 59, 1-3	2016	9,070,000
4183466	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2721 STATE HWY 121	1.53, 59, 1-4	2016	1,170,900
4183467	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2611 SAN JACINTO DR	1.53, 59, 1-5	2016	45,107
4183468	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2699 SAN JACINTO DR	1.53, 59, 1-6	2016	45,107
4183469	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2607 SAN JACINTO DR	1.53, 59, 1-7	2016	45,107
4183470	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2608 SAN JACINTO DR	1.53, 59, 1-8	2016	45,107
4183471	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2609 SAN JACINTO DR	1.53, 59, 1-9	2016	45,107
4183472	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2601 SAN JACINTO DR	1.53, 59, 1-10	2016	45,107
4183473	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2507 SAN JACINTO DR	1.53, 59, 1-11	2016	45,107
4183474	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2517 SAN JACINTO DR	1.53, 59, 1-12	2016	45,107
4183475	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2516 SAN JACINTO DR	1.53, 59, 1-13	2016	45,107
4183476	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2515 SAN JACINTO DR	1.53, 59, 1-14	2016	45,107
4183477	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2514 SAN JACINTO DR	1.53, 59, 1-15	2016	45,107
4183478	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2513 SAN JACINTO DR	1.53, 59, 1-16	2016	45,107
4183479	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2512 SAN JACINTO DR	1.53, 59, 1-17	2016	45,107
4183480	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2511 SAN JACINTO DR	1.53, 59, 1-18	2016	45,107
4183481	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2510 SAN JACINTO DR	1.53, 59, 1-19	2016	45,107
4183482	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2509 SAN JACINTO DR	1.53, 59, 1-20	2016	45,107
4183483	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2508 SAN JACINTO DR	1.53, 59, 1-21	2016	45,107
4183484	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2507 SAN JACINTO DR	1.53, 59, 1-22	2016	45,107
4183485	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2506 SAN JACINTO DR	1.53, 59, 1-23	2016	45,107
4183486	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2505 SAN JACINTO DR	1.53, 59, 1-24	2016	45,107
4183487	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2504 SAN JACINTO DR	1.53, 59, 1-25	2016	45,107
4183488	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2503 SAN JACINTO DR	1.53, 59, 1-26	2016	45,107
4183489	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2502 SAN JACINTO DR	1.53, 59, 1-27	2016	45,107
4183490	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2501 SAN JACINTO DR	1.53, 59, 1-28	2016	45,107
4183491	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2500 SAN JACINTO DR	1.53, 59, 1-29	2016	45,107
4183492	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2499 SAN JACINTO DR	1.53, 59, 1-30	2016	45,107
4183493	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2498 SAN JACINTO DR	1.53, 59, 1-31	2016	45,107
4183494	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2497 SAN JACINTO DR	1.53, 59, 1-32	2016	45,107
4183495	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2496 SAN JACINTO DR	1.53, 59, 1-33	2016	45,107
4183496	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2495 SAN JACINTO DR	1.53, 59, 1-34	2016	45,107
4183497	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2494 SAN JACINTO DR	1.53, 59, 1-35	2016	45,107
4183498	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2493 SAN JACINTO DR	1.53, 59, 1-36	2016	45,107
4183499	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2492 SAN JACINTO DR	1.53, 59, 1-37	2016	45,107
4183500	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2491 SAN JACINTO DR	1.53, 59, 1-38	2016	45,107
4183501	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2490 SAN JACINTO DR	1.53, 59, 1-39	2016	45,107
4183502	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2489 SAN JACINTO DR	1.53, 59, 1-40	2016	45,107
4183503	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2488 SAN JACINTO DR	1.53, 59, 1-41	2016	45,107
4183504	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2487 SAN JACINTO DR	1.53, 59, 1-42	2016	45,107
4183505	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2486 SAN JACINTO DR	1.53, 59, 1-43	2016	45,107
4183506	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2485 SAN JACINTO DR	1.53, 59, 1-44	2016	45,107
4183507	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2484 SAN JACINTO DR	1.53, 59, 1-45	2016	45,107
4183508	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2483 SAN JACINTO DR	1.53, 59, 1-46	2016	45,107
4183509	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2482 SAN JACINTO DR	1.53, 59, 1-47	2016	45,107
4183510	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2481 SAN JACINTO DR	1.53, 59, 1-48	2016	45,107
4183511	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2480 SAN JACINTO DR	1.53, 59, 1-49	2016	45,107
4183512	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2479 SAN JACINTO DR	1.53, 59, 1-50	2016	45,107
4183513	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2478 SAN JACINTO DR	1.53, 59, 1-51	2016	45,107
4183514	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2477 SAN JACINTO DR	1.53, 59, 1-52	2016	45,107
4183515	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2476 SAN JACINTO DR	1.53, 59, 1-53	2016	45,107
4183516	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2475 SAN JACINTO DR	1.53, 59, 1-54	2016	45,107
4183517	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108	ROCKFORD IL	61114-5021	2474 SAN JACINTO DR	1.53, 59, 1-55	2016	45,107
4183518	GLACE INFRASTRUCTURE LLC	6725 WEAVER RD SITE 108						

APPENDIX D

Grace Parks PID Tax Roll

Tax Account	Owner Name	Owner Address	Owner City	Zip Code	Property Location	Legal Description	Tax Year	2016-2017 Market Value
420-36524	COMMUNITY DEV CAPITAL GROUP	MURKIN C/O ROSE ASSET	SCOTTSDALE AZ	85255-471	1506 LLANO DR	153955-0-10	2015	45,100
420-36527	GLADIE INCORP	ALBA FRANKO	EULESS TX	76039	1501 LLANO DR	153955-0-11	2016	432,226
420-36541	THARQUAN USA	1502 LLANO DR	EULESS TX	76039	1502 LLANO DR	153955-0-12	2016	512,537
420-36559	COMMUNITY DEV CAPITAL GROUP	MURKIN C/O ROSE ASSET	SCOTTSDALE AZ	85255-471	1501 LLANO DR	153955-0-13	2015	46,100
420-36567	COMMUNITY DEV CAPITAL GROUP	MURKIN C/O ROSE ASSET	SCOTTSDALE AZ	85255-471	2106 NAVARRO TR	153955-0-14	2016	46,100
420-36575	BRUNER CASHEM L P	2705 NAVARRO TR	EULESS TX	76039	2106 NAVARRO TR	153955-0-15	2016	487,579
420-36583	K HOYMAN HOMES - DPW LLC	3808 W PLANO PKWY	PLANO TX	75075	2104 NAVARRO TR	153955-0-16	2016	374,117
420-36581	MUSAMMAD	2702 NAVARRO TR	EULESS TX	76039	2702 NAVARRO TR	153955-0-17	2016	374,117
420-36585	UDOHAWY NCELL	2103 NAVARRO TR	EULESS TX	76039	2103 NAVARRO TR	153955-0-18	2016	492,948
420-36583	COMMUNITY DEV CAPITAL GROUP	MURKIN C/O ROSE ASSET	SCOTTSDALE AZ	85255-471	2610 NAVARRO TR	153955-0-19	2016	50,100
420-36621	NELSON RHEL MATTHEW	2608 NAVARRO TR	EULESS TX	76039	2608 NAVARRO TR	153955-0-20	2016	390,843
420-36620	COMMUNITY DEV CAPITAL GROUP	MURKIN C/O ROSE ASSET	SCOTTSDALE AZ	85255-471	2606 NAVARRO TR	153955-0-21	2016	46,100
420-36648	INERGO ANNE	WITLUCK JOSHUA D	EULESS TX	76039	2100 SAN JACINTO DR	153955-0-1	2016	491,178
420-36654	FRICE TRAVIS	2702 SAN JACINTO DR	EULESS TX	76039	2702 SAN JACINTO DR	153955-0-2	2016	494,900
420-36654	POSTER ROBERT A	2104 SAN JACINTO DR	EULESS TX	76039	2104 SAN JACINTO DR	153955-0-3	2016	414,831
420-36672	WILSON STEVEN C	2705 SAN JACINTO DR	EULESS TX	76039	2705 SAN JACINTO DR	153955-0-4	2016	520,163
420-36681	MILL SCAM	2707 NAVARRO TR	EULESS TX	76039	2707 NAVARRO TR	153955-0-5	2016	176,864
420-36689	GARDNER SARISH	2705 NAVARRO TR	EULESS TX	76039	2705 NAVARRO TR	153955-0-6	2016	482,807
420-36702	PHILIP VESSA	2703 NAVARRO TR	EULESS TX	76039	2703 NAVARRO TR	153955-0-7	2016	56,000
420-36711	K HOYMAN HOMES - DPW LLC	3808 W PLANO PKWY	PLANO TX	75075	2106 NAVARRO TR	153955-0-8	2016	46,100
420-36729	COMMUNITY DEV CAPITAL GROUP	MURKIN C/O ROSE ASSET	SCOTTSDALE AZ	85255-471	2620 HERITAGE AVE	153955-0-9	2016	1
420-36737	COMMUNITY DEV CAPITAL GROUP	MURKIN C/O ROSE ASSET	SCOTTSDALE AZ	85255-471	1521 QUAILHILL TR	153955-0-10	2016	1
420-36745	COMMUNITY DEV CAPITAL GROUP	MURKIN C/O ROSE ASSET	SCOTTSDALE AZ	85255-471	2705 RIVER DR	153955-0-11	2016	1
420-36753	COMMUNITY DEV CAPITAL GROUP	MURKIN C/O ROSE ASSET	SCOTTSDALE AZ	85255-471	2800 NAVARRO TR	153955-0-12	2016	1
420-36761	COMMUNITY DEV CAPITAL GROUP	MURKIN C/O ROSE ASSET	SCOTTSDALE AZ	85255-471	1505 QUAILHILL TR	153955-0-13	2016	1
420-36770	GLADE URBESTRE LLC	6723 WEMBER RD STE 106	ROCKFORD IL	61144-8021	2849 SAN JACINTO DR	153955-0-14	2016	42,300
420-36886	GLADE INFRASTRUCTURE LLC	6723 WEMBER RD STE 106	ROCKFORD IL	61144-8021	HERITAGE DR	153955-0-15	2016	242,360
420-36908	GLADE INFRASTRUCTURE LLC	6723 WEMBER RD STE 106	ROCKFORD IL	61144-8021	STATE 121 HWY	1441-8604	2016	146,845
420-36943	TRUBY CO-GLOBAL LLC	6723 WEMBER RD STE 108	ROCKFORD IL	61144-8021	STATE 121 HWY	1441-8605	2016	558,870
420-36991	GLADE INFRASTRUCTURE LLC	6723 WEMBER RD STE 108	ROCKFORD IL	61144-8021	STATE 121 HWY	1441-8606	2016	754,855
420-36995	GLADE INFRASTRUCTURE LLC	6723 WEMBER RD STE 108	ROCKFORD IL	61144-8021	STATE 121 HWY	1441-8607	2016	282,885
420-36997	EULESS CITY OF	2001 NECTOR	EULESS TX	76039	STATE 121 HWY	1441-8608	2016	85,336
420-36991	GLADE INFRASTRUCTURE LLC	6723 WEMBER RD STE 106	ROCKFORD IL	61144-8021	STATE 121 HWY	1441-8609	2016	276,470
420-36996	GLADE INFRASTRUCTURE LLC	6723 WEMBER RD STE 108	ROCKFORD IL	61144-8021	STATE 121 HWY	1441-8610	2016	17,315

Grace Parks PID Assessment Roll

PID #1	1	2	3	4	5
Tax Year	2017	2017	2018	2019	2020
Fliscal Year	2017	2018	2019	2020	2021
Original Assessed Value	5153,955,846		5,088,010,646	5,111,841,241	5,134,305,693
Prop. Value (1.0%)	51,539,558	51,539,558	50,880,106	51,118,412	51,343,056
Prop. Value (1.0%)	51,539,558	51,539,558	50,880,106	51,118,412	51,343,056
PID #1 Assessment	5,102,416,288	5,036,471,088	5,037,130,540	5,060,722,829	5,082,962,637
Other Assessments	51,539,558	51,539,558	50,880,106	51,118,412	51,343,056
Total Assessment	5,153,955,846	5,088,010,646	5,088,010,646	5,111,841,241	5,134,305,693