Odyssey Residential, Construction L.P.
1200 Three Lincoln Centre
5430 LBJ Freeway
Dallas, Texas 75240

- Need to Discuss the following:

- NON. Disclosure
- Work Participation -
- - Concrete ; Excavation - need to know

Development = Joint Venture
all 9 % Projects
They 4% - 5 %
- They cover all out of pocket Development Fees expenses
- Access to all books ; Records
- 25 % of Development fee
20 % - KDAT Developers
5 % - HHP, I

Minimum of 7
~~Not to exceed~~
7 projects

- Joint Venture Agreement Need for Real Estate Development
- Create KDAT LLC.

- make disclosure of common ownership between KDAT LLC ; KDAT Developer

-

-

~~Void Check~~

-

Monde.

GOVERNMENT EXHIBIT 1183
3:07-CR-0289-M

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this is

Dallas West Village project - New Project

Financing Approved
Need Don's Approval

Donald Hill

Comer Cottrell has a interest in the company that

11 Acre site NW corner Bruton & St. Augustine
District 5
Zone Local Retail - Deed Restric

D'Angelo Lee - MU2 Mixed used

Retail on the Ground floor - Apartments on the top

Flex Space - Retail or office

Mixed use Mixed Income
Market Rate 60% market
* Medium Income 40% Affordable
Tax Exempt Bond - for Retail

7 projects over the State
Kevin & Comer 1st call on Excavation and Concrete

+ Odyssey Residential Holdings -

April 13, 2004

Ron Ferguson - 11 projects new group

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Don Bladeberry
214-502-1224
214-670-0777 Offic

Call

Test

Long term Plan brief stability ! Asset in the community

214-467-7600 Ext. 21

214-207 0848
214-207-0850

- Issue ! Retail Piece being done by Darren Reagan

Tell him we are comfortable with our

- Respect prior agreement but make it work with our prior commitment

Make Sur

Will Approve — need

Donald Hill - 214-943-0012

Main - (214)670-0777

Fax : (214) 670-3409

Cell :

Staff Contracts

Assistant Steven Williams
(214) 670-0777

Secty. Glenda aguirre
(214) 670-0772

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Acceptable –

Scope –

Compensation

* Money – 3% of value of the Lease
Control – Qualified to do Commercial Real Estate

4yo own firm

construction contract on the 2 San.

* Joint Venture on Dallas West Village –
then case by case basis.

* Bonding needed if he can negotiate it just
with prime Sub-contract

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MAY 1st 50
~~August~~ 75 day other three files 150
5th ~~August~~ project date

- Concerns:

KDAT - Contract letter

Retainer -

So Before the Vote; Tell Suzanne we are ready to together

	KDAT	Scope: West Village
D -	Dallas West Village	Tax Exempt - Mixed use small affordable housing
D -	Pecan Grove	
S -	Port Royal Homes	- Allocate between legal & business
S -	Mission Del Rio	
H	Mesa Homes ?	

*	Dallas West Village 25 M - 250 Apt. Concrete 15%	15% - change on the Agreement

15 years beyond construction - primary bond period.

- Non profit - General Partner is 100% of general partner - 15% to Non profit developer fees Cash Flow & Residual Value.

Site excavation

- Non-Disclosure - Confidentality Agreement.

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Talk to Don Hill

- Lancaster & Kiest - Tiff area

- Housing Piece on the - Townhomes

David Gallegos - [redacted] 8915

- [redacted]

Dallas, 75211

order # 110123 67

484 - 493 - 434

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