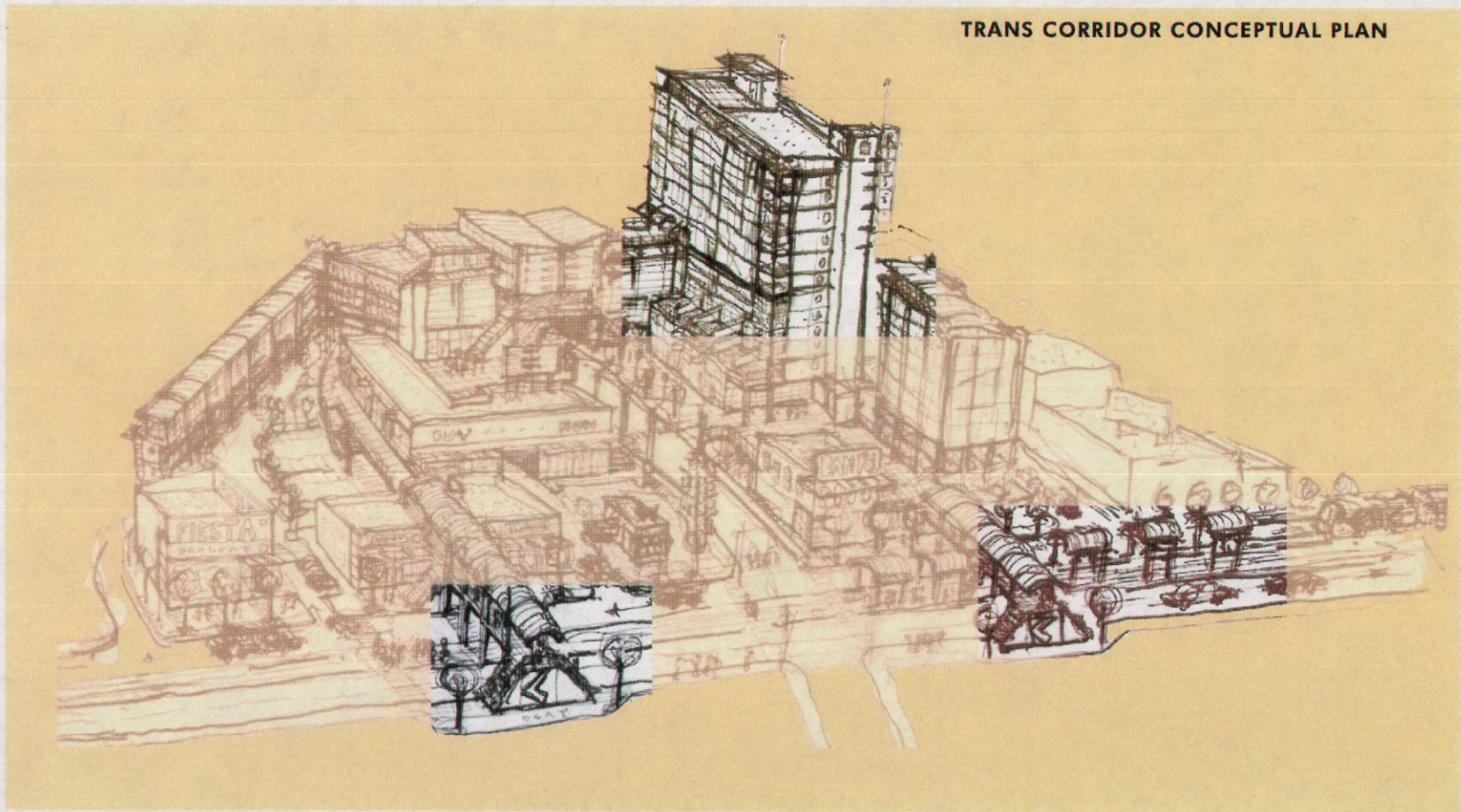


KIEST / LANCASTER MIXED USE DEVELOPMENT

TRANS CORRIDOR CONCEPTUAL PLAN



Date: 02/10/05



ARCHITECTURAL
GROUP
INTERNATIONAL

**GOVERNMENT
EXHIBIT
3040**
3:07-CR-0289-M 001



KIEST DART STATION



EXISTING FIESTA GROCERY STORE



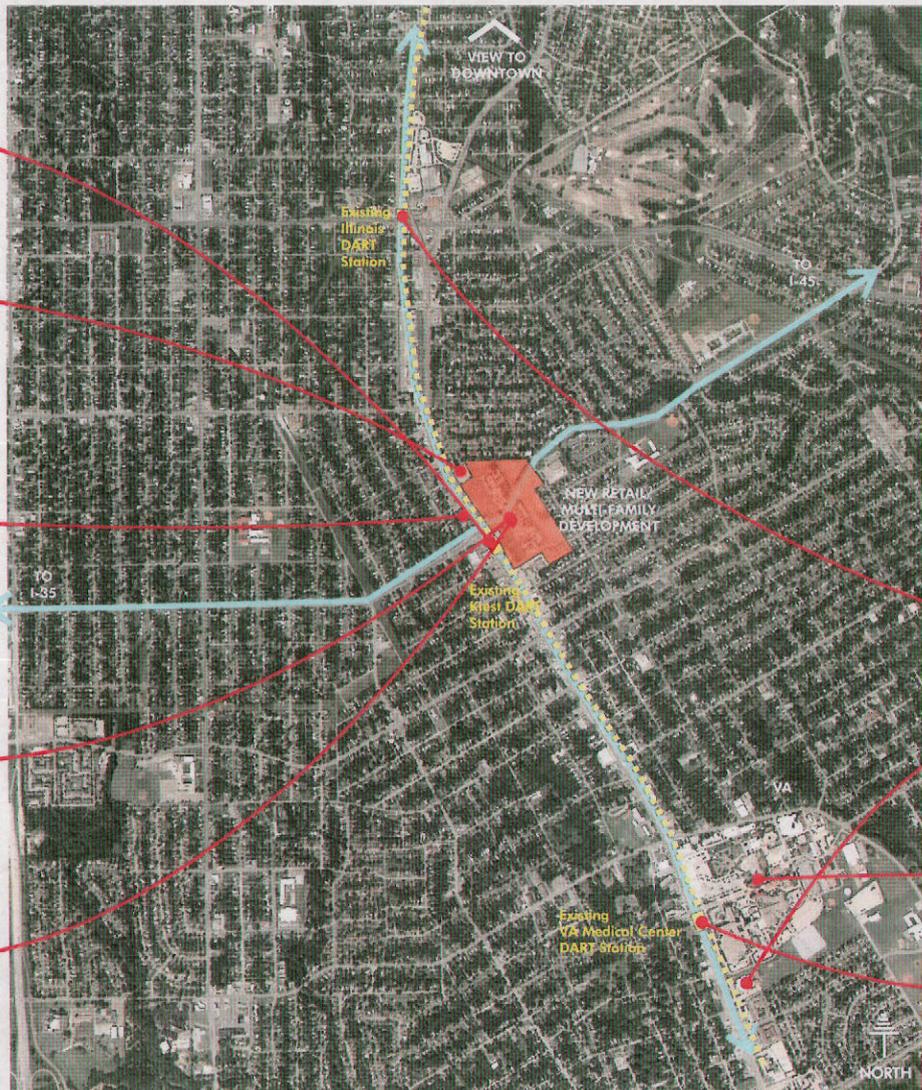
EXISTING LANCASTER KIEST PUBLIC LIBRARY



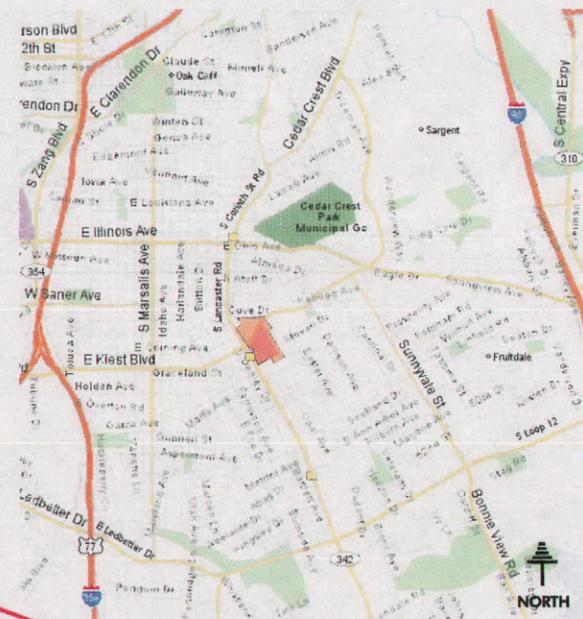
EXISTING BRIDGE



EXISTING UNDERPASS



AERIAL PHOTOGRAPH AND SITE CONTEXT



LOCATION MAP



EXISTING SCHOOL



ILLINOIS DART STATION



VA MEDICAL CENTER DART STATION



VA MEDICAL CENTER

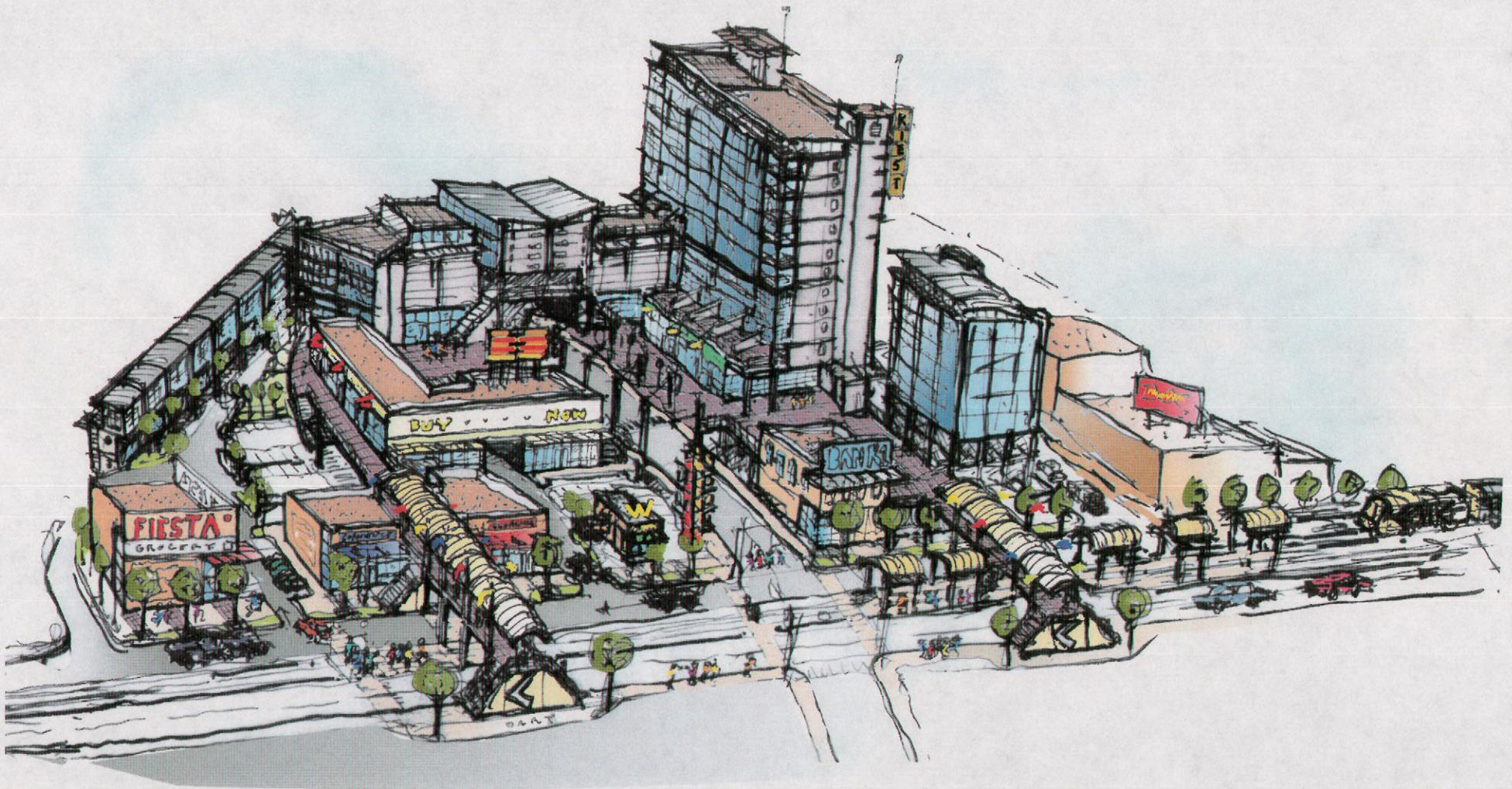


KIEST/ LANCASTER MIXED USE DEVELOPMENT

TRANS CORRIDOR CONCEPTUAL PLAN



ARCHITECTURAL GROUP INTERNATIONAL
Date: 02/07/05



SKETCH/ PERSPECTIVE

KIEST/ LANCASTER MIXED USE DEVELOPMENT

TRANS CORRIDOR CONCEPTUAL PLAN



ARCHITECTURAL
GROUP
INTERNATIONAL
Date: 02/10/05



NCTCOG Maps
www.dfwmaps.com

DISCLAIMER

This data has been compiled for NCTCOG. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



Date: December 30, 2004

Current Geography Selection: 2, 4 mile radii: E KIEST AVE &
STATE HWY 342, DALLAS, TX 75216*

Latitude:

32.708340

Longitude: -

96.802100

Census Trend 1970 to 2000 Summary Report

Basic Variables

	1970	1980	Percent Change 1970 to 1980	1990	Percent Change 1980 to 1990	2000	Percent Change 1990 to 2000
Population	208,389	206,110	-1.1%	183,798	-10.8%	187,744	2.1%
Percent Female	52.6%	52.9%	-0.5%	52.0%	-12.4%	50.9%	-0.0%
Percent Male	47.4%	47.1%	-1.7%	48.0%	-9.1%	49.1%	4.5%
Total Households	64,997	67,162	3.3%	58,065	-13.5%	59,114	1.8%
Average Household Size	3.23	3.05	-5.4%	3.14	2.9%	3.18	-2.8%
Family Population	190,826	184,095	-3.5%	159,380	-13.4%	165,413	3.8%
Group Quarters Population	2,454	1,780	-27.5%	1,612	-9.4%	1,895	17.6%

Household Income

	1970	1980	Percent Change 1970 to 1980	1990	Percent Change 1980 to 1990	2000	Percent Change 1990 to 2000
Median Household Income	\$7,481	\$13,558	81.2%	\$21,669	59.8%	\$29,351	35.5%
Average Household Income	\$9,205	\$16,559	79.9%	\$27,423	65.6%	\$39,520	44.1%
Per Capita Income	\$2,980	\$5,502	1.8%	\$8,581	56.0%	\$12,390	44.4%

\$ 0 - \$9,999	43,651	24,682	-43.5%	14,202	-42.5%	10,124	-28.7%
\$ 10,000 - \$14,999	13,251	12,245	-7.6%	6,703	-45.3%	5,016	-25.2%
\$ 15,000 - \$19,999	5,022	10,010	99.3%	6,173	-38.3%	4,923	-20.2%
\$ 20,000 - \$29,999	2,235	7,110	218.2%	10,541	48.2%	10,091	4.5%
\$ 30,000 - \$39,999	454	8,124	1,689.0%	7,726	-4.9%	8,083	4.6%
\$ 40,000 - \$49,999	132	1,839	1,289.8%	5,033	173.8%	5,603	11.3%
\$ 50,000 - \$74,999	102	1,877	1,747.1%	5,670	202.1%	8,700	53.4%
\$ 75,000 +	119	1,300	992.9%	2,012	54.8%	6,574	226.8%
\$ 75,000 - \$99,999		974		1,263	29.7%	3,557	181.5%
\$100,000 +		325		748	130.0%	3,017	303.1%
\$100,000 - \$124,999				397		1,358	242.3%
\$125,000 - \$149,999				170		675	295.9%
\$150,000 +				181		984	443.2%

Race and Ethnicity

	1970	1980	Percent Change 1970 to 1980	1990	Percent Change 1980 to 1990	2000	Percent Change 1990 to 2000
American Indian, Eskimo, Aleut		933		736	-21.2%	1,009	37.2%
Asian		427		435	1.9%	531	21.9%
Other	2,019	16,225	703.4%	27,743	71.0%	38,394	38.4%
Black	107,451	139,318	29.7%	118,747	-14.8%	99,073	-16.6%
White	98,919	49,150	-50.3%	36,141	-26.5%	44,308	22.6%
Hispanic Ethnicity	11,155	22,516	101.9%	40,837	81.4%	72,046	76.4%

Housing Units

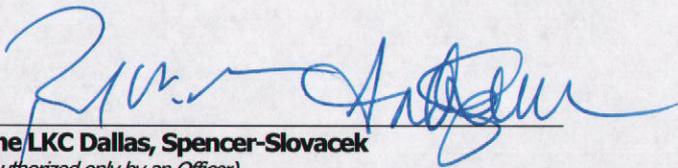
	1970	1980	Percent Change 1970 to 1980	1990	Percent Change 1980 to 1990	2000	Percent Change 1990 to 2000
Owner Occupied	27,805	36,633	31.8%	34,039	-7.1%	34,388	1.0%

Confidentiality Agreement

The undersigned acknowledges that the information disclosed is the sole property of THE LKC DALLAS, its partners and/or affiliates. The information provided may contain confidential business plans, land positioning, financials/budgets and other related documents, information and ideas; therefore, the undersigned agree not to disclose any information relating to THE LKC DALLAS without the express written permission of THE LKC DALLAS, its partners or affiliates. Any reproduction, distribution or divulgence of the content of this information and any related documents without written consent of THE LKC DALLAS, its partners and/or affiliates is strictly prohibited.

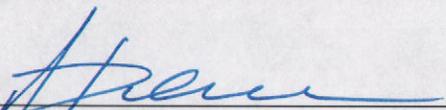
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Upon request, this document is to be immediately returned to THE LKC DALLAS, its partners and/or affiliates.



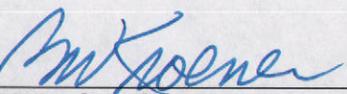
The LKC Dallas, Spencer-Slovacek
(Authorized only by an Officer)

DATE 1-28, 2005



CDK Realty Advisors
(Authorized only by an Officer)

DATE 1/28/, 2005



CDK Realty Advisors
(Authorized only by an Officer)

DATE 1/28, 2005

Housing							
Renter Occupied	37,193	30,527	-17.9%	24,025	-21.3%	24,726	2.9%
Housing							

* 'Make Word' and 'Make Excel' are only supported by Office 2000 or newer versions
* **Reports requiring summarization use only the largest Radius or Drive Time around each center point to calculate results.**

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Start Oct 25th, 2004

2-17-05 9:30am lkc group
2-25-05 Neal Sleeper - lunch
4-7-05 10:00 City Hall w/ DL
4-13-05 RT Lunch + Weitzman
5-2-05 9:00am Don Hill guy

12:40

Strategy for development of Red Bird corridor

AIA

ULI

* RED Development
Potential Tenants

* STAR Bond article

Dimambro

Paris Rutherford Larry Good ~~and~~ Carl Zavitowsky

Talk to TREC

* ULI Panel (Neal Sleeper)
214.740.7641 (O)

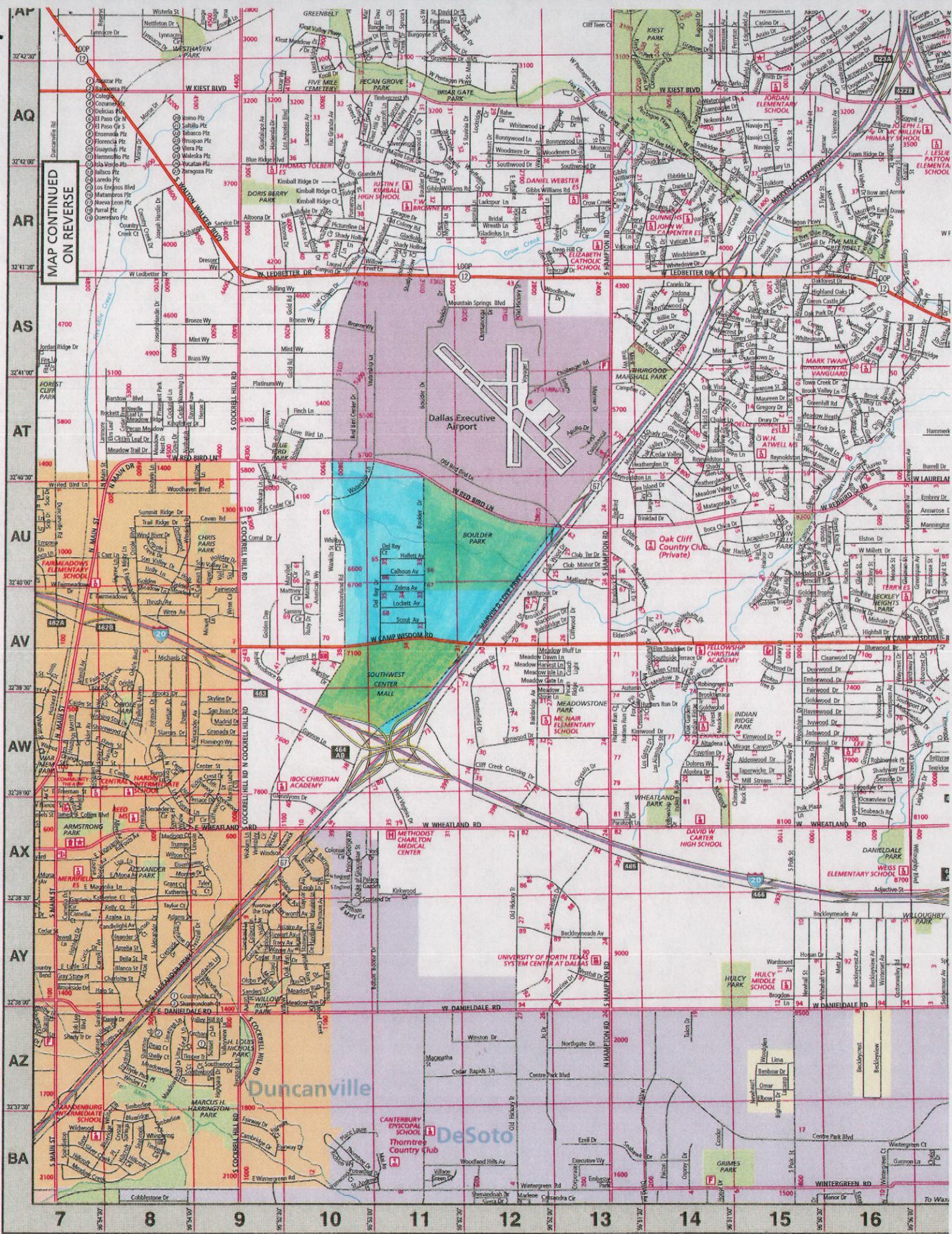
6/12/06 City Support
Land Owners' Support
State Support
General Land Office Asset Mgt Div

Wayne Hussey - Neiman's

6/30/06 Sleeper Zavitowsky
Good

Retail Research - General Growth
Larry Good's Clients

Ownership Map - Carl



MAP CONTINUED ON REVERSE

DRAFT

Vision Illustration

Working Draft - Oct 2005 / Areas of Transformation - Jun 2006

Legend

Palette of Development Types

- Downtown
- Campus District
- Urban Core Mixed-Use District
- Transit Station Area
- Transit Corridor
- Main Street
- Urban Neighborhood
- Business Center or Corridor
- Industrial Area
- Commercial Center or Corridor
- Residential Neighborhood

Transportation Network

- Highway
- DART Line

Natural Features

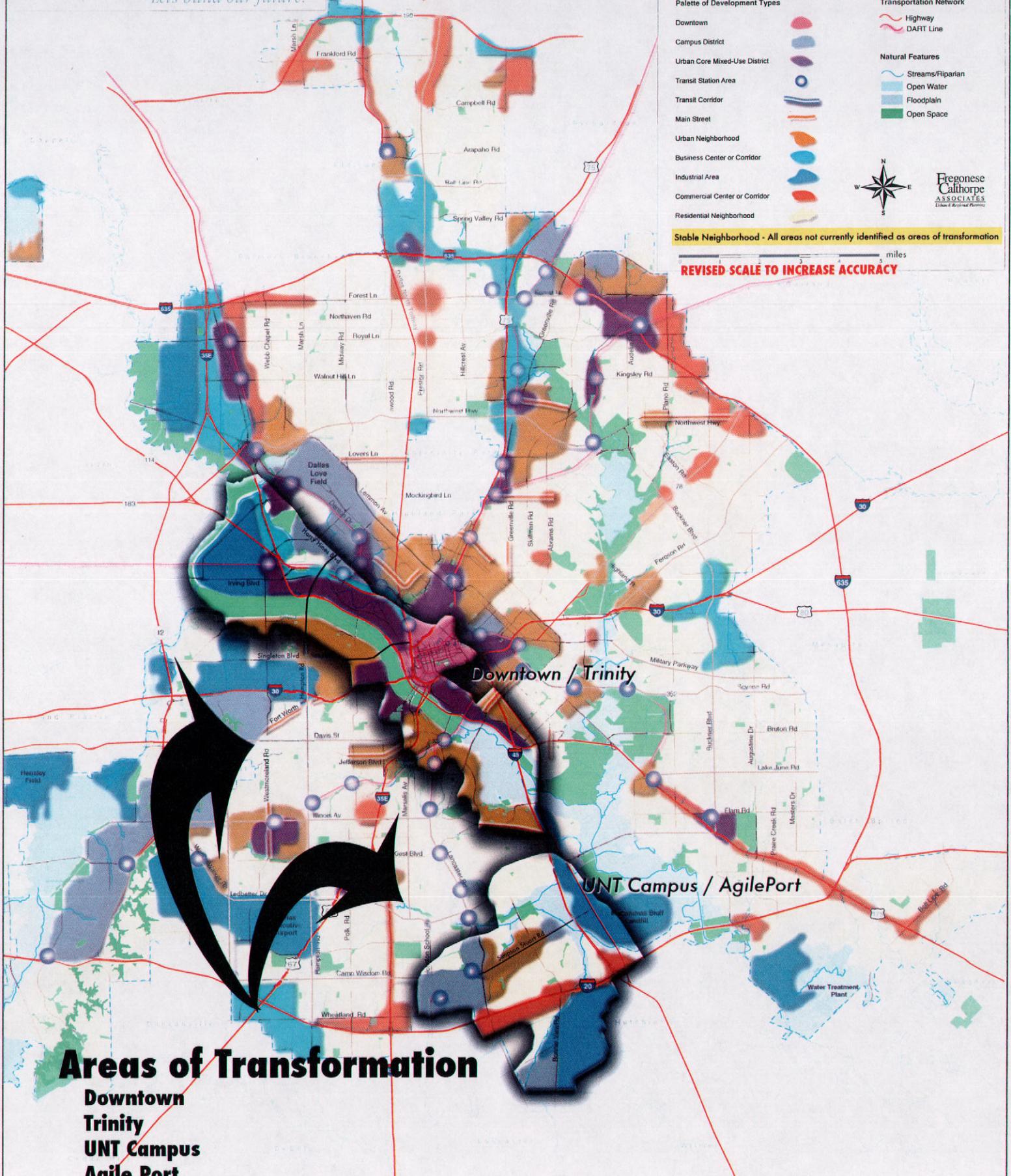
- Streams/Riparian
- Open Water
- Floodplain
- Open Space



Fregonese Calthorpe ASSOCIATES
Urban & Regional Planning

Stable Neighborhood - All areas not currently identified as areas of transformation

0 1 2 3 4 5 miles
REVISED SCALE TO INCREASE ACCURACY



Areas of Transformation

- Downtown**
- Trinity**
- UNT Campus**
- Agile Port**

NOTE: This illustration is not a Comprehensive Plan map and is not intended to be used as zoning or any other regulation. The categories and colors must be interpreted based on the attached palette of development types.



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TEXAS**

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Council Assistant



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R. DAVID KELLY

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DALLAS, TEXAS 75254 dkelly@carletonrp.com

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7221 American Way • Dallas, Texas 75237

Dr. Roland J. Hill
Pastor

Services:

Sat. Bible Study 10:00 a.m.
Sat. Worship Service 11:30 a.m.
Wed. Prayer & Praise 7:30 p.m.

972.780.1037 (C) 972.709.3408 (R)

Email: theo-economics@sbcglobal.net

Neal D. Sleeper
President

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