ORDINANCE NO. 20101209-076

AN ORDINANCE LEVYING ASSESSMENTS FOR CALENDAR YEAR 2011 FOR PROPERTY IN THE AUSTIN DOWNTOWN PUBLIC IMPROVEMENT DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Findings: The Council finds that:

(A) Chapter 372 *(Public Improvement District Assessment Act)* of the Texas Local Government Code (Act) authorized the creation of the Austin Downtown Public Improvement District (District).

(B) On October 18, 2007, the City Council passed a resolution, which approved the reauthorization of the District in accordance with its findings.

(C) On November 18, 2010, the City Council approved a calendar year 2011 assessment rate, proposed year 2011 assessment roll, and a Service Plan and Budget for the District.

(D) On December 9, 2010, the City Council held a public hearing, properly noticed under the Act, to consider the levy of the proposed assessments on property within the District for calendar year 2011.

(E) At the December 9, 2010 public hearing, the City Council heard each objection to a proposed assessment, found in each case that the assessments levied against each parcel are reasonable and consistent with the special benefits conferred by the District, and passed on each objection before it closed the public hearing.

(F) The assessments set out in Exhibit A, attached to and incorporated in this ordinance:

(1) should be made and levied against the property and property owners within the District;

(2) are in proportion to the benefits to the property for the services and improvements in the District; and

(3) establish substantial justice, equality, and uniformity in the amount assessed against each property owner for the benefits received and burdens imposed.

(G) In each case, the property assessed is benefited by the services and improvements provided in the District.

(H) The exclusion of certain property from assessment is reasonable because the excluded property will not receive a benefit from the District that is sufficient to justify an assessment and the exclusions promote efficient management of the District.

(I) The procedures followed and apportionment of the cost of the services and improvements in the District comply with applicable law and the purpose for which the District was formed.

(J) The assessments are based on the Travis Central Appraisal District appraised value of property within the District.

PART 2. Exemptions and Exclusions. The Council exempts the following from payment of the assessment and excludes from the assessment roll:

(A) City property used for a public purpose;

(B) property owned by the County, or a political subdivision of the State of Texas and used for a public purpose;

(C) property exempt from taxation under Section 11.20 (*Religious Organizations*) of the Texas Property Tax Code;

(D) property used exclusively for school purposes, as identified by the Travis Central Appraisal District records;

(E) property owned by an association engaged in promoting the religious, education, and physical development of boys, girls, young men or young women operating under a state or national organization and used exclusively for such purpose, including property owned by the Austin Independent School District;

(F) property owned by an institution of purely public charity, as identified by the Travis Central Appraisal District records;

(G) property used primarily for recreational, park, or scenic purposes during the calendar year immediately preceding the effective date of this ordinance;

(H) property owned by a utility that is located in a public street or rights-of-way;

(I) property used as a residence that fits the definition of a homestead in Section 41.002 *(Definition of Homestead)* of the Texas Property Code;

(J) any hospital; and

(K) the first $500,000 in valuation of property liable for assessment.

PART 3. Historic Property. Property designated by the City as "H" Historic is assessed on the basis of the reduced value provided by the formula in City Code Section 11-1-22 *(Determination of Exemption Amount)*.

PART 4. Assessment and Levy. The assessments shown on Exhibit A are levied and assessed against the property in the District and against the record owner of the property identified by the Travis Central Appraisal District records.

PART 5. Liability of Multiple Owners. Each owner of property in the District owned by two or more individuals or entities is personally liable for the amount of the assessment equal to the share of the total assessment against the property based on the owner's partial interest in the total property ownership. A property owner's interest in property may be released from an assessment lien if the owner pays the owner's proportionate share of an assessment.

PART 6. Interest and Lien.

(A) An assessment shown on Exhibit A:

(1) accrues interest at the rate of 0% from the effective date of this ordinance until February 1, 2011;

(2) accrues interest, penalties, and attorney's fees in the same manner as a delinquent ad valorem tax after February 1, 2011, until paid; and

(3) is a lien on the property shown in Exhibit A" and the personal liability of the property owner.

(B) A lien executed under this ordinance is the first enforceable lien and claim against the property on which an assessment is levied, and is superior to all other liens and claims except a state, county, school district, or City ad valorem tax.

PART 7. Due Date and Collection. An assessment is due and payable in full on or before February 1, 2011. If a property owner defaults on payment of an assessment against the owner's property, the city manager may file suit to collect the assessment and may initiate a lien foreclosure, including interest, penalties, costs and attorney's fees.

PART 8. Statutory Authority. The assessments levied by this ordinance are made under the authority of Chapter 372 (*Public Improvement District Assessment Act*) of the Texas Local Government Code.

PART 9. Reassessment.

(A) If the Travis Central Appraisal District's appraised value of property in the District is reduced by a court order, from which appeal has been exhausted, or by a final settlement or appeal process of the Travis Central Appraisal District, the City Manager shall reduce the assessment on the property, under Section 372.020 (*Reassessment*) of the Texas Local Government Code.

(B) The City Manager shall reimburse a property owner with the amount of an assessment paid to the City that is excessive due to the reduction in the Travis Central Appraisal District's appraised value of the property, plus interest on the excess payment at the rate of 1.75% per annum.

(C) The City Manager shall reimburse assessments that have been paid on property that has been approved for a homestead exemption by the Travis Central Appraisal District, for those years for which the Appraisal District has approved a homestead exemption.

PART 10. Severability. The provisions of this ordinance are severable. If any provision of this ordinance or its application to a person or circumstance is held to be invalid, the invalidity does not affect other provisions or applications of this ordinance.

PART 11. This ordinance takes effect on December 20, 2010.

PASSED AND APPROVED

December 9, 2010

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§
§

Lee Leffingwell
Mayor

APPROVED:

Karen M. Kennard
Acting City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

Exhibit A

City of Austin
Downtown Austin Public Improvement District (PID)
2011 Assessment

prop_id	parcel	py_owner_name	taxable_val	PID_Taxable	Assessment
188633	02-0200-0202-0000	AUSTIN TRUST COMPANY	1,968,697	1,468,697	1,468.70
188636	02-0200-0208-0000	CROCKETT MOTON HAYWOOD JR &	23,535,734	23,035,734	23,035.73
190724	02-0300-0201-0000	BATHAUS LTD	1,718,259	1,218,259	1,218.26
190725	02-0300-0202-0000	FINKELSTEIN DORIS J &	1,441,905	941,905	941.91
190734	02-0300-0216-0000	TANTALLON AUSTIN LLC	45,948,205	45,448,205	45,448.21
190749	02-0302-0202-0000	COX TEXAS NEWSPAPERS LP	35,734,473	35,234,473	35,234.47
191542	02-0404-0101-0000	TRINITY STREET JOINT VENTURE	2,249,830	1,749,830	1,749.83
191565	02-0404-0601-0000	LORENZ PERRY	604,731	104,731	104.73
191598	02-0404-1101-0000	LORENZ PERRY	763,338	263,338	263.34
191603	02-0404-1108-0000	ROSENTHAL RICHARD J	1,764,578	1,264,578	1,264.58
191605	02-0404-1111-0000	WALLER CREEK ELEVEN LTD	1,156,440	656,440	656.44
191606	02-0404-1204-0000	LORENZ PERRY & ROBERT E KNIGHT	3,123,574	2,623,574	2,623.57
191612	02-0404-1401-0000	LORENZ PERRY & ROBERT E KNIGHT	1,420,854	920,854	920.85
191614	02-0404-1403-0000	GONZALEZ D JAVIER	527,888	27,888	27.89
191616	02-0404-1405-0000	TRACEY DENIS	630,400	130,400	130.40
191625	02-0404-1806-0000	LION OUTDOOR LLC	500,385	385	0.39
191631	02-0404-1812-0000	LION OUTDOOR LLC	942,155	442,155	442.16
191632	02-0404-1901-0000	SHULTS GERALD ALLAN	593,763	93,763	93.76
191635	02-0404-1907-0000	BREAD & CIRCUS LLC	681,431	181,431	181.43
191637	02-0404-1909-0000	STENGER REAL ESTATE HOLDINGS LTD	990,152	490,152	490.15
192762	02-0501-0101-0000	CITY OF AUSTIN	7,110,700	6,610,700	6,610.70
192765	02-0501-0201-0000	CJUF II STRATUS BLOCK 21 LLC	81,159,040	80,659,040	80,659.04
192767	02-0501-0202-0000	CJUF II STRATUS BLOCK 21 LLC	6,359,040	5,859,040	5,859.04
192770	02-0501-0401-0000	NALLE PLASTICS FAMILY L P	2,448,000	1,948,000	1,948.00
192775	02-0501-0406-0000	NALLE PLASTICS FAMILY L P	2,912,439	2,412,439	2,412.44
192776	02-0501-0407-0000	NALLE PLASTICS FAMILY L P	3,343,378	2,843,378	2,843.38
192777	02-0501-0506-0000	CITY OF AUSTIN	9,849,735	9,349,735	9,349.74
192780	02-0501-0707-0000	CITY OF AUSTIN	10,283,760	9,783,760	9,783.76
192781	02-0501-0801-0000	METROPOLITAN LIFE INSURANCE CO	89,850,000	89,350,000	89,350.00
192785	02-0502-0102-0000	S/H AUSTIN PARTNERSHIP	1,115,056	615,056	615.06
192786	02-0502-0103-0000	S/H AUSTIN PARTNERSHIP	552,000	52,000	52.00
192787	02-0502-0104-0000	USRP FUNDING 2001-A L P	1,626,064	1,126,064	1,126.06
192788	02-0502-0105-0000	HOSPITAL HOUSEKEEPING SYSTEMS	2,505,246	2,005,246	2,005.25
192789	02-0502-0106-0000	SMITH W B BUILDING LTD	2,413,200	1,913,200	1,913.20
192790	02-0502-0107-0000	AP3 PPW LTD	1,259,712	759,712	759.71
192791	02-0502-0108-0000	AP3 PPW LTD	965,779	465,779	465.78
192792	02-0502-0109-0000	S/H AUSTIN PARTNERSHIP	556,504	56,504	56.50
192797	02-0502-0202-0000	AUSTIN TRUST COMPANY &	669,238	169,238	169.24
192798	02-0502-0203-0000	AUSTIN TRUST COMPANY TRUSTEE	1,029,917	529,917	529.92
192799	02-0502-0204-0000	DOROT L P	2,183,576	1,683,576	1,683.58
192800	02-0502-0205-0000	DOROT L P	1,417,000	917,000	917.00
192801	02-0502-0206-0000	DOROT L P	1,513,422	1,013,422	1,013.42
192802	02-0502-0207-0000	MB & MS ENTERPRISES INC	565,251	65,251	65.25
192803	02-0502-0208-0000	MB & MS ENTERPRISES INC	1,793,893	1,293,893	1,293.89
192804	02-0502-0209-0000	AP3-PPW LTD & MOR/ARR LTD	4,685,303	4,185,303	4,185.30
192805	02-0502-0210-0000	BEARS & SONS USA LLC	3,227,538	2,727,538	2,727.54
192806	02-0502-0211-0000	GTMK LTD	728,742	228,742	228.74
192807	02-0502-0212-0000	SCHMIDT LEON A TRUSTEE	699,547	199,547	199.55
192808	02-0502-0213-0000	DACY DONALD ALVIN	740,578	240,578	240.58
192809	02-0502-0214-0000	DACY DOUGLAS CALVIN	740,578	240,578	240.58
192810	02-0502-0301-0000	TEMPLE INLAND INSURANCE	30,705,955	30,205,955	30,205.96
192811	02-0502-0408-0000	TPG-ONE CONGRESS PLAZA LLC	95,011,746	94,511,746	94,511.75
192812	02-0502-0501-0000	FINLEY COMPANY	2,095,096	1,595,096	1,595.10
192813	02-0502-0502-0000	FINLEY COMPANY	1,388,244	888,244	888.24
192814	02-0502-0503-0000	FINLEY COMPANY	1,030,400	530,400	530.40
192815	02-0502-0504-0000	OGDEN ROBERT L & MARY D	1,146,397	646,397	646.40
192817	02-0502-0507-0000	LACK & HURLEY INC	3,582,070	3,082,070	3,082.07
192818	02-0502-0508-0000	FINLEY COMPANY	1,051,686	551,686	551.69
192819	02-0502-0509-0000	FINLEY COMPANY	2,083,874	1,583,874	1,583.87
192820	02-0502-0601-0000	NOP 301 CONGRESS LP	84,157,966	83,657,966	83,657.97
192823	02-0502-0607-0000	OLD POSSE L P	5,540,433	5,040,433	5,040.43
192827	02-0502-0707-0000	BAHRAMI BEHZAD	1,684,530	1,184,530	1,184.53

Exhibit A

City of Austin
Downtown Austin Public Improvement District (PID)
2011 Assessment

192828	02-0502-0708-0000	F & J HEIERMAN BUILDING LTD	1,332,642	832,642	832.64
192829	02-0502-0709-0000	STEIN SHERRILL SIMMS TRUSTEE O	697,293	197,293	197.29
192830	02-0502-0710-0000	BLOOR PROPERTY PARTNERSHIP	2,994,840	2,494,840	2,494.84
192833	02-0502-0713-0000	TPG-401 CONGRESS LLC	146,951,142	146,451,142	146,451.14
192834	02-0502-0811-0000	TPG-SAN JACINTO CENTER LLC	88,372,714	87,872,714	87,872.71
192835	02-0502-0812-0000	98 SAN JAC HOLDINGS	76,232,579	75,732,579	75,732.58
192836	02-0502-0813-0000	AUSTIN HOTEL MM LP ETAL	54,358,595	53,858,595	53,858.60
192839	02-0502-0907-0000	TPG-ONE CONGRESS PLAZA LLC	17,996,184	17,496,184	17,496.18
192840	02-0502-1001-0000	CONVENTUS CORPORATION	2,599,833	2,099,833	2,099.83
192844	02-0502-1005-0000	FINLEY COMPANY	17,874,698	17,374,698	17,374.70
192847	02-0502-1008-0000	J17 FORTUNE L P	1,209,564	709,564	709.56
192849	02-0502-1102-0000	BRAZOS REI POE LLC	5,559,355	5,059,355	5,059.36
192853	02-0502-1212-0000	AUSTIN CHARTER SCHOOLS INC	3,563,213	3,063,213	3,063.21
192855	02-0502-1401-0000	KUHN POZEZ PROPERTIES	1,557,629	1,057,629	1,057.63
192856	02-0502-1402-0000	KNIGHT ROBERT E	758,429	258,429	258.43
192857	02-0502-1404-0000	REYNOLDS M M TRUSTEE OF THE	1,387,893	887,893	887.89
192861	02-0502-1408-0000	BANDY IVY LEE	774,366	274,366	274.37
192862	02-0502-1411-0000	MILLER JOHN CALHOUN &	1,315,832	815,832	815.83
192863	02-0502-1501-0000	BIG BLOCK LP	3,612,500	3,112,500	3,112.50
192865	02-0502-1503-0000	3RD TRI 2001 LTD	4,087,655	3,587,655	3,587.66
192867	02-0502-1507-0000	MOCHASANLIN 2001 LTD	6,773,264	6,273,264	6,273.26
192872	02-0502-1604-0000	BREMOND PARTNERSHIP LTD	5,727,170	5,227,170	5,227.17
192873	02-0502-1701-0000	301 E 5TH STREET LTD	1,995,258	1,495,258	1,495.26
192874	02-0502-1702-0000	FINLEY COMPANY	675,929	175,929	175.93
192875	02-0502-1703-0000	FINLEY COMPANY	819,961	319,961	319.96
192876	02-0502-1704-0000	FINLEY COMPANY	1,323,000	823,000	823.00
192880	02-0502-1711-0000	FINLEY COMPANY	46,773,503	46,273,503	46,273.50
194183	02-0601-0301-0000	INTERNATIONAL BANK OF COMMERCE	5,852,430	5,352,430	5,352.43
194262	02-0601-0601-0000	AUSTIN MUSEUM OF ARTS INC	10,450,065	9,950,065	9,950.07
194263	02-0601-0602-0000	AUSTIN MUSEUM OF ARTS INC	3,418,630	2,918,630	2,918.63
194269	02-0601-0904-0000	HARDIN RICHARD G	507,571	7,571	7.57
194272	02-0601-0908-0000	BRE/ESA P PORTFOLIO TXNC PROP LP	2,651,300	2,151,300	2,151.30
194276	02-0601-1004-0000	CHRISTENSEN CARRIELU BYRAM TRU	843,402	343,402	343.40
194283	02-0601-1203-0000	STEIN SHERRILL SIMMS TRUSTEE O	1,163,575	663,575	663.58
194284	02-0601-1204-0000	THREE D PROPERTIES LIMITED	754,561	254,561	254.56
194285	02-0601-1205-0000	THREE D PROPERTIES LIMITED	2,209,285	1,709,285	1,709.29
194286	02-0601-1206-0000	AUSTIN TRUST COMPANY &	706,560	206,560	206.56
194287	02-0601-1207-0000	GRAHAM ANN CHILES & SUSAN CHIL	721,632	221,632	221.63
194288	02-0601-1209-0000	LG GUADALUPE LP	3,186,804	2,686,804	2,686.80
194289	02-0601-1302-0000	HORIZON BANK & TRUST SSB	1,224,275	724,275	724.28
194290	02-0601-1306-0000	EHRLICH SIXTH STREET RESTAURANT LTD	894,605	394,605	394.61
194291	02-0601-1307-0000	PEARSON FOREST S &	1,532,817	1,032,817	1,032.82
194292	02-0601-1308-0000	HARRISON ROSEMARY BUAAS ETAL	1,292,306	792,306	792.31
194306	02-0601-1401-0000	TPG-300 WEST 6TH STREET LLC	122,640,750	122,140,750	122,140.75
194307	02-0601-1404-0000	LONE STAR CHAPTER 6 ROYAL ARCH	1,253,258	753,258	753.26
194308	02-0601-1507-0000	TRAVIS COUNTY	18,716,855	18,216,855	18,216.86
194309	02-0601-1601-0000	SHEFFIELD PARTNERS LTD	2,368,954	1,868,954	1,868.95
194310	02-0601-1602-0000	PEYTON RILEY NO 1 LTD	1,115,267	615,267	615.27
194311	02-0601-1603-0000	BRAINARD MARK D	808,787	308,787	308.79
194312	02-0601-1604-0000	213 4TH STREET PARNERS L P &	1,840,134	1,340,134	1,340.13
194313	02-0601-1605-0000	DORRELL RICHARD	2,220,694	1,720,694	1,720.69
194314	02-0601-1606-0000	BIG STEAK LP	2,649,472	2,149,472	2,149.47
194316	02-0601-1701-0000	HOMY LTD	822,683	322,683	322.68
194317	02-0601-1702-0000	209 WEST 5TH LLC	881,033	381,033	381.03
194319	02-0601-1704-0000	HORTON WILMOT ROBERDEAU &	893,709	393,709	393.71
194320	02-0601-1705-0000	HORTON JOHN C III & WILMONT R	3,481,157	2,981,157	2,981.16
194321	02-0601-1706-0000	404 COLORADO LTD	1,378,883	878,883	878.88
194322	02-0601-1707-0000	AUSTIN TRULUCKS LTD	2,455,606	1,955,606	1,955.61
194323	02-0601-1708-0000	BLOUNT 4TH STREET PROPERTY LLC	2,326,618	1,826,618	1,826.62
194324	02-0601-1709-0000	FINLEY COMPANY	1,447,262	947,262	947.26
194325	02-0601-1711-0000	FINLEY COMPANY	943,674	443,674	443.67
194327	02-0601-1820-0000	221 WEST SIXTH STREET LLC	72,373,000	71,873,000	71,873.00
194338	02-0601-2005-0001	UNIVERSITY OF TEXAS SYSTEM	550,772	50,772	50.77

Exhibit A

City of Austin
Downtown Austin Public Improvement District (PID)
2011 Assessment

194342	02-0601-2010-0000	CANILE COMPANY L C THE	2,356,937	1,856,937	1,856.94
194343	02-0603-0101-0000	MILLER IDA FRANCES &	640,327	140,327	140.33
194344	02-0603-0108-0000	HVP AUSTIN SCARBROUGHT L P	17,401,263	16,901,263	16,901.26
194346	02-0603-0110-0000	YARINGS BUILDING LTD	1,020,959	520,959	520.96
194347	02-0603-0111-0000	LITTLEFIELD CLYDE RABB	834,254	334,254	334.25
194348	02-0603-0112-0000	HORTON JOHN C & JOHN C III &	1,485,384	985,384	985.38
194349	02-0603-0115-0000	STARR COLORADO PARTNERS LP	7,300,750	6,800,750	6,800.75
194352	02-0603-0205-0000	NALLE GEORGE S & ASSOCIATES LTD	2,509,557	2,009,557	2,009.56
194354	02-0603-0207-0000	AUSTIN TRUST COMPANY	748,800	248,800	248.80
194355	02-0603-0208-0000	AUSTIN TRUST COMPANY	662,400	162,400	162.40
194356	02-0603-0209-0000	TPG-ONE AMERICAN CENTER LLC	662,400	162,400	162.40
194357	02-0603-0212-0000	TPG-ONE AMERICAN CENTER LLC	100,845,469	100,345,469	100,345.47
194358	02-0603-0216-0000	712 CONGRESS LIMITED	600,240	100,240	100.24
194359	02-0603-0217-0000	TPG-ONE AMERICAN CENTER LLC	3,495,420	2,995,420	2,995.42
194360	02-0603-0303-0000	HORTON WILMOT ROBERDEAU &	1,912,032	1,412,032	1,412.03
194362	02-0603-0309-0000	RIO GRANDE SQUARE APARTMENTS I	603,750	103,750	103.75
194363	02-0603-0310-0000	BARCLAY JOHN A III FAMILY LIMI	736,674	236,674	236.67
194364	02-0603-0311-0000	CMI #7 PARTNERS L P	1,092,053	592,053	592.05
194365	02-0603-0312-0000	712 CONGRESS LIMITED	2,434,541	1,934,541	1,934.54
194366	02-0603-0313-0000	BKT FAMILY MANAGEMENT L L C	686,036	186,036	186.04
194368	02-0603-0315-0000	MESCO ENTERPRISES INC	855,243	355,243	355.24
194375	02-0603-0402-0000	CITY OF AUSTIN	3,974,400	3,474,400	3,474.40
194376	02-0603-0403-0000	CANNON MARTHA P ETAL	1,080,000	580,000	580.00
194377	02-0603-0404-0000	DANFORTH FRANCES M &	1,800,000	1,300,000	1,300.00
194378	02-0603-0405-0000	MUELLER R G JR PARTNERSHIP LP ETAL	547,200	47,200	47.20
194379	02-0603-0406-0000	816 CONGRESS OWNER L L C	65,949,705	65,449,705	65,449.71
194380	02-0603-0407-0000	804 CONGRESS LP	5,222,653	4,722,653	4,722.65
194381	02-0603-0408-0000	KAROTKIN DORIS L TRUSTEE OF TH	1,173,951	673,951	673.95
194383	02-0603-0501-0000	SOUTHWESTERN BELL TELEPHONE COMPANY	6,252,980	5,752,980	5,752.98
194384	02-0603-0501-0001	AT&T COMMUNICATIONS OF TEXAS LTD	4,345,292	3,845,292	3,845.29
194387	02-0603-0507-0000	TEXAS PUBLIC POLICY FOUNDATION	1,057,707	557,707	557.71
194393	02-0603-0514-0000	900 CONGRESS I LTD	3,040,895	2,540,895	2,540.90
194400	02-0603-0613-0000	WALTON STACY OFFICE PARTNERS IV L P	2,893,400	2,393,400	2,393.40
194401	02-0603-0615-0000	WALTON STACY OFFICE PARTNERS IV L P	5,501,712	5,001,712	5,001.71
194402	02-0603-0616-0000	WALTON STACY OFFICE PARTNERS IV L P	40,748,119	40,248,119	40,248.12
194403	02-0603-0701-0000	HVP AUSTIN SCARBROUGHT L P	14,975,000	14,475,000	14,475.00
194405	02-0603-0703-0000	JOSEPH DOLORES ANN &	802,908	302,908	302.91
194406	02-0603-0704-0000	KOEN JOE & SON INC	696,463	196,463	196.46
194407	02-0603-0705-0000	SCHECHTER ELAINE K	587,181	87,181	87.18
194408	02-0603-0706-0000	WENDLAND ALFRED G	657,008	157,008	157.01
194409	02-0603-0707-0000	LINDEMAN JAMES E III TRUST EL	792,698	292,698	292.70
194410	02-0603-0708-0000	COVENTUS CORPORATION	855,707	355,707	355.71
194411	02-0603-0709-0000	FINLEY COMPANY	743,459	243,459	243.46
194412	02-0603-0711-0000	WENDLANDT WILLIAM GEORGE	1,476,773	976,773	976.77
194413	02-0603-0712-0000	GREAT AMERICAN LIFE INSURANCE CO	18,341,119	17,841,119	17,841.12
194414	02-0603-0713-0000	LH BRAZOS HOLDING LP	12,733,663	12,233,663	12,233.66
194415	02-0603-0714-0000	JLKP BRAZOS 610 FAMILY LIMITED	960,835	460,835	460.84
194416	02-0603-0801-0000	HPT IHG-2 PROPERTIES TRUST	12,801,022	12,301,022	12,301.02
194422	02-0603-0805-0000	CCI-B PERRY BROOKS LP	2,803,110	2,303,110	2,303.11
194423	02-0603-0811-0000	KFP BROOKS BUILDINGS LTD	7,011,122	6,511,122	6,511.12
194425	02-0603-0901-0000	FINLEY COMPANY	2,364,978	1,864,978	1,864.98
194426	02-0603-0902-0000	HELLER ANDREW & MARY ANN HELLE	1,925,423	1,425,423	1,425.42
194428	02-0603-0904-0000	WUKASCH PROPERTIES LTD L L P	622,125	122,125	122.13
194430	02-0603-0906-0000	AMSTAR/STACY 823 LP	662,400	162,400	162.40
194431	02-0603-0907-0000	AMSTAR/STACY 823 LP	662,400	162,400	162.40
194432	02-0603-0908-0000	WATSON JOHN COVERT	662,400	162,400	162.40
194433	02-0603-0909-0000	PRESSLER HERMAN ESTATE	662,400	162,400	162.40
194434	02-0603-0910-0000	AMSTAR/STACY 823 LP	18,751,949	18,251,949	18,251.95
194435	02-0603-0911-0000	AUSTIN 1825 FORTVIEW INC	662,400	162,400	162.40
194436	02-0603-0912-0000	AUSTIN 1825 FORTVIEW INC	529,000	29,000	29.00
194440	02-0603-1001-0000	MIER EXPEDITION COMPANY L C	2,266,034	1,766,034	1,766.03
194441	02-0603-1002-0000	905 LTD	1,433,034	933,034	933.03
194443	02-0603-1004-0000	WALLACE H DALTON	612,514	112,514	112.51

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194444	02-0603-1005-0000	911 CONGRESS LLC	684,779	184,779	184.78
194445	02-0603-1006-0000	919 CONGRESS AVENUE LLC	662,400	162,400	162.40
194446	02-0603-1007-0000	ABBOTT PEYTON O TRUST	662,400	162,400	162.40
194447	02-0603-1008-0000	919 CONGRESS AVENUE LLC	32,703,038	32,203,038	32,203.04
194450	02-0603-1014-0000	N W COMMUNICATIONS OF AUSTIN I	1,103,550	603,550	603.55
194452	02-0603-1018-0000	NW COMMUNICATIONS OF AUSTIN IN	2,918,000	2,418,000	2,418.00
194453	02-0603-1019-0000	AMSTAR/STACY 823 LP	2,869,286	2,369,286	2,369.29
194454	02-0603-1102-0000	HANG EM HIGH SALOON L L C	3,259,223	2,759,223	2,759.22
194455	02-0603-1103-0000	GROVE DRUG BUILDING L L C	1,221,421	721,421	721.42
194456	02-0603-1104-0000	RENDON ADOLFO & VALERIE VARGAS	620,504	120,504	120.50
194458	02-0603-1106-0000	LAVES BENARD & HAROLD	507,513	7,513	7.51
194459	02-0603-1107-0000	LAVES BENARD & HAROLD P LAVES	613,163	113,163	113.16
194461	02-0603-1109-0000	TOUCHE INC	1,162,412	662,412	662.41
194462	02-0603-1113-0000	WALTON STACY DEVELOPMENT PARTNERS IV	529,920	29,920	29.92
194463	02-0603-1114-0000	WALTON STACY DEVELOPMENT PARTNERS IV	1,093,903	593,903	593.90
194464	02-0603-1115-0000	WALTON STACY DEVELOPMENT PARTNERS IV	1,806,920	1,306,920	1,306.92
194465	02-0603-1201-0000	SKIRTSTEAK LTD	1,440,000	940,000	940.00
194466	02-0603-1208-0000	LANDES HR PROPERTIES LP	1,878,952	1,378,952	1,378.95
194467	02-0603-1209-0000	REWBOW LLC	885,658	385,658	385.66
194468	02-0603-1210-0000	WHIMSICAL NOTIONS INC	1,593,684	1,093,684	1,093.68
194469	02-0603-1214-0000	HANNIG ROW PARTNERSHIP	6,027,859	5,527,859	5,527.86
194474	02-0603-1404-0000	BAUSTIN BRAZOS LTD	2,819,960	2,319,960	2,319.96
194475	02-0603-1405-0000	WHITTINGTON HARRY M &	1,177,600	677,600	677.60
194476	02-0603-1408-0000	PEARSON JOHN B III	1,644,568	1,144,568	1,144.57
194479	02-0603-1413-0000	BAYLOR UNIVERSITY WACO TEX	4,158,974	3,658,974	3,658.97
194482	02-0603-1502-0000	CAPITAL TOWER INVESTMENTS LP	29,846,594	29,346,594	29,346.59
194484	02-0603-1601-0000	WHITTINGTON HARRY M & MERCEDES	993,600	493,600	493.60
194485	02-0603-1602-0000	WHITTINGTON HARRY M & MERCEDES	621,000	121,000	121.00
194486	02-0603-1603-0000	CIRKIEL MARTIN & PAMELA	1,555,956	1,055,956	1,055.96
194489	02-0603-1606-0000	VALENTINE & FRIENDS INC	625,644	125,644	125.64
194494	02-0603-1611-0000	SILBERTSTEIN NANCY BETH & DENA	570,922	70,922	70.92
194495	02-0603-1612-0000	321 EAST 6TH ST LTD	554,622	54,622	54.62
194497	02-0603-1614-0000	SMITH-HAGE BUILDING L P	645,528	145,528	145.53
194498	02-0603-1615-0000	HART MARGARET WOLF &	1,644,023	1,144,023	1,144.02
194502	02-0603-1702-0000	HIGHLAND RESOURCES INC	735,524	235,524	235.52
194503	02-0603-1705-0000	FINLEY COMPANY	733,716	233,716	233.72
194504	02-0603-1706-0000	PECAN STREET REAL ESTATE HOLDI	1,387,325	887,325	887.33
194505	02-0603-1707-0000	CRADDOCK PROPERTIES L L C	992,655	492,655	492.66
194507	02-0603-1709-0000	316 E SIXTH LLC	554,176	54,176	54.18
194509	02-0603-1711-0000	CRADDOCK LARRY J & BETTE C PRE	1,420,151	920,151	920.15
194510	02-0603-1712-0000	JOSEPH JOSEPH & WILLIAMS PARTNERSHIP	663,805	163,805	163.81
194513	02-0603-1715-0000	JIMENEZ-HERRERA LILIA	730,534	230,534	230.53
194520	02-0604-0102-0000	ARMSTRONG HAL B III	812,000	312,000	312.00
194521	02-0604-0103-0000	SIXTH EAST HOLDINGS LLC	1,549,802	1,049,802	1,049.80
194522	02-0604-0104-0000	SCHULTZ ENTERPRISE LLC	633,965	133,965	133.97
194523	02-0604-0105-0000	DESILVA DAVID IRI	1,000,777	500,777	500.78
194526	02-0604-0108-0000	RATR INC	641,806	141,806	141.81
194527	02-0604-0109-0000	421 SIXTH ST LTD	625,579	125,579	125.58
194531	02-0604-0204-0000	405 E 7TH ST LTD	976,524	476,524	476.52
194532	02-0604-0205-0000	HALL TOM	627,428	127,428	127.43
194533	02-0604-0206-0000	ABRAHAM JOSEPH (SIB) JR	744,700	244,700	244.70
194534	02-0604-0208-0000	JO ME NI	591,545	91,545	91.55
194535	02-0604-0209-0000	418 EAST 6TH STREET LLC & ETAL	774,830	274,830	274.83
194540	02-0604-0214-0000	EAST 6TH STREET-408 L P	870,103	370,103	370.10
194543	02-0604-0217-0000	402 EAST SIXTH VENTURE INC	594,405	94,405	94.41
194546	02-0604-0302-0000	DOMESTIC & FOREIGN MISSIONARY SOCIETY (	713,546	213,546	213.55
194549	02-0604-0305-0000	DOMESTIC & FOREIGN MISSIONARY SOCIETY (	543,654	43,654	43.65
194550	02-0604-0306-0000	DOMESTIC & FOREIGN MISSIONARY SOCIETY (	543,635	43,635	43.64
194551	02-0604-0307-0000	DOMESTIC & FOREIGN MISSIONARY SOCIETY (	543,654	43,654	43.65
194552	02-0604-0308-0000	DOMESTIC & FOREIGN MISSIONARY SOCIETY (	543,635	43,635	43.64
194553	02-0604-0309-0000	DOMESTIC & FOREIGN MISSIONARY SOCIETY (	543,635	43,635	43.64
194554	02-0604-0310-0000	DOMESTIC & FOREIGN MISSIONARY SOCIETY (	543,635	43,635	43.64
194555	02-0604-0311-0000	DOMESTIC & FOREIGN MISSIONARY SOCIETY (	543,635	43,635	43.64

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194556	02-0604-0312-0000	DOMESTIC & FOREIGN MISSIONARY SOCIETY (	764,670	264,670	264.67
194558	02-0604-0402-0000	BAUSTIN BRAZOS LTD	619,240	119,240	119.24
194562	02-0604-0406-0000	BAUSTIN BRAZOS LTD	1,897,317	1,397,317	1,397.32
194566	02-0604-0503-0000	GSD ENTERPRISES L P	749,365	249,365	249.37
194567	02-0604-0504-0000	EAST SIXTH STREET LTD	579,177	79,177	79.18
194569	02-0604-0506-0000	505-507 SIXTH LLC	671,832	171,832	171.83
194574	02-0604-0511-0000	SHELTON MICHAEL L & SHANNON SEDWICK	1,106,722	606,722	606.72
194577	02-0604-0514-0000	MAURO CARMELO & HILARY	1,522,037	1,022,037	1,022.04
194582	02-0604-0603-0000	TWIN LIQUORS	664,913	164,913	164.91
194583	02-0604-0604-0000	DIAB GABRIEL R	873,833	373,833	373.83
194584	02-0604-0606-0000	CARRINGTON GROUP L L C	917,945	417,945	417.95
194588	02-0604-0610-0000	508 E SIXTH STREET LTD	1,069,408	569,408	569.41
194589	02-0604-0611-0000	500 E 6TH STREET INC	542,915	42,915	42.92
194611	02-0604-0902-0000	COMMERCE NATIONAL BANK	952,280	452,280	452.28
194612	02-0604-0903-0000	TEXAS ELEMENTARY PRINCIPALS &	1,026,188	526,188	526.19
194615	02-0604-0907-0000	912 RED RIVER LTD	639,035	139,035	139.04
194616	02-0604-0908-0000	PALO VERDE GROUP L L C	1,021,393	521,393	521.39
194617	02-0604-1001-0000	GRANT BUILDINGS L P	10,074,234	9,574,234	9,574.23
194620	02-0604-1103-0000	UC3 LTD	861,375	361,375	361.38
194623	02-0604-1107-0000	DAYWOOD JAMES C TRUSTEE	662,565	162,565	162.57
194628	02-0604-1112-0000	AP3-PPW LTD & MOR/ARR LTD	616,813	116,813	116.81
194631	02-0604-1115-0000	HENDRIX FRANK	769,132	269,132	269.13
194633	02-0604-1117-0000	600 ESIX LC	1,276,179	776,179	776.18
194641	02-0604-1211-0000	BRANTON J B JR	691,659	191,659	191.66
194649	02-0604-1311-0000	STUBBS AUSTIN RESTAURANT COMPANY LC	1,289,416	789,416	789.42
194652	02-0604-1314-0000	WALKER BROTHERS VENTURE	682,067	182,067	182.07
194655	02-0604-1317-0000	STUBBS AUSTIN RESTAURANT COMPANY LC	845,448	345,448	345.45
194657	02-0604-1404-0000	GS RED RIVER L P	14,541,806	14,041,806	14,041.81
194661	02-0604-1501-0000	LUNDELL LIMITED PARTNERSHIP	781,469	281,469	281.47
194664	02-0604-1504-0000	OGDEN ROBERT L & MARY D	636,002	136,002	136.00
194666	02-0604-1506-0000	LY TAI & CHRISTINA CHAN	807,810	307,810	307.81
194667	02-0604-1507-0000	DREYFUS DOMINIQUE & GEORGE H	502,043	2,043	2.04
194668	02-0604-1508-0000	DREYFUS GEORGE &	500,047	47	0.05
194673	02-0604-1520-0000	HH AUSTIN HOTEL ASSOCIATES L P	21,832,670	21,332,670	21,332.67
194684	02-0604-1612-0000	DAYWOOD RUBY TRUSTEE OF	615,474	115,474	115.47
194685	02-0604-1613-0000	PETERS JOSEPHINE EST	734,523	234,523	234.52
194690	02-0604-1911-0000	LEWIS JOHN C & JIMMY NASSOUR	1,315,373	815,373	815.37
196761	02-0801-0904-0000	1100 GUADALUPE ST	667,015	167,015	167.02
196762	02-0801-0905-0000	1100 GUADALUPE ST	1,423,320	923,320	923.32
196766	02-0801-1007-0000	FAULKNER ACQUISITIONS LP	825,600	325,600	325.60
196852	02-0801-1101-0000	TRAVIS COUNTY	5,506,073	5,006,073	5,006.07
196858	02-0801-1210-0000	NCNB TEXAS NATIONAL BANK	529,920	29,920	29.92
196859	02-0801-1211-0000	NCNB TEXAS NATIONAL BANK	706,560	206,560	206.56
196860	02-0801-1212-0000	FROST NATIONAL BANK	1,216,548	716,548	716.55
196863	02-0801-1401-0000	CARRIAGE HOUSE PARTNERS LTD	551,838	51,838	51.84
196869	02-0801-1415-0000	TEXAS AFL CIO AFL CIO BUILDING	1,666,681	1,166,681	1,166.68
196870	02-0801-1416-0000	301 LTD	680,760	180,760	180.76
196872	02-0801-1502-0000	SHELLEY DAN	878,326	378,326	378.33
196873	02-0801-1503-0000	TTLE HOLDINGS INC	3,258,338	2,758,338	2,758.34
196874	02-0801-1506-0000	TEXAS STATE TEACHERS ASSOCIATI	9,125,846	8,625,846	8,625.85
196876	02-0801-1602-0000	WHITTINGTON HARRY M ET AL	5,681,882	5,181,882	5,181.88
196877	02-0801-1606-0000	900 CONGRESS I LTD	3,687,065	3,187,065	3,187.07
196878	02-0801-1701-0000	816 CONGRESS OWNER L L C	4,416,000	3,916,000	3,916.00
196881	02-0801-1707-0000	TEXAS BANKERS ASSOC	2,486,119	1,986,119	1,986.12
196884	02-0801-1906-0000	SCHLUETER STAN TRUSTEE	1,300,000	800,000	800.00
196885	02-0801-1906-0001	SCHLUETER STAN	638,241	138,241	138.24
196890	02-0801-1906-0006	SCHLUETER STAN	565,000	65,000	65.00
196949	02-0801-1906-0068	MOSTYN JOHN STEVEN & AMBER	516,912	16,912	16.91
196988	02-0801-1906-0113	TEXAS ELECTRIC COOPERATIVES INC	2,336,400	1,836,400	1,836.40
196991	02-0801-1906-0117	JOHNSON & JOHNSON	816,803	316,803	316.80
197000	02-0801-2003-0000	TTLE HOLDINGS INC	5,083,530	4,583,530	4,583.53
197005	02-0803-0401-0000	CONGRESS HOLDINGS LTD	5,376,827	4,876,827	4,876.83
197006	02-0803-0402-0000	CONGRESS HOLDINGS LTD	19,624,445	19,124,445	19,124.45

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197008	02-0803-0404-0000	CONGRESS HOLDINGS LTD	931,446	431,446	431.45
197015	02-0803-1007-0000	MOTE GROUP REAL ESTATE	716,617	216,617	216.62
197018	02-0803-1012-0000	PUBLIC EMPLOYEES CREDIT UNION	2,329,295	1,829,295	1,829.30
197019	02-0803-1102-0000	TEXAS ASSOCIATION OF REALTORS	8,160,800	7,660,800	7,660.80
197020	02-0803-1109-0000	TEXAS RETIRED TEACHERS ASSOCIATION	7,470,147	6,970,147	6,970.15
197021	02-0803-1110-0000	BRE/LQ TX PROPERTIES LP	8,372,806	7,872,806	7,872.81
197026	02-0805-0610-0000	TEXAS ASSOCIATION OF BROADCAST	3,707,047	3,207,047	3,207.05
197028	02-0805-0613-0000	TEXAS ASSOCIATION OF SCHOOL	2,024,889	1,524,889	1,524.89
197029	02-0805-0614-0000	TEXAS ASSOC OF SCHOOL BOARDS	1,230,252	730,252	730.25
197031	02-0805-0616-0000	TEXAS PUBLIC EMPLOYEES ASSN	1,513,394	1,013,394	1,013.39
197037	02-0805-1015-0000	VELOCITY CREDIT UNION	3,751,895	3,251,895	3,251.90
197039	02-0805-1109-0000	VOCATIONAL AGRICULTURE	1,662,603	1,162,603	1,162.60
197040	02-0805-1117-0000	HEALTHSOUTH OF AUSTIN INC	1,101,030	601,030	601.03
197041	02-0805-1118-0000	NALLE ALAN WOODS	1,274,408	774,408	774.41
197042	02-0805-1301-0000	HEI AUSTIN HOTEL L P	30,809,285	30,309,285	30,309.29
197044	02-0805-1401-0000	VELOCITY CREDIT UNION	2,574,519	2,074,519	2,074.52
197045	02-0805-1402-0000	SMITH JOHANNA LOUETTA TRUST	608,041	108,041	108.04
197046	02-0805-1405-0000	TEXAS MOTOR TRANSPORTATION &	2,202,540	1,702,540	1,702.54
197049	02-0805-1601-0002	REHABILITATION HOSPITAL OF AUSTIN	8,105,460	7,605,460	7,605.46
199803	02-1002-1307-0000	THIRTEENTH & GUADALUPE PARTNERS LP	8,115,194	7,615,194	7,615.19
199807	02-1002-1405-0000	TEXAS MEDICAL ASSOCIATION	23,510,890	23,010,890	23,010.89
199809	02-1002-1410-0000	COMBINED LAW ENFORCEMENT ASSOC	2,436,200	1,936,200	1,936.20
199811	02-1002-1511-0000	AFIAA WFT LLC	57,699,000	57,199,000	57,199.00
199813	02-1002-1705-0000	HEADINGTON ARMORY PARTNERS LP	1,195,128	695,128	695.13
199817	02-1002-1712-0000	TRAVIS HOTEL GROUP LLC	956,588	456,588	456.59
199819	02-1002-1714-0000	HEADINGTON ARMORY PARTNERS LP	1,068,496	568,496	568.50
199827	02-1002-1905-0000	CAPITOL TERRACE PARTNERS LTD	742,300	242,300	242.30
199829	02-1002-1907-0000	TXOGA INC	1,003,521	503,521	503.52
199831	02-1002-1910-0000	TXOGA INC	542,650	42,650	42.65
199835	02-1002-2004-0000	FELCOR/JPM AUSTIN HOLDINGS L P	20,150,000	19,650,000	19,650.00
199836	02-1002-2012-0000	TEXAS RESTAURANT ASSOCIATION	2,629,529	2,129,529	2,129.53
199840	02-1002-2203-0000	BERRY-GAMMON PARTNERSHIP	1,799,454	1,299,454	1,299.45
199847	02-1002-2210-0000	BHF GUAD LLC	522,396	22,396	22.40
199848	02-1002-2213-0000	TEQUILA MOCKINGBIRD LLC	841,185	341,185	341.19
199849	02-1002-2214-0000	ZRII LLC	953,932	453,932	453.93
199850	02-1002-2215-0000	STATHOS PROPERTIES LIMITED PAR	724,538	224,538	224.54
199852	02-1002-2302-0000	CARDENAS GILBERT	573,147	73,147	73.15
199853	02-1002-2303-0000	STRATAGEM DEVELOPMENT LTD	975,435	475,435	475.44
199854	02-1002-2304-0000	ROBBINS FREDDIE H & STUART B	989,556	489,556	489.56
199855	02-1002-2306-0000	HYMAN DOROTHY	517,317	17,317	17.32
199856	02-1002-2307-0000	HYMAN DOROTHY	624,773	124,773	124.77
199857	02-1002-2308-0000	ELMER GOES UPTOWN INC	1,015,873	515,873	515.87
199860	02-1002-2312-0000	CAPITOL CREDIT UNION	635,378	135,378	135.38
199984	02-1002-2508-0000	BLUE CROSS & BLUE SHIELD OF TX INC	675,355	175,355	175.36
199985	02-1002-2509-0000	CAYE SOUTH MANAGEMENT GROUP IN	1,030,217	530,217	530.22
199991	02-1002-2609-0000	BLOCK 174 PROPERTIES LLC	937,266	437,266	437.27
199992	02-1002-2610-0000	BLOCK 174 PROPERTIES LLC	731,751	231,751	231.75
200001	02-1002-2904-0000	TWEAN NEWS CHANNEL OF AUSTIN L	2,933,952	2,433,952	2,433.95
200198	02-1004-1802-0000	AUSTIN SAENGERRUNDE HOME COMPANY	1,507,768	1,007,768	1,007.77
359090	02-0200-0208-0001	BARTON SPRINGS CENTER LTD	731,647	231,647	231.65
359129	02-0603-1412-0100	BARTLETT HEIRS LTD & NELLIE D CLARK	575,815	75,815	75.82
361379	02-0601-1317-0000	NNN LAVACA PLAZA REO LP	22,490,000	21,990,000	21,990.00
361386	02-0801-1906-0124	FORTUNATO MANAGEMENT LIMITED	1,122,300	622,300	622.30
361387	02-0801-1906-0125	WESTGATE 23RD FLOOR LLC	958,200	458,200	458.20
361389	02-0801-1906-0127	GOOLSBY JAMES TONY & MARY FLAD	588,578	88,578	88.58
441800	02-0603-0815-0000	CCI-B PERRY BROOKS LP	788,436	288,436	288.44
448111	02-0603-1412-0001	PEARSON JOHN B III	575,815	75,815	75.82
487188	02-0200-0208-0002	BARTON SPRINGS CENTER LTD	3,303,320	2,803,320	2,803.32
499415	02-0601-2193-0000	710 COLORADO LLC	2,750,711	2,250,711	2,250.71
499525	02-0803-1013-0000	AUSTIN MET PROJECT LP	997,077	497,077	497.08
514269	02-0501-0506-0003	BAL INVESTMENT & ADVISORY INC	38,150,265	37,650,265	37,650.27
514270	02-0501-0707-0001	BA LEASING BSC LLC	40,016,240	39,516,240	39,516.24
525249	02-0404-2005-0000	NECHES STREET PARTNERS LP	6,060,933	5,560,933	5,560.93

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525293	02-0601-2235-0000	TERKEL THOMAS J & COLLEEN S	524,657	24,657	24.66
525318	02-0601-2260-0000	CROSS FRANK B	599,348	99,348	99.35
525320	02-0601-2262-0000	CR REAL EATATE INVESTMENTS LP	1,125,757	625,757	625.76
525323	02-0603-2103-0000	NORWOOD TOWER L P	17,929,589	17,429,589	17,429.59
544156	02-0502-1803-0000	DIAMONDS HEIGHTS LLC	513,984	13,984	13.98
544193	02-0502-1840-0000	EAST FAMILY 1994 TRUST FOR	662,811	162,811	162.81
544194	02-0502-1841-0000	HULSEY NEVEN C TRUSTEE OF THE	562,711	62,711	62.71
566969	02-0603-1218-0000	HIGHLAND RESOURCES INC	17,801,532	17,301,532	17,301.53
703579	02-0404-2049-0000	KISSINGER RICHARD P & CHAD L	514,607	14,607	14.61
703588	02-0404-2057-0000	BANK OF NEW YORK TRUSTEE	672,328	172,328	172.33
703590	02-0404-2059-0000	BARNETT CHILDRENS TRUST	514,198	14,198	14.20
703594	02-0404-2063-0000	VERRET MILTON JOHN	1,022,678	522,678	522.68
703601	02-0404-2070-0000	SATTERLEE KENNETH R	600,634	100,634	100.63
703603	02-0404-2072-0000	THOMAS CLIFTON L	566,698	66,698	66.70
703604	02-0404-2073-0000	NOELL CHARLES & BARBARA	531,231	31,231	31.23
703608	02-0404-2076-0000	EVERETT GEORGE CARL JR &	1,032,506	532,506	532.51
703614	02-0404-2079-0000	BRISTOW DENNIS MARK	755,250	255,250	255.25
703617	02-0404-2080-0000	ADLER NORMAN & MICHELLE SHACKELFORD	529,177	29,177	29.18
703618	02-0404-2081-0000	FERGUSON JOHN & VIOLET	533,286	33,286	33.29
703623	02-0404-2086-0000	REVOCABLE TRUST	864,854	364,854	364.85
703625	02-0404-2088-0000	3 BR FALCONHEAD FIFTY FIVE LOFT LLC	1,190,678	690,678	690.68
703626	02-0404-2089-0000	ALL STAR RESIDENTIAL INC	760,500	260,500	260.50
703633	02-0404-2096-0000	WRIGHT STUART S	955,368	455,368	455.37
703634	02-0404-2097-0000	JOURNEYMAN AUSTIN HOLDINGS INC	945,250	445,250	445.25
703635	02-0404-2098-0000	FERGUSON JOHN M & VIOLET G	1,333,971	833,971	833.97
703637	02-0404-2101-0000	555 EAST PINE STREET L L C	1,850,000	1,350,000	1,350.00
703638	02-0404-2102-0000	KIENTZ ROB & SUNNY	2,638,810	2,138,810	2,138.81
703639	02-0404-2103-0000	YASSINE HUSSEIN A	1,080,000	580,000	580.00
703640	02-0404-2104-0000	MCFARLAND RAY	947,876	447,876	447.88
703641	02-0404-2105-0000	WHEELER DANIEL M SEPARATE	1,901,396	1,401,396	1,401.40
709597	02-0501-1002-0000	AMLI DOWNTOWN AUSTIN RESIDENTIAL LP	39,867,907	39,367,907	39,367.91
709598	02-0501-1003-0000	AMLI DOWNTOWN AUSTIN L P	7,602,093	7,102,093	7,102.09
714639	02-0805-1604-0100	TRAVIS COUNTY	944,350	444,350	444.35
731137	02-0801-1417-0000	TADA SERVICES INC	16,602,773	16,102,773	16,102.77
731141	02-0501-1102-0000	101 COLORADO HIGH-RISE LP	72,169,647	71,669,647	71,669.65
731142	02-0501-1103-0000	METROPOLITAN LIFE INSURANCE COMPANY T	750,000	250,000	250.00
739449	02-0603-2402-0000	BRAZOS INVESTMENT LIMITED PARTNERSHIP	5,864,428	5,364,428	5,364.43
739450	02-0603-2403-0000	BRAZOS INVESTMENT LP	732,434	232,434	232.43
739451	02-0603-2404-0000	BRAZOS INVESTMENT LP	752,955	252,955	252.96
739526	02-0603-2479-0000	MENDONEZ ENTERPRISES LLC	882,816	382,816	382.82
739851	02-0803-1309-0000	FALLING WATER INVESTMENTS LP	760,000	260,000	260.00
739857	02-0803-1315-0000	OLIVE GROVE PARTNERS II LTD	1,091,834	591,834	591.83
739858	02-0803-1316-0000	TEXAS APARTMENT ASSOCIATION INC	1,162,197	662,197	662.20
741999	02-0501-0101-0001	AMLI RESIDENTIAL PROPERTIES LP	43,589,300	43,089,300	43,089.30
748468	02-0604-2202-0000	SABINE RESIDENCES LP	1,588,235	1,088,235	1,088.24
748643	02-0603-0617-0000	WALTON STACY LF LAND PARTNERS IV LP	1,684,204	1,184,204	1,184.20
754189	02-0603-2502-0000	HCD AUSTIN CORPORATION	43,206,510	42,706,510	42,706.51
754190	02-0603-2503-0000	WTCC AUSTIN INVESTORS V L P	67,080,169	66,580,169	66,580.17
758727	02-0603-0618-0000	WALTON STACY LF LAND PARTNERS IV LP	8,407,081	7,907,081	7,907.08
761236	02-0501-1202-0000	SECOND CONGRESS LTD	4,925,190	4,425,190	4,425.19
761350	02-0501-1316-0000	SECOND CONGRESS LTD	566,063	66,063	66.06
761351	02-0501-1317-0000	SECOND CONGRESS LTD	575,609	75,609	75.61
761407	02-0501-1373-0000	SECOND CONGRESS LTD	530,900	30,900	30.90
761409	02-0501-1375-0000	SECOND CONGRESS LTD	612,641	112,641	112.64
761410	02-0501-1376-0000	SECOND CONGRESS LTD	626,673	126,673	126.67
761411	02-0501-1377-0000	SECOND CONGRESS LTD	612,641	112,641	112.64
761412	02-0501-1378-0000	SECOND CONGRESS LTD	626,673	126,673	126.67
761413	02-0501-1379-0000	SECOND CONGRESS LTD	612,641	112,641	112.64
761414	02-0501-1380-0000	SECOND CONGRESS LTD	626,673	126,673	126.67
761415	02-0501-1381-0000	SECOND CONGRESS LTD	612,641	112,641	112.64
761416	02-0501-1382-0000	SECOND CONGRESS LTD	626,673	126,673	126.67
761417	02-0501-1383-0000	SECOND CONGRESS LTD	612,641	112,641	112.64
761418	02-0501-1384-0000	SECOND CONGRESS LTD	626,673	126,673	126.67

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761419	02-0501-1385-0000	SECOND CONGRESS LTD	612,641	112,641	112.64
761420	02-0501-1386-0000	SECOND CONGRESS LTD	626,673	126,673	126.67
761421	02-0501-1387-0000	SECOND CONGRESS LTD	1,272,877	772,877	772.88
761422	02-0501-1388-0000	SECOND CONGRESS LTD	1,272,877	772,877	772.88
761423	02-0501-1389-0000	SECOND CONGRESS LTD	1,272,877	772,877	772.88
761424	02-0501-1390-0000	SECOND CONGRESS LTD	1,272,877	772,877	772.88
761426	02-0501-1392-0000	SECOND CONGRESS LTD	2,760,708	2,260,708	2,260.71
769133	02-0502-1902-0000	QUEST DAVIS PARTNERS LP &	632,686	132,686	132.69
769137	02-0502-1906-0000	319 CONGRESS LTD	823,935	323,935	323.94
769139	02-0502-1908-0000	QUEST DAVIS PARTNERS LP &	1,001,846	501,846	501.85
769140	02-0502-1909-0000	QUEST DAVIS PARTNERS LP &	642,021	142,021	142.02
769141	02-0502-1910-0000	QUEST DAVIS PARTNERS LP &	833,391	333,391	333.39
769143	02-0502-1912-0000	QUEST DAVIS PARTNERS LP &	1,170,683	670,683	670.68
769144	02-0502-1913-0000	QUEST DAVIS PARTNERS LP &	1,174,862	674,862	674.86
772699	02-0404-0309-0000	IRON WORKS BARBECUE INC	822,212	322,212	322.21
785031	02-0803-1317-0000	OLIVE GROVE PARTNERS II LTD	525,275	25,275	25.28
785032	02-0803-1318-0000	OLIVE GROVE PARTNERS II LTD	800,350	300,350	300.35
		Totals:	**2,817,223,200**	**2,588,723,200**	**2,588,723.20**