

Gary B. Lawson
glawson@lfmlc.com

December 31, 2002

By Hand Delivery

Mr. Columbus A. Alexander III
P.O. Box 1260
Addison, Texas 75001-1260

Re: Open Record Request

Dear Mr. Alexander:

Attached to this letter please find a three page chart/compilation and 4 pages of attached exhibits appended thereto which address the questions you posed in your November 2, 2002 Open Records Request.

If you should have questions regarding the matters contained in this letter, please do not hesitate to contact me.

Very truly yours,


Gary B. Lawson

GBL:gl

Open Records Questions

Report completed 12/24/02

Question One:

The Name(s) and percent ownership of all legal entities including corporations, partnerships, etc., created by and/or on behalf of the Dallas Police & Fire Pension System since October 1, 1992.

<u>Legal Entity</u>	<u>% Ownership</u>
One McKinney, Inc.	66.70%
L&B Pearl Street Partners, Ltd.	50.00%
Southlake Shopping Center, Inc.	100.00%
PFP Post Oak, Inc.	100.00%
PFP Akard Place, Inc.	100.00%
DPPHME Camel Square, L.P. (Formerly Camel Square LTD)	56.7150% (Formerly 50.5%)
PFP Jefferson Pointe, LP	99.50%
PFP 520 Post Oak, Inc.	100.00%
PFP Search Plaza, Inc.	100.00%
L&B Twinbrook Office Limited Partnership	50.49%
L&B Twinbrook Office LLC	51.00%
PFP Westport, LP	99.50%
PFP Midway Office, Inc.	100.00%
989 Market Associates, LLC	95.00%
Scripps Redhill Associates, LLC	90.00%
PFP Norwood Park, Inc.	100.00%
PFP Texas Industrial, Inc.	100.00%
PFP Illinois Industrial, Inc.	100.00%
PFP Maryland Industrial, Inc.	100.00%
Texas Municipal Plans Consortium, LLC	100.00%
Hancock Agriculture FARM Pty Ltd.	100.00%
Hancock Agriculture FARM Trust	33.30%
Cascade Village Apartments LLC	50.00%
Eleven Hundred Park Ridge, Inc.	100.00%
Waterford Place, Inc.	100.00%
Pebblebrook, Inc.	100.00%
The Woodlands PSV.L.P.	55.00%
West Dallas Place Apartment Limited Partnership	60.00%
Senter Road, Inc.	100.00%
10-20 Dan Road Limited Partnership	70.00%
Mircle Hills Executive Center, Inc.	100.00%
One Fifteen Miracle Hills, Inc.	100.00%
Carr Capital FOCC, L.P.	70.00%

Question Two:

The Name(s) and percent ownership of all legal entities including corporations, partnerships, etc., created by and/or on behalf of the Dallas Police & Fire Pension Plan since October 1, 1992.

<u>Legal Entity</u>	<u>% Ownership</u>
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See Answers at Question One above

Question Three:

The Name(s) and percent ownership of all legal entities including corporations, partnerships, etc., created by and/or on behalf of the Pension Board of Trustees since October 1, 1992.

<u>Legal Entity</u>	<u>% Ownership</u>
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See Answers at Question One above

Question Four:

The location (i.e. street, city, state, zip code) and date all properties purchased by and/or on behalf of the Dallas Police & Fire Pension System, its Pension Plan, and/or its Board of Trustees since October 1, 1992.

Property	Street	City	State/Country	Zip code	Date
Cascade Village	6880 Wet 91St Court	Westminster	CO	80021	1/12/1994
One McKinney Plaza	3232 McKinney Ave	Dallas	TX	75204	9/13/1994
Mircle Hills Executive Center	11422 Miracle Hills Drive	Omaha	NE	68154	1/18/1995

Property	Street	City	State/Country	Zip code	Date
One Fifteen Miracle Hills	11516 Miracle Hills Drive	Omaha	NE	68154	1/18/1995
Eleven Hundred Park Ridge	1100 Park Ridge Lane	Raleigh	NC	27605	2/27/1995
Southlake Pasadena Shopping Center	495-511 South Lake Avenue	Pasadena	CA	91101	3/23/1995
Centreport 1	15001 Trinity Blvd.	Ft. Worth	TX	76155	5/17/1995
Valwood Park 3	1900 Diplomat Dr.	Farmers Branch	TX	75234	5/17/1995
Waterford Place	2100 Waterford Circle	Nashville	TX	37221	6/30/1995
Pebblebrook Apartments	7700 W. 95th Lane	Overland Park	KS	66212	5/23/1996
Michel's Distribution Center	4622 Mercedes Drive, Riverside Business Park	Belcamp	MD	21017	10/1/1996
DP&F - Chicago Industrial	16800 Canal St	S. Holland	IL	60106	10/4/1996
Pearl Street	2300 McKinney Ave.	Dallas	TX	75201	10/27/1997
1200 Post Oak Boulevard	1200 Post Oak Boulevard	Houston	TX	77056	10/27/1997
Tulare 24	Avenue 24	Delano	CA	93201	10/29/1998
Search Plaza	10670 N. Central Expressway	Dallas	TX	75231	11/30/1998
The Woodlands 14041 Preston Road, Dallas, TX 75240	14041 Preston Rd	Dallas	TX	75240	12/15/1998
Tehama Watkins	Watkins Road	Corning	CA	96021	12/22/1998
Senter Road	1875 & 1879 Senter Road	San Jose	CA	95112	4/20/1999
Goldentop Technology Center	17030 Goldentop Road	San Diego	CA	92127	6/17/1999
Grant 46/51	Road G	Mattawa	WA	99349	7/14/1999
2085 Midway Road	2085 Midway Road	Carrollton	TX	75011	7/16/1999
520 Post Oak	520 Post Oak	Houston	TX	77027	7/29/1999
Yakima Independence	Independence Road	Sunnyside	WA	98944	8/3/1999
Scripps Center	2955-2995 Red Hill Avenue	Costa Mesa	CA	92626	8/26/1999
Portage Evergreen	Pine Street	Wisconsin Rapids	WI	54494	9/3/1999
989 Market Street	989 Market Street	San Francisco	CA	94103	10/21/1999
West Dallas Place Apartments	2210 W. Dallas Ave.	Houston	TX	77019	2/18/2000
Akard Place Inc.	2301 N. Akard Street	Dallas	TX	75201	4/14/2000
Jefferson Pointe	4110 W. Jefferson Blvd.	Ft. Wayne	IN	46804	4/27/2000
Adams Petenwell	Chicago Drive	Arkdale	WI	54613	6/23/2000
Westport	631-637 Westport Parkway	Grapevine	TX	76051	8/11/2000
Griffith Malle Point	Malle Point Road	Yenda	New South Wales, Australia	2681	10/11/2000
Camel Square Office Park	4350 E. Camelback Rd.	Phoenix	AZ	85018	11/1/2000
Twinbrook Office	1700 Rockville Pike	Rockville	MD	20852	12/15/2000
Norwood Park	Norwood Park Blvd.	Austin	TX	78753	12/21/2000
Lismore Rocky Creek	Rocky Creek Dam Road	Dunoon	New South Wales, Australia	2480	1/19/2001
Sunstate Orchards - Packing Shed	Bruce Highway	Maryborough	Queensland, Australia	4650	1/24/2001
Sunstate Orchards - Bundaberg	Rasmussens Road	Bundaberg	Queensland, Australia	4670	1/24/2001
Sunstate Orchards - Tiaro	Redbank Road	Tiaro	Queensland, Australia	4650	1/24/2001
10-20 Dan Road	10& 20 Dan Road	Canton	MA	02027	2/28/2001
Fresno Elkhorn	Elkhorn Avenue	Caruthers	CA	93609	6/15/2001
Carr Capital FOCC, L.P.	11200-11216 Waples Mill Rd	Fairfax	VA	22030	11/6/2001
Lismore Missingham Road	Missingham Road	Dunoon	New South Wales, Australia	2480	12/17/2001
Murrumbidgee Stuart Highway	Sturt Highway	Darlington Point	New South Wales, Australia	2706	12/19/2001
Tulare 192	Avenue 192	Delano	CA	93201	10/4/2002

DP&F Timberland Acquisitions since account inception (timberland properties have no addresses; state and county provided for location)

Property	Purchase Date	Acres	State	County(ies)
Meherrin	06/30/93	5,738	VA	Lunenburg
Rappahannock	08/30/94	4,088	VA	Caroline, Chesterfield, Essex, King & Queen, King William, Middlesex
Huggin Oak addn.	09/30/94	522	SC	Hampton
San Pedro	01/20/99	6,213	FL	Madison, Taylor
Okefenokee	01/20/99	4,378	GA	Charlton
Ates Creek	06/16/00	8,666	FL	Clay
Sturgeon Creek	09/07/00	3,486	VA	Brunswick

Question Five:

The location (i.e. street, city, state, zip code) and date all properties sold by and/or on behalf of the Dallas Police & Fire Pension System, its Pension Plan, and/or its Board of Trustees since October 1, 1992.

Property	Street	City	State	Zip code	Date
One McKinney Plaza	3232 McKinney Ave	Dallas	TX	75204	11/14/1996
Waterford Place	2100 Waterford Circle	Nashville	TX	37221	11/26/1996

Cascade Village
Eleven Hundred Park Ridge

6880 Wet 91st Court
1100 Park Ridge Lane

Westminster
Raleigh

CO
NC

80021
27605

11/27/1996
7/31/1998

Property
Centreport 1
Michel's Distribution Center
Southlake Pasadena Shopping Center
Pebblebrook Apts.
Valwood Park 3
1200 Post Oak Boulevard
Pearl Street
Miracle Hills
One Fifteen Miracle Hills
Senter Road
Goldentop Technology Center
West Dallas
The Woodlands
DP&F - Chicago Industrial

Street
15001 Trinity Blvd.
4622 Mercedes Drive, Riverside Business Park
495-511 South Lake Avenue
7700 W. 95th Lane
1900 Diplomat Dr.
1200 Post Oak Boulevard
2300 McKinney Ave.
10& 20 Dan Road
11422 Miracle Hills Drive
1875 & 1879 Senter Road
17030 Goldentop Road
2210 W. Dallas Ave.
14041 Preston Rd
16800 Canal St

City
Ft. Worth
Belcamp
Pasadena
Overland Park
Farmers Branch
Houston
Dallas
Canton
Omaha
San Jose
San Diego
Houston
Dallas
S. Holland

State
TX
MD
CA
KS
TX
TX
MA
NE
CA
CA
TX
TX
IL

Zip code
76155
21017
91101
66212
75234
77056
75201
02027
68154
95112
92127
77019
75240
60106

Date
8/3/1998
8/3/1998
8/25/1998
9/30/1998
1/28/1999
3/9/1999
5/8/1999
9/22/1999
9/22/1999
12/1/1999
9/22/2000
12/28/2000
1/25/2001
5/29/2001 (Building I); 10/17/2002 (Building II)

DP&F Timberland Sales since account inception (timberland properties have no addresses; state and county provided for location)

Property	Sale Date	Acres		State	County
		Sold			
Carmona	06/10/94	2	TX	Polk	
Abrams Creek	10/31/94	3	GA	Worth	
Rappahannock	03/24/95	5	VA	King William	
Abrams Creek	02/16/96	3	GA	Worth	
Abrams Creek	02/16/96	7	GA	Worth	
Abrams Creek	02/16/96	6	GA	Worth	
Rappahannock	07/08/96	2	VA	King William	
Meherrin	01/10/97	43	VA	Lunenburg	
Meherrin	04/30/97	5,695	VA	Lunenburg	
Huggin Oak	06/18/97	1,145	SC	Jasper	
Camp Rowland	08/07/97	3	MS	Pearl River	
Camp Rowland	10/31/97	39	MS	Pearl River	
Carmona	05/29/98	6,565	TX	Polk	
Rappahannock	06/05/98	70	VA	King William	
Rappahannock	03/30/01	12	VA	King William	

Question Six:

The location (i.e. street, city, state, zip code) and date all properties transferred by and/or on behalf of the Dallas Police & Fire Pension System, its Pension Plan, and/or its Board of Trustees since October 1, 1992.
See Answers at Question Five above

Question Eight:

Business Personal Property filings made by and/or on behalf of the Dallas Police & Fire Pension System, its Pension Plan, and/or Board of Trustees with the Dallas Central Appraisal District for 2000, 2001, 2002.
2000
See Attached Exhibits 1-4

Question Seven:

The date-of-purchase (or deed-transfer-date) and previous owner's name for the building located at 2301 N. Akard Street, Dallas, Texas, 75201, that is currently occupied by the Dallas Police & Fire System, its Pension Plan, and/or Board of Trustees.

Purchase Date
4/14/2000

Previous Owner's Name
Akard Place Joint Venture by APJV, LTD. Partner, by LT Management Corporation, General Partner by Thomas J. Tierney, President

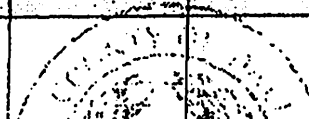
2000 TAX STATEMENT #1

Search

INSTITUTIONAL PROPERTY
MANAGERS INC
SUITE 480
10670 N CENTRAL EXPY
DALLAS, TX 75231-2111

LOC: 10670 CENTRAL

N D A

JURISDICTION				TAXABLE VALUE	TAX RATE	TAX DUE
DAL CNTY				3,000	.198000	5.88
SCH EQUAL				3,000	.005887	0.17
COLL DIST				3,000	.050000	1.50
HOSP DIST				3,000	.254000	7.62

PAID IN	P&I	TOTAL DUE

FEBRUARY	7%	16.23
MARCH	9%	16.55
APRIL	11%	16.85
MAY	13%	17.14
JUNE	15%	17.45

15.17

45 KEEP THIS PORTION FOR YOUR RECORDS
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

STATE OF TEXAS, COUNTY OF DALLAS
MAKE CHECKS PAYABLE TO:
DAVID CHILDS
TAX ASSESSOR-COLLECTOR
P O BOX 620088
DALLAS, TEXAS 75262-0088



RETURN THIS PORTION WITH YOUR PAYMENT 020380 -

2000 TAX STATEMENT

ACCOUNT NUMBER

99-992310000044250

09090902030100000000040402050010000000015173



INSTITUTIONAL PROPERTY
MANAGERS INC
SUITE 480
10670 N CENTRAL EXPY
DALLAS, TX 75231-2111

15.17

13468 020380P.003

PROPERTY TAX STATEMENT

1500 MARILLA ST 2DS
DALLAS TX 75201-6390
(214) 744-1000

#2

Leach.

10/16/19

ACCOUNT NUMBER
99-9923-1000-004-4250
LIEN HOLDER ID / LOAN NUMBER
020380

OWNER NAME: AND ADDRESS



INSTITUTIONAL PROPERTY
MANAGERS INC
SUITE 480
10670 N CENTRAL EXPY
DALLAS, TX 75231-2111

PROPERTY DESCRIPTION
10670 CENTRAL EXPY N DA
PERSONAL PROPERTY
INSTITUTIONAL PROPERTY MANAGERS
INC

2000 PERSONAL PROPERTY

99-9923-1000-004-4250	DALLAS CTY	D. I. S. D.		
MARKET VALUE	3,000	3,000		
TAXABLE VALUE	3,000	3,000		
TAX RATE (PER \$100)	.6675000	1.5475300		
TAX DUE-00 TAX YEAR	20.03	46.43		
TOTAL	20.03	46.43		
TOTAL DUE IF PAID BY			1/31/2001	66.46

RETAIN THIS PORTION FOR YOUR RECORD THIS AND YOUR CANCELLED CHECK WILL BE YOUR RECEIPT
PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

CITY OF DALLAS PROPERTY TAX STATEMENT

ACCOUNT NUMBER	TOTAL DUE IF PAID BY	TOTAL DUE IF PAID BY	
99-9923-1000-004-4250	2/28/2001	71.11	1/31/2001 66.46
LIEN HOLDER ID / LOAN NUMBER			AMOUNT OF YOUR CHECK
020380			

3

090909090203010000000000040402050010000000066465

DO NOT MAIL CASH.
MAKE YOUR CHECK PAYABLE TO:

CITY OF DALLAS

PO BOX 660242
DALLAS TX 75266-0242



INSTITUTIONAL PROPERTY
MANAGERS INC
SUITE 480
10670 N CENTRAL EXPY
DALLAS, TX 75231-2111

2001 TAX STATEMENT

PROPERTY OWNER



PROPERTY DESCRIPTION:

PERSONAL PROPERTY

43



INSTITUTIONAL PROPERTY
MANAGERS INC
SUITE 480
10670 N CENTRAL EXPY
DALLAS, TX 75231-2111

PERSONAL PROPERTY
INSTITUTIONAL PROPERTY MANAGERS
INC

LOC: 10670 CENTRAL

EXPY N DA

PROPERTY ACCOUNT NUMBER	LAND VALUE	IMPROVEMENT VALUE	A.G. VALUE	MARKET VALUE
99-992310000044250	0	3,000	0	3,000

JURISDICTION	TAXABLE VALUE	TAX RATE	TAX DUE
DALLAS CTY	3,000	.667500	20.03
DAL CNTY	3,000	.196000	5.88
SCH EQUAL	3,000	.005525	0.17
COLL DIST	3,000	.060000	1.80
D.I.S.D.	3,000	1.547530	46.43
HOSP DIST	3,000	.254000	7.62

DELINQUENT PAYMENT SCHEDULE

PAID IN:	P&I	TOTAL DUE:
FEBRUARY	7%	87.66
MARCH	9%	89.31
APRIL	11%	90.95
MAY	13%	92.57
JUNE	15%	94.21

PAY THIS AMOUNT BY JAN. 31

81.93

STATE OF TEXAS, COUNTY OF DALLAS
MAKE CHECKS PAYABLE TO:
DAVID CHILDS
TAX ASSESSOR - COLLECTOR
P.O. BOX 620088
DALLAS, TEXAS 75262-0088



KEEP THIS PORTION FOR YOUR RECORDS
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION
RETURN THIS PORTION WITH YOUR PAYMENT

2001 TAX STATEMENT

ACCOUNT NUMBER

99-992310000044250

1

2

0909090902030100000000000040402050010100000081934



INSTITUTIONAL PROPERTY
MANAGERS INC
SUITE 480
10670 N CENTRAL EXPY
DALLAS, TX 75231-2111

PAY THIS AMOUNT BY JAN. 31

81.93

030500 A030500

STATE OF TEXAS, COUNTY OF DALLAS
DAVID CHILDS TAX ASSESSOR - COLLECTOR
PROPERTY OWNER

2002 TAX STATEMENT**PROPERTY DESCRIPTION:**

PERSONAL PROPERTY



INSTITUTIONAL PROPERTY
MANAGERS INC
SUITE 160
10670 N CENTRAL EXPY
DALLAS, TX 75231-2111

PERSONAL PROPERTY
INSTITUTIONAL PROPERTY MANAGERS
INC

LOC: 10670 CENTRAL

N DA

PROPERTY ACCOUNT NUMBER	LAND VALUE	IMPROVEMENT VALUE	A.G. VALUE	MARKET VALUE
99-992310000044250	0	3,000	0	3,000

JURISDICTION	TAXABLE VALUE	TAX RATE	TAX DUE
DALLAS CTY	3,000	.699800	20.99
DAL CNTY	3,000	.196000	5.88
SCH EQUAL	3,000	.005500	0.17
COLL DIST	3,000	.060000	1.80
DALLAS ISD	3,000	1.587530	47.63
HOSP DIST	3,000	.254000	7.62

**DELINQUENT PAYMENT SCHEDULE**

PAID IN:	P&I	TOTAL DUE
FEBRUARY	7%	89.97
MARCH	9%	91.67
APRIL	11%	93.35
MAY	13%	95.01
JUNE	15%	96.70

PAY THIS AMOUNT BY JAN. 31

84.09

STATE OF TEXAS, COUNTY OF DALLAS
MAKE CHECKS PAYABLE TO:
DAVID CHILDS
TAX ASSESSOR - COLLECTOR
P.O. BOX 620088
DALLAS, TEXAS 75262-0088



KEEP THIS PORTION FOR YOUR RECORDS
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION
RETURN THIS PORTION WITH YOUR PAYMENT

2002 TAX STATEMENT

ACCOUNT NUMBER

99-992310000044250

1

2

090909090203010000000000040402050010200000084092



INSTITUTIONAL PROPERTY
MANAGERS INC
SUITE 160
10670 N CENTRAL EXPY
DALLAS, TX 75231-2111

PAY THIS AMOUNT BY JAN. 31

84.09

029963 A029963