

Richard L. Tettamant,
Administrator

Brian F. Blake,
Assistant Administrator

Donald C. Rohan,
Assistant Administrator



D A L L A S
POLICE & FIRE
PENSION SYSTEM



Board of Trustees

Gerald Brown, Chairman
Gary W. Edge
Donald W. Hill
John M. Mays
Rector McCollum
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Maxine Thornton-Reese
George J. Tomasovic
Steven H. Umlor
Richard H. Wachsman

CERTIFIED MAIL

7000 1530 0005 5023 8924

September 2, 2004

Dallas Public Fraud Prevention Services
P. O. Box 455
Addison, Texas 75001-0455

RE: Open Records Request ID# 0301-064
Received August 23, 2004

This response is a follow up to our earlier letter to Dallas Fraud Prevention Services dated August 24, 2004. Enclosed please find the responsive documents you have requested.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brian F. Blake'.

Brian F. Blake
Assistant Administrator - Investments

c: Mayor Laura Miller (w/o attachment)
Dallas City Councilmembers (w/o attachment)
Mary Suhm, City Manager (w/o attachment)
Shirley Acy, City Secretary (w/o attachment)
File/09 02 2004 ID#0301-064 2nd ltr.doc

BUYER(S) FINAL CLOSING STATEMENT

Prepared by
STEWART TITLE NORTH TEXAS
1700 PACIFIC AVENUE, #2900
DALLAS, TEXAS 75201
(214) 230-3060

Buyer(s): PFP SEARCH PLAZA, INC.
Seller(s): CARRAMERICA REALTY, L.P.

Lender:

Property: SEARCH PLAZA REPLAT SEARCH PLAZA, PH I
V 84236, P 825

Closing date : 11/30/1998
Escrow Officer: JOYCE BEAL
File Number: 98303505

Proration date: 11/30/1998

SALES PRICE

17,500,000.00

PLUS CHARGES:**PRORATIONS:**

County taxes - 1998 Dallas County	5,702.40
from 11/30/98 to 01/01/99 @ \$ 178.20011 per day	
School Taxes - 1998 City of Dallas/ISD	27,777.98
from 11/30/98 to 01/01/99 @ \$ 268.06203 per day	

MISCELLANEOUS ADJUSTMENTS:

Monthly Contract Expenses	2,034.73
Operating Expenses	19,367.69

ESCROW CHARGES:

Escrow Fee	250.00
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RECORDING FEES/TRANSFER CHARGES:

Recording Fees all amount \$250.00	250.00
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TOTAL CHARGES:

55,382.80

GROSS AMOUNT DUE FROM BUYER:

17,555,382.80

LESS CREDITS:**DEPOSITS:**

Earnest money/deposit from buyer	75,000.00
Additional Earnest Money Deposit	1,923,000.00

PRORATIONS:

Rent	8,420.38
from 11/30/98 to 12/01/98 @ \$8420.37533 per day	
Rent - Presbyterian Healthcare System	56.46
from 11/30/98 to 12/01/98 @ \$ 56.46300 per day	

MISCELLANEOUS ADJUSTMENTS:

Tenant Improvement-Farmer Fuqua	19,200.00
Commission-Farmer Fuqua	28,512.00
Security Deposits	42,282.86
Prepaid Misc. Tenant Credits	2,879.36
Operating Expenses-Presbyterian	351.06

TOTAL CREDITS:

2,101,702.12

BALANCE DUE FROM BUYER:

15,453,680.68

Adjustments must be made between Purchaser and Seller direct.

The undersigned hereby authorizes Stewart Title to make expenditures and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

PFP SEARCH PLAZA, INC.

BY: [Signature]

BY: Vice President

STEWART TITLE NORTH TEXAS

By: [Signature]

Closing or Escrow Agent

We certify the foregoing instrument
to be a true and correct copy of the
original it purports to be.
STEWART TITLE NORTH TEXAS

By [Signature]

PFP Search Plaza, Inc Cost and Fair Market Value		
Year Ending	Cost	Fair Market Value
December 31, 1998	\$ 17,747,078	\$ 17,747,078
December 31, 1999	\$ 17,666,478	\$ 17,650,000
December 31, 2000	\$ 18,014,839	\$ 17,131,000
December 31, 2001	\$ 20,064,533	\$ 13,000,000
December 31, 2002	\$ 20,179,762	\$ 13,115,229
December 31, 2003	\$ 20,742,562	\$ 13,238,829

DALLAS CENTRAL APPRAISAL DISTRICT
COMMERCIAL
VALUE SETTLEMENT RECORD

07081999
C1 08:00 AM

ACCOUNT NO: 0 0 7 2 9 1 0 0 0 0 0 0 7 0 0 0 0


PROPERTY NAME: SEARCH PLAZA

PROPERTY ADDRESS: 10670 N CENTRAL EXPY DALLAS

A. VALUE BEFORE SETTLEMENT:	\$	18,461,870
B. FINAL:	\$	17,500,000
C. AMOUNT OF CHANGE: (B-A)	\$	961,870-
D. % CHANGE: (C/A)		5.21-

REASON FOR CHANGE:

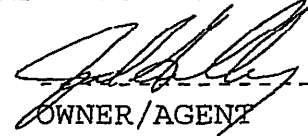
ADJ PER CLOSING STATEMENT FOR \$17,500,000. JDT


SIGNATURE OF APPRAISER

06/09/1999

DATE

I AFFIRM, UNDER PENALTY OF LAW, THAT THE INFORMATION AND DOCUMENTS I SHALL PRESENT TO REPRESENTATIVE OF THE DALLAS CENTRAL APPRAISAL DISTRICT CONCERNING THE PROPERTY DESCRIBED ABOVE ARE TRUE AND CORRECT, AND UNDERSTAND THAT ALL SUCH DOCUMENTS SHALL BECOME PART OF AN OFFICIAL GOVERNMENT RECORD. I FURTHER AFFIRM THAT, IF I AM ACTING AS AN AGENT, I AM CURRENTLY REGISTERED WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATION OR I AM EXEMPT FROM REGISTERING UNDER THE STATUTE.


OWNER/AGENT

AGENT CODE

APPAISAL REVIEW BOARD
WITHDRAWAL OF OFFICIAL NOTICE OF PROTEST

IT IS WITH MY CONSENT, AND BECAUSE OF MY DESIRE, THAT I HEREBY WITHDRAW MY OFFICIAL NOTICE OF PROTEST AND AGREE TO THE ABOVE STATED FINAL VALUE ON LINE (B).

SIGNATURE OF OWNER/AGENT

PRINT NAME

DATE

DALLAS CENTRAL APPRAISAL DISTRICT
COMMERCIAL
VALUE SETTLEMENT RECORD

FLORES, JOE

07/11/2000
C1 08:00 AM

ACCOUNT NO: 0 0 7 2 9 1 0 0 0 0 0 0 7 0 0 0 0

PROPERTY NAME: SEARCH PLAZA

PROPERTY ADDRESS: 10670 N CENTRAL EXPY

DALLAS

A. VALUE BEFORE SETTLEMENT: \$ 19,056,910

B. FINAL: \$ 16,000,000

C. AMOUNT OF CHANGE: (B-A) \$ 3,056,910-

D. % CHANGE: (C/A) 16.04-

REASON FOR CHANGE:

ADJ VAL PER I&E STMT, RR . JF FOR JDT

SIGNATURE OF APPRAISER

06/30/2000

DATE

I AFFIRM, UNDER PENALTY OF LAW, THAT THE INFORMATION AND DOCUMENTS I SHALL PRESENT TO THE REPRESENTATIVE OF THE DALLAS CENTRAL APPRAISAL DISTRICT CONCERNING THE PROPERTY DESCRIBED ABOVE ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT ALL SUCH DOCUMENTS SHALL BECOME PART OF AN OFFICIAL GOVERNMENT RECORD. I FURTHER AFFIRM THAT, IF I AM ACTING AS AN AGENT, I AM CURRENTLY REGISTERED WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATION OR I AM EXEMPT FROM REGISTERING UNDER THE STATUTE.

OWNER/AGENT

AGENT CODE

APPRAISAL REVIEW BOARD
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SIGNATURE OF OWNER/AGENT

PRINT NAME

DATE

DALLAS CENTRAL APPRAISAL DISTRICT
COMMERCIAL
VALUE SETTLEMENT RECORD07/11/2001
C1 08:00 AM

ACCOUNT NO: 0 0 7 2 9 1 0 0 0 0 0 7 0 0 0 0

PROPERTY NAME: SEARCH PLAZA

PROPERTY ADDRESS: 10670 N CENTRAL EXPY DALLAS

A. VALUE BEFORE SETTLEMENT:	\$	17,468,830
B. FINAL:	\$	10,866,880
C. AMOUNT OF CHANGE: (B-A)	\$	6,601,950-
D. % CHANGE: (C/A)		37.79-

REASON FOR CHANGE:
APPT.

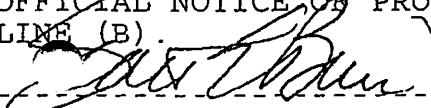
ADJ PER I&E STMT & RENT ROLL ATT TO VSR JMS


SIGNATURE OF APPRAISER06/28/2001
DATE

I AFFIRM, UNDER PENALTY OF LAW, THAT THE INFORMATION AND DOCUMENTS I SHALL PRESENT TO THE REPRESENTATIVE OF THE DALLAS CENTRAL APPRAISAL DISTRICT CONCERNING THE PROPERTY DESCRIBED ABOVE ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT ALL SUCH DOCUMENTS SHALL BECOME PART OF AN OFFICIAL GOVERNMENT RECORD. I FURTHER AFFIRM THAT, IF I AM ACTING AS AN AGENT, I AM CURRENTLY REGISTERED WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATION OR I AM EXEMPT FROM REGISTERING UNDER THE STATUTE.


OWNER/AGENT380
AGENT CODEAPPRAISAL REVIEW BOARD
WITHDRAWAL OF OFFICIAL NOTICE OF PROTEST

IT IS WITH MY CONSENT, AND BECAUSE OF MY DESIRE, THAT I HEREBY WITHDRAW MY OFFICIAL NOTICE OF PROTEST AND AGREE TO THE ABOVE STATED FINAL VALUE ON LINE (B).


SIGNATURE OF OWNER/AGENTSCOTT C. BUIG
PRINT NAME6/28/01
DATE

DALLAS CENTRAL APPRAISAL DISTRICT
COMMERCIAL
VALUE SETTLEMENT RECORD07/11/2002
C1 08:00 AM
CONSENT

380

ACCOUNT NO: 0 0 7 2 9 1 0 0 0 0 0 7 0 0 0 0

PROPERTY NAME: SEARCH PLAZA

PROPERTY ADDRESS: 10670 N CENTRAL EXPY

DALLAS

A. VALUE BEFORE SETTLEMENT: \$ 16,254,280

B. FINAL: \$ 10,067,580

C. AMOUNT OF CHANGE: (B-A) \$ 6,186,700-

D. % CHANGE: (C/A) 38.06-

REASON FOR CHANGE:

INCLUDES LEASE UP COST ACTUAL VAC 38%

ADJ VALUE PER I/E AND RR ATT TO VSR PMN

06/26/2002

SIGNATURE OF APPRAISER

DATE

I AFFIRM, UNDER PENALTY OF LAW, THAT THE INFORMATION AND DOCUMENTS I SHALL PRESENT TO THE REPRESENTATIVE OF THE DALLAS CENTRAL APPRAISAL DISTRICT CONCERNING THE PROPERTY DESCRIBED ABOVE ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT ALL SUCH DOCUMENTS SHALL BECOME PART OF AN OFFICIAL GOVERNMENT RECORD. I FURTHER AFFIRM THAT, IF I AM ACTING AS AN AGENT, I AM CURRENTLY REGISTERED WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATION OR I AM EXEMPT FROM REGISTERING UNDER THE STATUTE.

OWNER/AGENT

AGENT CODE

APPRAISAL REVIEW BOARD
WITHDRAWAL OF OFFICIAL NOTICE OF PROTEST

IT IS WITH MY CONSENT, AND BECAUSE OF MY DESIRE, THAT I HEREBY WITHDRAW MY OFFICIAL NOTICE OF PROTEST AND AGREE TO THE ABOVE STATED FINAL VALUE ON

DATE (B)

SIGNATURE OF OWNER/AGENT

PRINT NAME

DATE

1711 / 162717
DALLAS CENTRAL APPRAISAL DISTRICT
COMMERCIAL
VALUE SETTLEMENT RECORD

THREADGILL, JOHN

07/14/2003
C1 08:00 AM
CONSENT

ACCOUNT NO: 0 0 7 2 9 1 0 0 0 0 0 0 7 0 0 0 0

PROPERTY NAME: SEARCH PLAZA

PROPERTY ADDRESS: 10670 N CENTRAL EXPY DALLAS

A. VALUE BEFORE SETTLEMENT: \$ 10,833,690

B. FINAL: \$ 9,694,100

C. AMOUNT OF CHANGE: (B-A) \$ 1,139,590-

D. % CHANGE: (C/A) 10.51-

REASON FOR CHANGE:

ADJ PER I/E, RR. JDT

07/02/2003

SIGNATURE OF APPRAISER

DATE

I AFFIRM, UNDER PENALTY OF LAW, THAT THE INFORMATION AND DOCUMENTS I SHALL PRESENT TO THE REPRESENTATIVE OF THE DALLAS CENTRAL APPRAISAL DISTRICT CONCERNING THE PROPERTY DESCRIBED ABOVE ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT ALL SUCH DOCUMENTS SHALL BECOME PART OF AN OFFICIAL GOVERNMENT RECORD. I FURTHER AFFIRM THAT, IF I AM ACTING AS AN AGENT, I AM CURRENTLY REGISTERED WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATION OR I AM EXEMPT FROM REGISTERING UNDER THE STATUTE.

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SIGNATURE OF OWNER/AGENT

PRINT NAME

DATE

Certified Mail
7000-1530-0005-5022-7416

November 4, 2004

Dallas Public Fraud Prevention Services
P. O. Box 455
Addison, TX 75001-0455

RE: Open Records Request – Final Response

To Whom It May Concern:

A tax consultant retained by our real estate investment manager files their tax appraisal protests with the Dallas County Appraisal District electronically. Our response to you on September 2, 2004 regarding certain appraisal protests on Search Plaza, located at 10670 North Central Expressway, Dallas, Texas, provided are the only records that have been maintained relative to your inquiry. Neither the Pension System, the investment manager, or the tax consultant, has any other records responsive to your request.

If your organization makes future requests for open records, we will be able to respond in a more timely manner if the requests are made directly to the Pension System. Sending requests through the City Manager will delay our response to your requests.

Public Information Officer