

Dallas Public Fraud Prevention Services

Anonymous Hotline Reporting

POB 455
Addison, TX 75001-0455

www.dpfps.org

May 20, 2004

Mr. Teodoro J. Benavides
Dallas City Manager
1500 Marilla Street, Room 4EN
Dallas, Texas 75201-6390

**RE: Texas Public Information Act - Open Records Request
Dallas Police & Fire Pension System
ID # 0301-061**

Dear Mr. Benavides:

On January 18, 2000, the Dallas Police & Fire Pension System created a corporation called PFP Akard Place, Inc. ([Exhibit "A"](#)). On April 14, 2000, the Dallas Police and Fire Pension System acquired seven commercial properties in and around the downtown Dallas Victory Project area, to include the four-story office building now used by the Pension System for its offices and Board room ([Exhibit "B"](#)).

On November 2, 2002, the forensic accounting firm CFOpros issued an Open Records Request for information regarding properties acquired by the Dallas Police and Fire Pension System since October 1, 1992 ([Exhibit "C"](#)). Missing from documents responsive to the aforementioned Open Records Request ([Exhibit "D"](#)) are substantially all of the properties located in and around the Dallas Victory Project area that were purchased by the Dallas Police and Fire Pension System on April 14, 2000, to include the following by street address:

- 2325 North Akard Street
- 1600 Ashland Street
- 2307 Caroline Street
- 2311 Caroline Street
- 1601 Cedar Springs Road
- 1703 Cedar Springs Road

The Texas Public Information Act, Chapter 552, codifies the public's right to information in the possession of governmental bodies. We are concerned by the omission of information noted above, and respectfully request that your office provide an explanation at the earliest possible time.

Teodoro J. Benavides
May 20, 2004

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Please note advise should you have comments or require additional information. Thank you.

Sincerely,

Columbus A. Alexander, III, CPA
Certified Fraud Examiner
www.dpfps.org

cc: Mayor Laura Miller
Dallas City Council Members
Shirley A. Acy, City Secretary



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BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 156640500 **Entity Type:** Domestic Business Corporation
Original Date of Filing: January 18, 2000 **Entity Status:** In existence
Formation Date: N/A
Tax ID: 00000000000 **FEIN:**
Duration: Perpetual

Name: PFP AKARD PLACE, INC.
Address: [ADDRESS NOT PROVIDED]

<u>REGISTERED AGENT</u>		<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>	
<u>View Image</u>	<u>Document Number</u>	<u>Filing Type</u>		<u>Filing Date</u>	<u>Effective Date</u>	<u>Eff. Cond</u>	<u>Page Count</u>
N/A	7011454	Articles Of Incorporation		January 18, 2000	January 18, 2000	No	N/A
N/A	7011455	Change Of Registered Agent/Office		June 20, 2000	June 20, 2000	No	N/A

Instructions:

- To place an order for additional information about a filing press the 'Order' button.

Dallas Central Appraisal District

Exhibit "B"

Commercial Property

There were 9 matches:

Address	City	Owner	Certified 2002
2085 MIDWAY RD	Carrollton 1	PFP MIDWAY OFFICE INC	\$6,612,820.00
2317 N AKARD ST	Dallas 7	PFP AKARD PLACE INC	\$2,254,190.00
2325 N AKARD ST	Dallas 3	PFP AKARD PLACE INC	\$274,280.00
1600 ASHLAND ST	Dallas 4	PFP AKARD PLACE INC	\$269,660.00
2307 CAROLINE ST	Dallas 7	PFP AKARD PLACE INC	\$618,290.00
2311 CAROLINE ST	Dallas 6	PFP AKARD PLACE INC	\$1,023,230.00
1601 CEDAR SPRINGS RD	Dallas 7	PFP AKARD PLACE INC	\$162,240.00
1703 CEDAR SPRINGS RD	Dallas 8	PFP AKARD PLACE INC	\$2,598,110.00
10670 N CENTRAL EXPY	Dallas 9	PFP SEARCH PLAZA INC	\$10,067,580.00

If Proposed Value is zero, listing may represent a subaccount.



Columbus A. Alexander, III
alexander@cfopros.com

POB 1260
Addison, TX 75001-1260
214 355-4826
214 514-2272 Direct

November 2, 2002

Mr. Gary B. Lawson
Lawson Fields McCue Lee & Campbell, P.C.
14135 Midway Road, Suite 250
Addison, Texas 75001

Dear Mr. Lawson:

RE: OPEN RECORDS REQUEST

In your email of October 8, 2002, you indicated that you would provide answers to questions raised during our then recent discussions. In view of the many weeks that have passed without answer, I am submitting to you, in your capacity as General Counsel for the Dallas Police & Fire Pension System, this written request for information pursuant to the Texas Public Information Act (Texas Open Records Act). Please provide the following:

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

- 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, and 2002.

Please note that I agree to pay the charges related to this Open Records Request. However, I would appreciate a written itemized statement of estimated charges in advance of work being started should the expected charges exceed \$40.

Please advise should you have comments or require additional information. Thank you.

Sincerely,

Columbus A. Alexander, III, CPA
Certified Fraud Examiner

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%
DPFHME 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>
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>
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.	FL 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	Coming	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.	FL 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	108 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
Murumbidgee 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
Okfenokee	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	11/28/1996

Cascade Village	6880 Wet 91St Court	Westminster	CO	80021	11/27/1996
Eleven Hundred Park Ridge	1100 Park Ridge Lane	Raleigh	NC	27605	7/31/1998
Property	Street	City	State	Zip code	Date
Centreport 1	15001 Trinity Blvd.	Ft. Worth	TX	76155	8/3/1998
Michel's Distribution Center	4622 Mercedes Drive, Riverside Business Park	Belcamp	MD	21017	8/3/1998
Southlake Pasadena Shopping Center	495-511 South Lake Avenue	Pasadena	CA	91101	8/25/1998
Pebblebrook Apts.	7700 W. 95th Lane	Overland Park	KS	66212	9/30/1998
Valwood Park 3	1900 Diplomat Dr.	Farmers Branch	TX	75234	1/28/1999
1200 Post Oak Boulevard	1200 Post Oak Boulevard	Houston	TX	77056	3/9/1999
Pearl Street	2300 McKinney Ave.	Dallas	TX	75201	5/6/1999
Miracle Hills	10& 20 Dan Road	Canton	MA	02027	9/22/1999
One Fifteen Miracle Hills	11422 Miracle Hills Drive	Omaha	NE	68154	9/22/1999
Senter Road	1875 & 1879 Senter Road	San Jose	CA	95112	12/1/1999
Goldentop Technology Center	17030 Goldentop Road	San Diego	CA	92127	9/22/2000
West Dallas	2210 W. Dallas Ave.	Houston	TX	77019	12/28/2000
The Woodlands	14041 Preston Rd	Dallas	TX	75240	1/25/2001
DP&F - Chicago Industrial	16800 Canal St	S. Holland	IL	60106	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 Sold	State	County
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