

FORT WORTH SOUTH, INC.

SIGNIFICANT CAPITAL INVESTMENTS SINCE 1996

(not including furniture, fixtures, or equipment)

As of March 15, 2007

Private

1996-1997

1000 W. Magnolia, Police NPD-8, restaurant, apartments 1996-97	750,000
Broadway Baptist Church - 305 West Broadway - 1996	9,200,000
Haws & Tingle General Contractors - 650 West Vickery - 1996	1,000,000
Kindred Hospital Fort Worth - 815 Eighth Avenue - 1996	15,500,000
Omni American Credit Union - 1000 Pennsylvania Avenue - 1996	1,600,000
Ronald McDonald House - 1004 7th Ave. - 1996	3,000,000
Sub Total	\$ 31,050,000

1998

ABC Flag Manufacturing - 212 South Main - 1998	500,000
Bridge Association - 440 S. Main, remodeling and site improvements - 1998	?
Catholic Charities - 1404 Hemphill Street - 1998	410,000
Clinic for Special Surgery - 900 12th Avenue, 12,400 sf - 1998	1,650,000
Cook Children's Medical Center - 1998	9,000,000
Cook Children's Pediatric Office Building - 80,000 sf - 1998	13,500,000
Cook Children's Laboratory expansion & medical library - 1998-99	3,000,000
Daedalus Development - Stenzler Building, 1208 S. Main - 1998	600,000
Daedalus Development - Maverick Advertising, 1223 S. Main - 1998	450,000
Fresnel Technologies - 701 S. Main & 1128 S. Main Street - 1998	2,000,000
Hahnfeld, Hoffer, & Stanford - Architects & Planners - 1425 Eighth Avenue, reuse of church bldg - 1998	?
Harris Methodist - Klabzuba pedestrian tunnel to parking structure - 1998	1,200,000
Heritage St. Joseph's Gardens - former St. Joseph's Hospital, 1401 South Main Street - 1998	15,000,000
Laverne Stanley & Associates - 200 Hemphill - adaptive of former gas station - 1998	250,000
Pennsylvania Place Apartments, 152 units - 250 Pennsylvania Avenue - 1998	8,660,000
Scream'n Video - Adaptive reuse of historic Fire Station #5, 503 Bryan Street - 1998	500,000
Westchester Plaza - 554 South Summit Avenue - 1998	5,000,000
Sub Total	\$ 61,720,000

1999

All Saints Advanced Imaging Center - 1700 W. Rosedale (\$2.5 mil equip) 8,200 sf - 1999	1,750,000
Branch Smith Printing - 120 St. Louis Avenue - 1999	2,000,000
Consultants in Radiology - 1101 Sixth Avenue, 23,000 sf - 1999	4,000,000
Cook Children's Expansion to main hospital building - 1999	12,500,000
Harris Methodist - Neonatal Intensive Care Unit - 1999	2,300,000
Medcor Clinic - 12th & Cooper, 13,000 sf - 1999	1,766,000
Medical Centre Surgicare - 15,500 sf, 750 13th Avenue - 1999	3,000,000
Orthopedic Surgery Pavilion - 12th & Cooper - 1999	2,500,000
Terrell School of Clinical Laboratory Sciences - 10,000 sf expansion - 1999	2,500,000
Sub Total	32,316,000

2000

Law office - 1824 Eighth Avenue - 2000	400,000
Lighthouse for the Blind - 912 West Broadway - 1999 & 2000	2,189,000
Marshall Brown, DDS - 1818 Eighth Avenue - 2000	500,000
Modern Drug Village - Fort Worth National Bank & other mixed use - October 2000	1,100,000
Quorum Architects - 707 W. Vickery, 17,800 sf - April 2000	1,030,000
Sub Total	\$ 5,219,000

2001	
All Saints Cardiac Unit - 22,290 sf 4th floor, telemetry monitoring unit - 2001	4,700,000
Markeen Apartments - 14 units, historic renovation, February 2001	1,200,000
Cook Children's North Garage for 600 vehicles - complete 2001	5,700,000
DMS Architects - 300 College, 4,100 sf - 2001-2002	?
Harris Methodist Bloxom Tower - Critical Care Tower, 98,000 sf, 72-bed, 5 story - March 2001	31,500,000
Harris Methodist Parking structure, two levels - Terrell & Henderson - 2001	4,500,000
Homes of Parker Commons -192 apartment units, adaptive reuse of historic school buildings - 2001	14,000,000
Justin Brands - Office adaptive reuse of former 35,000 sf boot manu facility, 500 Jennings Street, 2001	2,000,000
Kid's Place - 901 Southland, 2001	4,000,000
Meals on Wheels - I-35 & Vickery, 14,500 sf expansion - 2001	1,600,000
Paul's Donuts and Gyros - 1324 Hemphill, adaptive reuse - 2001	?
Samaritan House - Renovate Park Place Care Center - 929 Hemphill - 2001	1,300,000
Texas Bank - 8th & Rosedale - office and drive through bank - 2001	678,000
Thistle Hill House Museum - 1509 Pennsylvania, remodel and restore - 2001	100,000
Sub Total	\$ 71,278,000
2002	
Charon Hatch - 301 College Avenue, 3,000 sf office building, 2002	?
Coffee House Gallery and Café - 609 S. Jennings - 2002	?
Cook Children's Surgery and Recovery expansion - NE corner of hospital - January 2002	14,500,000
Harris Methodist Ben Hogan Center - Outpatient Surgery, Orthopedic & Offices - 800 5 th , 109,000 sf, 2002	17,000,000
Robert Kelly Architect, Inc. - 126 S. Main - 2002	?
Texas White House B&B - cottage addition - 2002	?
Warm Place - 809 Lipscomb - October 2002	2,000,000
Sub Total	\$ 33,500,000
2003	
Associated General Contractors (Quoin Chapter)- 417 Fulton, expansion, February 2003	300,000
Cancer Care - rebuild and occupy 7,600 sf historic structure at 623 South Henderson - 2003	1,200,000
Leuda May Apartments - 20 units, July 2003	1,100,000
Cook Children's Campus expansion - north addition, information systems, etc. - 2003	79,000,000
Kunkel Medical Officer - 1830 Eighth, 3,500 sf, 2003	350,000
North Texas Affiliated Medical Group - 1400 May Street, 14,000 sf admin building - 2003	2,200,000
Synchron City Investments - new single family bungalow, 1320 College Avenue - 2003	180,000
Sub Total	\$ 84,330,000
2004	
608 & 612 8 th Avenue, adaptive reuse of two historic houses, Art & Lynda Brender - 2004	330,000
923 Pennsylvania Avenue - 2-story office bldg, Ahmad Partnership - 2004	1,500,000
Art Station - 1616 Park Place, adaptive reuse of 1921 vintage single bay fire station - 2004	700,000
Carillon Group - multifamily housing development	3,500,000
Fossil Creek Medical - 3,300 sf medical office building, 1001 College Ave - start June 2004	525,000
Harris Methodist - 600 space parking structure, Henderson Street - 2004	7,000,000
Heart Center of North Texas - 1600 W. Rosedale, 16,000 sf medical office building, 2004	2,000,000
MedAlert Clinic for City employees - 715 Pennsylvania - 2004	280,000
Medical Centre Surgical Hospital-United Surgical Partners,750 13 th Ave., 22k sf expansion to existing-2004	5,000,000
Oleander Plaza - 1615 Oleander, 7,800 sf, mixed-use, medical office & four condos - 2004	675,000
Rahr & Sons Brewery - 700 South Main - 2004	500,000
Renfro Foods - 815 E. Stella, plant expansion, warehouse and distribution - 2004	500,000
Ronald McDonald House expansion - fourth wing of bldg with 18 new rooms/suites - 2004	3,000,000
Schaumburg Lofts - Daggett & College - 8 for-purchase townhomes - 2004	1,200,000
Tanna Medical Center - 1000 College Avenue, 6,000 sf - 2004	1,250,000
Sub Total	\$ 27,960,000

2005	
Center for Cancer & Blood Disorders -800 W. Magnolia, 51,000 sf, February 2005	7,500,000
Center for Rehabilitative Medicine - 900 W. Rosedale, 28,000 sf, two story, January 2005	5,000,000
Fairmount Lofts - 4 of 10 loft town homes \$250k-\$295k, Fairmount at Oleander Walk - May 2005	1,200,000
Harris Methodist Heart Tower, Pennsylvania at Henderson, 3/04 - 12/05, OR & Cath, 5 flrs	62,000,000
Wells Fargo Bank - 35,000 sf, July 2005	5,000,000
400 W. Vickery Boulevard- adaptive reuse for Accurate Medical - 2005-06	\$ 2,500,000
810 Hemphill Street. - reconstruction, commercial/retail - Slate Properties for Beck - June 2005	450,000
Baylor All Saints Hospital - 3 floors - 27,000 sf to the main building "A", 200 space pkg garage - 2005	29,000,000
Cockrell Printing - plant expansion, 2-level, production and office space, 218 W. Broadway -2005	?
Sports Rehab Specialists - 850 12th Avenue - 2005	2,700,000
Vandervoort's Dairy (Kroger Foods) - plant expansion and perimeter enhancement - 2004-6	8,200,000
Sub Total	\$ 123,550,000
2006	
Dr. Aggarwal Medical Office - 914 Lipscomb St.	\$ 995,000
LaSalle Apartments - 1420 & 1426 College Ave - start December 2003	900,000
The Villages at Samaritan House - 66 new housing units, 4.6 acres - 9/05 - 2006	12,000,000
TMA Architects/Callahan Engineering - 2-story, mixed use, 3,600 sf, 800 Pennsylvania Ave - 2005-6	800,000
Texana Townhomes - 14 units, 1200 block of Adams at Oleander Walk - 8/05-2006	2,800,000
Magnolia Green - Medical Office Building 51,000 sf at Alston St., Endoscopy, 8/05 -8/06	7,500,000
Alliance for Children - 908 Southland - 2006	1,500,000
Sub Total	\$ 26,495,000
Total Completed Private Sector Facility Investments	
	\$ 470,923,000
Private Projects Under Construction	
2007	
Midtown	35,000,000
Baylor All Saints - campus improvements 2006-2008	205,000,000
Medical Office Building, 120,000 sf, 5 story w/ parking at Mistletoe and 8th	
Women's Hospital, 170,000 sf, 5 story w/ parking at Magnolia & 8th	
Mehl Building - 1204 W. Magnolia, 15,000 sf renovation to retail/office - start 11/05	2,000,000
Oak Timbers - 168 senior apartment units on 6.5 acres,4 buildings, 3-story, Crawford at Terrell, start 12/05	20,000,000
Magnolia Green - 17 Townhome units (Village Homes) - 06/07	4,500,000
Magnolia Green - Park, to be built after parking structure and townhomes - 2007	?
Plaza Medical Center - Phase 3 of expansion, new 6-story tower, outpatient services and pvt rms - 2007	90,000,000
Weinstein Hardware - 419 W. Magnolia adaptive reuse - commercial plus 4 apts, 3 garages, Slate - 2007	600,000
Sub Total	\$ 357,100,000
Planned Private Sector Facility Investments	
Adams at Oleander - Mixed-Use, Dr. Al Schuster - 2008	?
Brace Building site redevelopment 8th & W. Magnolia, Cirrus Group - 2008	?
Fairmount Lofts - Phase-2, Urban Dwellings	
Lofts of St. Mary's, 14 units Square One Development	
Oleander Place Townhomes - 19 units, Mint Interest Group	
Harris Methodist Fort Worth - capital expansion plan 2005 through 2015	50,000,000
Hulsey medical office buildings - 1story - 8,000 sf Mistletoe Blvd at Leslie- 2008	875,000
Mannan Plaza - 1616 Hemphill, 23,700 sf retail center - 2007	1,600,000
Modern Drug Village - 3 story addition, 13,000 sf commercial & residential, 717 W. Magnolia - 2005	1,200,000
Magnolia Avenue Retail, Red Oak Realty - 909 West Magnolia - 2008	3,000,000
Sawyer Grocery, 201-207 S. Main Street, mixed-use, 14 apts, 11k sf retail - 2007	2,500,000
South Village - Schaumburg, 52 units, MU, \$190 to \$265 k at Broadway& College - 2008	16,500,000
Southside Associates - Mixed use Development (Rosedale - Oleander & Hurley -7th)	?
Square One Development - mixed-use (retail & 30Residential units) at Henderson & Magnolia - 2008	1,400,000
Tarrant County Medical Society -24,000 sf, Pennsylvania & Hemphill - 2008	5,500,000
The Armory - 1221 Hemphill Street, adaptive reuse of Niver building, office/retail space - 2008	1,800,000
St. Joseph's Bldg - The Garden on Main - renovation and adaptive reuse of former hospital, 562,000 sf - 2008	41,700,000
Victoria Gardens (John Reid)- 120-160 bed skilled nursing and geriatric center, 80k sf, 2-3 stories, Leslie Street - 2008	7,000,000
Women's Center of Tarrant County - 1723 Hemphill, new building, 26,245 sf one story - 2008	8,000,000
Sub Total	\$ 141,075,000
Total Private Sector Investment	
	\$ 969,098,000

Public Sector Projects	
1998	
Summit to 8th Avenue connection - 1998	\$ 9,400,000
1999	
2000	
JPS parking improvements - 2000	1,500,000
JPS Power Plant - 2000	5,400,000
Sewer line replacements - 11.5 miles, 1998 through 2000	6,000,000
Sub Total	\$ 12,900,000
2001	
City of Fort Worth - Business Assistance Center @ Guinn Campus - 2001	3,000,000
2002	
Trimble Technical High School - building expansion - 2002	9,000,000
Transportation Authority - Vickery Park & Ride - 2000, pedestrian tunnel - 2002	2,000,000
Sub Total	\$ 11,000,000
2003	
Interstate 30 reconstruction - 2003	173,000,000
JPS Radiological Expansion - July 2003	7,300,000
LAMP Clinic - 431 Fulton - Veterans Administration - 2003	?
Rosedale Street widening - South Main to Interstate 35 - 2003	10,030,000
Tarrant County Public Health Facility - S. Main & Rosedale, 78,900 sf - 2003	10,000,000
Trimble Technical High School - athletic field reconstruction & expansion - 2003	500,000
Sub Total	\$ 200,830,000
2004	
City of Fort Worth - Tech Fort Worth Business Incubator at Guinn Campus, 23,000 sf, Feb 2004	1,600,000
Evans Avenue reconstruction with outdoor plaza - 2004	2,000,000
JPS Health Center for Women - 1201 S. Main, 10 ac site, 45,500 sf - 2004	?
Water system distribution and storage enhancements - 20 miles of pipe, construction, 2003-4	15,000,000
Sub Total	\$ 18,600,000
2005	
Oleander Walk - infrastructure improvements between Hurley and College - 2005	765,000
Sub Total	\$ 765,000
2006	
Fire Station #8, 12th and Rosedale, 11/06	2,000,000
Magnolia Green - TIF Parking Structure - 320 spaces, 3-level at Alston Street - start 11/06	4,000,000
Sub Total	\$ 6,000,000
2007	
Rosedale Street - Forest Park to S. Main - began 10/01, roadway 10/04 - 5/07	32,000,000
JPS Hospital Tower - 5 story, 122,000 sf/180 bed patient tower - 2006/2007	89,500,000
JPS Medical Office Building - 100,000 sf East of S. Main 2005-7	15,000,000
JPS Parking Structure - 1,000 cars east of S. Main St, 12/05 - 8/07	12,500,000
City of Fort Worth - Business Assistance Center @ Guinn remodel elementary bldg - 2005-07	2,000,000
Sub Total	\$ 151,000,000
2008/ 2009	
Evans Avenue - Shamlee Branch Library - 1 Story, 10,000 sf building - 2008	5,000,000
Evans Avenue - Public Health Center - 2 Story, 34,000 sf - start construction 2008	6,000,000
Hemphill Street tunnel connection to Lamar & Taylor Streets - 2008	4,500,000
Jennings Street & S. Main Street underpass renovation - June 2009	200,000
Trinity Rail Express extension - station platform & parking at Mistletoe and Beckham - 2009	?
Sub Total	\$ 15,700,000
Total Public Sector Investment	\$ 429,195,000
Total Private and Public Investment	1,398,293,000