

**Exhibit B13-3**

<b>Development</b>	<b>ERC's</b>
Interbay Developments	4,023
Downtown Redevelopments	6,247
Channelside Redevelopments	4,378
<b>Identified Developments Sub Total ERC</b>	<b>14,648</b>
Additional Developments	
<b>Unidentified Developments Sub Total ERC</b>	<b>15,732</b>
<b>GRAND TOTAL ERC</b>	
	<b>30,380</b>

<b>Total Improvements Cost</b>	\$55,000,000
<b>Criteria (ERC)</b>	30,380
<b>Per Criteria</b>	\$1,810
<b>Identified Pay (Present)</b>	\$26,518,887
<b>Unidentified Pay (Future)</b>	\$28,481,113
<b>Percent Identified Vs. Total (Present)</b>	48
<b>Percent Unidentified Vs. Total (Future)</b>	52

<b>Total Improvements Cost</b>	\$55,000,000
<b>CIAC committed (ERC)</b>	7339.46
<b>CIAC fee assessed \$</b>	11,473,293.00
<b>Remaining ERC</b>	23,041
<b>Per ERC Cost \$</b>	1,890