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EXHIBIT A
PROJECT PLAN AMENDMENT

[Describe the amendments]

Listed below are the amended sections to the previously submitted Project Plan.

1). *Section Two, Item (2)(e), "Pledged Parcels"* is amended to reflect two parcel numbers that were omitted from the list. These two parcels were included in the legal description of the District. The two parcels are as follows;

Burrow Family Trust	12674
H20 Services LLC	12676

2). *Section Two, Item 3, "Estimated Project Costs"* is amended to reflect updated "public infrastructure cost estimates" from the engineer.

3). *Section Two, Item 5, "Tax Assessor Certificate"* is amended to reflect the addition of the two previously mentioned parcels. The Tax Assessor Certificate is replaced with the Certificate shown on the following page.

4). *Section Three, Item 3, Calculations for Estimated Tax Increment"* is amended to reflect the addition of the two previously mentioned parcels.

(e) Pledged Parcels

The following parcels are being pledged in respect to their real estate tax increments;

<u>Owner</u>	<u>Parcel number</u>
Turtle Creek Partners LLC	25047
Turtle Creek Partners LLC	12091
Turtle Creek Partners LLC	12673
Burrow Family Trust	12674
H20 Services LLC	12676

(3) Estimated Project Costs

The total estimated costs of the improvements within the Turtle Creek District are as follows:

Land Improvements:	\$ 51,220.00
Traffic Control Devices:	\$400,000.00
Turtle Creek Relocation:	\$870,000.00
Park Buffer:	\$250,000.00
Storm Sewer System:	\$960,000.00
Underground Water System:	\$600,000.00
Sanitary Sewer System:	\$630,000.00
Utility Relocation:	\$904,600.00
Engineering:	\$80,000.00
Engineering 404 Permit	\$42,866.00
Surveying:	\$155,000.00
Land Acquisition Related to Streets and Drainage:	\$1,319,659.00
Asbestos Study on Land to be conveyed to City of Jonesboro:	\$6,630.00
Phase I Environmental Site Assessment on Property to be Conveyed to Jonesboro:	\$2,217.50
Traffic Study:	\$9,850.00
Traffic Signal Design	\$26,000.00
Demolition of houses:	\$50,000.00
Modular Walls in the new Turtle Creek	\$249,000.00
Erosion Control	\$178,000.00
Erosion Control Blanket for new Turtle Creek	\$50,000.00
Excavation for Retention Pond – 9-Acre Site	\$500,000.00
Seeding and Grading 9-Acre Site	\$15,000.00
Gas Lines	\$36,000.00
Grading & Seeding of Greenway	\$5,000.00
DOT Deceleration Lanes	\$31,000.00
Extension of Mathews Drive	\$200,000.00
Construction of Greenway	<u>\$81,000.00</u>
TOTAL:	\$7,770,304.50

(5) Tax Assessor Certification

The certification by the Tax Assessor of Craighead County, Arkansas of the base value, total ad valorem rate, debt service ad valorem rate and the applicable ad valorem rate for the Turtle Creek District is attached on the following page.

(3) Calculations for Estimated Tax Increment

The Base Year values of the pledged parcels and the estimated real estate tax increment is shown below:

**Jonesboro, Arkansas
Tax Increment Financing**

Government Entity	Millage
Jonesboro School District	30.0
Craighead County General Fund	4.0
Craighead County Road Fund	2.1
Jonesboro City Library	2.0
Jonesboro Police Pension	0.5
Jonesboro Fire Pension	0.5
Total	39.1

Base Year Calculation

Parcel	Base Value	Assessment Ratio	Assessed Value	Millage Rate	Base Year Tax	2003 Actual
25047	201,100	20%	40,220	39.1	1,572.60	1,572.95
12091	379,900	20%	75,980	39.1	2,970.82	3,045.96
12674	138,500	20%	27,700	39.1	1,083.07	1,083.67
12676	138,500	20%	27,700	39.1	1,083.07	1,083.67
12673	547,550	20%	109,510	39.1	4,281.84	4,283.65
Total	1,405,550		281,110		10,991.40	11,069.90

Completion Value	Assessment Ratio	Assessed Value	Millage Rate	Total Taxes	Base Year Tax	Potential Increment
108,500,000	20%	21,700,000	39.1	848,470	11,070	837,400

Assessor Calculations:

* Base Valuation :	1,405,550	x	20%	=	\$281,110
* Current (Projected Value)	108,500,000	x	20%	=	\$21,700,000
* Total Ad Valorem Tax Rate (mills)					39.1
* Debt Service Ad Valorem Tax Rate (mills)					5.0
* Applicable Ad Valorem Tax Rate (mills)					34.1

A - (Total Rate x Current Assessed Value)	39.1	x	21,700,000	=	848,470
B - (Applicable Rate x Base Assessed Value)	34.1	x	281,110	=	9,586
C - (Debt Service Rate x Current Assessed Value)	5.0	x	21,700,000	=	108,500
D - (Applicable Rate x Increment Value)	34.1	x	(21,700,000 - 281,110)	=	730,384

**Jonesboro, Arkansas
Tax Increment Financing**

Tax Assessor Certification

DEED BOOK 689 PAGE 267 - 279
 DATE 01/19/2005
 TIME 03:49:43 PM
 RECORDED IN
 OFFICIAL RECORDS OF
 CRAIGHEAD COUNTY
 ANN HUDSON
 CIRCUIT CLERK
 RECEIPT# 130783, D.C.

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Assessor Calculations:

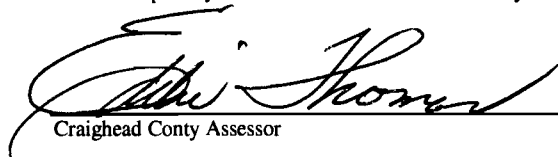
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Percentage Calculations:

A	9,586	/	848,470	=	1.13%
B	108,500	/	848,470	=	12.79%
C	730,384	/	848,470	=	86.08%
					100.00%

Project Completion: May-06
 First Tax Payment Due: October-07
 First Principal Payment: February-08


 Craighead County Assessor