REQUEST:

Refer 10 Ragland, p. 21. Please identify the senior executives that provide strategic direction to EFH Corporate Services.

RESPONSE:

The following response was prepared by or under the direct supervision of Stephen N. Ragland, the sponsoring witness for this response.

Please see Attachment 1 to this response.

ATTACHMENT:

ATTACHMENT 1 - Management Structure, EFH Corporate Services as of December 31, 2007, 1 page.

Management Structure on 12/31/2007	
Entity Name	**EFH Corporate Services Company**

Name	Title
Campbell, David A.	Director
Poole, David P.	Director
Poole, David P.	Chairman of the Board, President and Chief Executive
Campbell, David A.	Executive Vice President and Chief Financial Officer
Chand, M. Rizwan	Senior Vice President
Hillstrand, Kris W.	Senior Vice President and Chief Information Officer
Horton, Anthony R.	Senior Vice President, Treasurer and Assistant Secretary
Joshi, Safal K.	Senior Vice President
Rucker, Kim K.W.	Senior Vice President, Secretary and Chief Governance Officer
Siegler, Jonathan A.	Senior Vice President
Szlauderbach, Stanley J.	Senior Vice President and Controller
Thomas, Gina C.	Senior Vice President and General Tax Counsel
Asthana, Manu	Vice President
Cameron, Andrew A.	Vice President
Leonard, Scott E.	Vice President
Baur, Michael	Vice President - Project Controls
Carter, Michael L.	Vice President and Assistant Controller
Grace, Tommy Glen	Vice President - Stategy and M & A
Harris, Ray	Vice President - Development
Hogan, Tim	Vice President - Investor Relations
Jones, Bradley C.	Vice President - Development
Moore, William A.	Vice President and Associate General Counsel - Regulatory Law
Raxter, Barbara A.	Vice President - Talent Management
Smith, Howard K.	Vice President - Construction Management
Stewart, John C.	Vice President - Litigation
Thompson, Von	Vice President - Major Projects
Wiggs, Brett	Vice President - Development
Winston, Lisa M.	Vice President - Labor and Employment Law
Kubin, Diane J.	Assistant Secretary
Garberding, Michael J.	Assistant Treasurer - Structured Transactions
Howard, Carla A.	Tax Signing Officer
Sigler, David A.	Tax Signing Officer

REQUEST:

Refer to Ragland, p. 22. Please provide the action plans for EFH Corporate Services for 2006, 2007, and 2008.

RESPONSE:

The following response was prepared by or under the direct supervision of Stephen N. Ragland, the sponsoring witness of this response.

The information requested is voluminous and will be made available in the Austin or Dallas Voluminous Room. An index of the voluminous information is included in Attachment 1.

ATTACHMENT:

Attachment 1 - Voluminous Index, 1 page

VOLUMINOUS INDEX

Item #	Title/Description	Date	Preparer	# of Pages
1	Oncor Electric Delivery, TXU Business Services - Service Bill Comparison	August-08	Oncor Regulatory	1
2	TXU Monthly Dashboard (KPI), 2006	January-07	EFH Accounting	2
3	TXU Monthly Dashboard (KPI), 2007	August-08	EFH Accounting	2
4	TXU Business Services Affiliate Billings (2006 Plan by Affiliate and by Class of Item)	2005	EFH Accounting	57
5	TXU Business Services Affiliate Billings (2007 Plan by Affiliate and by Class of Item)	November-06	EFH Accounting	97
6	TXU Business Services Affiliate Billings (2008 Plan by Affiliate and by Class of Item)	2008	EFH Accounting	35

REQUEST:

Refer to Ragland, p. 22. Provide documentation, reports or analysis supporting EFH Corporate Services' budget for the test year. Include the budget process timeline, proposed funding requests and final budgets.

RESPONSE:

The following response was prepared by or under the direct supervision of Stephen N. Ragland, the sponsoring witness of this response.

The information requested is voluminous and will be made available in the Austin or Dallas Voluminous Room. An index of the voluminous information is included in Attachment 1.

ATTACHMENT:

Attachment 1 - Voluminous Index, 1 page

VOLUMINOUS INDEX

Item #	Title/Description	Date	Preparer	# of Pages
1	TXU Business Services Affiliate Billings,1+11 2006 Plan vs 2007 Plan R1 vs 2007 Plan R2, By Business and Affiliate, Oncor Electric Delivery	November-06	EFH Accounting	10
2	TUS Corporate Center, OM Expense Direct, Month of December 2007 (Dashboard report)	December	EFH Accounting	9
3	TXU Business Services - Summary Planning Reports	September-07	EFH Accounting	73
4	TXU Business Services - TXU Management Fee Templates	October-07	EFH Accounting	73
5	TXU Business Services - Function Planning Templates and Correspondence	September-07	EFH Accounting	2,251
6	Booz&Co, Exhibit TJF 5, Budgeting and Cost Control Process (Timeline)	June-08	Booz & Co	6

REQUEST:

Refer to Ragland, p. 22. Provide all documentation of the planning sessions between EFH Corporate Service s and other EFH subsidiaries for services provided during the test year. Include agendas, minutes, action plans, correspondence, reports, notes and all other written or electronic documents.

RESPONSE:

The following response was prepared by or under the direct supervision of Stephen N. Ragland, the sponsoring witness of this response.

The information requested is voluminous and will be made available in the Austin or Dallas Voluminous Room. An index of the voluminous information is included in Attachment 1.

Please see Oncor's response to Cities RFI Set No. 12, Question No. KN12-35 for correspondence related to 2007 EFH Corporate Services Company planning.

ATTACHMENT:

Attachment 1 - Voluminous Index, 1 page

VOLUMINOUS INDEX

Item #	Title/Description	Date	Preparer	# of Pages
1	TXU Business Services Affiliate Billings, By Business and Affiliate, 2007 Plan (Summary)	November-06	EFH Accounting	1
2	TXU Business Services Affiliate Billings, By Business and Affiliate, 2007 Plan (By Affiliate)	November-06	EFH Accounting	33
3	TXU Business Services Affiliate Billings, By Business and Affiliate, 2007 Plan (By Service Provider)	November-06	EFH Accounting	66
4	2007 Plan Project Descriptions & Methodologies	November-06	EFH Accounting	57
5	Tax Discusssion, July 2 2007	July-07	Planning Director	7
6	Treasury Discussion, June 2007	June-07	Planning Director	8

REQUEST:

Refer to Ragland, p. 23. Please provide the 2007 and 2008 business plans for EFH Corporate Services. Include all subsequent modifications to the plans.

RESPONSE:

The following response was prepared by or under the direct supervision of Stephen N. Ragland, the sponsoring witness of this response.

The information requested is voluminous and will be made available in the Austin or Dallas Voluminous Room. An index of the voluminous information is included in Attachment 1.

Additional supporting information is provided in Oncor's response to Cities RFI Set No. 12, Question No. KN12-34.

ATTACHMENT:

Attachment 1 - Voluminous Index, 2 pages

VOLUMINOUS INDEX

Item #	Title/Description	Date	Preparer	# of Pages
1	TXU Business Services Affiliate Billings,1+11 2006 Plan vs 2007 Plan R1 vs 2007 Plan R2, By Business and Affiliate, Oncor Electric Delivery	2007	EFH Accounting	11
2	TUS Corporate Center, OM Expense Direct, Month of December 2007 (Dashboard report)	December	EFH Accounting	10
3	TXU Business Services Affiliate Billings, 2008 Plan vs 2007 Plan vs 2007 Actual, Round 4, Oncor Plan Information	2008	EFH Accounting	18
4	TXU Business Services Affiliate Billings, 2008 Plan vs 2007 Plan vs 2007 Actual, Round 3, Oncor Plan Information	2007	EFH Accounting	9
5	TXU Business Services Affiliate Billings, 2008 Plan vs 2007 Plan vs 2007 Actual, Round 2, Oncor Plan Information	2007	EFH Accounting	11
6	TXU Business Services Affiliate Billings, 2008 Plan vs 2007 Plan vs 2007 Actual, Round 1, Oncor Plan Information	2007	EFH Accounting	11
7	2008 Plan Correspondence, Between Oncor and EFH Corporate Services	Various	Oncor Planning Department	91
8	TXU Business Services Affiliate Billings (2008 Plan by affiliate and by Class of item	2008	EFH Accounting	35
9	EFH Corporate Services 2008 Plan (By Function), Round 4	2008	EFH Accounting	323

VOLUMINOUS INDEX

Item #	Title/Description	Date	Preparer	# of Pages
10	EFH Corporate Services 2008 Plan (By Function), Round 3	2007	EFH Accounting	103
11	EFH Corporate Services 2008 Plan (By Function), Round 2	2007	EFH Accounting	498
12	EFH Corporate Services 2008 Plan (By Function), Round 1	2007	EFH Accounting	14
13	EFH Corporate Services, Affiliate Plan Correspondence and client work papers, 2008	Various	EFH Accounting	439

REQUEST:

Refer to Ragland, p. 23. Provide the monthly material variance reports since January of 2003 for EFH Corporate Services and identify which activities are increasing or decreasing in costs and what actions were taken as a result. Include correspondence, summaries, reports or analysis (written or electronic) that support the actions taken.

RESPONSE:

The following response was prepared by or under the direct supervision of Stephen N. Ragland, the sponsoring witness of this response.

The information requested is too voluminous to reproduce and qualifies for an exception to the requirement that it be made available in the Austin Voluminous Room; accordingly, the information will be made available at its usual repository in Dallas. An index of the inspect information is included in Attachment 1.

Neither Oncor Electric Delivery Company LLC (Oncor), nor any of the affiliates providing services to Oncor, systematically keep an historical record of each such specific occurrence. Management and staff of both Oncor and the affiliates review, analyze, and comment on budget variance reports on a monthly basis. Both increases and decreases in actual expenses are reviewed, analyzed, and acted upon as part of these reviews in the normal course of business. The voluminous documentation provided with this response includes monthly variance reports that contain explanations and associated correspondence related to budget variance review items, both increases and decreases. The two are not archived separately. In many cases, matters of interest arising from these monthly reviews are resolved in an informal manner, such as a telephone call.

As is evidenced by these variance reports, EFH Corporate Services Company has historically been under plan in all areas for the years requested in this question. Therefore, it is apparent that EFH Corporate Services Company cost controls have been effective and that both EFH Corporate Services Company and Oncor have actively managed these costs compared to plan.

ATTACHMENT:

ATTACHMENT 1 - Inspect Index, 2 pages

INSPECT INDEX

ITEM #	DESCRIPTION	DATE	PREPARER	# of Pages
1	TXU Business Services Management Support, Service Provider Billing Summary, YTD December 2007	2007	TXU Business Services Management Support	5
2	Service Company Reports - YTD December 2006	2006	TXU Business Services Management Support	3
3	Service Company Reports - YTD December 2005	2005	TXU Business Services Management Support	7
4	Service Company Reports - YTD December 2004	2004	TXU Business Services Management Support	15
5	Service Company Reports - YTD December 2003	2003	TXU Business Services Management Support	17

ITEM #	DESCRIPTION	DATE	PREPARER	INCHES
1	TXU Corporate Services, 2003 Activity 3rd and 4th Quarter	2003	TXU Business Services Management Support	4.5
2	TXU Business Serivces, Over/Under Recovery Reports	2003	TXU Business Services Management Support	3.5
3	Procure Resources - 2002, 2003	2003	TXU Business Services Management Support	4.5
4	Corporate Services, 2003 Activity 1st and 2nd Quarter	2003	TXU Business Services Management Support	4.5
5	TXU Group Chargeback, Rentable Total	2003	TXU Business Services Management Support	4.5
6	Administrative Services 2003 Chargeback	2003	TXU Business Services Management Support	3.5
7	Corporate Services, 2003 Activity, Plan, Projections, PCAS	2003	TXU Business Services Management Support	3.5
8	Environmental Health and Safety, 2003 Plan, Monthly Activity	2003	TXU Business Services Management Support	4.5
9	Research & Development, 2003 Plan / Monthly Activity	2003	TXU Business Services Management Support	4
10	Corporate Department, 2003 Actual	2003	TXU Business Services Management Support	2.5
11	TUS Total Company 2003 Activity	2003	TXU Business Services Management Support	2
12	Assurance Services, 2003 Plan/Monthly Activity	2003	TXU Business Services Management Support	4
13	Group Chargeback, Rentable Totals, Energy Plaza	2003	TXU Business Services Management Support	3
14	Group Chargeback, Rentable Totals, Harwood	2003	TXU Business Services Management Support	2.5
15	Group Chargeback, Rentable Totals, Bank One	2003	TXU Business Services Management Support	2.5
16	Group Chargeback, Rentable Totals, Lincoln Plaza	2003	TXU Business Services Management Support	2.5
17	General Counsel, 2003 Plan, Monthly Activity	2003	TXU Business Services Management Support	3

INSPECT INDEX

18	Corporate Taxes, 2003 Activity	2003	TXU Business Services Management Support	2.5
19	Environmental, 2003 Activity	2003	TXU Business Services Management Support	4.5
20	Finance, 2003 Plan/Montly Activity	2003	TXU Business Services Management Support	4.5
21	Investor Relations, 2003 Plan/Monthly Activity	2003	TXU Business Services Management Support	4
22	Corpate Tax, 2004 Activity	2004	TXU Business Services Management Support	3
23	Corporate Services Group Chargeout Bank One	2004	TXU Business Services Management Support	2.5
24	Communications Monthly Activity, 2004	2004	TXU Business Services Management Support	2.5
25	Corporate Services & General Counsel Activity, 2004	2004	TXU Business Services Management Support	3
26	Corporate Services Chargeout Rentable Totals Energy Plaza, 2004	2004	TXU Business Services Management Support	3
27	Corporate Services Chargeout Rentable Totals Lincoln Plaza, 2004	2004	TXU Business Services Management Support	2.5
28	Corporate Services Chargeout Rentable Total Harwood, 2004	2004	TXU Business Services Management Support	3
29	Admin Services, 2004 Chargeback	2004	TXU Business Services Management Support	3
30	HR 2004 Actual	2004	TXU Business Services Management Support	3
31	2004 Investor Relations, Financial Planning, Enterprise Risk	2004	TXU Business Services Management Support	3

Box #	DESCRIPTION	DATE	PREPARER	# of Files
1	2003 Actual - Workpapers and Reports	2003	TXU Business Services Management Support	10 Files
2	2003 Actual - Workpapers and Reports	2003	TXU Business Services Management Support	29 Files
3	2004 Actual - Workpapers and Reports	2004	TXU Business Services Management Support	36 Files
4	2005 Actual - Workpapers and Reports	2005	TXU Business Services Management Support	34 Files
5	2004 Actual - Workpapers and Reports	2004	TXU Business Services Management Support	34 Files
6	2006 Actual - Workpapers and Reports	2006	EFH Corporate Services Accounting	16"
7	2007 Actual - Workpapers and Reports	2007	EFH Corporate Services Accounting	12 Files
8	2008 Actual - Workpapers and Reports	2008	EFH Corporate Services Accounting	10 Files

REQUEST:

Refer to Ragland, p. 23. Please provide the "periodic revised budget projections" for the period January 2007 through the most current period available for EFH Corporate Services.

RESPONSE:

The following response was prepared by or under the direct supervision of Stephen N. Ragland, the sponsoring witness of this response.

The information requested is voluminous and will be made available in the Austin or Dallas Voluminous Room. An index of the voluminous information is included in Attachment 1.

ATTACHMENT:

Attachment 1 - Voluminous Index, 2 pages

VOLUMINOUS INDEX

Item #	Title/Description	Date	Preparer	# of Pages
1	TXU Business Services Affiliate Billings, 2007 Plan Vs Forecast Vs Last Forecast, By Business and Affiliate, Monthly	Various	EFH Accounting	163
2	TUS Corporate Center, OM Expense Direct, Month of December 2007 "Dash Board Reports"	Dec 07	EFH Accounting	10
3	TUS Corporate Center, OM Expense Direct, Month of November 2007 "Dash Board Reports"	Nov 07	EFH Accounting	8
4	TUS Corporate Center, OM Expense Direct, Month of October 2007 "Dash Board Reports"	Oct 07	EFH Accounting	9
5	TUS Corporate Center, OM Expense Direct, Month of September 2007 "Dash Board Reports"	Sep 07	EFH Accounting	11
6	TUS Corporate Center, OM Expense Direct, Month of August 2007 "Dash Board Reports"	Aug 07	EFH Accounting	10
7	TUS Corporate Center, OM Expense Direct, Month of July 2007 "Dash Board Reports"	Jul 07	EFH Accounting	10
8	TUS Corporate Center, OM Expense Direct, Month of June 2007 "Dash Board Reports"	Jun 07	EFH Accounting	11
9	TUS Corporate Center, OM Expense Direct, Month of May 2007 "Dash Board Reports"	May 07	EFH Accounting	10

VOLUMINOUS INDEX

Item #	Title/Description	Date	Preparer	# of Pages
10	TUS Corporate Center, OM Expense Direct, Month of April 2007 "Dash Board Reports"	Apr 07	EFH Accounting	10
11	TUS Corporate Center, OM Expense Direct, Month of March 2007 "Dash Board Reports"	Mar 07	EFH Accounting	8
12	TUS Corporate Center, OM Expense Direct, Month of February 2007 "Dash Board Reports"	Feb 07	EFH Accounting	10
13	TUS Corporate Center, OM Expense Direct, Month of January 2007 "Dash Board Reports"	Jan 07	EFH Accounting	10
14	EFH Corporate Services, TXU Business Services Direct Expense by Segment and Function, 2007	Various	EFH Accounting	13
15	EFH Corporate Services, TXU Business Services Direct Expense by Segment and Function, 2008	Various	EFH Accounting	7

REQUEST:

Refer to Ragland, p, 24. Has EFH Corporate Services or its predecessors conducted a benchmarking study since January 2006 that is not included in Mr. Ragland's testimony or workpapers? If so, please explain why the study was not included, and provide the study.

RESPONSE:

The following response was prepared by or under the direct supervision of Stephen N. Ragland, the sponsoring witness for this response.

No. The benchmarking analyses, including salary and benefit studies, are too voluminous to reproduce, therefore, a benchmarking index was provided on pages 1332 through 1336 of Mr. Ragland's workpapers. Hewitt Associates LLC has provided additional benchmarking studies, performed by third parties, conductd from January, 2006 to the present. An updated benchmarking index for the period since January 2006 is provided as Attachment 1 to this response.

ATTACHMENT:

ATTACHMENT 1 - Benchmark Index, 2 pages.

BENCHMARK INDEX

1 SG&A Costs Benchmark from EMR--December 2007
1 Staubach Company DFW Statistics-- December 2007
2 Hewitt Custom IPHRA Power Survey—September 2007
3 TXUBS Print Shop Cost Survey—July 2007
4 Communications Executive Council Resource Allocation Benchmark Survey--2007
5 Eastman Longview Texas Custom Survey—August 2007
6 Mercer ERCOT Custom Survey—August 2007
7 Cammocks Coal Industry Compensation—June 2007
8 Hewitt Custom Power Survey—June 2007
9 Hewitt STP Custom Nuclear Survey—June 2007
10 Intelligent Compensation Southwest Personnel Group—June 2007
11 Foushee Environmental Health & Safety Compensation Survey—May 2007
12 Hay Mining Industry—May 2007
13 Hewitt Power Industry—May 2007
14 Towers Perrin Energy Market & Trading—May 2007
15 Dallas Community Salary Survey—April 2007
16 Dallas Community Salary Survey—April 2007
17 Eapdis Energy Technical Craft Clerical—April 2007
18 Hewitt TCM Executive—April 2007
19 Hewitt TCM Management & Professional—April 2007
20 Mercer Energy Compensation—April 2007
21 Towers Perrin Middle Management Energy Services Industry—April 2007
22 Watson Wyatt Data Services: Report on Top Management Compensation -April, 2007
23 Altman Weil Publications, Inc.: Law Department Compensation Benchmarking Survey-March, 2007
24 Altman Weil Survey of Law Firm Economics-March, 2007
25 D. Dietrich Associates, Inc.: Science & Laboratory-March, 2007
26 D. Dietrich Associates, Inc.: Construction Salary Survey-March,2007
27 Gartner Inc.: IT Market Compensation Study-March, 2007
28 Hay Utilities Survey—March 2007
29 Hewitt Energy Marketing and Trading—March 2007
30 Hildebrandt International Law Department Survey-March,2007
31 Mercer Benchmark Database (CMC)—March 2007
32 Mercer Benchmark Database (EC)—March 2007
33 Mercer Benchmark Database (FAL)—March 2007
34 Mercer Benchmark Database (HRM)—March 2007
35 Mercer Benchmark Database (IT)—March 2007
36 Mercer Benchmark Database (LSC)—March 2007
37 Mercer Human Resource Consulting Inc.: Contact Center Compensation Report-March, 2007
38 Mercer Metropolitan Benchmark Database (MBC)—March 2007
39 Towers Perrin Executive Energy Services Industry—March 2007
40 Watson Wyatt Data Services: Report on Sales and Marketing Personnel Compensation-March, 2007
41 Watson Wyatt Data Services: Survey of Professional Specialized Services Personnel Compensation-March, 2007
42 Watson Wyatt Data Services: Survey Report on Middle Management Compensation-March, 2007
43 Watson Wyatt Data Services: Survey Report on Supervisory Management Compensation-Feb, 2007
44 Altman Weil Publications, Inc.: Annual Compensation Survey for Paralegals/Legal Assistants and Managers-Jan,2007
45 Watson Wyatt Data Services: Report on Technician and Skilled Trades Personnel Compensation-Jan, 2007
46 Watson Wyatt Data Services: Survey Report on Office Personnel Compensation-Jan, 2007
47 Mercer ERCOT Custom Survey—August 2006
48 Eastman Longview Texas Custom Survey—August 2006
49 Intelligent Compensation Southwest Personnel Group—June 2006
50 Hewitt STP Custom Nuclear Survey—June 2006
51 Hewitt Custom Power Survey—June 2006
52 EHResearch Survey of Executive and Administrative Assistants—June 2006
53 Cammocks Coal Industry Compensation—June 2006
54 Towers Perrin Energy Market & Trading—May 2006
55 Hay Mining Industry—May 2006

BENCHMARK INDEX

56 Hewitt Power Industry—May 2006
57 Foushee Environmental Health & Safety Compensation Survey—May 2006
58 Wayson Wyatt Top Management Report—April 2006
59 Watson Wyatt Sales and Marketing Personnel—April 2006
60 Towers Perrin Middle Management Energy Services Industry—April 2006
61 Radford Sales Compensation—April 2006
62 Mercer Energy Compensation—April 2006
63 Hewitt TCM Management & Professional—April 2006
64 Hewitt TCM Executive—April 2006
65 Eapdis Energy Technical Craft Clerical—April 2006
66 Dallas Community Salary Survey—April 2006
67 Watson Wyatt Professional Personnel Report- Specialized Svcs—March 2006
68 Watson Wyatt Professional Personnel Report- Administrative Svcs—March 2006
69 Watson Wyatt Middle Management Report—March 2006
70 Towers Perrin Middle Management Database—March 2006
71 Towers Perrin Executive Energy Services Industry—March 2006
72 Towers Perrin Executive Database—March 2006
73 Mercer Metropolitan Benchmark Database (MBC)—March 2006
74 Mercer Benchmark Database (LSC)—March 2006
75 Mercer Benchmark Database (IT)—March 2006
76 Mercer Benchmark Database (HRM)—March 2006
77 Mercer Benchmark Database (FAL)—March 2006
78 Mercer Benchmark Database (EC)—March 2006
79 Mercer Benchmark Database (CMC)—March 2006
80 Mercer Benchmark Database (CALL)—March 2006
81 Hildebrandt Law Survey—March 2006
82 Hay Utilities Survey—March 2006
83 Hewitt Energy Marketing and Trading—March 2006
84 Gartner Inc. IT Market Compensation Survey—March 2006
85 Dietrich Associates Construction Salary Survey—March 2006
86 AWP Law Department Survey—March 2006
87 Watson Wyatt Supervisory Report—February 2006
88 PAS, Inc. Constructions Management Staff—February 2006
89 Watson Wyatt Technical Skilled Trades Report—January 2006
90 Watson Wyatt Office Personnel Report—January 2006
91 AWP Survey of Law Firm Economics—January 2006
92 AWP Legal Assistants Paralegals and Managers—January 2006

REQUEST:

Refer to Ragland, p. 24. Mr. Ragland testifies that "a comparison of total administrative and general expenses is a fair means of demonstrating the reasonableness of EFH Corporate Services Company's affiliate charges to Oncor." Does his comparison of administrative and general expense charges between Oncor and EFH Corporate services reflect the A&G changes resulting from the outsourcing of services to Capgemini over the past 5 years?

RESPONSE:

The following response was prepared by or under the direct supervision of Stephen N. Ragland, the sponsoring witness for this response.

Yes. The benchmarking analysis, discussed beginning on page 24, line 19, and continuing through page 25, line 6, of Mr. Ragland's direct testimony, comparing Oncor's administrative and general expenses, as filed in the annual Earnings Monitoring Report, with those of the other Texas utilities having filed an annual Earnings Monitoring Report over the last 5 years, reflects total actual administrative and general expenses incurred during each of those 5 years, including those administrative and general expenses billed to Oncor from Capgemini Energy LP. A copy of that benchmarking analysis has been provided in Oncor's response to Cities RFI Set No. 12, Question No. KN12-8.

REQUEST:

Refer to Ragland, p. 27. Do direct billed expenses also include allocation of shared services overhead expenses?

RESPONSE:

The following response was prepared by or under the direct supervision of Stephen N. Ragland, the sponsoring witness for this response.

Yes. As presented on page 20, lines 9 through 11, of Mr. Ragland's direct testimony, overhead expenses are a component cost of the EFH Corporate Services Company activities/projects (sub-classes) used to capture the expenses associated with a particular service. This includes direct and assigned expenses. As stated on page 20, lines 16 through 23, of Mr. Ragland's direct testimony, those overhead expenses are assigned to activities/projects based on relative total dollars or relative labor dollars depending on which method is more appropriate to properly distribute the overhead cost in question.

Please see Oncor's response to OPC RFI Set No. 1, Question No. 1-19, for further information related to EFH Corporate Services Company overhead expenses.

REQUEST:

Refer to Ragland, p. 29 . For each cost assignment methodology on V-K-11, please provide the date of the last review.

RESPONSE:

The following response was prepared by or under the direct supervision of Stephen N. Ragland, the sponsoring witness for this response.

Each of the billing methodologies presented in Schedule V-K-11 was reviewed in June 2008.

REQUEST:

Refer to Ragland, p. 29. Were there any changes to a cost assignment for a particular activity during the test year or after the test year? If so, identify the activities affected and corresponding changes in methodology, the cost impact of the change and explanation for each change.

RESPONSE:

The following response was prepared by or under the direct supervision of Stephen N. Ragland, the sponsoring witness for this response.

Please see Attachment 1 to this response. Oncor does not expect a change in expense levels related to these changes in cost assignment methodology.

ATTACHMENT:

ATTACHMENT 1 - EFH Corporate Services Change in Billing Methodology, 1 page.

EFH Corporate Services Change in Billing Methodology

Project Number	Project Title	Change	Reason
50000000	Finance	**From** Affiliate pro rata share of net plant, property and equipment **To** No longer billed	Embedded in Oncor in 2008
50800000	Investor Relations	**From** A composite of Affiliate shareholder equity and direct billed to TXU **To** Affiliate long-term debt and direct billed TXU	To more closely align costs with the cost-causation method
51000000	Corporate Strategy	**From** A composite of net plant, property and equipment and direct billed to GNDVP/TXU **To** A composite of net plant, property and equipment and direct billed to TXU	To direct bill affected party
53100000	Corporate Secretarial Services	**From** Staff Assignments **To** Embedded	Embedded in Oncor in 2008
60300000	Tax Accounting	**From** Tax Allocation Table Lines **To** Embedded Controller Headcount	To allign billings with the Corporate Controller
71110000	Internal Communications & iNet	**From** A composite of affiliate headcount and direct billed to GNDVP **To** A composite of affiliate headcount and Direct Billed to TXU	To direct bill affected party
71110001	Inter Com-Projects (Reports)	**From** Affiliate headcount **To** Embedded	Embedded in Oncor in 2008
71110002	iNet Projects	**From** Affiliate headcount **To** Embedded	Embedded in Oncor in 2008
71110008	Internal Com Projects	**From** Affiliate headcount **To** Embedded	Embedded in Oncor in 2008
71310000	Emp Relations	**From** Affiliate headcount **To** Embedded	Embedded in Oncor in 2008
71330000	Labor Relations	**From** Affiliate headcount **To** Embedded	Embedded in Oncor in 2008

REQUEST:

Refer to Ragland, p. 29. Please provide documentation supporting Mr. Ragland's statement that "in each instance" the frequency with which the billing methodology was reviewed was found to be reasonable.

RESPONSE:

The following response was prepared by or under the direct supervision of Stephen N. Ragland, the sponsoring witness for this response.

As discussed on page 19, lines 16 through 20, of Mr. Ragland's direct testimony, each EFH Corporate Services Company activity/project billing methodology is evaluated to determine its specific cost driver, i.e., time spent, number of employees served, square footage utilized, etc. The cost driver is then used to develop an appropriate billing methodology for assigning costs to the recipient of that service. Each of the billing methodologies used by EFH Corporate Services Company is based on the principle of cost-causation. Because the services provided by EFH Corporate Services Company are the types of business support services common to all corporations of comparable size to Oncor Electric Delivery Company LLC ("Oncor") and are provided in a relatively consistent manner from period-to-period, the cost drivers and the resultant billing methodologies are typically quite simple in nature and easily identifiable and determined. Because these billing methodologies are based on the principle of cost-causation, once a billing methodology is established, it is seldom necessary to change that billing methodology. However, as presented on page 29, lines 18 through 20, of Mr. Ragland's direct testimony, the cost assignment methodologies used for billing are reviewed at least annually. Changes to billing methodologies are made as identified. The EFH Corporate Services Company service providers, the EFH Corporate Services Company Management Support personnel, and Mr. Ragland communicate on a very frequent basis regarding the appropriateness of these billing methodologies. Schedule V-K-11 of Oncor's rate filing package presents a description of each billing methodology used by affiliates to bill Oncor. As presented in this schedule, each billing methodology used to bill for services is directly associated with the activity that is driving these costs.

Mr. Ragland filed more than 2,400 pages of Project Code Assignment sheets, Bates stamp 1443 through 3907, with his testimony workpapers that detail the affiliate services provided to Oncor and the associated workpapers used to develop billing methodologies, quantify billing metrics, and assign these costs, based on the principle of cost causation, throughout the test year. The contents of this voluminous material further document the review process performed related to EFH Corporate Services Company billing methodologies.

REQUEST:

Refer to Ragland, p. 30. Explain what happens if not all affected clients approve a proposed change in cost assignment methodology by EFH Corporate Services.

RESPONSE:

The following response was prepared by or under the direct supervision of Stephen N. Ragland, the sponsoring witness for this response.

As discussed on page 19, lines 16 through 20, of Mr. Ragland's direct testimony, each EFH Corporate Services Company activity/project billing methodology is evaluated to determine its specific cost driver, i.e., time spent, number of employees served, square footage utilized, etc. The cost driver is then used to develop an appropriate billing methodology for assigning costs to the recipient of that service. Each of the billing methodologies used by EFH Corporate Services Company is based on the principle of cost-causation. Because the cost drivers and the resultant billing methodologies are typically quite simple in nature and easily identifiable and determined, affected clients have seldom, if ever, questioned a billing methodology proposed by EFH Corporate Services Company. If questioned, EFH Corporate Services would re-evaluate its proposed billing methodology, verify the appropriate cost driver, and amend its proposed billing methodology if the question/dispute had merit. Any methodology used would be based on cost-causaton and equitably applied to all affected parties. As presented on page 31, lines 10 through 21, of Mr. Ragland's direct testimony, EFH Corporate Services Company does not discriminate in the provision of services to the subsidiaries of EFH. For each activity that is billed using a cost assignment methodology, the same methodology is used for all expenses incurred under that activity, and thus EFH Corporate Services Company bills each subsidiary on the basis of the same cost-causation principle.

REQUEST:

Refer to Ragland, p. 30. Please provide documentation supporting Mr . Ragland's statement that "in each instance" the frequency with which the billing metrics was reviewed was found to be reasonable.

RESPONSE:

The following response was prepared by or under the direct supervision of Stephen N. Ragland, the sponsoring witness for this response.

As discussed on page 19, lines 16 through 20, of Mr. Ragland's direct testimony, each EFH Corporate Services Company activity/project billing methodology is evaluated to determine its specific cost driver, i.e., time spent, number of employees served, square footage utilized, etc. The need to update the billing metrics for a particular activity/project is driven by the nature of the cost driver identified for that particular activity/project. For example, the billing metrics for activities/projects assigned based on time tracking, e.g. activity/project 64000000 - Internal Audit, are subject to material changes month-to-month and are updated on a monthly basis. On the other hand, an activity/project billed based on committed resources at the beginning of the year, e.g. activity/project 50800000 - Investor Relations, and whose billing metric experiences minimal change during the calendar year is typically updated annually. If there is an occasion where the level of service from such a service provider might change during the year, the billing metrics would be updated accordingly. Because the services provided by EFH Corporate Services Company are provided in a relatively consistent manner from period-to-period, the cost drivers, the billing metrics, and the resultant billing methodologies are typically quite simple in nature and easily identifiable and determined.

Mr. Ragland filed more than 2,400 pages of Project Code Assignment sheets, Bates stamp 1443 through 3907, with his testimony workpapers that detail the affiliate services provided to Oncor and the associated workpapers used to develop billing methodologies, quantify billing metrics, and assign these costs, based on the principle of cost causation, throughout the test year.

The EFH Corporate Services Company service providers, the EFH Corporate Services Company Management Support personnel, and Mr. Ragland communicate on a very frequent basis regarding the appropriateness of these billing metrics.

REQUEST:

Refer to Ragland, p. 31. Explain if EFH Corporate Services has realized a profit or loss based on the current assignment methodologies. If so, what actions are taken to recover or distribute the profit or loss?

RESPONSE:

The following response was prepared by or under the direct supervision of Stephen N. Ragland, the sponsoring witness for this response.

No, EFH Corporate Services Company has not realized a profit or loss based on the current assignment methodologies. As presented on page 31, line 26 through 28, of Mr. Ragland's direct testimony, EFH Corporate Services Company is an "at-cost" rather than a "for-profit" company. Ultimately, EFH Corporate Services Company recovers all of its costs from its clients.

REQUEST:

Refer to Ragland, p, 32. Provide documentation including analysis and workpapers supporting Mr. Ragland 's testimony that prices charged by other EFH entities to EFH Corporate Services Company is reasonable and based on market rates.

RESPONSE:

The following response was prepared by or under the direct supervision of Stephen N. Ragland, the sponsoring witness for this response.

As presented on page 32, lines 9 through 14, of Mr. Ragland's direct testimony, the products and services provided to EFH Corporate Services Company by other EFH entities include rent paid to EFH Properties Company for use of the Energy Plaza facilities located in downtown Dallas, interest paid on borrowings from associated companies, management services, materials and supplies expense, temporary employee assignments, and parking.

EFH Corporate Services Company has compared its building rent costs to those presented in the Staubach Company's quarterly newsletter, year-end 2007. EFH Corporate Services Company's rent costs are below the quoted market-level rental rates presented for both 2006 and 2007. Oncor has included a copy of this newsletter on pages 1326 through 1329 of Mr. Ragland's direct testimony workpapers. Please see Attachment 1 to this response for a copy of this newsletter.

As presented on page 32, lines 19 through 23 of Mr. Ragland's direct testimony, the interest on borrowings from associated companies is based on Oncor's combined average daily weighted average cost of short-term debt under their bank credit facilities and commercial paper outstanding for the current month, plus an additional spread equal to the current credit facility commitment fee. These rates reflect rates incurred in the short-term debt market by the participants of the money pool. Please see Attachment 2 to this response for a copy of the monthly money pool rate calculations. These money pool calculations are provided on pages 14 through 48 of Mr. Ragland's workpapers.

Temporary employee assignment expenses incurred by EFH Corporate Services Company are recorded at the employee's actual cost for labor and labor-related items. Management services expenses consist of the labor and labor-related costs for those 6 executive officers, employed by EFH Corp. during the test year, but who have direct responsibility for the management of the General Counsel, Corporate Secretary, Office of the CFO, Corporate Strategy, and Corporate Planning functions within EFH Corporate Services Company. Their actual labor and labor-related charges are direct

billed to the respective activities/projects for which they are responsible. Support for these labor and labor-related costs consists of salary level comparison documentation provided by Hewitt Associates LLC, a non-affiliated third party. This information is proprietary and is not available in the Company's Dallas offices in hard copy form. However, if parties wish to review the materials included in this documentation, they may do so in electronic form in EFH Corporate Services Company's Human Resources department offices located in Dallas, Texas. Because labor and labor-related expenses are such a significant component part of the expenses incurred by EFH Corporate Services Company, EFH Corporate Services Company actively compares these costs, both salaries and benefits, to other utilities and non-utility companies nationwide. As stated beginning on page 25, line 28, and continuing through page 26, line 4, of Mr. Ragland's direct testimony, EFH Corporate Services Company utilizes the data services of various consulting firms to ensure that its salaries and benefits are competitive with, but not excessive as compared to, those being paid by other large corporations with which it must compete for job applicants.

Materials and supplies expenses are those types of expenses categorized as N/A4 Storeroom Materials Requisitions in Schedules V-K-4 and V-K-11 of Oncor's rate filing package. These expenses are provided at cost.

The parking spaces billed from EFH Properties Company to EFH entities are billed to each EFH entity at a rate of $70 per month per parking space. This $70 rate per month is substantially lower than the market rate for like parking facilities in the downtown Dallas area. Comparable parking rates in and around the Energy Plaza office building range from $95 to $260 per month. Please see Attachment 3 to this response for a copy of parking rate comparisons in and around the Energy Plaza office building.

ATTACHMENTS:

ATTACHMENT 1 - Staubach, A World of Real Estate Knowledge, 4 pages.

ATTACHMENT 2 - Oncor money pool rates, 35 pages.

ATTACHMENT 3 - Comparable parking structures in the vicinity of Energy Plaza, 1 page.

DOCKET 35717 ATTACHMENT 1
TO Cities RFI Set No. 12
QUESTION NO. KS 12-49

YEAR-END 2007 WWW.STAUBACH.COM

Staubach

QUARTERLY NEWSLETTER

A World of Real Estate Knowledge

The Staubach Company 30 1977-2007 Success Through Client Focus

2007 Q4

PROVIDING GLOBAL COVERAGE THROUGH DTZ STAUBACH

REAL ESTATE SOLUTIONS FOR OFFICE, INDUSTRIAL & RETAIL

- STRATEGIC & ADVISORY CONSULTING
- FINANCIAL STRATEGY
- SITE SELECTION
- LEASE & CONTRACT NEGOTIATION
- ACQUISITION
- DISPOSITION
- RESEARCH
- CONSTRUCTION CONSULTING / PROJECT MANAGEMENT
- LEASE ADMINISTRATION
- PORTFOLIO MANAGEMENT
- FACILITY MANAGEMENT
- BUSINESS & ECONOMIC INCENTIVES
- CAPITAL SOLUTIONS
- PRACTICE GROUPS:
- CONTACT & DATA CENTERS
- FINANCIAL INDUSTRY
- HEALTHCARE
- LAW FIRMS
- LIFE SCIENCES
- LOGISTICS
- NON-PROFITS
- PUBLIC SECTOR

To access the latest quarterly market data online, go to www.staubach.com click "Real Estate Knowledge Center" and then "Newsletters."

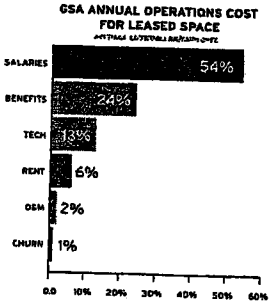
Save Green While Going Green

It's easier–and more cost effective than ever–for companies to consider 'green' options.

Kermit the Frog's famous opinion - that it's not easy being green - is being challenged in the marketplace. Tenants facing decisions on renewing their lease or relocating should consider going green. The impact could reduce energy costs 25-50 percent, increase employee retention up to 60 percent or improve productivity.

Many space users are saying yes to these gains. Factors driving these decisions include construction cost increases from 25-30 percent over the past three years, higher energy costs, improved availability and quality of sustainable materials, broader acceptance of sustainable design/construction practices and increased competitiveness.

Carnegie Mellon University's Center for Building Performance & Diagnostics found energy savings of 25-50 percent possible in both existing and new construction through sustainable construction practices. They calculated a one percent improvement in worker productivity saved $4,500 / employee/year. "Salaries and benefits account for 60-92 percent of total costs for most firms," said Frank Mobilio, AIA, LEED AP, Senior Project Manager, Staubach Design and Construction Consulting Services (DCCS), Washington, D.C.



The most widely used sets of "green" standards today is the US Green Building Council's (USGBC)

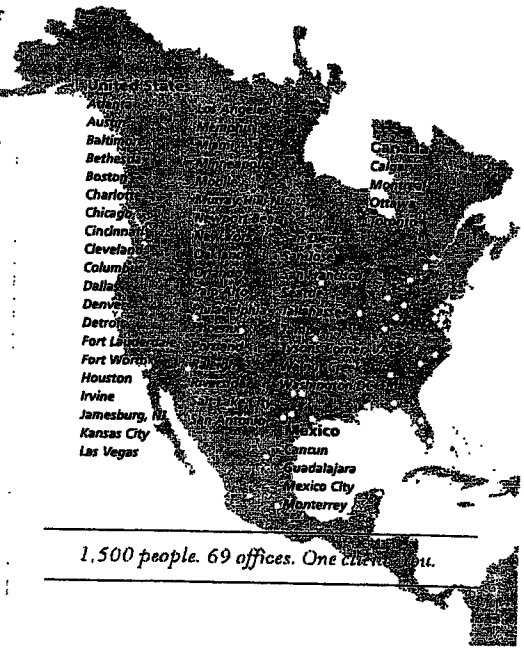
Continued on back

Tenants Broaden Considerations During Financial Market Turmoil

IN the year ahead, tenants face changing commercial real estate conditions. Many executives will rethink their space needs and consider ways to improve cost effectiveness. Rents are moving higher in most markets. Tenants may consider carefully all their options, perhaps evaluating flexible operations, green tenant improvements and relocating back office operations to less costly space. They should make these decisions while remaining focused on their business, operational and strategic goals. The months ahead will also reveal opportunities to leverage the value tenants bring to landlords in return for longer lease terms or other tenant strategic advantages.

In situations like these, organizations benefit from The Staubach Company's thirty years of real estate experience solving real issues while putting the client's needs first.

Greg O'Brien, *Chief Executive Officer*
John Gates, *President & COO*



1,500 people. 69 offices. One client focus.

DKT. 35717 WP/RAGLAND-DIRECT

1326

The Staubach Company

STAUBACH MARKET STATISTICS

Market	U.S. Office - Year-End 2007					U.S. Industrial - Year-End 2007				
	Vacant Space		Y-T-D	Quoted Rental Rates		Vacant Space		Y-T-D	Quoted Rental Rates	
	Vacant SF	Vac %	Net Absorp	Class A	Class B	Vacant SF	Vac %	Net Absorp	R&D/Flex	Industrial
1 Atlanta	35,239,701	13.8%	3,315,479	$22.82	$17.60	66,562,209	11.2%	9,313,567	$9.12	$3.78
2 Austin	8,457,693	12.4%	832,018	$29.26	$23.35	7,532,209	10.2%	2,701,238	$9.80	$6.73
3 Baltimore	12,900,851	12.4%	713,396	$24.63	$20.27	23,278,179	11.3%	3,143,389	$10.83	$5.04
4 Birmingham	3,447,174	8.3%	776,314	$20.36	$13.80	8,989,464	8.9%	1,204,669	$7.36	$3.55
5 Boston	34,278,311	10.5%	2,491,266	$29.31	$20.49	53,620,906	12.5%	4,628,133	$9.84	$5.78
6 Charlotte	6,746,471	9.5%	1,994,231	$20.30	$17.96	24,543,356	10.4%	2,853,509	$8.51	$3.76
7 Chicago	52,098,455	13.0%	3,349,538	$28.49	$21.35	103,038,762	9.5%	8,654,225	$10.27	$4.97
8 Cincinnati	10,979,047	13.9%	2,278,003	$16.60	$15.45	19,573,336	6.8%	5,125,708	$8.27	$3.78
9 Cleveland	13,869,418	12.8%	1,494,480	$20.32	$16.88	31,724,526	8.2%	7,249,589	$8.52	$3.68
10 Columbus	9,806,569	12.0%	1,961,373	$17.68	$15.95	26,777,091	11.3%	4,124,588	$7.03	$3.12
11 Dallas/Fort Worth	49,395,509	16.9%	3,148,652	$23.41	$18.66	63,683,241	9.1%	16,169,614	$7.80	$3.88
12 Dayton	3,771,137	12.2%	396,265	$19.58	$14.97	7,415,256	8.9%	2,747,130	$10.93	$3.69
13 Denver	21,622,827	13.0%	2,874,604	$25.05	$18.92	19,365,527	7.2%	4,483,445	$9.37	$5.21
14 Detroit	28,532,293	16.8%	1,438,376	$23.87	$19.19	62,907,458	12.2%	4,824,279	$9.72	$4.70
15 East Bay/Oakland	12,377,369	11.9%	811,899	$29.37	$21.20	23,275,604	8.2%	2,328,881	$13.80	$7.13
16 Greensboro/Winston-Salem	5,645,333	12.8%	81,121	$17.07	$13.02	19,722,030	8.6%	(2,897,748)	$7.57	$3.19
17 Greenville/Spartanburg	3,214,437	11.0%	603,791	$17.76	$12.90	15,487,231	10.5%	4,956,130	$7.64	$2.89
18 Hampton Roads	3,125,295	7.8%	891,731	$20.83	$15.88	7,161,779	7.4%	26,419	$10.93	$5.30
19 Hartford	6,769,938	9.8%	619,590	$21.26	$18.34	16,889,699	10.2%	1,551,962	$9.67	$4.40
20 Houston	27,141,129	11.5%	5,357,213	$27.46	$19.61	28,201,205	6.3%	9,406,864	$8.22	$5.17
21 Indianapolis	9,149,425	11.8%	1,237,732	$18.63	$16.48	27,669,144	10.5%	3,881,878	$8.19	$3.74
22 Inland Empire (California)	6,052,110	11.1%	1,502,653	$29.02	$24.44	35,978,200	8.0%	17,485,823	$14.54	$6.12
23 Jacksonville (Florida)	6,092,342	11.7%	944,763	$20.50	$19.10	5,895,800	5.6%	439,332	$10.74	$4.51
24 Kansas City	11,658,375	12.4%	2,113,411	$21.48	$17.03	16,355,372	6.8%	3,941,780	$8.56	$4.03
25 Las Vegas	6,427,354	13.3%	1,157,782	$30.72	$22.73	6,637,606	6.6%	2,603,243	$13.33	$8.22
26 Long Island (New York)	12,153,562	9.2%	1,179,515	$31.07	$25.14	15,093,271	4.7%	(1,926,260)	$15.31	$10.20
27 Los Angeles	32,201,558	7.9%	498,783	$34.23	$27.30	33,390,619	3.1%	(3,784,493)	$17.01	$8.11
28 Memphis	5,182,827	14.1%	153,189	$19.07	$17.25	26,600,165	16.4%	2,856,582	$8.03	$2.64
29 Milwaukee	7,704,123	11.4%	634,432	$16.32	$15.02	20,729,682	7.6%	2,903,823	$6.48	$4.08
30 Minneapolis	16,126,671	10.8%	1,685,010	$18.78	$15.04	26,136,598	8.1%	2,327,223	$7.76	$5.64
31 Nashville	5,156,053	9.3%	1,980,732	$21.31	$17.54	12,886,661	8.9%	720,145	$8.35	$3.67
32 New York City	27,227,191	5.3%	6,199,297	$74.45	$52.18	-	-	-	-	-
33 Northern New Jersey	38,791,658	12.1%	1,859,870	$28.03	$22.72	63,810,977	8.1%	2,317,181	$12.68	$5.94
34 Oklahoma City	4,138,511	10.0%	(206,410)	$12.01	$14.14	8,238,791	8.6%	(381,471)	$6.34	$3.53
35 Orange County (CA)	15,881,522	11.2%	(939,427)	$35.08	$28.80	12,377,201	4.0%	669,892	$15.48	$9.35
36 Orlando	7,513,386	9.4%	420,289	$25.07	$21.61	11,930,346	7.1%	1,181,179	$10.66	$6.45
37 Philadelphia	39,067,525	12.3%	4,677,371	$25.33	$19.53	80,766,481	9.9%	8,015,383	$9.31	$4.51
38 Phoenix	19,683,709	14.3%	2,029,267	$29.69	$24.74	25,995,470	9.9%	3,562,876	$13.77	$7.34
39 Pittsburgh	13,405,698	12.6%	1,724,714	$21.51	$17.22	15,093,524	13.3%	1,355,297	$9.57	$4.00
40 Portland	7,193,010	9.6%	1,647,456	$23.56	$18.89	10,481,444	7.1%	4,070,924	$10.59	$5.48
41 Providence	2,932,884	10.3%	(96,536)	$26.02	$18.25	4,979,537	7.7%	764,023	$10.10	$5.19
42 Raleigh/Durham	8,108,862	13.3%	2,265,884	$21.70	$17.03	7,780,406	12.2%	338,156	$10.07	$4.29
43 Richmond	4,209,048	8.4%	1,669,124	$18.75	$15.36	7,597,830	7.4%	1,526,231	$9.41	$3.84
44 Sacramento	12,019,525	13.4%	1,608,817	$29.24	$24.83	23,866,637	11.4%	3,110,761	$12.18	$5.99
45 Salt Lake City	5,750,734	8.1%	2,030,736	$21.06	$15.61	5,552,297	3.3%	5,301,858	$8.76	$4.75
46 San Antonio	5,105,277	10.5%	849,889	$22.25	$17.46	7,131,358	7.9%	2,881,838	$8.90	$4.89
47 San Diego	11,893,666	11.5%	1,895,926	$37.41	$30.60	14,084,718	7.4%	1,042,024	$17.76	$9.89
48 San Francisco	15,190,653	9.7%	2,699,197	$41.20	$34.00	4,293,950	4.1%	1,826,541	$19.72	$10.50
49 Seattle/Puget Sound	12,746,037	8.5%	2,284,250	$35.55	$25.92	17,020,709	5.6%	6,004,907	$15.27	$6.64
50 South Bay/San Jose	10,349,553	10.1%	1,474,276	$31.64	$22.83	22,958,852	9.8%	5,309,002	$16.27	$8.87
51 South Florida	19,861,684	9.9%	(316,397)	$33.61	$25.95	24,344,582	5.7%	(2,237,559)	$13.49	$8.43
52 Southwest Florida	2,211,295	9.0%	88,825	$23.16	$20.79	2,377,057	5.9%	(164,776)	$10.11	$8.64
53 St. Louis	11,099,297	10.2%	750,944	$22.08	$17.22	20,328,648	7.8%	574,207	$10.54	$4.44
54 Tampa/St Petersburg	11,981,566	9.4%	1,578,103	$24.18	$21.05	14,943,035	6.1%	2,751,296	$11.13	$6.35
55 Toledo	2,709,915	11.1%	248,956	$18.64	$14.77	11,543,678	9.9%	541,097	$6.53	$2.96
56 Tucson	1,771,105	9.4%	53,136	$23.82	$19.88	2,296,012	6.8%	(325,487)	$9.39	$7.93
57 Tulsa	6,313,473	16.9%	(1,839)	$17.24	$12.76	5,120,199	9.8%	1,107,480	$6.10	$3.58
58 Washington Metro	42,487,982	10.4%	3,224,654	$37.25	$29.70	18,720,777	10.0%	1,013,979	$13.53	$8.61
59 West Michigan	9,692,310	14.2%	15,222	$15.28	$14.09	28,871,805	10.1%	(2,189,124)	$6.23	$3.36
60 Westchester/So Connecticut	15,888,771	10.8%	1,246,465	$31.98	$24.34	17,568,959	10.1%	484,421	$13.26	$6.85
Totals	852,559,204	11.1%	99,459,401	$28.82	$24.53	1,197,996,456	8.4%	174,496,803	$11.43	$5.22

Source: CoStar Group, Inc

[Graph on Page 4]

Office Methodology: CoStar, unless specifically stated otherwise, calculates office statistics using CoStar Group's entire base of existing and under construction office buildings in each given metropolitan area. Included are office, office condominium, office loft, and medical office buildings, all classes, all building sizes, both single-tenant and multi-tenant, including owner-occupied buildings. CoStar Group's national database includes approximately 23 billion square feet of coverage in 900,000 properties. All rental rates reported in the CoStar Office Report have been converted to a Full Service equivalent rental rate. Industrial Methodology: CoStar calculates flex/industrial statistics using CoStar Group's base of existing and under construction industrial buildings in each given metropolitan area. All industrial building types are included, including warehouse, flex/ research & development, distribution, manufacturing, industrial showroom, and service buildings. In all building sizes, both single-tenant and multi-tenant, including owner-occupied buildings. CoStar Group's national database includes approximately 23 billion square feet of coverage in 900,000 properties. All rental rates reported in the CoStar Industrial Report are calculated using the quoted rental rate for each property.

DKT. 35717 WP/RAGLAND-DIRECT

DALLAS/FORT WORTH MARKET STATISTICS

Dallas/Fort Worth Office - Market Summary			
Market Indicator	Δ	Year-End 2007	Year-End 2006
Vacancy Rate	↓	16.9%	16.9%
YTD Net Absorption	↓	3,148,652	6,119,814
Class A Rates	↑	$23.41	$21.85
Class B Rates	↑	$18.66	$17.40

Source: CoStar Group, Inc

Dallas/Fort Worth Industrial - Market Summary			
Market Indicator	Δ	Year-End 2007	Year-End 2006
Vacancy Rate	↓	9.1%	9.8%
YTD Net Absorption	↑	16,169,614	15,200,447
R&D/Flex Rates	↑	$7.80	$7.52
Industrial Rates	↓	$3.88	$3.90

Source: CoStar Group, Inc

COSTAR GROUP Commanding the most comprehensive, accurate and current database available, CoStar Group, Inc. is the leading provider of information to the commercial real estate industry. CoStar's suite of information products encompasses detailed information on virtually every building in over 50 major U.S. markets. To see a product demonstration or to learn more about CoStar's suite of information products, visit www.costargroup.com or call 1-877-7COSTAR.

Dallas/Fort Worth Office Market Statistics - Year-End 2007

Market	Vacant Space: Vacant SF	Vacant Space: Vac %	Y-T-D: Net Absorp	Quoted Rental Rates: Class A	Quoted Rental Rates: Class B
1 Central Expressway	2,332,522	16.1%	52,169	$22.50	$19.88
2 Dallas CBD	7,422,041	21.6%	350,386	$20.45	$15.62
3 East Dallas	955,558	9.4%	285,540	-	$19.24
4 Far North Dallas	8,434,526	18.7%	(406,494)	$24.82	$20.85
5 Ft Worth CBD	965,873	7.8%	(57,775)	$24.64	$20.20
6 Las Colinas	6,328,560	18.7%	227,098	$24.16	$20.34
7 LBJ Freeway	5,264,759	23.0%	651,589	$20.75	$16.30
8 Lewisville/Denton	1,586,908	18.5%	481,252	-	$20.65
9 Mid-Cities	3,941,668	13.0%	401,808	$25.28	$18.42
10 North Fort Worth	437,749	6.9%	117,769	$29.00	$20.65
11 Northeast Ft Worth	458,761	14.6%	86,380	$22.25	$16.52
12 Preston Center	420,100	8.8%	96,727	$27.46	$24.00
13 Richardson/Plano	4,626,936	17.0%	605,507	$21.81	$19.09
14 South Ft Worth	817,257	9.1%	(79,155)	$20.61	$18.68
15 Southwest Dallas	534,891	12.6%	9,187	-	$16.43
16 Stemmons Freeway	4,086,440	27.7%	104,036	$17.55	$14.08
17 Uptown/Turtle Creek	780,960	7.2%	222,628	$32.77	$22.12
Totals	49,895,509	16.9%	3,148,652	$23.41	$18.66

Source: CoStar Group, Inc

Dallas/Fort Worth Industrial Market Statistics - Year-End 2007

Market	Vacant Space: Vacant SF	Vacant Space: Vac %	Y-T-D: Net Absorp	Quoted Rental Rates: R&D/Flex	Quoted Rental Rates: Industrial
1 DFW Airport Ind	8,031,287	13.1%	2,803,815	$8.14	$4.04
2 East Dallas Ind	3,094,337	6.8%	732,822	$8.96	$3.86
3 Great SW/Arlington Ind	8,547,705	10.3%	726,811	$6.59	$3.69
4 North Ft Worth Ind	3,986,898	6.6%	542,405	$12.33	$3.95
5 Northeast Dallas Ind	11,358,954	11.7%	2,486,555	$7.88	$4.23
6 Northwest Dallas Ind	11,064,690	11.6%	2,798,879	$8.39	$4.00
7 South Dallas Ind	2,753,605	6.1%	1,779,968	$6.82	$3.14
8 South Ft Worth Ind	4,423,546	5.8%	2,888,822	$6.66	$3.73
9 South Stemmons Ind	10,422,219	7.8%	1,409,537	$6.81	$3.86
Totals	63,683,241	9.1%	16,169,614	$7.80	$3.88

Source: CoStar Group, Inc

A World of Real Estate Knowledge

Please contact us for your real estate needs:

Paul Whitman
972.361.5000
15601 Dallas Parkway, Suite 400
Addison, TX 75001

Todd Burnette
817.334.8100
201 Main Street, Suite 1810
Fort Worth, TX 76102

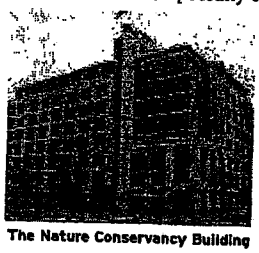
STAUBACH

Save Green While Going Green (Continued from front)

Leadership in Energy and Environmental Design (LEED). It provides guidelines for new construction, renovations, commercial interiors, existing buildings and core and shell projects.

LEED buildings average 25-30 percent greater energy efficiency than non-LEED buildings according to a study by the New Building Institute and the USGBC. Studies indicate that existing buildings implementing sustainable strategies achieved energy savings six times higher than new construction with commissioning costs four times lower and payback periods often less than a year.

Commercial building projects are diverse. Each project is unique. Factors affecting project costs include building type, property location, local climate, site conditions, and the project team. Several studies (especially the Davis-Langdon 2007 study) indicate no significant difference in cost between green and non-green projects and project costs. An important factor is controlling schedules and costs through sound preparations and strong project management.



The Nature Conservancy Building

Space users of all sizes are considering these alternatives. The Nature Conservancy (TNC), assisted by Staubach, considered sustainable design and construction practices for their 171,000 SF building in Arlington, Virginia beginning in 1995, years before the LEED standards were finalized in 2000. Going green is an ongoing process, not a one-time event. TNC is currently reassessing and re-energizing their sustainability.

The Union of Concerned Scientists (UCS) will use sustainable construction for tenant improvements in their 19,286 SF space in Washington, D.C. Cheryl Schaffer, Director of Finance and Administration for UCS said, "Sustainability is central to our mission. Staubach clarified the LEED interiors process and helped us select both the most appropriate strategy and the most qualified consultants."

Herbalife, the Los Angeles-based, $3 billion nutrition and direct selling company, is also using sustainable design methods for the interiors of their 67,000 SF space in LA. "Sustainability is not just about the construction," said Debbie Lengele, Vice President - Staubach DCCS, LA and project manager for Herbalife. "It is also about how you operate your space after you move in."

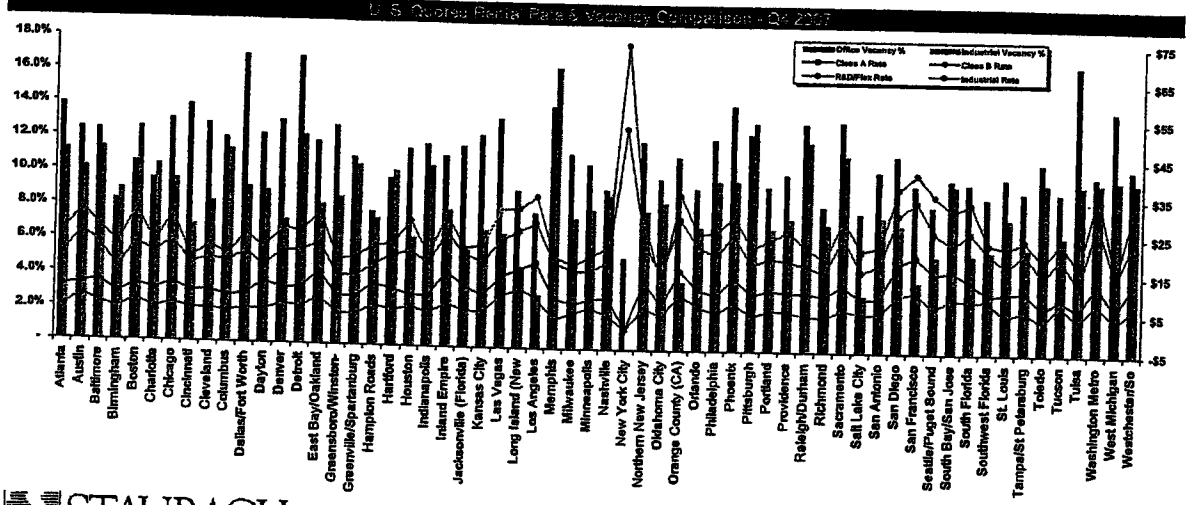
Navy Federal Credit Union (NFCU) serves 2.3 million members from 96 Member Service Centers globally with 4,000 full-time employees. They sought a new call center with reduced employee turnover through an employee-focused, environmentally-friendly building.

Staubach assembled a project team, evaluated 20 U.S. locations, and managed construction of a 62,000 SF call center. The building, the first non-public LEED certified Gold Project in Florida, included high ceilings, a floor air distribution system, a fitness center, jogging paths, outdoor gazebos and eating areas.

For NFCU the best results are a happier workforce. Ebb Ebbesen, Senior Vice President for construction and process improvement, recently told the Pensacola News Journal that "turnover has dropped more than 60 percent to less than 20 percent. We obviously created a workplace environment that promotes employee comfort and job satisfaction."

Organizations increasingly ask important questions about reducing real estate and operational costs. Sustainable construction and operational procedures are delivering tangible results. Stockholders, stake holders and competitors require it in today's business environment, making it critical to go Green. Just ask Kermit, or ...

For more information on sustainable construction and real estate considerations, contact your local Staubach office or call 1.800.944.0012. Or visit www.staubach.com/sustainability



STAUBACH
A World of Real Estate Knowledge

Worldwide, the DTZ Staubach Tie Leung alliance has more than 11,800 professionals delivering services and solutions to multinational clients in 40 countries.

DTZ

For more information on this publication contact Reagan Cook (reagan.cook@staubach.com) at 972-361-5000

DOCKET 35717 ATTACHMENT 2
TO Cities RFI Set No. 12
QUESTION NO. RW12-49

Oncore Money Pool Rates
Year 2007

	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07	(Pre-merger)
Libor/Commercial Paper	5.326%	5.320%	5.610%	5.687%	5.812%	5.870%	5.856%	5.905%	6.187%	5.798%	
Spread	0.310%	0.290%	0.150%	0.150%	0.150%	0.150%	0.150%	0.150%	0.150%	0.150%	
Rate	5.636%	5.610%	5.760%	5.837%	5.962%	6.020%	6.006%	6.055%	6.337%	5.948%	

	Pior Month Ending Balances	
Commercial Paper of TXU Energy and TXU Electric Delivery	$1,296,422,000.00	86.93%
Short-term Bank Debt of TXU Energy and TXU Electric Delivery	195,000,000.00	13.07%
	$1,491,422,000.00	100.00%

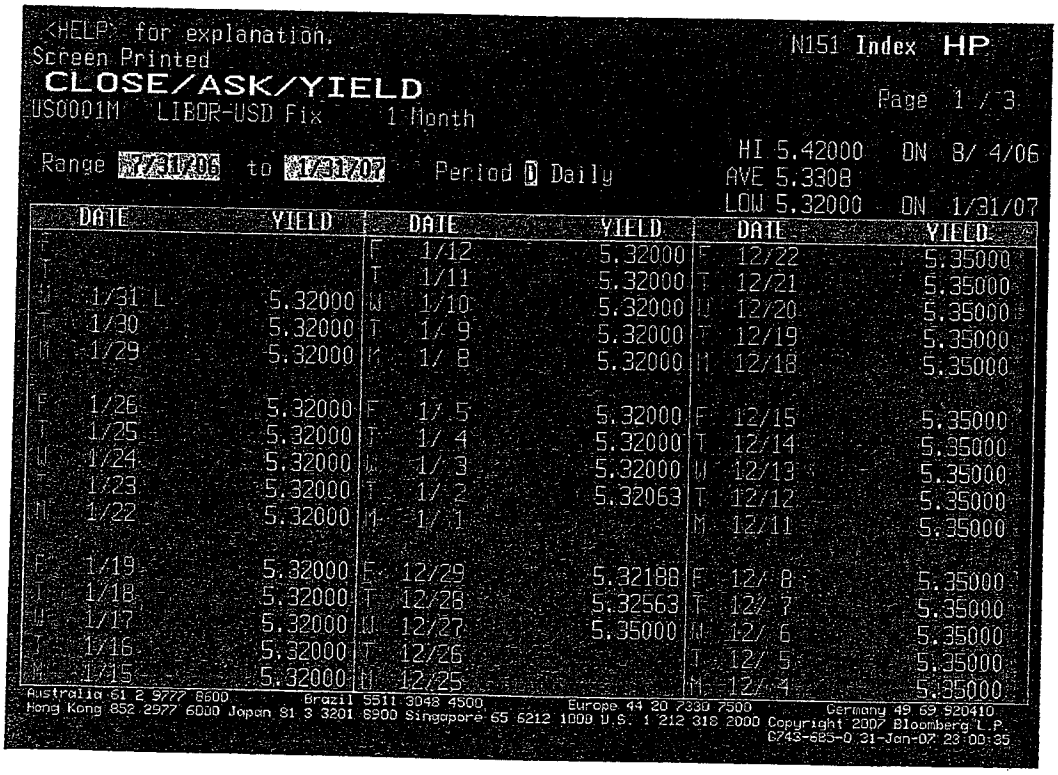
Commercial Paper Spread
.27% (12 basis point is the approximate spread over LIBOR for Energy/Delivery 1-month CP + the commitment fee of .15%)

Short-term Bank Loans
.575% (LIBOR spread per credit facility of .425% + the credit facility commitment fee of .15%)

.27% x 86.93%	0.23%
.575% x 13.07%	0.08%
Blended Rate Spread	0.31%

One month LIBOR effective first work day of month	5.32563%
	0.31000%
Rate to apply in money pool interest calculations	5.63563%

Aproved Method as of Feb 1, 2006 by Tony Horton, Treasurer



	Pior Month Ending Balances	
Commercial Paper of TXU Energy and TXU Electric Delivery	$1,689,365,000.00	93.37%
Short-term Bank Debt of TXU Energy and TXU Electric Delivery	120,000,000.00	6.63%
	$1,809,365,000.00	100.00%

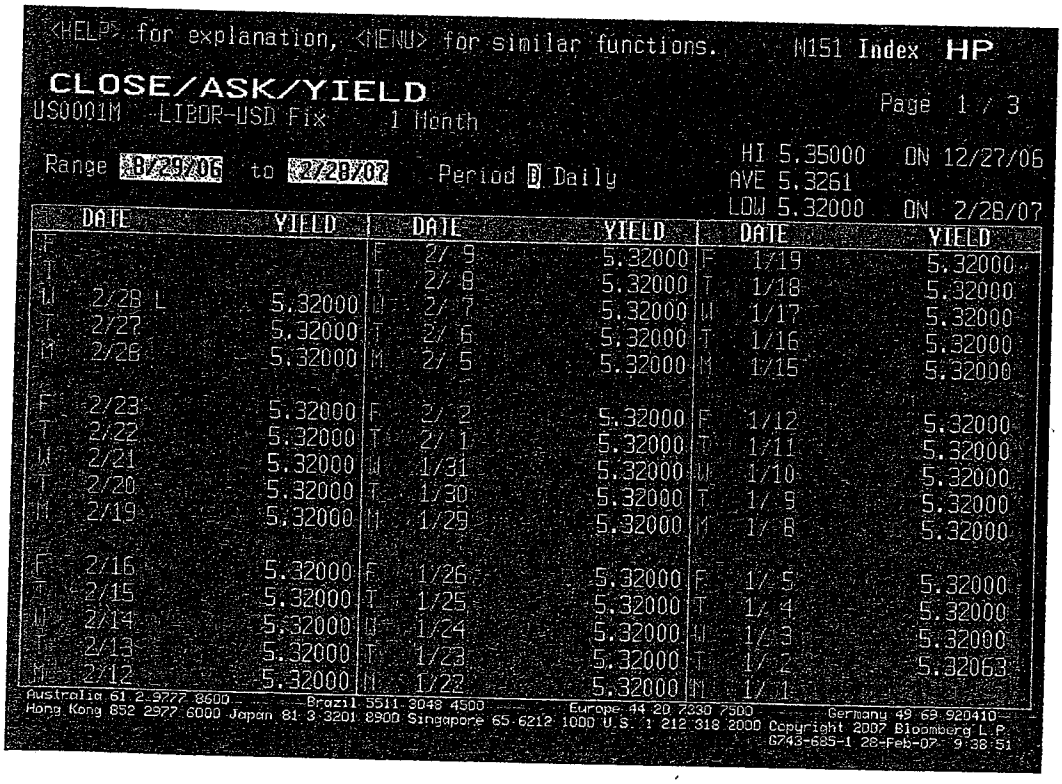
Commercial Paper Spread
.27% (12 basis point is the approximate spread over LIBOR for Energy/Delivery 1-month CP + the commitment fee of .15%)

Short-term Bank Loans
.575% (LIBOR spread per credit facility of .425% + the credit facility commitment fee of .15%)

.27% x 93.37%	0.25%
.575% x 6.63%	0.04%
Blended Rate Spread	0.29%

One month LIBOR effective first work day of month	5.32000%
	0.29000%
Rate to apply in money pool interest calculations	5.61000%

Aproved Method as of Feb 1, 2006 by Tony Horton, Treasurer



<HELP> for explanation, <MENU> for similar functions. N151 Index HP

CLOSE/ASK/YIELD
US0001M -LIBOR-USD Fix 1 Month Page 1 / 3

Range 8/29/06 to 2/28/07 Period D Daily HI 5.35000 ON 12/27/06
AVE 5.3261
LOW 5.32000 ON 2/28/07

DATE	YIELD	DATE	YIELD	DATE	YIELD
F		F 2/ 9	5.32000	F 1/19	5.32000
T		T 2/ 8	5.32000	T 1/18	5.32000
W 2/28 L	5.32000	W 2/ 7	5.32000	W 1/17	5.32000
T 2/27	5.32000	T 2/ 6	5.32000	T 1/16	5.32000
M 2/26	5.32000	M 2/ 5	5.32000	M 1/15	5.32000
F 2/23	5.32000	F 2/ 2	5.32000	F 1/12	5.32000
T 2/22	5.32000	T 2/ 1	5.32000	T 1/11	5.32000
W 2/21	5.32000	W 1/31	5.32000	W 1/10	5.32000
T 2/20	5.32000	T 1/30	5.32000	T 1/ 9	5.32000
M 2/19	5.32000	M 1/29	5.32000	M 1/ 8	5.32000
F 2/16	5.32000	F 1/26	5.32000	F 1/ 5	5.32000
T 2/15	5.32000	T 1/25	5.32000	T 1/ 4	5.32000
W 2/14	5.32000	W 1/24	5.32000	W 1/ 3	5.32000
T 2/13	5.32000	T 1/23	5.32000	T 1/ 2	5.32063
M 2/12	5.32000	M 1/22	5.32000	M 1/ 1	

Australia 61 2 9777 8600 Brazil 5511 3048 4500 Europe 44 20 7330 7500 Germany 49 69 920410
Hong Kong 852 2977 6000 Japan 81 3 3201 8900 Singapore 65 6212 1000 U.S. 1 212 318 2000 Copyright 2007 Bloomberg L.P.
6743-685-1 28-Feb-07 9:38:51

Aproved Method as of March 1, 2007 by Tony Horton, Treasurer

Rate Spread Methodology

Money Pool Rate - Excluding TXU Electric Delivery

The current month interest rate is to be based on TXU Energy Company's combined average daily weighted average cost of short-term debt under their bank credit facilities and commercial paper outstanding for the current month plus an additional spread equal to the current JP Morgan Chase credit facility commitment fee.

In the event that TXU Energy Company does not have any borrowings outstanding under the credit facilities or commercial paper program, the rate will be based on the one month LIBOR rate in effect the first workday of the month plus a spread based on the current JP Morgan Chase credit facility spread applicable to TXU Energy Company's one month LIBOR borrowings plus the current facility commitment fee.

Money Pool Rate - TXU Electric Delivery

The current month interest rate is to be based on TXU Electric Delivery Company's combined average daily weighted average cost of short-term debt under their bank credit facilities and commercial paper outstanding for the current month plus an additional spread equal to the current JP Morgan Chase credit facility commitment fee.

In the event that TXU Electric Delivery Company does not have any borrowings outstanding under the credit facilities or commercial paper program, the rate will be based on the one month LIBOR rate in effect the first workday of the month plus a spread based on the current JP Morgan Chase credit facility spread applicable to TXU Electric Company's one month LIBOR borrowings plus the current facility commitment fee.

TXU Energy Company Weighted Average Cost

	Commercial Paper	Short-Term Bank Debt	Combined	Rate Revised After Close	
3/1/2007	5.47451%	6.96311%	6.46468%	6.46468%	Change in TXUEN rate due to disputed question
3/2/2007	5.47615%	5.99614%	5.87945%	5.83560%	concerning the appropriate rate level on credit facility.
3/3/2007	5.47615%	5.99614%	5.87945%	5.83560%	Did not adjust all of the appropriate rates down to
3/4/2007	5.47615%	5.99614%	5.87945%	5.83560%	level 4 and error found subsequent to close of
3/5/2007	5.48580%	5.99614%	5.90683%	5.86018%	interest. No correction made to mp interest
3/6/2007	5.48838%	5.99614%	5.91678%	5.86908%	
3/7/2007	5.48997%	5.99614%	5.92072%	5.87260%	
3/8/2007	5.48997%	5.99614%	5.92072%	5.87260%	
3/9/2007	5.49100%	5.99614%	5.93215%	5.88278%	
3/10/2007	5.49100%	5.99614%	5.93215%	5.88278%	
3/11/2007	5.49100%	5.99614%	5.93215%	5.88278%	
3/12/2007	5.49592%	6.04340%	5.98422%	5.93380%	
3/13/2007	5.49887%	6.04340%	5.98786%	5.93709%	
3/14/2007	5.50795%	6.04340%	6.00666%	5.95401%	
3/15/2007	5.50795%	6.04340%	6.00666%	5.95401%	
3/16/2007	5.50795%	6.04340%	6.00666%	5.95401%	
3/17/2007	5.50795%	6.04340%	6.00666%	5.95401%	
3/18/2007	5.50795%	6.04340%	6.00666%	5.95401%	
3/19/2007	5.50795%	6.04340%	6.00666%	5.95401%	
3/20/2007	5.50864%	6.04369%	5.97527%	5.87514%	
3/21/2007	5.50864%	6.08231%	5.99287%	5.87078%	
3/22/2007	5.50903%	6.08231%	5.99421%	5.87180%	
3/23/2007	5.51227%	6.08231%	6.00778%	5.88205%	
3/24/2007	5.51227%	6.08231%	6.00778%	5.88205%	
3/25/2007	5.51227%	6.08231%	6.00778%	5.88205%	
3/26/2007	5.51300%	6.48373%	6.37939%	6.27420%	
3/27/2007	5.51300%	6.48373%	6.37939%	6.27420%	
3/28/2007	5.51379%	6.48373%	6.38111%	6.27573%	
3/29/2007	5.51418%	6.08929%	6.02893%	5.92344%	
3/30/2007	5.51649%	6.46670%	6.38815%	6.29892%	
3/31/2007	5.51649%	6.46670%	6.38815%	6.29892%	
		Average Combined WAV	6.04863%	5.97737%	
		Credit Facility Fee	0.17500%	0.17500%	
		Money Pool Rate	6.22363%	6.15237%	

TXU Electric Delivery Weighted Average Cost

	Commercial Paper	Short-Term Bank Debt	Combined
3/1/2007	5.48935%	0.00000%	5.48935%
3/2/2007	5.49471%	0.00000%	5.49471%
3/3/2007	5.49471%	0.00000%	5.49471%
3/4/2007	5.49471%	0.00000%	5.49471%
3/5/2007	5.49585%	0.00000%	5.49585%
3/6/2007	5.49616%	0.00000%	5.49616%
3/7/2007	5.50010%	0.00000%	5.50010%
3/8/2007	5.51068%	5.87000%	5.69968%
3/9/2007	5.51126%	5.87000%	5.71458%
3/10/2007	5.51126%	5.87000%	5.71458%
3/11/2007	5.51126%	5.87000%	5.71458%
3/12/2007	5.52945%	5.87000%	5.79457%
3/13/2007	5.52386%	5.87000%	5.80237%
3/14/2007	5.52386%	5.87000%	5.80237%
3/15/2007	5.52386%	5.87000%	5.80237%
3/16/2007	5.52273%	5.87000%	5.80366%
3/17/2007	5.52273%	5.87000%	5.80366%
3/18/2007	5.52273%	5.87000%	5.80366%
3/19/2007	5.52369%	5.87000%	5.80498%
3/20/2007	5.52369%	0.00000%	5.52369%
3/21/2007	5.52369%	0.00000%	5.52369%
3/22/2007	5.52369%	0.00000%	5.52369%
3/23/2007	5.52526%	0.00000%	5.52526%
3/24/2007	5.52526%	0.00000%	5.52526%
3/25/2007	5.52526%	0.00000%	5.52526%
3/26/2007	5.50568%	0.00000%	5.50568%
3/27/2007	5.50568%	0.00000%	5.50568%
3/28/2007	5.50568%	0.00000%	5.50568%
3/29/2007	5.50568%	0.00000%	5.50568%
3/30/2007	5.50568%	0.00000%	5.50568%
3/31/2007	5.50568%	0.00000%	5.50568%
		Average Combined WAV	5.60992%
		Credit Facility Fee	0.15000%
		Money Pool Rate	5.75992%

JP Morgan Chase Facility

"*Facility Fee*" shall have the meaning assigned to such term in Section 2.04(a).

"*Facility Fee Percentage*" shall mean, at any time, the percentage *per annum* set forth below in the column under the Applicable Rating Level of the Borrower with the lower Applicable Rating Level at such time.

Applicable Rating Level	1	2	3	4	5
Percentage *Per annum*					
Facility Fee	0.100%	0.125%	0.150%	0.175%	0.200%

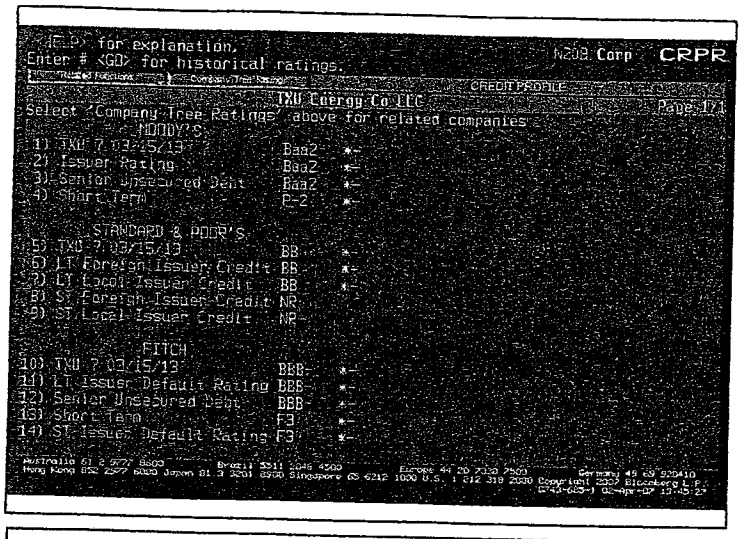
"*Applicable Rating Level*" shall mean, for any Borrower at any time, the level set forth below in the row next to the then applicable Debt Ratings of such Borrower. If there is a difference of one level in the Debt Ratings of such Borrower, then the highe

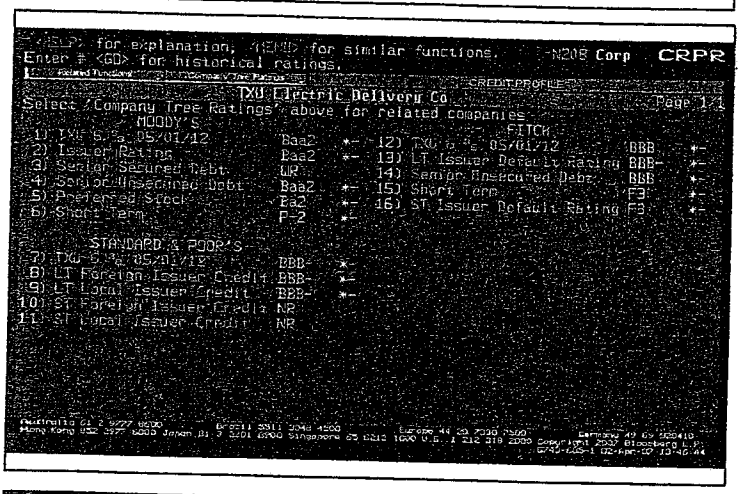
S&P Debt Rating Moody's Debt Rating	Applicable Ratine Level
A- or better A3 or better	1
BBB+ Baa1	2
BBB Baa2	3
BBB- Baa3	4
Below BBB-* Below Baa3*	5

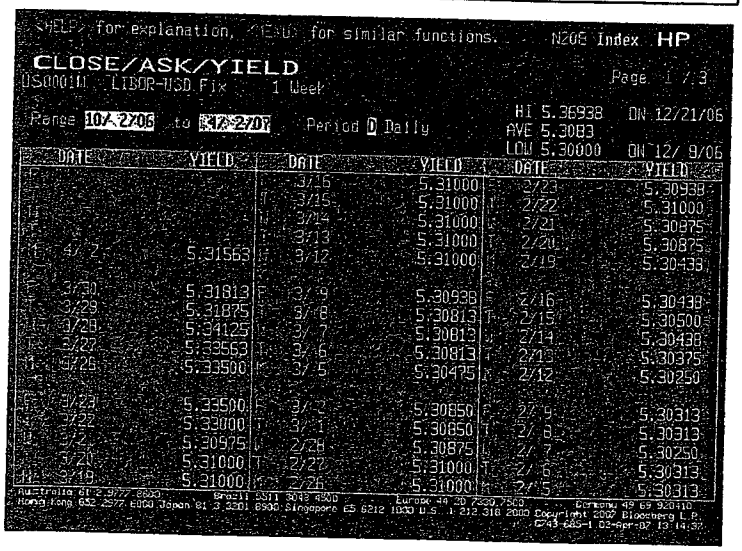
* or unrated

"*Applicable Margin*" shall mean, for any Type of Loan made to any Borrower at any time, the percentage *per annum* set forth below corresponding to such Type of Loan in the column under the Applicable Rating Level of such Borrower at such time. The Applicab

Applicable Ratine Level	1	2	3	4	5
Percentage *Per Annum*					
Eurodollar Loan	0.275%	0.350%	0.425%	0.575%	0.800%
ABR Loan	0.000%	0.000%	0.000%	0.000%	0.000%
Utilization Fee	0.125%	0.125%	0.125%	0.125%	0.125%


<HELP> for explanation.
Enter # <GO> for historical ratings.
N208 Corp CRPR
CREDIT PROFILE
TXU Energy Co LLC
Page 1/1
Select 'Company Tree Ratings' above for related companies
MOODY'S
1) TXU 7 03/15/13 Baa2 *-
2) Issuer Rating Baa2 *-
3) Senior Unsecured Debt Baa2 *-
4) Short Term P-2 *-
STANDARD & POOR'S
5) TXU 7 03/15/13 BB *-
6) LT Foreign Issuer Credit BB *-
7) LT Local Issuer Credit BB *-
8) ST Foreign Issuer Credit NR
9) ST Local Issuer Credit NR
FITCH
10) TXU 7 03/15/13 BBB- *-
11) LT Issuer Default Rating BBB- *-
12) Senior Unsecured Debt BBB- *-
13) Short Term F3 *-
14) ST Issuer Default Rating F3 *-


<HELP> for explanation, <MENU> for similar functions. N208 Corp CRPR
Enter # <GO> for historical ratings.
CREDIT PROFILE
TXU Electric Delivery Co
Page 1/1
Select 'Company Tree Ratings' above for related companies
MOODY'S
1) TXU 5 3/8 05/01/12 Baa2 *-
2) Issuer Rating Baa2 *-
3) Senior Secured Debt WR
4) Senior Unsecured Debt Baa2 *-
5) Preferred Stock Ba2 *-
6) Short Term P-2 *-
STANDARD & POOR'S
7) TXU 5 3/8 05/01/12 BBB- *-
8) LT Foreign Issuer Credit BBB- *-
9) LT Local Issuer Credit BBB- *-
10) ST Foreign Issuer Credit NR
11) ST Local Issuer Credit NR
FITCH
12) TXU 5 3/8 05/01/12 BBB *-
13) LT Issuer Default Rating BBB- *-
14) Senior Unsecured Debt BBB *-
15) Short Term F3 *-
16) ST Issuer Default Rating F3 *-


<HELP> for explanation, <MENU> for similar functions. N208 Index HP
CLOSE/ASK/YIELD
US0001M LIBOR-USD Fix 1 Week
Page 1 / 3
Range 10/ 2/06 to 3/ 2/07 Period D Daily
HI 5.36938 ON 12/21/06
AVE 5.30833
LOW 5.30000 ON 12/ 9/06
DATE YIELD
4/ 2 5.31563
3/30 5.31813
3/29 5.31875
3/28 5.34125
3/27 5.33563
3/26 5.33500
3/23 5.33500
3/22 5.33000
3/21 5.30975
3/20 5.31000
3/19 5.31000
3/16 5.31000
3/15 5.31000
3/14 5.31000
3/13 5.31000
3/12 5.31000
3/9 5.30938
3/8 5.30813
3/7 5.30813
3/6 5.30813
3/5 5.30475
3/2 5.30850
3/1 5.30850
2/28 5.30875
2/27 5.31000
2/26 5.31000
2/23 5.30938
2/22 5.31000
2/21 5.30875
2/20 5.30875
2/19 5.30438
2/16 5.30438
2/15 5.30500
2/14 5.30438
2/13 5.30375
2/12 5.30250
2/9 5.30313
2/8 5.30313
2/7 5.30250
2/6 5.30313
2/5 5.30313

Aproved Method as of March 1, 2007 by Tony Horton, Treasurer

Rate Spread Methodology

Money Pool Rate - Excluding TXU Electric Delivery

The current month interest rate is to be based on TXU Energy Company's combined average daily weighted average cost of short-term debt under their bank credit facilities and commercial paper outstanding for the current month plus an additional spread equal to the current JP Morgan Chase credit facility commitment fee.

In the event that TXU Energy Company does not have any borrowings outstanding under the credit facilities or commercial paper program, the rate will be based on the one month LIBOR rate in effect the first workday of the month plus a spread based on the current JP Morgan Chase credit facility spread applicable to TXU Energy Company's one month LIBOR borrowings plus the current facility commitment fee.

Money Pool Rate - TXU Electric Delivery

The current month interest rate is to be based on TXU Electric Delivery Company's combined average daily weighted average cost of short-term debt under their bank credit facilities and commercial paper outstanding for the current month plus an additional spread equal to the current JP Morgan Chase credit facility commitment fee.

In the event that TXU Electric Delivery Company does not have any borrowings outstanding under the credit facilities or commercial paper program, the rate will be based on the one month LIBOR rate in effect the first workday of the month plus a spread based on the current JP Morgan Chase credit facility spread applicable to TXU Electric Company's one month LIBOR borrowings plus the current facility commitment fee.

TXU Energy Company Weighted Average Cost

	Commercial Paper	Short-Term Bank Debt	Combined
4/1/2007	5.51649%	6.36943%	6.29892%
4/2/2007	5.51649%	6.54838%	6.46862%
4/3/2007	5.52380%	6.11721%	6.08659%
4/4/2007	5.52380%	6.11721%	6.08659%
4/5/2007	5.52380%	6.04582%	6.01803%
4/6/2007	5.52380%	6.04582%	6.01803%
4/7/2007	5.52380%	6.04582%	6.01803%
4/8/2007	5.52380%	6.04582%	6.01803%
4/9/2007	5.52380%	6.04582%	6.01803%
4/10/2007	5.52482%	6.28433%	6.24961%
4/11/2007	5.52810%	6.28433%	6.25234%
4/12/2007	5.52942%	6.39984%	6.36683%
4/13/2007	5.53265%	6.31799%	6.29196%
4/14/2007	5.53265%	6.31799%	6.29196%
4/15/2007	5.53265%	6.31799%	6.29196%
4/16/2007	5.53325%	6.17877%	6.15777%
4/17/2007	5.53325%	6.17877%	6.15777%
4/18/2007	5.53325%	6.05694%	6.03893%
4/19/2007	5.53325%	6.05694%	6.03893%
4/20/2007	5.53325%	6.05694%	6.03893%
4/21/2007	5.53325%	6.05694%	6.03893%
4/22/2007	5.53325%	6.05694%	6.03893%
4/23/2007	5.53378%	6.05694%	6.03963%
4/24/2007	5.53378%	6.05694%	6.03963%
4/25/2007	5.53430%	6.32223%	6.30080%
4/26/2007	5.53430%	6.32223%	6.30080%
4/27/2007	5.53430%	6.19957%	6.18231%
4/28/2007	5.53430%	6.19957%	6.18231%
4/29/2007	5.53430%	6.19957%	6.18231%
4/30/2007	5.54203%	6.29263%	6.28286%
		Average Combined WAV	6.15989%
		Credit Facility Fee	0.20000%
		Money Pool Rate	6.35989%

TXU Electric Delivery Weighted Average Cost

	Commercial Paper	Short-Term Bank Debt	Combined
4/1/2007	5.50568%	0.00000%	5.50568%
4/2/2007	5.50755%	0.00000%	5.50755%
4/3/2007	5.50755%	0.00000%	5.50755%
4/4/2007	5.50755%	0.00000%	5.50755%
4/5/2007	5.50755%	5.74500%	5.60204%
4/6/2007	5.50755%	5.74500%	5.60204%
4/7/2007	5.50755%	5.74500%	5.60204%
4/8/2007	5.50755%	5.74500%	5.60204%
4/9/2007	5.50755%	5.74500%	5.60204%
4/10/2007	5.50755%	5.74500%	5.60204%
4/11/2007	5.50607%	5.74500%	5.60407%
4/12/2007	5.50607%	5.74500%	5.60407%
4/13/2007	5.51929%	5.80750%	5.72814%
4/14/2007	5.51929%	5.80750%	5.72814%
4/15/2007	5.51929%	5.80750%	5.72814%
4/16/2007	5.52017%	5.80750%	5.73106%
4/17/2007	5.52017%	5.80750%	5.73106%
4/18/2007	5.52017%	5.78667%	5.73480%
4/19/2007	5.52017%	5.78667%	5.73480%
4/20/2007	5.52017%	5.78667%	5.73480%
4/21/2007	5.52017%	5.78667%	5.73480%
4/22/2007	5.52017%	5.78667%	5.73480%
4/23/2007	5.52500%	5.78071%	5.77890%
4/24/2007	5.52500%	5.78071%	5.77890%
4/25/2007	5.52500%	5.81643%	5.81436%
4/26/2007	5.52500%	5.81643%	5.81436%
4/27/2007	5.52500%	5.81643%	5.81436%
4/28/2007	5.52500%	5.81643%	5.81436%
4/29/2007	5.52500%	5.81643%	5.81436%
4/30/2007	5.52500%	5.81643%	5.81436%
		Average Combined WAV	5.68711%
		Credit Facility Fee	0.15000%
		Money Pool Rate	5.83711%

JP Morgan Chase Facility

"*Facility Fee*" shall have the meaning assigned to such term in Section 2.04(a).

"*Facility Fee Percentage*" shall mean, at any time, the percentage *per annum* set forth below in the column under the Applicable Rating Level of the Borrower with the lower Applicable Rating Level at such time.

Applicable Rating Level	1	2	3	4	5
Percentage *Per annum*					
Facility Fee	0.100%	0.125%	0.150%	0.175%	0.200%

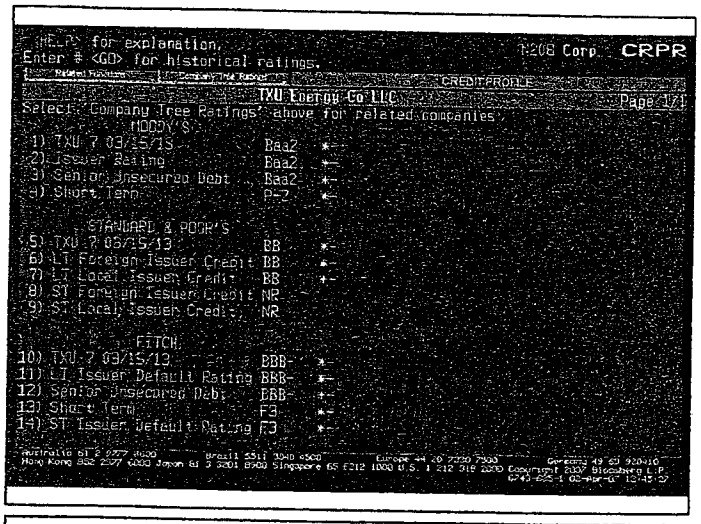
"*Applicable Rating Level*" shall mean, for any Borrower at any time, the level set forth below in the row next to the then applicable Debt Ratings of such Borrower. If there is a difference of one level in the Debt Ratings of such Borrower, then the highe

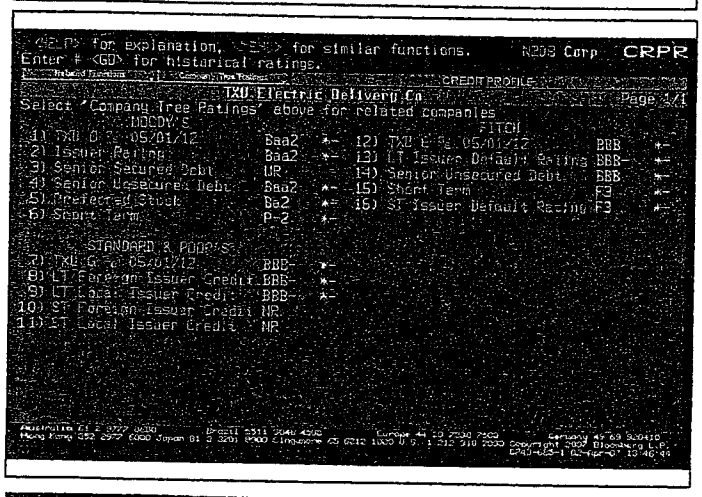
S&P Debt Rating Moody's Debt Rating	Applicable Rating Level
A- or better A3 or better	1
BBB+ Baa1	2
BBB Baa2	3
BBB- Baa3	4
Below BBB-* Below Baa3*	5

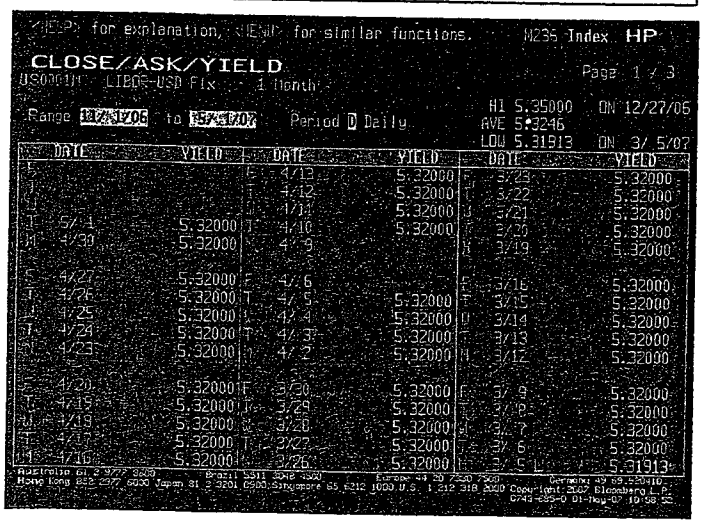
* or unrated

"*Applicable Margin*" shall mean, for any Type of Loan made to any Borrower at any time, the percentage *per annum* set forth below corresponding to such Type of Loan in the column under the Applicable Rating Level of such Borrower at such time. The Applicab

Applicable Rating Level	1	2	3	4	5
Percentage *Per Annum*					
Eurodollar Loan	0.275%	0.350%	0.425%	0.575%	0.800%
ABR Loan	0.000%	0.000%	0.000%	0.000%	0.000%
Utilization Fee	0.125%	0.125%	0.125%	0.125%	0.125%


<HELP> for explanation.
Enter # <GO> for historical ratings.
N208 Corp CRPR
CREDIT PROFILE
TXU Energy Co LLC
Page 1/1
Select 'Company Tree Ratings' above for related companies
MOODY'S
1) TXU 7 03/15/13 Baa2 *-
2) Issuer Rating Baa2 *-
3) Senior Unsecured Debt Baa2 *-
4) Short Term P-2 *-
STANDARD & POOR'S
5) TXU 7 03/15/13 BB *-
6) LT Foreign Issuer Credit BB *-
7) LT Local Issuer Credit BB *-
8) ST Foreign Issuer Credit NR
9) ST Local Issuer Credit NR
FITCH
10) TXU 7 03/15/13 BBB- *-
11) LT Issuer Default Rating BBB- *-
12) Senior Unsecured Debt BBB- *-
13) Short Term F3 *-
14) ST Issuer Default Rating F3 *-


<HELP> for explanation, <MENU> for similar functions.
N208 Corp CRPR
Enter # <GO> for historical ratings.
CREDIT PROFILE
TXU Electric Delivery Co
Page 1/1
Select 'Company Tree Ratings' above for related companies
MOODY'S
1) TXU 0 05/01/12 Baa2 *-
2) Issuer Rating Baa2 *-
3) Senior Secured Debt WR
4) Senior Unsecured Debt Baa2 *-
5) Preferred Stock Ba2 *-
6) Short Term P-2 *-
STANDARD & POOR'S
7) TXU 0 05/01/12 BBB- *-
8) LT Foreign Issuer Credit BBB- *-
9) LT Local Issuer Credit BBB- *-
10) ST Foreign Issuer Credit NR
11) ST Local Issuer Credit NR
FITCH
12) TXU 0 05/01/12 BBB *-
13) LT Issuer Default Rating BBB- *-
14) Senior Unsecured Debt BBB *-
15) Short Term F3 *-
16) ST Issuer Default Rating F3 *-


<HELP> for explanation, <MENU> for similar functions.
N235 Index HP
CLOSE/ASK/YIELD
Page 1 / 3
US0001M LIBOR-USD Fix 1 Month
Range 11/1/06 to 5/4/07 Period D Daily
HI 5.35000 ON 12/27/06
AVE 5.3246
LOW 5.31913 ON 3/ 5/07
DATE YIELD DATE YIELD DATE YIELD
5/ 1 5.32000 4/13 5.32000 3/23 5.32000
4/30 5.32000 4/12 5.32000 3/22 5.32000
4/11 5.32000 3/21 5.32000
4/10 5.32000 3/20 5.32000
4/ 9 3/19 5.32000
4/27 5.32000 4/ 6 3/16 5.32000
4/26 5.32000 4/ 5 5.32000 3/15 5.32000
4/25 5.32000 4/ 4 5.32000 3/14 5.32000
4/24 5.32000 4/ 3 5.32000 3/13 5.32000
4/23 5.32000 4/ 2 5.32000 3/12 5.32000
4/20 5.32000 3/30 5.32000 3/ 9 5.32000
4/19 5.32000 3/29 5.32000 3/ 8 5.32000
4/18 5.32000 3/28 5.32000 3/ 7 5.32000
4/17 5.32000 3/27 5.32000 3/ 6 5.32000
4/16 5.32000 3/26 5.32000 3/ 5 5.31913

Aproved Method as of March 1, 2007 by Tony Horton, Treasurer

Rate Spread Methodology

Money Pool Rate - Excluding TXU Electric Delivery

The current month interest rate is to be based on TXU Energy Company's combined average daily weighted average cost of short-term debt under their bank credit facilities and commercial paper outstanding for the current month plus an additional spread equal to the current JP Morgan Chase credit facility commitment fee.

In the event that TXU Energy Company does not have any borrowings outstanding under the credit facilities or commercial paper program, the rate will be based on the one month LIBOR rate in effect the first workday of the month plus a spread based on the current JP Morgan Chase credit facility spread applicable to TXU Energy Company's one month LIBOR borrowings plus the current facility commitment fee.

Money Pool Rate - TXU Electric Delivery

The current month interest rate is to be based on TXU Electric Delivery Company's combined average daily weighted average cost of short-term debt under their bank credit facilities and commercial paper outstanding for the current month plus an additional spread equal to the current JP Morgan Chase credit facility commitment fee.

In the event that TXU Electric Delivery Company does not have any borrowings outstanding under the credit facilities or commercial paper program, the rate will be based on the one month LIBOR rate in effect the first workday of the month plus a spread based on the current JP Morgan Chase credit facility spread applicable to TXU Electric Company's one month LIBOR borrowings plus the current facility commitment fee.

TXU Energy Company Weighted Average Cost

	Commercial Paper	Short-Term Bank Debt	Combined
5/1/2007	5.54203%	6.19672%	6.18835%
5/2/2007	5.54203%	6.18522%	6.17696%
5/3/2007	5.54203%	6.11079%	6.10370%
5/4/2007	5.54203%	6.11079%	6.10370%
5/5/2007	5.54203%	6.11079%	6.10370%
5/6/2007	5.54203%	6.11079%	6.10370%
5/7/2007	5.54203%	6.11079%	6.10370%
5/8/2007	5.54203%	6.24148%	6.23263%
5/9/2007	5.54203%	6.19621%	6.18775%
5/10/2007	5.54203%	6.11839%	6.11068%
5/11/2007	5.54203%	6.10870%	6.10153%
5/12/2007	5.54203%	6.10870%	6.10153%
5/13/2007	5.54203%	6.10870%	6.10153%
5/14/2007	5.54203%	6.10870%	6.10153%
5/15/2007	5.54203%	6.17887%	6.17124%
5/16/2007	5.54203%	6.15707%	6.14963%
5/17/2007	5.54203%	6.11607%	6.10919%
5/18/2007	5.54362%	6.11607%	6.11336%
5/19/2007	5.54362%	6.11607%	6.11336%
5/20/2007	5.54362%	6.11607%	6.11336%
5/21/2007	5.54381%	6.11607%	6.11364%
5/22/2007	5.54381%	6.11282%	6.11035%
5/23/2007	5.54381%	6.11282%	6.11035%
5/24/2007	5.54331%	6.11282%	6.11053%
5/25/2007	5.54177%	6.11282%	6.11095%
5/26/2007	5.54177%	6.11282%	6.11095%
5/27/2007	5.54177%	6.11282%	6.11095%
5/28/2007	5.54177%	6.11282%	6.11095%
5/29/2007	5.54177%	6.11670%	6.11487%
5/30/2007	5.54177%	6.22690%	6.22480%
5/31/2007	5.54200%	6.17489%	6.17336%
		Average Combined WAV	6.12880%
		Credit Facility Fee	0.20000%
		Money Pool Rate	6.32880%

Oncor Electric Delivery Weighted Average Cost

	Commercial Paper	Short-Term Bank Debt	Combined
5/1/2007	0.00000%	5.80056%	5.80056%
5/2/2007	0.00000%	5.80056%	5.80056%
5/3/2007	0.00000%	5.80056%	5.80056%
5/4/2007	0.00000%	5.80056%	5.80056%
5/5/2007	0.00000%	5.80056%	5.80056%
5/6/2007	0.00000%	5.80056%	5.80056%
5/7/2007	0.00000%	5.80056%	5.80056%
5/8/2007	0.00000%	5.81643%	5.81643%
5/9/2007	0.00000%	5.81643%	5.81643%
5/10/2007	0.00000%	5.81643%	5.81643%
5/11/2007	0.00000%	5.81643%	5.81643%
5/12/2007	0.00000%	5.81643%	5.81643%
5/13/2007	0.00000%	5.81643%	5.81643%
5/14/2007	0.00000%	5.80750%	5.80750%
5/15/2007	0.00000%	5.80750%	5.80750%
5/16/2007	0.00000%	5.80750%	5.80750%
5/17/2007	0.00000%	5.80750%	5.80750%
5/18/2007	0.00000%	5.80750%	5.80750%
5/19/2007	0.00000%	5.80750%	5.80750%
5/20/2007	0.00000%	5.80750%	5.80750%
5/21/2007	0.00000%	5.80750%	5.80750%
5/22/2007	0.00000%	5.80750%	5.80750%
5/23/2007	0.00000%	5.80750%	5.80750%
5/24/2007	0.00000%	5.80750%	5.80750%
5/25/2007	0.00000%	5.80750%	5.80750%
5/26/2007	0.00000%	5.80750%	5.80750%
5/27/2007	0.00000%	5.80750%	5.80750%
5/28/2007	0.00000%	5.80750%	5.80750%
5/29/2007	0.00000%	5.81444%	5.81444%
5/30/2007	0.00000%	5.87000%	5.87000%
5/31/2007	0.00000%	5.87000%	5.87000%
		Average Combined WAV	5.81192%
		Credit Facility Fee	0.15000%
		Money Pool Rate	5.96192%

JP Morgan Chase Facility

"*Facility Fee*" shall have the meaning assigned to such term in Section 2.04(a).

"*Facility Fee Percentage*" shall mean, at any time, the percentage *per annum* set forth below in the column under the Applicable Rating Level of the Borrower with the lower Applicable Rating Level at such time.

Applicable Rating Level	1	2	3	4	5
Percentage *Per annum*					
Facility Fee	0.100%	0.125%	0.150%	0.175%	0.200%

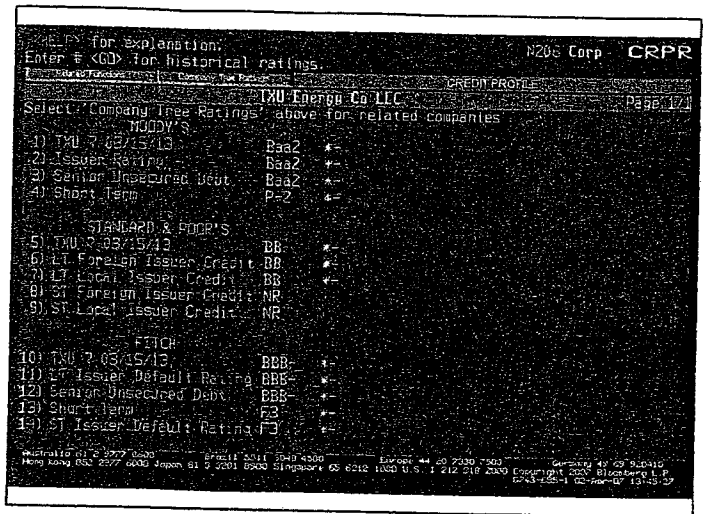
"*Applicable Rating Level*" shall mean, for any Borrower at any time, the level set forth below in the row next to the then applicable Debt Ratings of such Borrower. If there is a difference of one level in the Debt Ratings of such Borrower, then the highe

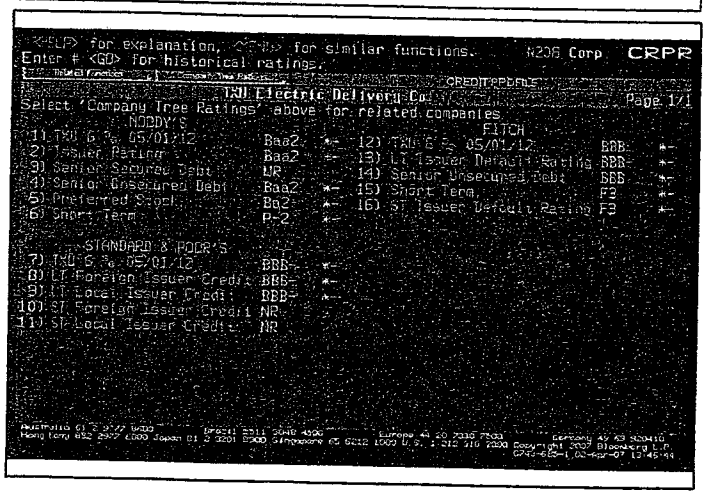
S&P Debt Rating Moody's Debt Rating	Applicable Rating Level
A- or better A3 or better	1
BBB+ Baa1	2
BBB Baa2	3
BBB- Baa3	4
Below BBB-* Below Baa3*	5

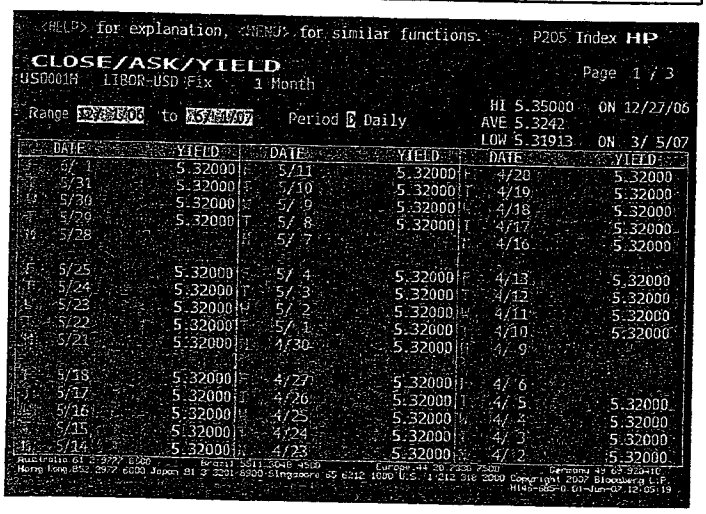
* or unrated

"*Applicable Margin*" shall mean, for any Type of Loan made to any Borrower at any time, the percentage *per annum* set forth below corresponding to such Type of Loan in the column under the Applicable Rating Level of such Borrower at such time. The Applicab

Applicable Rating Level	1	2	3	4	5
Percentage *Per Annum*					
Eurodollar Loan	0.275%	0.350%	0.425%	0.575%	0.800%
ABR Loan	0.000%	0.000%	0.000%	0.000%	0.000%
Utilization Fee	0.125%	0.125%	0.125%	0.125%	0.125%


<HELP> for explanation.
Enter # <GO> for historical ratings.
N206 Corp CRPR
CREDIT PROFILE
TXU Energy Co LLC
Page 1/1
Select 'Company Tree Ratings' above for related companies
MOODY'S
1) TXU 7.03/15/13 Baa2 *-
2) Issuer Rating Baa2 *-
3) Senior Unsecured Debt Baa2 *-
4) Short Term P-2 *-
STANDARD & POOR'S
5) TXU 7.03/15/13 BB *-
6) LT Foreign Issuer Credit BB *-
7) LT Local Issuer Credit BB *-
8) ST Foreign Issuer Credit NR
9) ST Local Issuer Credit NR
FITCH
10) TXU 7.03/15/13 BBB- *-
11) ST Issuer Default Rating BBB- *-
12) Senior Unsecured Debt BBB- *-
13) Short Term F3 *-
14) ST Issuer Default Rating F3 *-


<HELP> for explanation, <MENU> for similar functions.
N206 Corp CRPR
Enter # <GO> for historical ratings.
CREDIT PROFILE
TXU Electric Delivery Co
Page 1/1
Select 'Company Tree Ratings' above for related companies
MOODY'S
1) TXU 6 3/4 05/01/12 Baa2 *-
2) Issuer Rating Baa2 *-
3) Senior Secured Debt UR
4) Senior Unsecured Debt Baa2 *-
5) Preferred Stock Ba2 *-
6) Short Term P-2 *-
STANDARD & POOR'S
7) TXU 6 3/4 05/01/12 BBB- *-
8) LT Foreign Issuer Credit BBB- *-
9) LT Local Issuer Credit BBB- *-
10) ST Foreign Issuer Credit NR
11) ST Local Issuer Credit NR
FITCH
12) TXU 6 3/4 05/01/12 BBB- *-
13) LT Issuer Default Rating BBB- *-
14) Senior Unsecured Debt BBB- *-
15) Short Term F3 *-
16) ST Issuer Default Rating F3 *-


<HELP> for explanation, <MENU> for similar functions.
P205 Index HP
CLOSE/ASK/YIELD
Page 1 / 3
USD001M LIBOR-USD Fix 1 Month
Range 12/28/06 to 03/06/07 Period D Daily
HI 5.35000 ON 12/27/06
AVE 5.3242
LOW 5.31913 ON 3/ 5/07
DATE YIELD DATE YIELD DATE YIELD
6/ 1 5.32000 5/11 5.32000 4/20 5.32000
5/31 5.32000 5/10 5.32000 4/19 5.32000
5/30 5.32000 5/ 9 5.32000 4/18 5.32000
5/29 5.32000 5/ 8 5.32000 4/17 5.32000
5/28 5/ 7 4/16 5.32000
5/25 5.32000 5/ 4 5.32000 4/13 5.32000
5/24 5.32000 5/ 3 5.32000 4/12 5.32000
5/23 5.32000 5/ 2 5.32000 4/11 5.32000
5/22 5.32000 5/ 1 5.32000 4/10 5.32000
5/21 5.32000 4/30 5.32000 4/ 9
5/18 5.32000 4/27 5.32000 4/ 6
5/17 5.32000 4/26 5.32000 4/ 5 5.32000
5/16 5.32000 4/25 5.32000 4/ 4 5.32000
5/15 5.32000 4/24 5.32000 4/ 3 5.32000
5/14 5.32000 4/23 5.32000 4/ 2 5.32000