



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		06/25/12		
Department:		Economic Development		
Department Head		Sally Bane		
Agenda Coordinator (include phone #): Linda Thomason x8301				
CAPTION				
<p>A Resolution of the City Council of the City of Plano, Texas, rescinding the approval of the prior Amended and Restated Tax Abatement Agreement granted pursuant to Resolution No. 2012-2-13(R); and approving the terms and conditions of the herein Amended and Restated Tax Abatement Agreement by and between the City of Plano, Texas, the County of Collin, Texas, and Capital One, National Association; authorizing its execution by the City Manager or his authorized designee; and providing an effective date.</p>				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
BALANCE	0	0	0	0
FUND(S):				
COMMENTS: Strategic Plan Goal: Providing economic development incentives relates to the City's goal of Strong Local Economy.				
SUMMARY OF ITEM				
<p>A request from Capital One, National Association for a revised proposed Amended and Restated Tax Abatement Agreement by and between the City of Plano, Texas, the County of Collin, Texas, and Capital One, National Association, to consolidate the abatements for the separate phases of the Capital One project within Reinvestment Zone 111.</p>				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies		
Resolution				
Amended and Restated Tax Abatement Agreement				

A Resolution of the City Council of the City of Plano, Texas, rescinding the approval of the prior Amended and Restated Tax Abatement Agreement granted pursuant to Resolution No. 2012-2-13(R); and approving the terms and conditions of the herein Amended and Restated Tax Abatement Agreement by and between the City of Plano, Texas, the County of Collin, Texas, and Capital One, National Association; authorizing its execution by the City Manager or his authorized designee; and providing an effective date.

WHEREAS, the Amended Restated Agreement approved by City Council pursuant to Resolution No. 2012-2-13(R) was never executed by the parties because it did not conform to the Collin County Tax Abatement Incentive Policy; and

WHEREAS, the City Council has been presented a revised proposed Amended and Restated Tax Abatement Agreement by and between the City of Plano, Texas, the County of Collin, Texas, and Capital One, National Association, to consolidate the abatements for the separate phases of the Capital One project within Reinvestment Zone 111 into one Agreement, a substantial copy of which is attached hereto as Exhibit "A" and incorporated herein by reference (hereinafter called "Agreement"); and

WHEREAS, upon full review and consideration of the Agreement and all matters attendant and related thereto, the City Council is of the opinion that the terms and conditions thereof should be approved, and that the City Manager or his authorized designee shall be authorized to execute it on behalf of the City of Plano.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS:

Section I. The terms and conditions of the Agreement having been reviewed by the City Council of the City of Plano, Texas, and found to be acceptable and in the best interests of the City of Plano and its citizens, are hereby in all things approved.

Section II. The City Manager or his authorized designee is hereby authorized to execute the Agreement and all other documents in connection therewith on behalf of the City of Plano, substantially according to the terms and conditions set forth in the Agreement.

Section III. This Resolution shall become effective from and after its passage.

DULY PASSED AND APPROVED this the 25th day June 2012.

Phil Dyer, MAYOR

ATTEST:

Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

Diane C. Wetherbee, CITY ATTORNEY

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

AMENDED AND RESTATED TAX ABATEMENT AGREEMENT

This Amended and Restated Tax Abatement Agreement is entered into by and among the City of Plano, Texas, a home rule municipal corporation of Collin and Denton Counties, Texas, duly acting herein by and through its City Manager, hereinafter referred to as “**City**”; the County of Collin, Texas, duly acting herein by and through its County Judge, and hereinafter referred to as “**County**”, and together are hereinafter collectively referred to as “**Taxing Units,**” and Capital One, National Association, a national banking association, acting by and through their officers, hereinafter referred to as “**Owner.**”

W I T N E S S E T H:

WHEREAS, the Taxing Units and the Owner previously entered into that certain Tax Abatement Agreement dated May 29, 2008 relating to approximately 150,000 square feet of improvements known as Building 4 located at 8000 Dominion Parkway, Plano, Texas and tangible personal property located therein (the “2008 Tax Abatement Agreement”); and

WHEREAS, the City and Owner previously entered into that certain Tax Abatement Agreement dated March 9, 2011 relating to approximately 135,000 square feet of improvements known as Building 3 located at 7941 Preston Road, Plano, Texas (the “2011 Tax Abatement Agreement”); and

WHEREAS, the V.T.C.A. Tax Code, Chapter 312 authorizes the Parties to amend the Tax Abatement Agreements; and

WHEREAS, on the 28th day of April, 2008, the City Council of the City of Plano, Texas, passed Ordinance No. 2008-4-43 establishing Reinvestment Zone No. 111, for commercial/industrial tax abatement, hereinafter referred to as the “Ordinance,” as authorized by V.T.C.A. Tax Code, Chapter 312.001, et seq., cited as the Property Redevelopment and Tax Abatement Act, hereinafter referred to as “Act”; and

WHEREAS, the City has adopted a policy statement for Tax Abatement by Resolution No. 2012-1-6(R) stating that it elects to be eligible to participate in tax abatement (the “City Policy Statement”); and

WHEREAS, the City Policy Statement sets forth appropriate guidelines and criteria governing tax abatement agreements to be entered into by the City as contemplated by the Act; and

WHEREAS, the County adopted a policy statement for Tax Abatement by Court Order 2011-916-11-14 stating that it elects to consider providing tax abatements to stimulate economic development (the “County Policy Statement”); and

WHEREAS, the County Policy Statement sets forth appropriate guidelines and criteria governing tax abatement agreements to be entered into by the County as contemplated by the Act; and

WHEREAS, the tax abatement will maintain and enhance the commercial/industrial economic and employment base of the Plano area thereby benefiting both the City and the Taxing Units in accordance with the said Ordinance and Act; and

WHEREAS, the contemplated use of the Real Property, as hereinafter defined, the contemplated improvements to the Real Property in the amount as set forth in this Agreement and the other terms hereof are consistent with encouraging development of said Reinvestment Zone No. 111 in accordance with the purposes for its creation and are in compliance with the intent of the City Policy Statement and the Ordinance and similar guidelines and criteria adopted by the City and all applicable law; and

WHEREAS, the 2008 and 2011 Tax Abatement Agreements are herein amended, restated and consolidated into one document and supersede and replace the prior Agreements between the parties; and

WHEREAS, previous Agreements with Owner included Capital One Auto Finance which will no longer be a party to the Agreement and Capital One, National Association assumes all rights, responsibilities, and obligations (as hereby amended, restated and superseded) of Capital One Auto Finance pursuant to this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and obligations herein, the parties agree that this Agreement restates, amends, supersedes and replaces all prior agreements signed by the parties (including, without limitation, the 2008 and 2011 Tax Abatement Agreements) as follows:

1. The real property subject to this Agreement is described by metes and bounds in **EXHIBIT “A”** (the “Real Property”) and the Phase II Improvements as shown on **EXHIBIT “B”** thereon (the “Phase II Improvements”) and the Phase III Improvements (hereinafter defined) as shown on **EXHIBIT “B”** thereon (the “Phase III Improvements”) attached hereto and made a part hereof.

2. The tangible personal property subject to this Agreement shall be personal property, excluding inventory and supplies, used within Reinvestment Zone No. 111 Phase II Improvements, which shall be hereinafter referred to as the “Personalty.” The Personalty will have an approximate investment value of **Four Million Dollars (\$4,000,000.00)** and is, or will be, owned by the Owner and/or their affiliates. Owner shall timely render the personal property value each year to the Collin County Central Appraisal District.

3. Owner may not relocate, for purposes of maintaining taxable situs of tangible personal property, the Personalty on the Real Property in other Reinvestment Zones in the City.

JOBS

4. For purposes of the County Policy Statement, the Owner estimates that the proposed Phase II Improvements at the Real Property as shown in **EXHIBIT "B"** will result in approximately 200 full-time job equivalents at the Phase II Improvements.

PHASE II IMPROVEMENTS

5. The Owner shall complete construction and/or repairs of the Phase II Improvements to the Real Property, consisting primarily of new buildings with a total of 150,000 gross square feet of office space known as Building 4 located at 8000 Dominion Parkway, Plano, Texas with an initial expenditure of not less than **Thirty Million Dollars (\$30,000,000.00)** on or before April 30, 2009 provided that the Owner shall have such additional time to complete the Phase II Improvements as may be required in the event of "force majeure," if Owner is diligently and faithfully pursuing the completion of the Phase II Improvements, or if in the reasonable opinion of the City, the Owner has made substantial progress toward completion of the initial phase of the Phase II Improvements. For this purpose, "force majeure" shall mean any contingency or cause beyond the reasonable control of Owner including, without limitation, acts of God or the public enemy, war, riot, civil commotion, insurrection, governmental or de facto governmental action (unless caused by acts or omissions of Owner), fire, shortages of material and/or labor, explosion or flood, and labor disturbances. The date of completion of the Phase II Improvements shall be defined as the date a Certificate of Occupancy is issued by the City of Plano.

6. The Owner agrees and covenants that they will diligently and faithfully in a good and workmanlike manner pursue the substantial completion of the Phase II Improvements as a good and valuable consideration of this Agreement. Owner further covenants and agrees that all construction of the Phase II Improvements will be in accordance with all applicable federal, state and local laws and regulations or valid waiver thereof.

7. The Owner agrees and covenants that they shall occupy 150,000 gross square feet of office space within the Phase II Improvements on the Real Property.

PHASE III IMPROVEMENTS

8. For purposes of Phase III Improvements and Obligations hereunder, the Owner is Capital One, National Association. The Owner shall complete construction of improvements and/or repairs to the Real Property (hereinafter referred to as Phase III Improvements) consisting primarily of new buildings consisting of a total of not less than 135,000 square feet of office space known as Building 3 located at 7941 Preston Road, Plano, Texas with a Taxable Value of not less than **Five Million Dollars (\$5,000,000.00)** on or before March 31, 2012 subject to an event of Force Majuere. For this purpose, "force majeure" shall mean any contingency or cause beyond the reasonable control of a party including, without limitation, acts of God or the public enemy, war,

riot, civil commotion, insurrection, government or de facto governmental action (unless caused by the intentionally wrongful acts or omissions of the party), fires, explosions or floods, strikes, slowdowns or work stoppages any of which event(s) directly impact the Company's operations in Plano. The date of completion of the Phase III Improvements shall be defined as the date a Certificate of Occupancy is issued by the City of Plano. The term "Taxable Value" shall mean the assessed value for ad valorem tax purposes as determined by the Collin County Central Appraisal District.

9. The Owner agrees and covenants that they will in a good and workmanlike manner pursue the substantial completion of the Phase III Improvements as a good and valuable consideration of this Agreement. Owner further covenants and agrees that all construction of the Phase III Improvements will be in accordance with all applicable federal, state and local laws and regulations or valid waiver thereof.

10. The Owner agrees and covenants that it shall occupy not less than 135,000 square feet of office space within the Phase III Improvements on the Real Property.

DEFAULT

11. Any of the following events shall be deemed a breach of this agreement resulting in default:

(a) The Phase II and/or the Phase III Improvements are not completed in accordance with this Agreement; or

(b) Owner allows their real or personal property taxes owed the **City** or **County** on the Real Property, the Phase II and/or the Phase III Improvements, or Personalty to become delinquent and fails to timely and properly follow the legal procedures for protest and/or contest of any such ad valorem taxes; or

(c) Owner fails to occupy the Phase II Improvements for the Purposes set forth in Paragraph 5 above on or before December 31, 2009 or Owner fails to occupy the Phase III Improvements for the Purposes set forth in Paragraph 8 above on or before March 31, 2012; or

(d) The initial investment value of the Phase II Improvements to Real Property and the initial investment value of Personalty placed on the improved Real Property on or before April 30, 2009 and maintained on the Real Property during the term of this Agreement is less than the minimum amounts set forth in Paragraphs 2 and 5 above; or

(e) The Taxable Value of the Phase III Improvements on or before January 1, 2012 and maintained on the Real Property during the term of this Agreement is less than the minimum amounts set forth in Paragraph 8 above; or

(f) Owner fails to employ at least seventy five percent (75%) of their employee commitment as provided in Paragraph 4 above; or

(g) Owner fails to provide annual certification as required in Paragraph 14 below; or

(h) Owner has been convicted of a violation under 8 U.S.C. Section 1324a (f) regarding the unlawful employment of aliens.

12. In the event that the Owner defaults under this Agreement then the City or County, as the case may be, shall give the Owner written notice of such default and if the Owner has not cured such default, or obtained a waiver thereof from the appropriate authority, within thirty (30) days of said written notice, this Agreement may be terminated by the City or the County, as the case may be; (the "Terminating Party") provided, however, that such 30 day period shall be extended if the default is of a nature that cannot be cured within such 30 day period and Owner is diligently pursuing such remedy. Notice shall be in writing as provided below. Upon the occurrence of an event of default other than under Paragraph 11(b) or 11(h) above and after Owner fails to cure same in accordance herewith, this Agreement shall immediately terminate with respect to the Terminating Party and all taxes due the Terminating Party after the event of default shall be paid in full without the benefit of any abatement. The Parties acknowledge that actual damages in the event of default and termination would be speculative and difficult to determine.

13. Upon the occurrence of an event of default under Paragraph 11(b) above or upon the occurrence of an event of default under Paragraph 11(h), then the City or County, as the case may be, as the Terminating Party, shall give the Owner written notice of such default and if the Owner has not cured such default, or obtained a waiver thereof from the appropriate authority, within thirty (30) days of said written notice, this Agreement may be terminated with respect to and by the Terminating Party and all taxes, including previously abated taxes which would have been paid to the Terminating Party without the benefit of this Agreement, shall become due and owing to the Terminating Party, together with interest charged from the date of this Agreement at the statutory rate for delinquent taxes as determined by V.T.C.A., Tax Code § 33.01, but without the addition of penalty other than that mandated by V.T.C.A., § 33.01 or 33.07.

ANNUAL CERTIFICATION

14. On or before the 1st day of November of each calendar year during the term of this Agreement, the Owner, or its successors or assigns, must provide annual certifications (substantially in the form attached as **EXHIBIT "C" and "D"** hereto) to the Governing Body of the City and the County certifying compliance with each applicable term of the Agreement.

ASSIGNMENT

15. The terms and conditions of this Agreement are binding upon the successors and assigns of all parties hereto. This Agreement cannot be assigned by Owner unless written permission is first granted by Taxing Units, which permission shall be at the reasonable discretion of the Taxing Units, except under the following conditions:

(a) Assignment to an affiliate of Owner is permissible;

(b) A transfer or assignment of the Real Property and Improvements, or an assignment of this Agreement, by Owner to successors or assigns is permissible wherein the successors or assigns agree to be bound by the terms of this Agreement and Owner shall continue to conduct business on the subject premises.

However, Owner agrees to give written notice to the Taxing Units of any assignment or transfer of interest allowed pursuant to subparagraphs (a) and (b) hereof.

ABATEMENT PROVISIONS

16. **Phase II.** Subject to the terms and conditions of this Agreement, a portion of ad valorem real and personal property taxes from the Real Property, Phase II Improvements, and Personalty, otherwise owed to the Taxing Units shall be abated as follows:

(a) The City and County grant the Owner tax abatements as to the Real Property Phase II Improvements and Personalty, as provided for herein, which shall be for a period of ten (10) tax years, from January 1, 2009 through December 31, 2018.

(b) In accordance with all applicable federal, state, and local laws and regulations, the City grants the Owner tax abatement equal to fifty percent (50%) of the improved value of the Real Property and Phase II Improvements and fifty percent (50%) of the Personalty for each tax year from January 1, 2009 through December 31, 2018. The County grants the Owner tax abatement equal to fifty percent (50%) of the Phase II Improvements and fifty percent (50%) of the Personalty for each tax year from January 1, 2009 through December 31, 2018.

(c) The Owner shall have the right to protest and/or contest any assessment of the Real Property Phase II Improvements or Personalty, and the abatement shall be applied to the amount of taxes finally determined to be due as a result of any such protest and/or contest.

17. **Phase III.** Subject to the terms and conditions of this Agreement, a portion of ad valorem real property taxes from the Phase III Improvements otherwise owed to the City shall be abated as follows:

(a) The City grants a tax abatement as to the Real Property Phase III Improvements as provided for herein, which shall be for a period of ten (10) tax years, from January 1, 2012 through December 31, 2021.

(b) In accordance with all applicable federal, state, and local laws and regulations, the City grants the Owner abatement equal to fifty percent (50%) of the improved value of the Real Property Phase III Improvements for each tax year from January 1, 2012 through December 31, 2021.

(c) The Owner shall have the right to protest and/or contest any assessment of the Phase III Improvements and the abatement shall be applied to the amount of taxes finally determined to be due as a result of any such protest and/or contest.

NOTICE

18. Notices required to be given to any party to this Agreement shall be given personally or by registered or certified mail, return receipt requested, postage prepaid, addressed to the party at its address as set forth below, and, if given by mail, shall be deemed delivered as of the date deposited in the United States mail:

For City by notice to:

City of Plano
Attention: City Manager
P.O. Box 860358
Plano, Texas 75086-0358

With copy to:

City of Plano
Attention: City Attorney
P.O. Box 860358
Plano, Texas 75086-0358

For Taxing Units by notice to:

County of Collin, Texas
Attention: The Honorable Keith Self
County Judge
Collin County Commissioners Court
2300 Bloomdale Road, Suite 4192
McKinney, TX 75071

For Owner by notice to:

Capital One, National Association
Attention: Shahin Rezai, Esq.
1680 Capital One Drive
McLean, Virginia 22102

Capital One, National Association
Corporate Real Estate
Attention: Real Estate Administration
14601 Sweitzer Lane
Laurel, MD 20707

Any party may change the address to which notices are to be sent by giving the other parties written notice in the manner provided in this paragraph.

MISCELLANEOUS PROVISIONS

19. The Owner further agrees that the Taxing Units, their agents and employees, shall have reasonable right (upon reasonable prior notice to Owner) to access the Real Property to inspect the Improvements and Personalty in order to insure that the construction of the Improvements and locations of the Personalty are in accordance with this Agreement and all applicable federal, state, and local laws and regulations. After completion of the Improvements, the Taxing Units shall have the continuing right (upon reasonable prior notice to Owner) to inspect the Real Property and Personalty to insure that the Real Property and Personalty is thereafter maintained, operated and occupied in accordance with this Agreement.

20. It is understood and agreed between the parties that the Owner, in performing its obligations hereunder, is acting independently, and the Taxing Units assume no responsibilities or liabilities in connection therewith to third parties and Owner agrees to indemnify and hold harmless Taxing Units from any and all claims, suits, and causes of actions, including attorneys' fees, of any nature whatsoever arising out of Owner's default of its obligations hereunder.

21. The Taxing Units each represent and warrant that the Real Property, Improvements and Personalty do not include any property that is owned by a member of their respective councils or boards, agencies, commissions, or other governmental bodies approving, or having responsibility for the approval of this Agreement.

22. This Agreement was entered into by Owner pursuant to authority granted by its National Association, whereby the undersigned on behalf of Owner represents that he has the authority to sign and bind Owner to this Agreement.

23. This instrument shall constitute a valid and binding agreement between the City and Owner when executed in accordance herewith, regardless of whether the County executes this Agreement. This Agreement shall constitute a valid and binding Agreement between the County and Owner when executed on behalf of said parties, for the abatement of the County's taxes in accordance therewith.

24. If any term or provision of this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement (or the application of such term or provision, to persons or circumstances other than those in respect of which it is invalid or unenforceable) except those terms or provisions, which are made subject to or conditioned upon such invalid or unenforceable term or provision, shall not be affected thereby, and each other term or provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

This Agreement shall be effective upon the last date on which all parties have executed this Agreement.

ATTEST:

CITY OF PLANO, TEXAS, a home-rule
municipal corporation

Diane Zucco, CITY SECRETARY

Bruce D. Glasscock, CITY MANAGER
Date: _____

APPROVED AS TO FORM:

Diane C. Wetherbee, CITY ATTORNEY

ATTEST:

COMMISSIONERS COURT OF COLLIN
COUNTY

Keith Self, COUNTY JUDGE
Date: _____

ATTEST:

CAPITAL ONE, NATIONAL
ASSOCIATION, a National Banking
Association

By: _____
Print Name, Title:

By: _____
Dan Mortensen
Senior Vice President Facilities
Management/Real Estate
Date: _____

EXHIBIT "A"
LEGAL DESCRIPTION
REINVESTMENT ZONE NO. 111
Real Property
Metes and Bounds

LEGAL DESCRIPTION

BEING a tract of land situated in the Samuel Brown Survey, Abstract No. 108, and the Collin County School Land Survey, Abstract No. 153, in the City of Plano, Collin County, Texas, being a part of that tract of land described as Tract 3B in deed to West Plano Land Company, L.P., as recorded in Collin County Clerk's File No. 20060920001358250, Land Records of Collin County, Texas (L.R.C.C.T.), and being all of Lot 3, Block 1 of Capital One Addition Lots 3 & 4, Block 1, an Addition to the City of Plano as recorded in Volume 2007, Page 269-270, L.R.C.C.T., and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with a yellow plastic cap stamped "Halff Assoc., Inc." (hereafter referred to as "with cap") found at the southwest corner of a tract of land described in deed to McAfee, Inc., recorded in Collin County Clerk's File No. 20060703000911570, L.R.C.C.T., and being on the north line of Lot 4, Block 1 of said Capital One Addition;

THENCE North 64 degrees 39 minutes 06 seconds East, with the southeast line of said McAfee tract, and the north line of said Lot 4, passing at a call distance of 196.54 feet the southeast corner of said McAfee tract, also being the southwest corner of Network Associates, an addition to the City of Plano according to the plat thereof recorded in Cabinet O, Page 322, of the Map Records of Collin County, Texas (M.R.C.C.T.), and continuing along the southeast line of said Network Associates addition, for a total distance of 430.07 feet to a 1/2-inch iron rod with cap set at the westerly most corner of said Lot 3 for THE POINT OF BEGINNING;

THENCE North 64 degrees 39 minutes 06 seconds East, continuing along the southeast line of said Network Associates addition and along the north line of said Lot 3, a distance of 713.02 feet to 5/8-inch iron rod with a cap stamped "Kimley-Horn Assoc., Inc" found on the west right-of-way line of Preston Road (State Highway 289 – variable width right-of-way) for the beginning of a non-tangent curve to the left with a radius of 3,369.35 feet and a chord bearing South 30 degrees 56 minutes 44 seconds East, a distance of 681.56 feet;

THENCE Southeasterly along said west right-of-way line and with said curve to the left, through a central angle of 11 degrees 36 minutes 35 seconds, an arc distance of 682.73 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 29 degrees 32 minutes 01 second East, continuing along said west right-of-way line, a distance of 86.81 feet to a 1/2-inch iron rod with cap set for the beginning of a non-tangent curve to the left with a radius of 3,381.35 feet and a chord bearing South 39 degrees 18 minutes 40 seconds East, a distance of 129.32 feet;

THENCE Southeasterly along said west right-of-way line and with said curve to the left, through a central angle of 02 degrees 11 minutes 29 seconds, an arc distance of 129.33 feet to a 1/2-inch iron rod with cap set for the southeast corner of said Lot 3 and on the north line of Lot 2, Block 1 of Capital One Addition, Lots 1, 2 & 3, Block 1, an addition to the City of Plano, recorded in Volume 2007, Page 122, L.R.C.C.T.;

THENCE South 47 degrees 12 minutes 12 seconds West, departing said west right-of-way line and along the common line between said Lots 2 and 3, a distance of 992.02 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 37 degrees 29 minutes 43 seconds West, continuing along said common line, a distance of 63.29 feet to a 5/8-inch iron rod with aluminum cap stamped "City of Plano Monument" set for corner on the east right-of-way line of Dominion Parkway (a proposed 92 foot wide right-of-way), and being on a non-tangent curve to the left with a radius of 1,446.00 feet and a chord bearing North 64 degrees 04 minutes 15 seconds West, a distance of 583.54 feet;

THENCE Northwesterly along said east right-of-way line and with said curve to the left, through a central angle of 23 degrees 16 minutes 54 seconds, an arc distance of 587.57 feet to a 1/2-inch iron rod with cap set for corner, said point being the southwesterly corner of said Lot 3 and the southeasterly corner of said Lot 4;

THENCE North 17 degrees 12 minutes 12 seconds East, departing said east right-of-way line and along the common line between said Lots 3 and 4, a distance of 870.25 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 42 degrees 47 minutes 48 seconds West continuing along said common line, a distance of 126.18 feet to the POINT OF BEGINNING AND CONTAINING 1,082,487 square feet or 24.850 acres of land, more or less.

EXHIBIT "B"
THE PHASE II AND PHASE III DEVELOPMENT
REINVESTMENT ZONE NO. 111
Site Plan/Map of Project

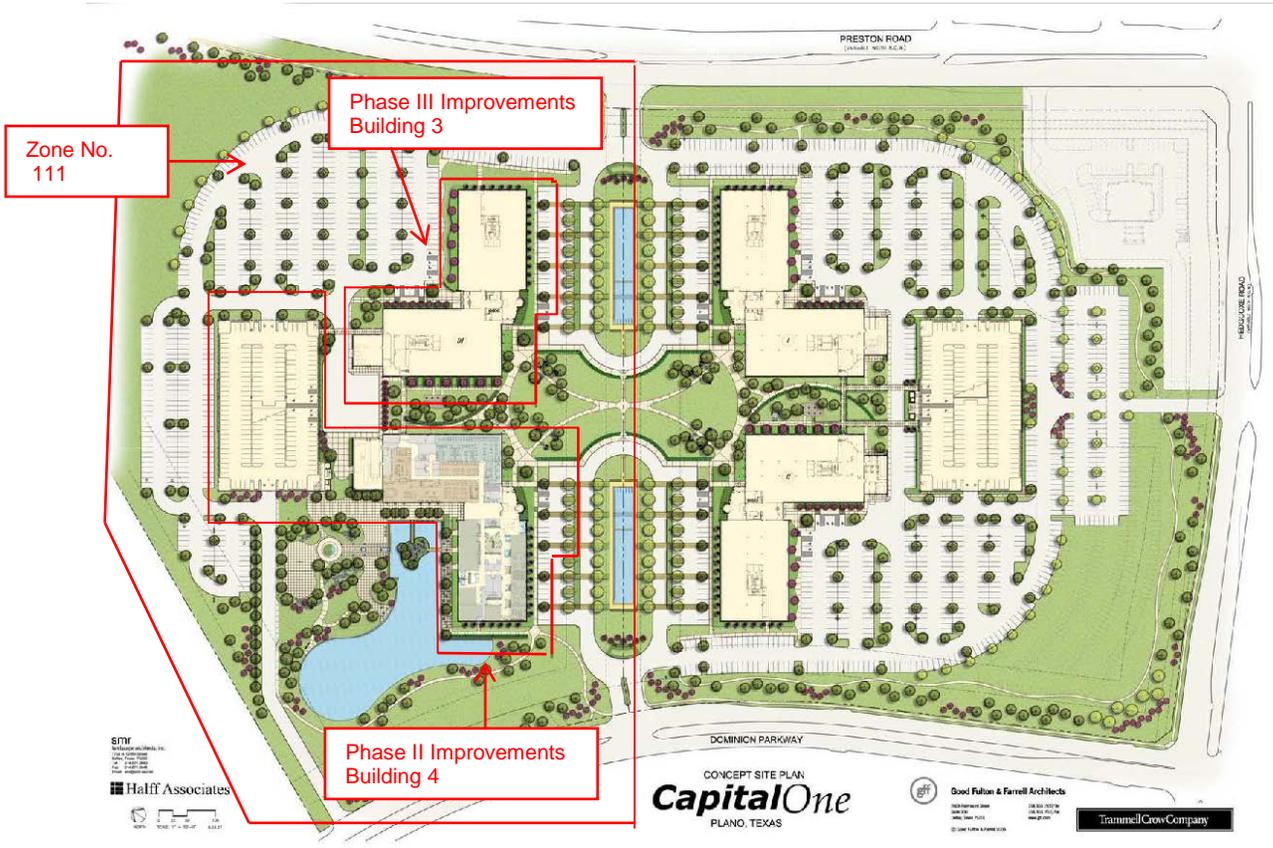


EXHIBIT "C"
CITY CERTIFICATION FORM
REINVESTMENT ZONE NO. 111
CAPITAL ONE, NATIONAL ASSOCIATION
PHASE II & III IMPROVEMENTS

[DATE]

City of Plano
Finance Department
P.O. Box 860358
Plano, Texas 75086-0358

RE: Certification Form – Reinvestment Zone No. 111, Phase II & Phase III Improvements
Tax Abatement Agreement (the "Agreement") between Capital One, National Association
("Owner") and the City of Plano and the County of Collin, Texas.

This letter certifies that the Owner is in compliance with each applicable term as set forth in the Agreement as of November 1, 20__ which includes the following: (Check all that are applicable)

_____ **Phase II Improvements.** The term of the abatement for the Phase II Improvements is January 1, 2009 through December 31, 2018.

_____ **Phase III Improvements.** The term of the abatement for the Phase III Improvements is January 1, 2012 through December 31, 2021.

This form is due on November 1 of each year the Agreement is in force.

ATTEST:

CAPITAL ONE, NATIONAL
ASSOCIATION, a National Banking
Association

By: _____
Print Name, Title:

By: _____
Dan Mortensen
Senior Vice President Facilities
Management/Real Estate

Date

EXHIBIT“D”
COUNTY CERTIFICATION FORM
REINVESTMENT ZONE NO. 111
CAPITAL ONE, NATIONAL ASSOCIATION
PHASE II IMPROVEMENTS & JOB COMPLIANCE

[DATE]

County of Collin, Texas
Attention: The Honorable Keith Self
County Judge
Collin County Commissioners Court
2300 Bloomdale Road, Suite 4192
McKinney, TX 75071

RE: Certification Form – Reinvestment Zone No. 111, Phase II Improvements & Job Compliance Tax Abatement Agreement (the “Agreement”) between Capital One, National Association (“Owner”) and the City of Plano and the County of Collin, Texas.

This letter certifies that the Owner is in compliance with each applicable term as set forth in the Agreement as of November 1, 20__ which includes the following: (Check all that are applicable)

_____ **Phase II Improvements.** The term of the abatement for the Phase II Improvements is January 1, 2009 through December 31, 2018.

_____ **Job Compliance.** During the term Agreement to date, Owner has employed at least 75% of their employee commitment as provided in Paragraph 4 of the Agreement.

This form is due on November 1 of each year the Agreement is in force.

ATTEST:

CAPITAL ONE, NATIONAL
ASSOCIATION, a National Banking
Association

By: _____
Print Name, Title:

By: _____
Dan Mortensen
Senior Vice President Facilities
Management/Real Estate

Date