An Ordinance of the City of Plano, Texas approving the levy of a special assessment for the Downtown Plano Public Improvement District; approving an assessment roll and levying an assessment for 2020-2021 at a rate of \$0.15 per \$100 of appraised value on real property in the Public Improvement District; and providing an effective date.

WHEREAS, on November 13, 2017, City Council of the City of Plano, Texas adopted Resolution No. 2017-11-2(R), renewing the Downtown Plano Public Improvement District (the "District") pursuant to Chapter 372 of the Texas Local Government Code (the "Act") and including the properties shown on the attached map (Exhibit A); and

WHEREAS, on December 9, 2019, City Council approved Resolution No. 2019-12-6(R) authorizing the expansion of the Downtown Plano Public Improvement District; and

WHEREAS, on November 9, 2020, City Council enacted Resolution No. 2020-11-1(R), which adopted the Service Plan and Assessment Plan for 2020-2021; and

WHEREAS, City staff mailed to property owners liable for assessment notice of a public hearing on the assessment roll as ownership appears on the most recent tax roll and published notice in a newspaper of general circulation in accordance with the notice requirements contained within the Act; and

WHEREAS, the failure of a property owner to receive notice does not invalidate the proceeding; and

WHEREAS, City Council conducted and closed the public hearing on January 11, 2021, after hearing property owners' concerns and comments on the proposed assessment for the District, to consider the levy of a special assessment for 2020-2021 at \$0.15 per \$100 of appraised value of taxable real property in the District to fund improvements and services undertaken within the District; and

WHEREAS, City Council has based the assessment on 2017 appraised property values for the properties within the PID boundaries before December 9, 2019 for the entire five (5) year term of the District, unless the property changes ownership or \$200,000 or more in improvements are made to the property, or based on 2019 appraised property values for those properties joining the PID after December 9, 2019 for the remaining term of the District, unless property changes ownership or \$200,000 or more in improvements are made to the property changes ownership or \$200,000 or more in improvements are made to the property; and

WHEREAS, City Council wishes to stipulate a cap on the annual assessment at \$25,000 per property and/or development project; and

WHEREAS, City Council wishes to contribute \$50,000 in lieu of assessment on Cityowned properties in the District; and

WHEREAS, at the public hearing City Council heard and passed on any objections to the proposed assessments and to the levying of the special assessment; and

WHEREAS, City Council desires to levy a special assessment to fund improvements and services within the District for the 2020-2021 fiscal year at a rate of \$0.15 per \$100 of appraised value of real property in the District, as determined by the Collin County Central Appraisal District.

NOW, THERFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS THAT:

Section I. The City Council of the City of Plano, Texas, hereby approves the levy of a special assessment on all taxable real property within the District by the City of Plano at a rate of \$0.15 per \$100 valuation of real property, as determined by the Collin County Central Appraisal District, to fund improvements and services in the District, in accordance with the approved assessment roll, attached as Exhibit B. Annual assessments shall be capped at \$25,000 per development project (property of one or more lots owned or managed as a single unit).

Section II. The City Council finds that the assessments should be made and levied against the respective parcels of property within the District, as shown in Exhibit B and against the owners thereof, and further finds that in each case the property assessed is especially benefited by means of the said services and improvements in the District, and further finds that the apportionment of costs of the services and improvements is in accordance with the law in force in this City and the State and in the proceedings of the City heretofore with reference to the formation of the District.

<u>Section III.</u> The real property of entities that have obtained an exemption from the City of Plano real property taxes pursuant to the Texas Tax Code (except under the provisions of Sections 11.24 and 11.28 of the Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes.

Section IV. That the several sums above mentioned and assessed against the said parcels of property and the owners thereof, together with reasonable fees and the costs of collection, if incurred, are hereby declared to be and are made a first and prior lien against the property assessed, superior to all other liens and claims except liens and claims for state, county, community college, school district and municipal ad valorem taxes and is a personal liability of and charge against the owners of the property regardless of whether the owners are named. The lien is effective from the date of this ordinance until the assessment is paid and may be enforced by the governing body in the same manner that an ad valorem tax lien against real property may be enforced by the City Council.

<u>Section V.</u> The assessments levied herein shall be due and payable in full on or before February 28, 2021. Delinquent payment of assessments shall incur interest, penalties, and attorney fees in the same manner as delinquent ad valorem taxes. If default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection hereof, including costs and fees, shall be enforced by the governing body in the same manner that an ad valorem tax lien against real property may be enforced by the City Council. The owner of the assessed property may pay at any time the entire assessment, with interest that has accrued on the assessment, on any lot or parcel. All assessments levied are a personal liability and charge against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.

<u>Section VI</u>. The City of Plano will collect and disburse the District funds, and may contract with non-profit corporations to conduct District activities and programs. The Management Committee of the Board shall manage the service plan and improvements undertaken by the District and shall oversee expenditure of District funds that are to be undertaken by contract with non-profit corporations.

<u>Section VII.</u> The City Council hereby attaches the final Service Plan and Assessment Plan, adopted by Resolution No. 2020-11-1(R) as Exhibit C to this Ordinance.

Section VIII. The statements set forth in the recitals of this ordinance are true and correct, and are incorporated as part of this ordinance.

Section IX. This ordinance shall become effective immediately upon its passage and publication as required by law.

DULY PASSED AND APPROVED this 11th day of January, 2021.

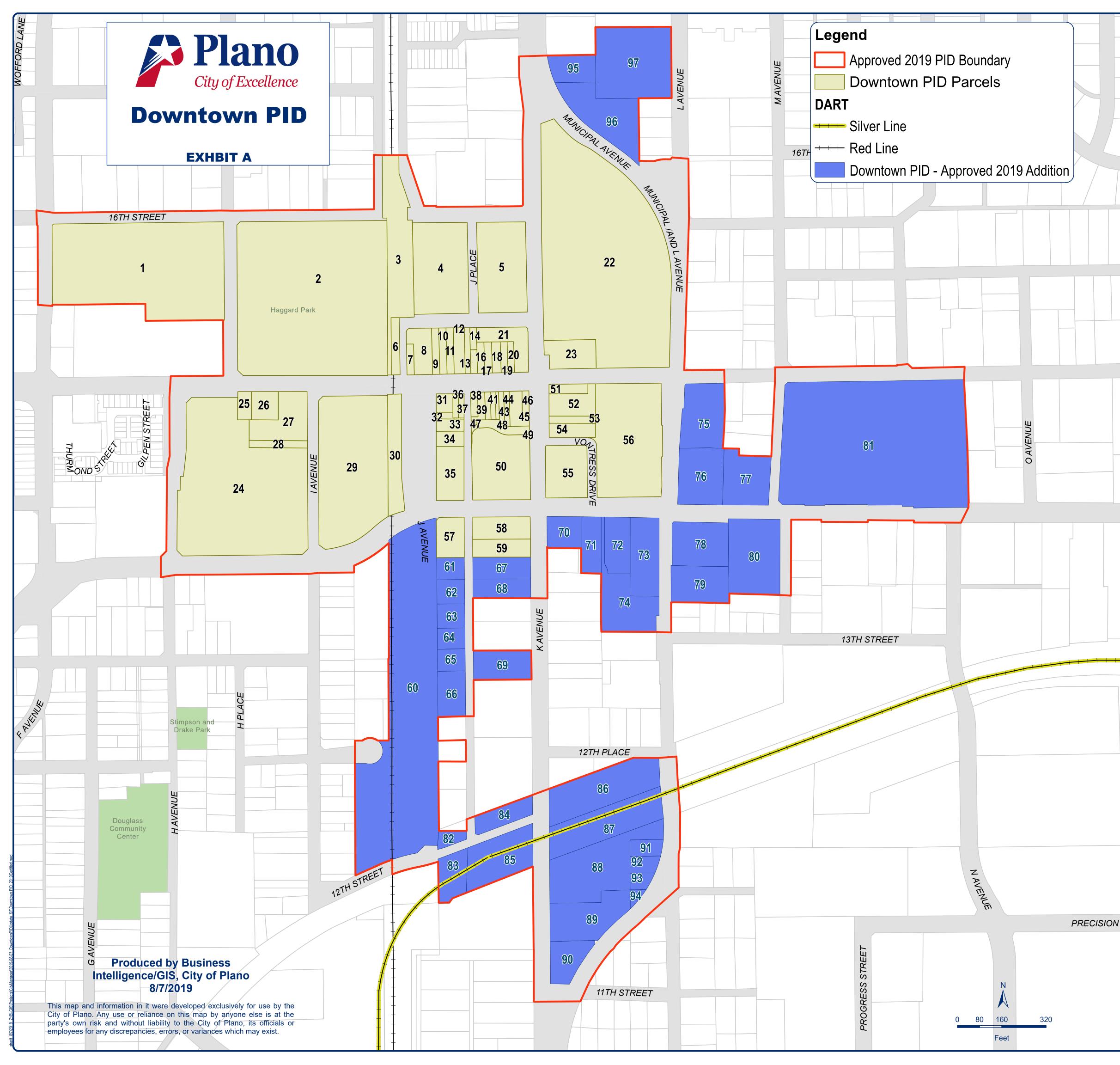
Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY



| Map No. | DOWNTOWN PID Ownership | Appr | aised Value | |
|--|---|--|--|---|
| 1 | PLANO ISD PLANO CITY OF | \$ | 3,160,170 | 1509 H AVE |
| 2 | PLANO CITY OF DALLAS AREA RAPID TRANSIT | \$ \$ | <u>3,668,313</u> 376,576 | 901 E 15TH ST SITE ADDRESS NOT ASSIGNED |
| 4 | PLANO CITY OF | \$ | 1,626,975 | 1013 15TH PL |
| 5 | PLANO CITY OF | \$ | 1,437,475 | 1013 15TH PL |
| 6 | DALLAS AREA RAPID TRANSIT | \$ | 139,485 | SITE ADDRESS NOT ASSIGNED |
| 7 | SCHELL FAMILY TRUST B | \$ | 779,027 | 1001 E 15TH ST |
| 8 | GRADEX USA INC N A T PROPERTIES LLC | \$ \$ | 1,586,800 | 1005 E 15TH ST 1011 E 15TH ST |
| 9 10 | PIERCE FAMILY LIVING TRUST THE | ⇒ \$ | 740,760 600,933 | 1013 E 15TH ST |
| 10 | 1015 METROPOLITAN PLANO LTD | \$ | 362,333 | 1015 E 15TH ST |
| 12 | COMERT ESTATES LLC | \$ | 1,102,627 | 1017 E 15TH ST |
| 13 | TVG HOLDINGS LLC | \$ | 273,653 | 1021 E 15TH ST |
| 14 | PLANO CITY OF | \$ | 39,204 | 1020 15TH PL |
| 15 | ROBERT M F | \$ | 355,747 | 1023 E 15TH ST |
| 16 | LAMAN/STARK JV | \$ | 405,147 | 1027 E 15TH ST |
| 17 | LYNCH ROBERT A | \$ | 579,253 | 1029 E 15TH ST |
| 18 19 | MKNS LLC AUDIENCE INC | \$ \$ | 344,067 | 1031 E 15TH ST 1035 E 15TH ST |
| 20 | FERCHER JOERG W & CATHY A | φ \$ | 544,703 268,280 | 1037 E 15TH ST |
| 21 | BEDROCK BUILDING LP THE | \$ | 1,624,000 | 1039 E 15TH ST |
| 22 | PLANO CITY OF | \$ | 16,727,630 | 1520 K AVE |
| 23 | GTE SOUTHWEST INC | \$ | 591,135 | 1508 K AVE |
| 24 | PLANO CITY OF | \$ | 23,707,317 | 629 14TH ST |
| 25 | STICE LLC | \$ | 76,641 | 908 E 15TH ST |
| 26 | STICE LLC | \$ | 320,106 | 912 E 15TH ST |
| 27 | STICE LLC | \$ | 280,094 | 916 E 15TH ST |
| 28 | | \$ | 365,637 | 1421 I AVE |
| 29 30 | CLPF - JUNCTION 15 LP DALLAS AREA RAPID TRANSIT | \$ \$ | <u>47,497,958</u> 139,485 | 930 E 15TH ST SITE ADDRESS NOT ASSIGNED |
| 30 | METROPOLITAN MAMMOTH JACK LTD | ⇒ \$ | 580,173 | 1004 E 15TH ST |
| 31 | HISTORIC PLANO-25 LTD | \$ | 324,973 | 1416 J AVE |
| 33 | PLANO LODGE 768 AF & AM | \$ | 577,707 | 1414 J AVE |
| 34 | BRODHEAD FAMILY LIMITED PARTNERSHIP | \$ | 534,480 | 1410 J AVE |
| 35 | 14TH AND J LLC | \$ | 3,667,761 | 1400 J AVE |
| 36 | BLACK GOLD PARTNERS LLC | \$ | 734,467 | 1006 E 15TH ST |
| 37 | CRIDER LIVING TRUST | \$ | 464,133 | 1008 E 15TH ST |
| 38 | LPW REAL ESTATE INVESTMENTS LLC | \$ | 367,440 | 1010 E 15TH ST |
| 39 | JSMTX PROPERTIES LLC | \$ \$ | 333,520 | 1012 E 15TH ST |
| 40 41 | JSMTX PROPERTIES LLC JSMTX PROPERTIES LLC | ⊅ \$ | 201,213 | 1016 E 15TH ST 1018 E 15TH ST |
| 41 | CRH RENTALS LTD | \$ | 128,280 | 1020 E 15TH ST |
| 43 | 15TH STREET REAL PROPERTY HOLDINGS LLC | \$ | 609,187 | 1022 E 15TH ST |
| 44 | JSMTX PROPERTIES LLC | \$ | 301,827 | 1024 E 15TH ST |
| 45 | SUTTON-1012 LLC | \$ | 698,138 | 1026 E 15TH ST |
| 46 | CHADDICK CENTER LEASING OFFICE | \$ | 511,840 | 1032 E 15TH ST |
| 47 | PLANO CITY OF | \$ | 8,000 | SITE ADDRESS NOT ASSIGNED |
| 48 | | \$ | 2,156 | SITE ADDRESS NOT ASSIGNED |
| 49 50 | PLANO CITY OF 14TH AND J LLC | \$ \$ | <u>44,344</u> 13,471,144 | K AVE 1409 K AVE |
| 51 | PLANO CITY OF | \$ | 108,465 | 1430 K AVE |
| 52 | LAS BRISAS PROPERTIES INC | \$ | 1,787,293 | 1422-1426 K AVE |
| 53 | PMM ENTERPRISES LLC | \$ | 277,667 | 1418 K AVE |
| 54 | COPELAND SCOTT | \$ | 255,995 | 1416 K AVE |
| 55 | BEL AIR MULTI 50 LLC & | \$ | 5,965,340 | 1404 VONTRESS ST |
| 56 57 | BEL AIR MULTI 50 LLC & EASTSIDE 14TH STREET LLC | | 31,580,070 | 1404 VONTRESS ST |
| 58 | PLANO CITY OF | \$ \$ | <u>4,031,756</u> 191,472 | 1000 14TH ST 1317 K AVE |
| 59 | PLANO CITY OF | \$ | 162,672 | 1313 K AVE |
| | DOWNTOWN PID - PRO | DOSE | | |
| | DOWNTOWN FID - FRO | FUSL | | Site Address |
| Map No. | Ownership | Appr | alsed value | |
| Map No. 60 | Ownership DALLAS AREA RAPID TRANSIT | Appr \$ | aised Value 139,485 | |
| 60 61 | DALLAS AREA RAPID TRANSIT EASTSIDE 14TH STREET LLC | \$ \$ | 139,485 350,111 | SITE ADDRESS NOT ASSIGNED 1318 J AVE |
| 60 61 62 | DALLAS AREA RAPID TRANSIT EASTSIDE 14TH STREET LLC HYATT HOLDINGS LTD | \$ \$ \$ | 139,485 350,111 75,134 | SITE ADDRESS NOT ASSIGNED 1318 J AVE 1316 J AVE |
| 60 61 62 63 | DALLAS AREA RAPID TRANSIT EASTSIDE 14TH STREET LLC HYATT HOLDINGS LTD HYATT HOLDINGS LTD | \$ \$ \$ \$ | 139,485 350,111 75,134 94,816 | SITE ADDRESS NOT ASSIGNED 1318 J AVE 1316 J AVE 1316 J AVE |
| 60 61 62 63 64 | DALLAS AREA RAPID TRANSIT EASTSIDE 14TH STREET LLC HYATT HOLDINGS LTD HYATT HOLDINGS LTD AMERICAN LEGION POST #321 | \$ \$ \$ \$ | 139,485 350,111 75,134 94,816 63,759 | SITE ADDRESS NOT ASSIGNED 1318 J AVE 1316 J AVE 1316 J AVE 1300 J AVE |
| 60 61 62 63 64 65 | DALLAS AREA RAPID TRANSIT EASTSIDE 14TH STREET LLC HYATT HOLDINGS LTD HYATT HOLDINGS LTD AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 | \$ \$ \$ \$ \$ \$ | 139,485 350,111 75,134 94,816 63,759 398,489 | SITE ADDRESS NOT ASSIGNED 1318 J AVE 1316 J AVE 1316 J AVE 1300 J AVE 1236 J AVE |
| 60 61 62 63 64 | DALLAS AREA RAPID TRANSIT EASTSIDE 14TH STREET LLC HYATT HOLDINGS LTD HYATT HOLDINGS LTD AMERICAN LEGION POST #321 | \$ \$ \$ \$ | 139,485 350,111 75,134 94,816 63,759 398,489 398,489 | SITE ADDRESS NOT ASSIGNED 1318 J AVE 1316 J AVE 1316 J AVE 1300 J AVE |
| 60 61 62 63 64 65 66 | DALLAS AREA RAPID TRANSIT EASTSIDE 14TH STREET LLC HYATT HOLDINGS LTD HYATT HOLDINGS LTD AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 | \$ \$ \$ \$ \$ \$ \$ | 139,485 350,111 75,134 94,816 63,759 398,489 | SITE ADDRESS NOT ASSIGNED 1318 J AVE 1316 J AVE 1316 J AVE 1300 J AVE 1236 J AVE 1236 J AVE |
| 60 61 62 63 64 65 66 67 | DALLAS AREA RAPID TRANSIT EASTSIDE 14TH STREET LLC HYATT HOLDINGS LTD HYATT HOLDINGS LTD AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 SMITH LISLE HOLDING INC | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 139,485 350,111 75,134 94,816 63,759 398,489 398,489 138,848 | SITE ADDRESS NOT ASSIGNED 1318 J AVE 1316 J AVE 1316 J AVE 1300 J AVE 1236 J AVE 1236 J AVE 1236 J AVE |
| 60 61 62 63 64 65 66 67 68 69 70 | DALLAS AREA RAPID TRANSIT EASTSIDE 14TH STREET LLC HYATT HOLDINGS LTD HYATT HOLDINGS LTD AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 SMITH LISLE HOLDING INC SMITH-LISLE HOLDINGS LTD SMITH - LISLE HOLDINGS LTD SMITH MARITAL TRUST | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 139,485 350,111 75,134 94,816 63,759 398,489 398,489 138,848 241,553 436,614 366,558 | SITE ADDRESS NOT ASSIGNED 1318 J AVE 1316 J AVE 1316 J AVE 1300 J AVE 1236 J AVE 1236 J AVE 1236 J AVE 1311 K AVE 1307 K AVE 1219 K AVE 1100 14TH ST |
| 60 61 62 63 64 65 66 67 68 69 70 71 | DALLAS AREA RAPID TRANSIT EASTSIDE 14TH STREET LLC HYATT HOLDINGS LTD HYATT HOLDINGS LTD AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 SMITH LISLE HOLDING INC SMITH LISLE HOLDINGS LTD SMITH - LISLE HOLDINGS LTD SMITH MARITAL TRUST EASTSIDE 14TH STREET LLC | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 139,485350,11175,13494,81663,759398,489398,489138,848241,553436,614366,558475,017 | SITE ADDRESS NOT ASSIGNED 1318 J AVE 1316 J AVE 1316 J AVE 1300 J AVE 1236 J AVE 1236 J AVE 1236 J AVE 1311 K AVE 1307 K AVE 1219 K AVE 1100 14TH ST 1104 14TH ST |
| 60 61 62 63 64 65 66 67 68 69 70 71 72 | DALLAS AREA RAPID TRANSIT EASTSIDE 14TH STREET LLC HYATT HOLDINGS LTD HYATT HOLDINGS LTD AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 SMITH LISLE HOLDING INC SMITH-LISLE HOLDINGS LTD SMITH - LISLE HOLDINGS LTD SMITH MARITAL TRUST EASTSIDE 14TH STREET LLC 1106 14TH ST LLC | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 139,485 350,111 75,134 94,816 63,759 398,489 398,489 138,848 241,553 436,614 366,558 475,017 331,144 | SITE ADDRESS NOT ASSIGNED 1318 J AVE 1316 J AVE 1316 J AVE 1300 J AVE 1236 J AVE 1236 J AVE 1236 J AVE 1237 K AVE 1307 K AVE 1307 K AVE 1307 K AVE 1307 K AVE 1307 K AVE 1307 K AVE |
| 60 61 62 63 64 65 66 67 68 69 70 71 72 73 | DALLAS AREA RAPID TRANSIT EASTSIDE 14TH STREET LLC HYATT HOLDINGS LTD HYATT HOLDINGS LTD AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 SMITH LISLE HOLDING INC SMITH LISLE HOLDINGS LTD SMITH - LISLE HOLDINGS LTD SMITH MARITAL TRUST EASTSIDE 14TH STREET LLC 1106 14TH ST LLC NEWMAN DONALD T & PAULA SUE | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 139,485 350,111 75,134 94,816 63,759 398,489 398,489 138,848 241,553 436,614 366,558 475,017 331,144 571,182 | SITE ADDRESS NOT ASSIGNED 1318 J AVE 1316 J AVE 1316 J AVE 1300 J AVE 1236 J AVE 1236 J AVE 1236 J AVE 1237 K AVE 1307 K AVE 1219 K AVE 1219 K AVE 1100 14TH ST 1106 14TH ST 1114 14TH ST |
| 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 | DALLAS AREA RAPID TRANSIT EASTSIDE 14TH STREET LLC HYATT HOLDINGS LTD HYATT HOLDINGS LTD AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 SMITH LISLE HOLDING INC SMITH-LISLE HOLDINGS LTD SMITH-LISLE HOLDINGS LTD SMITH MARITAL TRUST EASTSIDE 14TH STREET LLC 1106 14TH ST LLC NEWMAN DONALD T & PAULA SUE PLANO CITY OF | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 139,485 350,111 75,134 94,816 63,759 398,489 398,489 138,848 241,553 436,614 366,558 475,017 331,144 571,182 226,512 | SITE ADDRESS NOT ASSIGNED 1318 J AVE 1316 J AVE 1316 J AVE 1300 J AVE 1236 J AVE 1236 J AVE 1311 K AVE 1307 K AVE 1100 14TH ST 1106 14TH ST 1114 14TH ST MUNICIPAL AVE |
| 60 61 62 63 64 65 66 67 68 69 70 71 72 73 | DALLAS AREA RAPID TRANSIT EASTSIDE 14TH STREET LLC HYATT HOLDINGS LTD HYATT HOLDINGS LTD AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 SMITH LISLE HOLDING INC SMITH LISLE HOLDINGS LTD SMITH - LISLE HOLDINGS LTD SMITH MARITAL TRUST EASTSIDE 14TH STREET LLC 1106 14TH ST LLC NEWMAN DONALD T & PAULA SUE | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 139,485 350,111 75,134 94,816 63,759 398,489 398,489 138,848 241,553 436,614 366,558 475,017 331,144 571,182 | SITE ADDRESS NOT ASSIGNED 1318 J AVE 1316 J AVE 1316 J AVE 1300 J AVE 1236 J AVE 1236 J AVE 1236 J AVE 1237 K AVE 1307 K AVE 1219 K AVE 1219 K AVE 1100 14TH ST 1106 14TH ST 1114 14TH ST |
| 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 | DALLAS AREA RAPID TRANSIT EASTSIDE 14TH STREET LLC HYATT HOLDINGS LTD HYATT HOLDINGS LTD AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 SMITH LISLE HOLDING INC SMITH-LISLE HOLDINGS LTD SMITH-LISLE HOLDINGS LTD SMITH MARITAL TRUST EASTSIDE 14TH STREET LLC 1106 14TH ST LLC NEWMAN DONALD T & PAULA SUE PLANO CITY OF 2016 OLD TOWN PLANO EAST LTD & | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 139,485 350,111 75,134 94,816 63,759 398,489 398,489 138,848 241,553 436,614 366,558 475,017 331,144 571,182 226,512 705,672 | SITE ADDRESS NOT ASSIGNED 1318 J AVE 1316 J AVE 1316 J AVE 1300 J AVE 1236 J AVE 1236 J AVE 1311 K AVE 1307 K AVE 1219 K AVE 1100 14TH ST 1106 14TH ST 1114 14TH ST MUNICIPAL AVE 1200 E 15TH ST |
| 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 | DALLAS AREA RAPID TRANSIT EASTSIDE 14TH STREET LLC HYATT HOLDINGS LTD HYATT HOLDINGS LTD AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 SMITH LISLE HOLDING INC SMITH-LISLE HOLDINGS LTD SMITH-LISLE HOLDINGS LTD SMITH MARITAL TRUST EASTSIDE 14TH STREET LLC 1106 14TH ST LLC NEWMAN DONALD T & PAULA SUE PLANO CITY OF 2016 OLD TOWN PLANO EAST LTD & LEGACYTEXAS BANK | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 139,485 350,111 75,134 94,816 63,759 398,489 398,489 138,848 241,553 436,614 366,558 475,017 331,144 571,182 226,512 705,672 1,040,649 | SITE ADDRESS NOT ASSIGNED 1318 J AVE 1316 J AVE 1316 J AVE 1300 J AVE 1236 J AVE 1236 J AVE 1236 J AVE 1236 J AVE 1311 K AVE 1307 K AVE 1307 K AVE 1307 K AVE 1307 K AVE 1307 I I AVE 1100 14TH ST 1104 14TH ST 1106 14TH ST 1106 14TH ST 1106 14TH ST 1100 E 15TH ST 1201 14TH ST |
| 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 | DALLAS AREA RAPID TRANSIT EASTSIDE 14TH STREET LLC HYATT HOLDINGS LTD HYATT HOLDINGS LTD AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 SMITH LISLE HOLDING INC SMITH LISLE HOLDINGS LTD SMITH - LISLE HOLDINGS LTD SMITH MARITAL TRUST EASTSIDE 14TH STREET LLC 1106 14TH ST LLC NEWMAN DONALD T & PAULA SUE PLANO CITY OF 2016 OLD TOWN PLANO EAST LTD & LEGACYTEXAS BANK MA & SA LLC YDR INVESTMENTS LLC PLANO CITY OF | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 139,485 350,111 75,134 94,816 63,759 398,489 398,489 138,848 241,553 436,614 366,558 475,017 331,144 571,182 226,512 705,672 1,040,649 713,472 | SITE ADDRESS NOT ASSIGNED 1318 J AVE 1316 J AVE 1316 J AVE 1300 J AVE 1236 J AVE 1236 J AVE 1236 J AVE 1236 J AVE 1311 K AVE 1307 K AVE 1307 K AVE 1307 K AVE 1307 K AVE 1219 K AVE 1219 K AVE 1210 14TH ST 1106 14TH ST 1106 14TH ST 1106 14TH ST 1100 E 15TH ST 1200 E 15TH ST 1201 14TH ST 1201 14TH ST 1200 14TH ST 1200 14TH ST 1200 14TH ST 1200 14TH ST 1200 14TH ST |
| 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 | DALLAS AREA RAPID TRANSIT EASTSIDE 14TH STREET LLC HYATT HOLDINGS LTD HYATT HOLDINGS LTD AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 SMITH LISLE HOLDING INC SMITH-LISLE HOLDINGS LTD SMITH-LISLE HOLDINGS LTD SMITH MARITAL TRUST EASTSIDE 14TH STREET LLC 1106 14TH ST LLC NEWMAN DONALD T & PAULA SUE PLANO CITY OF 2016 OLD TOWN PLANO EAST LTD & LEGACYTEXAS BANK MA & SA LLC YDR INVESTMENTS LLC PLANO CITY OF JJ PLANO PROPERTIES LLC | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 139,485 350,111 75,134 94,816 63,759 398,489 398,489 138,848 241,553 436,614 366,558 475,017 331,144 571,182 226,512 705,672 1,040,649 713,472 789,919 278,348 1,552,421 | SITE ADDRESS NOT ASSIGNED 1318 J AVE 1316 J AVE 1316 J AVE 1316 J AVE 1300 J AVE 1236 J AVE 1210 14TH ST 1200 E 15TH ST 1201 14TH ST 1201 14TH ST 1201 14TH ST 1200 14TH ST 1200 14TH ST 1200 14TH ST 1200 14TH ST |
| 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 | DALLAS AREA RAPID TRANSIT EASTSIDE 14TH STREET LLC HYATT HOLDINGS LTD HYATT HOLDINGS LTD AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 AMERICAN LEGION POST #321 SMITH LISLE HOLDING INC SMITH-LISLE HOLDINGS LTD SMITH-LISLE HOLDINGS LTD SMITH ARITAL TRUST EASTSIDE 14TH STREET LLC 1106 14TH ST LLC NEWMAN DONALD T & PAULA SUE PLANO CITY OF 2016 OLD TOWN PLANO EAST LTD & LEGACYTEXAS BANK MA & SA LLC YDR INVESTMENTS LLC PLANO CITY OF JJ PLANO PROPERTIES LLC FIRST BAPTIST CHURCH OF PLANO | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 139,485 350,111 75,134 94,816 63,759 398,489 398,489 138,848 241,553 436,614 366,558 475,017 331,144 571,182 226,512 705,672 1,040,649 713,472 789,919 278,348 | SITE ADDRESS NOT ASSIGNED 1318 J AVE 1316 J AVE 1316 J AVE 1300 J AVE 1300 J AVE 1236 J AVE 1307 K AVE 1307 K AVE 1307 K AVE 1307 K AVE 1307 K AVE 1219 K AVE 1219 K AVE 1210 14TH ST 1104 14TH ST 1200 E 15TH ST 1201 14TH ST 1201 14TH ST 1201 14TH ST 1200 14TH ST 1200 14TH ST 1208 14TH ST 1300 E 15TH ST |
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Exhibit "B"

Downtown Plano Public Improvement District 2020-2021 Assessment Roll

| | | | | | New Owner/Improvements | 2019 Expansion | PID Amount | Assessment @ |
|----------|--|-------------------|---|---------------------------|----------------------------|----------------|--------------------------|---------------------|
| Num | Ownership | Area (SF) | Site Address | 2017 Collin CAD Appraisal | Improvement Year Appraisal | Parcels | Subject to Assessment | 0.15 per \$100 |
| 1 | PLANO ISD | 198,634 | 1509 H AVE | \$2,762,104 | | | \$0 | \$0 |
| 2 | PLANO CITY OF | 13,521 | 901 E 15Th St | \$1,713,909 | | | \$0 | \$0 |
| 3 4 | DALLAS AREA RAPID TRANSIT PLANO CITY OF | 22,069 216.090 | SITE ADDRESS NOT ASSIGNED 1013 15TH PL | \$376,576 \$9,258,256 | | | \$0 \$0 | \$0 \$0 |
| 4 | BELAIRE | 210,090 | 1013 15TH PL | \$13,062,672 | \$14.318.110 | | \$0 | \$0 \$0 |
| 5 | PLANO CITY OF | 57,489 | 1013 15TH PL | \$7,796,122 | \$14,510,110 | | \$14,510,110 | \$0 |
| 5 | BELAIRE | 0 | 1013 15TH PL | \$9.655.018 | \$12,836,480 | | \$16.666.667 | 1&3 \$25.000 |
| 6 | DALLAS AREA RAPID TRANSIT | 6,253 | SITE ADDRESS NOT ASSIGNED | \$139,485 | | | \$0 | \$0 |
| 7 | SCHELL FAMILY TRUST B | 2,879 | 1001 E 15TH ST | \$559,733 | | | \$559,733 | \$840 |
| 8 | ENG & WONG PLANO DOWNTOWN LLC | 12,464 | 1005 E 15TH ST | \$987,960 | \$2,492,243 | | \$2,492,243 | \$3,738 |
| 9 | N A T PROPERTIES LLC | 4,346 | 1011 E 15TH ST | \$520,413 | | | \$520,413 | \$781 |
| 10 | PIERCE FAMILY LIVING TRUST THE | 4,361 | 1013 E 15TH ST | \$473,827 | | | \$473,827 | \$711 |
| 11 | 1015 METROPOLITAN PLANO LTD | 4,283 | 1015 E 15TH ST | \$292,733 | | | \$292,733 | \$439 |
| 12 | COMERT ESTATES LLC | 6,658 | 1017 E 15TH ST | \$702,653 | \$1,102,627 | | \$1,102,627 | \$1,654 |
| 13 | TVG HOLDINGS LLC | 3,273 | 1021 E 15TH ST | \$330,427 | | | \$330,427 | \$496 |
| 14 | PLANO CITY OF | 65,059 | 1020 15TH PL | \$39,204 | | | \$0 | \$0 |
| 15 | ROBERT M F LAMAN/STARK JV | 2,071 | 1023 E 15TH ST 1027 E 15TH ST | \$249,920 | | | \$249,920 \$266,853 | \$375 \$400 |
| 16 | | 2,883 3,069 | | \$266,853 \$367,987 | | | | \$400 |
| 17 18 | LYNCH ROBERT A MKNS LLC | 3,069 3,563 | 1029 E 15TH ST 1031 E 15TH ST | \$367,987 \$274,853 | | | \$367,987 \$274,853 | \$552 \$412 |
| 10 | AUDIENCE INC | 2,735 | 1035 E 15TH ST | \$213.613 | \$544,703 | | \$274,653 \$544,703 | \$412 |
| 20 | FERCHER JOERG W & CATHY A | 2,735 | 1035 E 15TH ST | \$213,613 | | | \$213.613 | \$320 |
| 21 | BEDROCK BUILDING LP THE | 15.441 | 1039 E 15TH ST | \$1.429.453 | | | \$1,429,453 | \$2,144 |
| 22 | PLANO CITY OF | 203 | 1520 K AVE | \$16,366,943 | | 1 | \$0 | \$0 |
| 23 | GTE SOUTHWEST INC / FRONTIER | 18,359 | 1508 K AVE | \$501,625 | | | \$501,625 | \$752 |
| 24 | PLANO CITY OF | 4,851 | 629 14TH ST | \$21,747,485 | | | \$0 | \$0 |
| 25 | STICE LLC | 24,167 | 908 E 15TH ST | \$59,861 | \$76,641 | | \$76,641 | \$115 |
| 26 | STICE LLC | 7,836 | 912 E 15TH ST | \$216,000 | \$320,106 | | \$320,106 | \$480 |
| 27 | STICE LLC | 4,093 | 916 E 15TH ST | \$224,151 | \$280,094 | | \$280,094 | \$420 |
| 28 | STICE LLC | 5,469 | 1421 I AVE | \$261,430 | \$365,637 | | \$365,637 | \$548 |
| 29 | CLPF - JUNCTION 15 LP | 127,850 | 930 E 15TH ST | \$46,034,989 | | | \$16,666,667 | 1 \$25,000 |
| 30 | DALLAS AREA RAPID TRANSIT | 53,664 | SITE ADDRESS NOT ASSIGNED | \$139,485 | | | \$0 | \$0 |
| 31 | PLANO CITY OF | 49,789 | SITE ADDRESS NOT ASSIGNED | \$1,156,940 | | | \$0 | \$0 |
| 32 | METROPOLITAN MAMMOTH JACK LTD | 3,998 | 1004 E 15TH ST | \$443,080 | | | \$443,080 | \$665 |
| 33 | HISTORIC PLANO-25 LTD | 1,617 | 1416 J AVE | \$270,360 | | | \$270,360 | \$406 |
| 34 35 | PLANO LODGE 768 AF & AM BRODHEAD FAMILY LIMITED PARTNERSHIP | 4,610 5,355 | 1414 J AVE 1410 J AVE | \$507,333 \$401,760 | | | \$0 \$401,760 | \$0 \$603 |
| 36 | 14TH AND J LLC | 5,355 | 1410 J AVE | \$401,760 | ¢9 E0E 020 | | \$1,355,438 | ۵۵۵۵ ۱۸۹۵ \$0 |
| 30 | BLACK GOLD PARTNERS LLC | 1,767 | 1006 E 15TH ST | \$615,080 | 40,090,009 | | \$615,080 | \$923 |
| 38 | CRIDER LIVING TRUST | 1,740 | 1008 E 15TH ST | \$360.467 | | | \$360.467 | \$541 |
| 39 | LPW REAL ESTATE INVESTMENTS LLC | 2,201 | 1010 E 15TH ST | \$221,960 | \$367.440 | | \$367,440 | \$551 |
| 40 | JSMTX PROPERTIES LLC | 2,510 | 1012 E 15TH ST | \$234,307 | \$001,110 | | \$234,307 | \$351 |
| 41 | JSMTX PROPERTIES LLC | 1,992 | 1016 E 15TH ST | \$158,547 | | | \$158,547 | \$238 |
| 42 | JSMTX PROPERTIES LLC | 2,916 | 1018 E 15TH ST | \$110,973 | | | \$110,973 | \$166 |
| 43 | CRH RENTALS LTD | 1,213 | 1020 E 15TH ST | \$80,107 | | | \$80,107 | \$120 |
| 44 | 15TH STREET REAL PROPERTY HOLDINGS LLC | 2,100 | 1022 E 15TH ST | \$525,693 | | | \$525,693 | \$789 |
| 45 | JSMTX PROPERTIES LLC | 1,799 | 1024 E 15TH ST | \$233,640 | | | \$233,640 | \$350 |
| 46 | SUTTON-1012 LLC | 6,644 | 1026 E 15TH ST | \$560,947 | | | \$560,947 | \$841 |
| 47 | CHADDICK CENTER LEASING OFFICE | 2,263 | 1032 E 15TH ST | \$430,280 | | | \$430,280 | \$645 |
| 48 | PLANO CITY OF | 356 | SITE ADDRESS NOT ASSIGNED | \$8,000 | | | \$0 | \$0 |
| 49 | PLANO CITY OF | 316,898 | SITE ADDRESS NOT ASSIGNED | \$2,156 | | + | \$0 | \$0 |
| 50 51 | PLANO CITY OF | 16,613 | K AVE | \$44,344 \$562,534 | ¢20 E0E 074 | | \$0 \$30,525,671 | \$0 |
| 51 52 | 14TH AND J LLC PLANO CITY OF | 51,150 1,909 | 1409 K AVE 1430 K AVE | \$562,534 \$108,465 | \$30,525,671 | | \$30,525,671 | 1&4 \$25,000 \$0 |
| 52 | LAS BRISAS PROPERTIES INC | 1,909 | 1430 K AVE 1422-1426 K AVE | \$108,465 \$1.467,547 | | | \$U \$1,467,547 | \$0 \$2,201 |
| 53 | PMM ENTERPRISES LLC | 4,352 | 1422-1426 K AVE 1418 K AVE | \$1,467,547 \$228,307 | | + | \$1,467,547 \$228.307 | \$2,201 |
| 55 | COPELAND SCOTT | 8,463 | 1416 K AVE | \$219,198 | | | \$219,198 | \$329 |
| 56 | BEL AIR MULTI 50 LLC & | 96.998 | 1404 VONTRESS ST | \$4.575.027 | \$5,965,340 | 1 | \$0 | 1&2 \$0 |
| 57 | BEL AIR MULTI 50 LLC & | 28,332 | 1404 VONTRESS ST | \$24,216,833 | \$31,580,070 | 1 | \$16,666,667 | 1&2 \$25.000 |
| 58 | EASTSIDE 14TH STREET LLC | 14,518 | 1000 14TH ST | \$3,146,756 | \$4,031,756 | | \$4,031,756 | \$6,048 |
| 59 | PLANO CITY OF | 6,416 | 1317 K AVE | \$191,472 | | | \$0 | \$0 |
| 60 | PLANO CITY OF | 301,070 | 1313 K AVE | \$135,560 | | 1 | \$0 | \$0 |
| 61 | DALLAS AREA RAPID TRANSIT | 255,564 | SITE ADDRESS NOT ASSIGNED | | | \$139,485 | \$0 | \$0 |
| 62 | EASTSIDE 14TH STREET LLC | 8,001 | 1318 J AVE | | | \$350,111 | \$350,111 | \$525 |
| 63 | HYATT HOLDINGS LTD | 8,755 | 1316 J AVE | | | \$75,134 | \$75,134 | \$113 |
| 64 | HYATT HOLDINGS LTD | 8,726 | 1316 J AVE | | | \$94,816 | \$94,816 | \$142 |

Downtown Plano Public Improvement District 2020-2021 Assessment Roll

| 68 AMERICAN LEGION POST 221 1734 1226 JAVE Sol 50 50 67 AMERICAN LEGION POST 221 16.437 1226 JAVE S398.490 50 50 50 68 SMITH LISE HOLDING NC 16.533 1311 KAVE S398.490 50 50 70 SMITH LISE HOLDINGS ITD 14.315 1307 KAVE S844.553 5241.553 5241.553 5241.553 5261.553 5261.553 5265.558 5566.558 5566.558 5566.558 5566.558 5566.558 5566.558 5566.558 5566.558 5566.558 5567.557 571.3 101 41H ST S511.444 531.144 531.144 531.144 531.144 531.144 531.144 531.144 531.144 531.142 5867.773 571.2 5867.773 571.2 5867.773 5867.773 5867.773 5867.773 5867.773 5867.773 5867.773 5867.773 5867.773 5871.82 5867.773 5871.82 5867.773 5871.72 5879.799 5871.82 5867.773 5871.72 58 | | | | | | | |
|--|----|--------------------------------|---------|---------------------------|-------------|-------------|---------|
| 67 AMERICAN LEGION POST 421 16.437 1224 JAVE Soft 50 50 68 SMITH LISE HOLDING CMC 16.333 1111 KAVE 1538.460 5138.460 5138.460 528.245.553 5382.2 69 SMITH-LISE HOLDINGS ITD 22.099 1279 KAVE 1538.461 5436.561 5436.561 5436.563 5350.2 71 SMITH MARTAL TRUST 14.032 1100 14TH ST 5356.558 5350.2 5350.3 72 EASTISE HIT ISTREET LC 14.733 1101 4TH ST 5371.162 5577.162 557.6572 5706.672 5706.672 5706. | 65 | AMERICAN LEGION POST #321 | 7,515 | 1300 J AVE | \$63,759 | \$0 | \$0 |
| 68 SMITH LUSE HOLDING NC 11533 1111 K ME 5138,M4 \$138,M4 | 66 | AMERICAN LEGION POST #321 | | | | \$0 | \$0 |
| 68 SMITH-LISE HOLDINGS ITD 14316 1307 NAVE 9241,553 5241,553 5322 5352 70 SMITH-LISE HOLDINGS ITD 22,069 1219 KAVE 5366,558 5366,568 5366,558 5366,558 5366,558 5367,177 5713 72 EASTSDE HTH STRET LLC 14,032 1104 HTH ST 5375,177 5713 5476,577 5713 5476,572 5331,544 5331,544 5331,544 5331,544 5457,172 5577 73 MENMAN DOKLD T & PAULASUE 25,468 1114 HTH ST 5577,152 5577,2 51,059 75 PLANG CITY OF 37,501 MUNICPLA, AVE 575,072 51,059 76 2016 OLD TWN PLANG EAST LTD & 35,050 1201 HTH ST 576,672 \$71,059 77 LEGACYTEXAS BANK 33,066 1201 HTH ST 571,070 5713,472 \$1,070 78 MAR & SALLC 32,078 1211 HT ST 571,472 \$1,070 79 YDR NIVESTINENTS LLC 32,084 1204 HTH ST 571,044 \$1,55 | 67 | AMERICAN LEGION POST #321 | 16,437 | 1236 J AVE | \$398,489 | \$0 | \$0 |
| 70 SMITH-LIGLEHOLDINGS LTD 22,080 129 (AVE 5436,614 5436,614 5436,614 5656 71 SMITH-MARTALTRUST 140,02 1100 1411 ST 5376,517 5475,017 5571,182 5597,1182 5597,1182 5597,1182 5597,1182 5597,1182 5597,1182 5597,1182 5597,1182 5597,1182 5597,1182 5597,1182 5597,1182 5597,1182 5597,1182 5597,1182 5597,1182 5597,1182 5597,1182 5597,1182 559,1182 559,1192 510,517,21 510,597,2 510,599,21 510,597,2 510,599,21 510,597,2 510,599,21 510,597,2 510,599,21 510,599,21 510,599,21 510,599,21 510,599,21 510,599,21 510,599,21 510,599,21 510,599,21 510,599,21 510,599,21 510,599,21 | 68 | SMITH LISLE HOLDING INC | 16,533 | 1311 K AVE | \$138,848 | \$138,848 | \$208 |
| P1 SMITH MARTIAL TRUST 14.02 110 Hith ST \$\$86,558 \$366,558 \$550,558 72 EASTSDIE HITS IRREFILC 14.733 1104 Hith ST \$\$71,07 \$\$773,07 \$\$773,07 73 1106 HITH ST LLC 16.566 1106 HITH ST \$\$71,182 \$\$331,144 \$\$331,144 \$\$331,144 \$\$331,144 \$\$331,144 \$\$331,144 \$\$331,144 \$\$331,144 \$\$337,174 73 NEWAM DONLOT S FALLA SUE \$24.486 1114 HITST \$\$571,182 \$\$571,182 \$\$571,182 \$\$571,182 \$\$571,182 \$\$571,182 \$\$571,182 \$\$571,182 \$\$571,182 \$\$571,582 \$\$70,672 \$\$1,090 76 2016 DLO TWN PLAND EXATULS 33.586 1202 E151 HIT ST FER \$\$1,002,490 \$\$1,040,490 \$\$1,552,421 \$\$1,059 77 LEGACYTEXS BARK 33.066 1201 HITH ST \$\$1,052,411 \$\$1,052,421 \$\$1,052 \$\$1,070 78 MA E SALLC 32.984 1201 HITH ST \$\$1,070 \$\$73,3472 \$\$1,070 79 PLANO GITY OF 22.5931 | 69 | SMITH-LISLE HOLDINGS LTD | 14,315 | 1307 K AVE | \$241,553 | \$241,553 | \$362 |
| P2 EASTSIDE THY STREET LLC. 14/17.31 1104 14TH ST 4475.017 9475.017 9473.017 73 1105 14TH STLC 18.558 1106 14TH ST 533.1144 9430.1142 9430.1142 74 NEMMAN DOMAD T & PAULA SUE 22.648 1114 14TH ST 557.1182 957.1187 957.917 11411141 957.910 957.917 957.917 957.917 957.917 957.917 957.917 957.917 957.917 957.917 957.917 957.917 957.917 957.917 957.917 957.917 957.917 957.917 957.917 957.917 <t< td=""><td>70</td><td>SMITH - LISLE HOLDINGS LTD</td><td>22,089</td><td>1219 K AVE</td><td>\$436,614</td><td>\$436,614</td><td>\$655</td></t<> | 70 | SMITH - LISLE HOLDINGS LTD | 22,089 | 1219 K AVE | \$436,614 | \$436,614 | \$655 |
| 73 1106 14TH ST LLC 19.586 1106 14TH ST 9 \$331.144 \$331.144 \$331.144 \$497 74 NEWMAN DOWLD TA PAULA SUE 29.494 1141 4TH ST \$571.122 \$571.122 \$571.122 \$571.122 \$571.122 \$571.122 \$571.122 \$571.522 \$50.0 \$50.0 76 DOIG COMPLANCE SAT LTD & \$35.06 120E 5TH ST \$51.06.0490 \$51.06.0490 \$51.06.0490 \$51.06.0490 \$51.66.072 \$10.09.0490 \$51.66.0490 \$50.0490 \$51.66.0490 \$50.0490 \$50.0490 \$50.0490 \$50.0490 \$50.0490 \$50.0490 \$50.0490 \$50.0490 \$50.0490 \$50.0490 \$5 | 71 | SMITH MARITAL TRUST | 14,032 | 1100 14TH ST | \$366,558 | \$366,558 | \$550 |
| 74 NEWMAN DONALD TA PAULA SUE 29.498 1114 LATH ST 9571 182 \$571 182 \$571 182 \$571 182 \$50 76 PLAND OT OF 37.501 MUNICIPAL AVE \$570 5672 \$50 \$0 76 2016 OLD TOW PLAND EAST LTD & 35.306 1200 E 15TH ST \$1040,649 \$1040,742 \$1070 78 MA & SA LLC 31278 1201 411 81T \$1051,714 \$1574,724 \$1,070 79 VDR NVESTNEWTS LLC 32,084 1200 411 85T \$100 \$1144,712 \$1,652 \$1,524,214 \$2,239 81 J. JPLANO PROPERTIES LLC 50,346 1208 411 85T \$1,552,421 \$2,239 \$0 \$0 \$0 84 STLOUIS SOUTHWESTERN R RCO 51,070 | 72 | EASTSIDE 14TH STREET LLC | 14,733 | 1104 14TH ST | \$475,017 | \$475,017 | \$713 |
| 75 PLANO CITY OF 37.501 MUNICIPAL AVE 9226.512 \$0 50 76 2016 OLD TOMP FLAND EAST LD & 35.506 1200 E 15H ST 37.607 37.06.672 \$705.672 \$10.69 \$1.040,649 \$1.040,649 \$1.040,649 \$1.040,649 \$1.040,649 \$1.040,649 \$1.040 \$1.040,649 \$1.040,649 \$1.040 \$1.640 \$1.040 \$1.040,649 \$1.040,649 \$1.040 \$1.040,649 \$1.040 \$1.040 \$1.040,649 \$1.040 \$1.040,649 \$1.040 \$1.040 \$1.040,649 \$1.040 \$1.040,649 \$1.040 \$1.040,649 \$1.040 \$1.040 \$1.040,649 \$1.040 \$1.040 \$1.040,649 \$1.040,649 \$1.040 \$1.040,649 < | 73 | 1106 14TH ST LLC | 18,586 | 1106 14TH ST | \$331,144 | \$331,144 | \$497 |
| 76 2016 OLD TOWN PLANO EAST LTD & 35,306 1200 E 15TH 9T \$70 \$70,572 \$70,572 \$10,40,649 \$1,651 78 MA & SA LLC 31,278 1211 HTH ST \$713,472 \$713,472 \$1,670 \$1,652,421 \$32,394 \$0 \$0 79 VDRWESTMENTS LLC 20,846 1200 HTH ST \$1,552,421 \$1,552,421 \$2,329 \$0 \$0 \$0 81 JJPLANO PROPERTIES LLC 50,346 1208 HTH ST \$1,552,421 \$2,329 \$0 | 74 | NEWMAN DONALD T & PAULA SUE | 29,498 | 1114 14TH ST | \$571,182 | \$571,182 | \$857 |
| 77 LEGACYTEXAS BANK 33.066 1201 14TH ST \$104.0649 \$104.0649 \$104.0649 \$1561 78 MA & SALC 31.278 1211 14TH ST \$778.919 \$778.919 \$778.919 \$778.919 \$789.919 \$1.070 79 YOR INVESTMENTS LLC 32.084 1200 14TH ST \$778.919 \$789.919 \$789.919 \$1.185 80 PLANO CITY OF 27.513 L AVE \$578.919 \$789.919 \$1.000 \$0 81 JLANO REPORENTES LLC 50.346 1200 14TH ST \$57.2421 \$1.552.421 \$2.399 82 FIRST BAPTIST CHURCH OF PLANO 299.810 1300 E 15TH ST \$56.4399 \$0 \$0 84 ST LOUIS SOUTHWESTERN RR CO 16.926 IN RR ROW \$50 \$0 \$0 85 DALLAS AREA RAPID TRANSIT 147.11 STE ADDRESS NOT ASSIGNED \$51.720 \$0 \$0 86 DALLAS AREA RAPID TRANSIT 53.436 IN RR ROW \$51.300 \$0 \$0 87 DALLAS AREA RAPID TRANSIT <td>75</td> <td>PLANO CITY OF</td> <td>37,501</td> <td>MUNICIPAL AVE</td> <td>\$226,512</td> <td>\$0</td> <td>\$0</td> | 75 | PLANO CITY OF | 37,501 | MUNICIPAL AVE | \$226,512 | \$0 | \$0 |
| 78 MA & SA LLC 31/278 1211 HTH ST ST 31/27 \$713,472 \$713,472 \$1070 79 YDR INVESTMENTS LLC 32,084 1200 HTH ST \$769,919 \$778,919 \$1,185 80 PLANO CITY OF 27,513 L AVE \$789,919 \$1,185 81 JJ PLANO PROPERTIES LLC 60,346 1208 HTH ST \$1552,421 \$1,552,421 \$2,239 82 FIRST BAPTIST CHURCH OF PLANO 299,810 1300 E 15TH ST \$1554,999 \$0 \$0 84 ST LOUIS SOUTHWESTERN RR CO 5,107 IN RR ROW \$0 \$0 \$0 85 DALLAS AREA RAPID TRANSIT 14,711 SITE ADDRESS NOT ASSIGNED \$51,720 \$0 \$0 86 DALLAS AREA RAPID TRANSIT 14,711 SITE ADDRESS NOT ASSIGNED \$51,720 \$0 \$0 88 DALLAS AREA RAPID TRANSIT 153,436 IN RR ROW \$150 \$0 \$0 89 PLANO CITY OF 61,998 ITH ODRESS NOT ASSIGNED \$51,072 \$0 \$0 | 76 | 2016 OLD TOWN PLANO EAST LTD & | 35,306 | 1200 E 15TH ST | \$705,672 | \$705,672 | \$1,059 |
| 79 YDR INVESTMENTS LLC 32,084 1200 14TH ST \$789,919 \$789,919 \$789,919 \$1,185 80 PLANO CITY OF 27,513 L AVE \$278,348 \$0 \$0 81 JLPLANO PROPERTIES LLC 50,346 1208 14TH ST \$278,348 \$0 \$0 82 FIRST BAPTIST CHURCH OF PLANO 299,810 1300 E 15TH ST \$55,421 \$1,552,421 \$2,523,92 83 ST LOUIS SOUTHWESTERN RC O 5,107 N RR ROW \$0 \$0 \$0 84 ST LOUIS SOUTHWESTERN RC O 16,926 N RR ROW \$0 \$0 \$0 85 DALLAS AREA RAPID TRANIST 14,711 SITE ADDRESS NOT ASSIGNED \$51,720 \$0 \$0 86 DALLAS AREA RAPID TRANIST 37,600 SITE ADDRESS NOT ASSIGNED \$51,300 \$0 \$0 89 PLANO CITY OF 61,998 1106 K AVE \$51,300 \$0 \$0 90 PLANO CITY OF 61,998 SITE ADDRESS NOT ASSIGNED \$51,300 \$0 \$0 < | 77 | LEGACYTEXAS BANK | 33,066 | 1201 14TH ST | \$1,040,649 | \$1,040,649 | \$1,561 |
| 80 PLANO CITY OF 27.53 LAVE \$27.5.34 \$0 \$0 81 JJ PLANO PROPERTIES LLC 50.346 1208 14TH ST \$1,552.421 \$1,552.421 \$2.329 82 FIRST BAPTIST CHURCH OF PLANO 299.810 1300 E15TH ST \$5,414.559 \$0 \$0 83 ST LOUIS SOUTHWESTERN RR CO 5,107 IN RR ROW \$0 \$0 \$0 84 ST LOUIS SOUTHWESTERN RR CO 16.926 IN RR ROW \$0 \$0 \$0 85 DALLAS AREA RAPID TRANSIT 14.711 SITE ADDRESS NOT ASSIGNED \$51.720 \$0 \$0 86 DALLAS AREA RAPID TRANSIT 37.600 SITE ADDRESS NOT ASSIGNED \$0 \$0 \$0 87 DALLAS AREA RAPID TRANSIT 45.65 SITE ADDRESS NOT ASSIGNED \$0 \$0 \$0 \$0 88 DALLAS AREA RAPID TRANSIT 46.665 SITE ADDRESS NOT ASSIGNED \$36.00 \$0 90 PLANO CITY OF 6.1988 INTO K AVE \$346.973 \$0 \$0 < | 78 | MA & SA LLC | 31,278 | 1211 14TH ST | \$713,472 | \$713,472 | \$1,070 |
| B1 JJPANO PROPERTIES LLC 50,346 1208 14TH ST \$1,552,421 \$1,552,421 \$2,329 82 FIRST BAPTIST CHURCH OF PLANO 299,810 1300 E 15TH ST \$3,651,000 \$0 \$0 \$0 83 ST LOUIS SOUTHWESTERN RR CO 5,107 IN RR ROW \$0 \$0 \$0 84 ST LOUIS SOUTHWESTERN RR CO 16,996 IN RR ROW \$0 \$0 \$0 85 DALLAS AREA RAPID TRANSIT 14,711 SITE ADDRESS NOT ASSIGNED \$51,720 \$0 \$0 86 DALLAS AREA RAPID TRANSIT 37,600 SITE ADDRESS NOT ASSIGNED \$51,720 \$0 \$0 87 DALLAS AREA RAPID TRANSIT 53,360 IN RR ROW \$0 \$0 \$0 88 DALLAS AREA RAPID TRANSIT 53,456 IN RR ROW \$0 \$0 \$0 90 PLANO CITY OF 61,998 IN R ROW \$0 \$0 \$0 91 PLANO CITY OF 61,998 IN R ROW \$0 \$0 \$0 90 < | 79 | YDR INVESTMENTS LLC | 32,084 | 1200 14TH ST | \$789,919 | \$789,919 | \$1,185 |
| 82 FIRST BAPTIST CHURCH OF PLANO 299,810 1300 E 15TH ST \$5,414,959 \$0 \$0 83 ST LOUIS SOUTHWESTERN RR CO 5,107 IN RR ROW \$0 \$0 \$0 \$0 84 ST LOUIS SOUTHWESTERN RR CO 16,926 IN RR ROW \$0 \$0 \$0 \$0 85 DALLAS AREA RAPID TRANSIT 14,711 SITE ADDRESS NOT ASSIGNED \$51,720 \$0 \$0 86 DALLAS AREA RAPID TRANSIT 37,000 SITE ADDRESS NOT ASSIGNED \$51,720 \$0 \$0 87 DALLAS AREA RAPID TRANSIT 53,436 IN RR ROW \$0 \$0 \$0 \$0 88 DALLAS AREA RAPID TRANSIT 48,665 SITE ADDRESS NOT ASSIGNED \$51,300 \$0 \$0 90 PLANO CITY OF 61,998 1106 K AVE \$394,6973 \$0 \$0 91 PLANO CITY OF 37,484 SITE ADDRESS NOT ASSIGNED \$351,012 \$0 \$0 92 PLANO CITY OF 6,975 11100 K AVE \$360,023 \$0 | 80 | PLANO CITY OF | 27,513 | LAVE | \$278,348 | \$0 | \$0 |
| 83 ST LOUIS SOUTHWESTERN RR CO 5,107 IN RR ROW \$0 \$0 \$0 \$0 84 ST LOUIS SOUTHWESTERN RR CO 16,926 IN RR ROW \$0 \$0 \$0 \$0 85 DALLAS AREA RAPID TRANSIT 14,711 STE LADDRESS NOT ASSIGNED \$51,720 \$0 \$0 86 DALLAS AREA RAPID TRANSIT 37,600 SITE ADDRESS NOT ASSIGNED \$51,720 \$0 \$0 87 DALLAS AREA RAPID TRANSIT 37,600 SITE ADDRESS NOT ASSIGNED \$0 \$0 \$0 88 DALLAS AREA RAPID TRANSIT 48,66 SITE ADDRESS NOT ASSIGNED \$1,000 \$0 \$0 89 PLANO CITY OF 61,998 1106 K AVE \$346,973 \$0 \$0 90 PLANO CITY OF 17,867 1100 K AVE \$340,973 \$0 \$0 91 PLANO CITY OF 17,867 1100 K AVE \$340,973 \$0 \$0 92 PLANO CITY OF 6,975 1110 K AVE \$360,023 \$0 \$0 | 81 | JJ PLANO PROPERTIES LLC | 50,346 | 1208 14TH ST | \$1,552,421 | \$1,552,421 | \$2,329 |
| 84 ST LOUIS SOUTHWESTERN RR CO 16,926 IN RR ROW \$0 \$0 \$0 85 DALLAS AREA RAPID TRANSIT 14,711 SITE ADDRESS NOT ASSIGNED \$51,720 \$0 \$0 86 DALLAS AREA RAPID TRANSIT 37,600 SITE ADDRESS NOT ASSIGNED \$51,720 \$0 \$0 87 DALLAS AREA RAPID TRANSIT 53,436 IN RR ROW \$0 \$0 \$0 88 DALLAS AREA RAPID TRANSIT 48,665 SITE ADDRESS NOT ASSIGNED \$51,300 \$0 \$0 89 PLANO CITY OF 61,998 1106 K AVE \$51,720 \$0 \$0 90 PLANO CITY OF 37,248 SITE ADDRESS NOT ASSIGNED \$51,720 \$0 \$0 91 PLANO CITY OF 1106 K AVE \$51,720 \$0 \$0 \$0 92 PLANO CITY OF 6,975 1100 K AVE \$360,023 \$0 \$0 93 PLANO CITY OF 6,975 1119 L AVE \$360,023 \$0 \$0 94 PLANO CITY OF | 82 | FIRST BAPTIST CHURCH OF PLANO | 299,810 | 1300 E 15TH ST | \$5,414,959 | \$0 | \$0 |
| 85 DALLAS AREA RAPID TRANSIT 14,711 SITE ADDRESS NOT ASSIGNED \$51,720 \$0 \$0 86 DALLAS AREA RAPID TRANSIT 37,600 SITE ADDRESS NOT ASSIGNED \$51,720 \$0 \$0 87 DALLAS AREA RAPID TRANSIT 53,436 IN RR ROW \$0 \$0 \$0 88 DALLAS AREA RAPID TRANSIT 48,665 SITE ADDRESS NOT ASSIGNED \$51,300 \$0 \$0 89 PLANO CITY OF 61,998 1106 K AVE \$946,973 \$0 \$0 90 PLANO CITY OF 61,998 1106 K AVE \$946,973 \$0 \$0 91 PLANO CITY OF 61,976 1100 K AVE \$360,023 \$0 \$0 92 PLANO CITY OF 6,975 1110 L AVE \$106 K AVE \$360,023 \$0 \$0 93 PLANO CITY OF 6,077 1110 L AVE \$106,112 \$0 \$0 93 PLANO CITY OF 6,077 1117 L AVE \$92,985 \$0 \$0 94 PLANO CITY OF <td>83</td> <td>ST LOUIS SOUTHWESTERN RR CO</td> <td>5,107</td> <td>IN RR ROW</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> | 83 | ST LOUIS SOUTHWESTERN RR CO | 5,107 | IN RR ROW | \$0 | \$0 | \$0 |
| 86 DALLAS AREA RAPID TRANSIT 37,600 SITE ADDRESS NOT ASSIGNED \$51,720 \$0 \$0 87 DALLAS AREA RAPID TRANSIT 53,336 IN RR ROW \$0 \$0 \$0 \$0 88 DALLAS AREA RAPID TRANSIT 48,665 SITE ADDRESS NOT ASSIGNED \$51,300 \$0 \$0 89 PLANO CITY OF 61,998 1106 K AVE \$54,6973 \$0 \$0 90 PLANO CITY OF 37,248 SITE ADDRESS NOT ASSIGNED \$5571,072 \$0 \$0 91 PLANO CITY OF 17,867 1100 K AVE \$360,023 \$0 \$0 92 PLANO CITY OF 6,975 1119 L AVE \$360,023 \$0 \$0 93 PLANO CITY OF 6,975 1119 L AVE \$360,023 \$0 \$0 94 PLANO CITY OF 6,975 1119 L AVE \$106,112 \$0 \$0 95 PLANO CITY OF 6,077 1117 L AVE \$390,023 \$0 \$0 94 PLANO CITY OF 4,5 | 84 | ST LOUIS SOUTHWESTERN RR CO | 16,926 | IN RR ROW | \$0 | \$0 | \$0 |
| 87 DALLAS AREA RAPID TRANSIT 53,436 IN RR ROW \$0 \$0 \$0 \$0 88 DALLAS AREA RAPID TRANSIT 48,665 SITE ADDRESS NOT ASSIGNED \$51,300 \$0 \$0 89 PLANO CITY OF 61,998 1106 K AVE \$571,072 \$0 \$0 90 PLANO CITY OF 37,248 SITE ADDRESS NOT ASSIGNED \$571,072 \$0 \$0 91 PLANO CITY OF 17,867 1100 K AVE \$360,023 \$0 \$0 92 PLANO CITY OF 6,975 1119 L AVE \$360,023 \$0 \$0 93 PLANO CITY OF 6,975 1119 L AVE \$360,023 \$0 \$0 94 PLANO CITY OF 6,975 1119 L AVE \$30 \$20 \$0 \$0 94 PLANO CITY OF 6,077 1117 L AVE \$30 \$30 \$30 \$0 \$0 94 PLANO CITY OF 4,508 1106 K AVE \$30,073 \$0 \$0 95 PLANO CITY | 85 | DALLAS AREA RAPID TRANSIT | 14,711 | SITE ADDRESS NOT ASSIGNED | \$51,720 | \$0 | \$0 |
| 88 DALLAS AREA RAPID TRANSIT 48,665 SITE ADDRESS NOT ASSIGNED \$51,300 \$0 \$0 89 PLANO CITY OF 61,998 1106 K AVE \$946,973 \$0 \$0 90 PLANO CITY OF 37,248 SITE ADDRESS NOT ASSIGNED \$571,072 \$0 \$0 91 PLANO CITY OF 17,867 1100 K AVE \$360,023 \$0 \$0 92 PLANO CITY OF 6,975 1110 L AVE \$106,112 \$0 \$0 93 PLANO CITY OF 6,077 1117 L AVE \$106,112 \$0 \$0 94 PLANO CITY OF 4,508 1106 K AVE \$392,985 \$0 \$0 94 PLANO CITY OF 4,508 1106 K AVE \$94,6973 \$0 \$0 95 PLANO CITY OF 4,508 1106 K AVE \$30,007 \$0 \$0 96 PLANO CITY OF 2,148 SITE ADDRESS NOT ASSIGNED \$30,079 \$0 \$0 96 PLANO CITY OF 16,084 1620 K AVE | 86 | DALLAS AREA RAPID TRANSIT | 37,600 | SITE ADDRESS NOT ASSIGNED | \$51,720 | \$0 | \$0 |
| 89 PLANO CITY OF 61,998 1106 K AVE \$946,973 \$0 \$0 90 PLANO CITY OF 37,248 SITE ADDRESS NOT ASSIGNED \$571,072 \$0 \$0 91 PLANO CITY OF 17,867 1100 K AVE \$360,023 \$0 \$0 92 PLANO CITY OF 6,975 1119 L AVE \$166,12 \$0 \$0 93 PLANO CITY OF 6,077 1117 L AVE \$92,985 \$0 \$0 94 PLANO CITY OF 4,508 1106 K AVE \$946,973 \$0 \$0 94 PLANO CITY OF 4,508 1106 K AVE \$946,973 \$0 \$0 94 PLANO CITY OF 4,508 1106 K AVE \$946,973 \$0 \$0 95 PLANO CITY OF 4,508 1106 K AVE \$30,579 \$0 \$0 96 PLANO CITY OF 16,084 1620 K AVE \$30,079 \$0 \$0 97 PLANO CITY OF 43,758 K AVE \$1,006,008 \$0 | 87 | DALLAS AREA RAPID TRANSIT | 53,436 | IN RR ROW | \$0 | \$0 | \$0 |
| 90 PLANO CITY OF 37,248 SITE ADDRESS NOT ASSIGNED \$571,072 \$0 \$0 91 PLANO CITY OF 17,867 1100 K AVE \$360,023 \$0 \$0 92 PLANO CITY OF 6,975 1119 L AVE \$106,112 \$0 \$0 93 PLANO CITY OF 6,077 1117 L AVE \$92,985 \$0 \$0 94 PLANO CITY OF 4,508 1106 K AVE \$94,6973 \$0 \$0 95 PLANO CITY OF 2,148 SITE ADDRESS NOT ASSIGNED \$30,079 \$0 \$0 96 PLANO CITY OF 16,084 1106 K AVE \$30,079 \$0 \$0 97 PLANO CITY OF 43,758 K AVE \$1,006,008 \$0 \$0 | 88 | DALLAS AREA RAPID TRANSIT | 48,665 | SITE ADDRESS NOT ASSIGNED | \$51,300 | \$0 | \$0 |
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| 92 PLANO CITY OF 6,975 1119 LAVE \$106,112 \$0 \$0 93 PLANO CITY OF 6,077 1117 LAVE \$92,985 \$0 \$0 94 PLANO CITY OF 4,508 1106 K AVE \$946,973 \$0 \$0 95 PLANO CITY OF 2,148 SITE ADDRESS NOT ASSIGNED \$\$30,579 \$0 \$0 96 PLANO CITY OF 10,084 1620 K AVE \$30,0579 \$0 \$0 97 PLANO CITY OF 43,758 K AVE \$1,006,008 \$0 \$0 | 90 | PLANO CITY OF | 37,248 | SITE ADDRESS NOT ASSIGNED | \$571,072 | \$0 | \$0 |
| 93 PLANO CITY OF 6,077 1117 LAVE \$92,985 \$0 \$0 94 PLANO CITY OF 4,508 1106 K AVE \$946,973 \$0 \$0 95 PLANO CITY OF 2,148 SITE ADDRESS NOT ASSIGNED \$571,072 \$0 \$0 96 PLANO CITY OF 16,084 1620 K AVE \$300,579 \$0 \$0 97 PLANO CITY OF 43,758 K AVE \$1,006,008 \$0 \$0 | 91 | PLANO CITY OF | 17,867 | 1100 K AVE | \$360,023 | \$0 | \$0 |
| 94 PLANO CITY OF 4,508 1106 K AVE \$946,973 \$0 \$0 95 PLANO CITY OF 2,148 SITE ADDRESS NOT ASSIGNED \$571,072 \$0 \$0 96 PLANO CITY OF 16,084 1620 K AVE \$300,579 \$0 \$0 97 PLANO CITY OF 43,758 K AVE \$10,06,008 \$0 \$0 | 92 | PLANO CITY OF | 6,975 | 1119 L AVE | | \$0 | \$0 |
| 95 PLANO CITY OF 2,148 SITE ADDRESS NOT ASSIGNED \$\$71,072 \$0 \$0 96 PLANO CITY OF 16,084 1620 K AVE \$300,579 \$0 \$0 97 PLANO CITY OF 43,758 K AVE \$1,006,008 \$0 \$0 | 93 | PLANO CITY OF | | | | \$0 | \$0 |
| 96 PLANO CITY OF 16,084 1620 K AVE \$300,579 \$0 \$0 97 PLANO CITY OF 43,758 K AVE \$1,006,008 \$0 \$0 | 94 | PLANO CITY OF | 4,508 | 1106 K AVE | \$946,973 | \$0 | \$0 |
| 97 PLANO CITY OF 43,758 K AVE \$1,006,008 \$0 \$0 | 95 | PLANO CITY OF | | SITE ADDRESS NOT ASSIGNED | \$571,072 | \$0 | \$0 |
| | 96 | PLANO CITY OF | 16,084 | 1620 K AVE | \$300,579 | \$0 | \$0 |
| 08 PLANO CITY OF 70.375 LAVE \$606.310 \$0 \$0 | 97 | PLANO CITY OF | | K AVE | \$1,006,008 | \$0 | \$0 |
| | 98 | PLANO CITY OF | 70,375 | LAVE | \$696,310 | \$0 | \$0 |

Totals (Original)

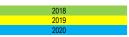
1. Development project capped at \$25,000 assessment. A development project is defined as one or more lots owned or managed as a single unit.

3,302,901

2. Bel Air Downtown is a development project consisting of two (2) parcels and capped at \$25,000 assessment.

3. Bel Air Station is a development project consisting of two (2) parcels and capped at \$25,000 assessment.

4. Morada is a development project consisting of two (2) parcels and capped at \$25,000 assessment.



\$125,485,307

\$143,929

Exhibit C

RESOLUTION NO. 2020-11-1(R)

A Resolution of the City of Plano, Texas, approving the Assessment Plan and Service Plan for the Downtown Plano Public Improvement District as recommended by the Public Improvement District Advisory Board and establishing an effective date.

WHEREAS, Chapter 372 of the Texas Local Government Code (the "Act") allows for the creation of public improvement districts in municipalities to finance certain supplemental services and public improvements within a district by means of special assessments levied on real property within the district; and

WHEREAS, on November 13, 2017, City Council approved Resolution No. 2017-11-2(R) authorizing the renewal of the Downtown Plano Public Improvement District; and

WHEREAS, on December 9, 2019, City Council approved Resolution No. 2019-12-6(R) authorizing the expansion of the Downtown Plano Public Improvement District; and

WHEREAS, the Act requires that City Council annually review and approve the Assessment Plan and Service Plan; and

WHEREAS, the Advisory Board met on October 15, 2020, and approved the Assessment Plan and Service Plan for City Council's consideration and approval.

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

<u>Section I.</u> That pursuant to the requirements of the Act, the City Council, after being presented with the Assessment Plan and Service Plan for the District developed by the Executive Committee of the Advisory Board and approved by the Advisory Board, hereby approves and adopts the Assessment Plan and Service Plan, attached as Exhibits "A" and "B."

Section II. This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED this 91 day of November, 2020. aRosiliere, MAYOR Harry

ATTEST: Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

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Downtown Plano PID Assessment Plan - 2021 Expansion

Notes and assumptions:

The Downtown Plano PID has a 5 year term. The Texas Local Government Code requires a service plan to cover at least five years. The PID management committee recommended this plan to the Advisory Board, which met on October 15, 2020 to discuss this plan. The Advisory Board unanimously moved to recommend the plan.

Assessments will be set annually by the Plano City Council, upon recommendation from the PID advisory board, but may not exceed \$0.15 per \$100. No owner may be assessed more than \$25,000 in any year per development project. Annual assessments will be based on 2017 real property appraisals by the Collin Central Appraisal District or as further limited by the Plano City Council. For those properties added in 2019, the base year is 2019.

The 2017 appraised value cap (or 2019 for those in the expanded area) remains in place unless there is a change in ownership or \$200,000 or more in improvements are made to the property. Annual assessments are capped at \$25,000 per development project (one or more lots owned or managed as a single unit).

The City of Plano will pay at minimum \$50,000 annually to the PID fund in lieu of other assessment.

The assessment and service plan will be reviewed and approved annually as consistent with the PID designation petition and relevant law.

Owners may elect to prepay estimated future assessments. This assessment plan/service plan does not reflect revenue or expenditures related to pre-payments.

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| | 2021 | 2022 | 2023 | 2024 |
|--|--------------|--------------|--------------|--------------|
| Appraised real property value liable for assessment | \$92,175,333 | \$92,175,333 | \$92,175,333 | \$92,175,333 |
| PID assessment @.15 per \$100 of value | 138,263 | 138,263 | 138,263 | 138,263 |
| Minimum City payment in lieu of assessment | 50,000 | 50,000 | 50,000 | 50,000 |
| Anticipated total PID assessments with capped projects and City payments | 188,263 | 188,263 | 188,263 | 188,263 |
| Cash balance carried forward from prior year | 29,326 | 0 | 336 | 672 |
| Total funds available | \$217,589 | \$188,263 | \$188,599 | \$188,935 |

\$92,175,333 138,263

2024 2025

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2020

188,264 1,008 \$189,272

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Downtown Plano PID Service Plan - 2021

Public improvement district revenues generated by assessments and municipal contribution are to be used for the following categorical purposes in accordance with the adopted budget and further directed by the PID Management Committee.

PID funds shall be retained and managed by the City of Plano, except as provided by contract with a non-profit organization.

Service Plan

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| ltem | 2020 | 2021 | 2022 | 2023 | 2024 |
|----------------------------|-----------|-----------|-----------|-----------|-----------|
| Marketing/Advertising | \$40,000 | \$40,000 | \$40,000 | \$40,000 | \$40,000 |
| Events | \$60,000 | \$60,000 | \$60,000 | \$60,000 | \$60,000 |
| Beautification | \$52,589 | \$23,000 | \$23,000 | \$23,000 | \$23,000 |
| PID Management | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 |
| City Administration | \$10,000 | \$10,000 | \$10,000 | \$10,000 | \$10,000 |
| Security | \$5,000 | \$5,000 | \$5,000 | \$5,000 | \$5,000 |
| Total Budget | \$217,589 | \$188,000 | \$188,000 | \$188,000 | \$188,000 |
| Funds carried to next year | 0\$ | \$0 | \$336 | \$672 | \$1,008 |

Notes:

Marketing and Advertising - Commercial media advertising, printed material, social media, web-based information and messaging, signs, billboards, banners and souvenirs. Events - Entertainment, celebrations, support services, equipment/venue charges and fees.

Beautification - landscaping, streetscaping, lighting, and other decorative improvements.

PID Management - Services and costs related to coordinating and administering the PID program and budget by persons and organizations other than the city.

City Administration - Contract services related to assessment administration and collection.

Security - typically security related to events and lighting projects.