

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Assumptions and Summary**

**ASSUMPTIONS**

**BASE ASSESSED VALUE (BEFORE DEVELOPMENT OF THE PROJECT)**

|                     |          |
|---------------------|----------|
| BASE MARKET VALUE   | \$59,600 |
| BASE ASSESSED VALUE | \$7,152  |

**PROJECTED ASSESSED VALUE (AFTER DEVELOPMENT OF THE PROJECT)**

**AD VALOREM ASSUMPTIONS**

|                       |              |
|-----------------------|--------------|
| TOTAL APPRAISED VALUE | \$46,642,968 |
| TOTAL ASSESSED VALUE  | \$5,991,000  |

**REVENUE PROJECTIONS**

|                   |       |                     |       |
|-------------------|-------|---------------------|-------|
| NPV DISCOUNT RATE | 5.50% | BIENNIAL R/P GROWTH | 3.00% |
|-------------------|-------|---------------------|-------|

**SUMMARY**

**SALES TAX SAVINGS**

|  |           |
|--|-----------|
| ESTIMATED SALES TAX EXEMPTION SAVINGS: | \$760,600 |
|--|-----------|

**PROPERTY TAXES/PILOTS TO TAXING JURISDICTIONS**

|  |             |
|--|-------------|
| TOTAL ADDITIONAL PROPERTY TAX REVENUE FOR TAXING JURISDICTIONS: (Years 1-20) | \$3,916,134 |
|--|-------------|

**PROPERTY TAX ABATEMENT TO ATTRACT TENANTS**

|               |        |
|---------------|--------|
| YEARS 1 - 10  | 75.00% |
| YEARS 11 - 20 | 50.00% |

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Assessed Value Worksheet**

**BASE ASSESSED VALUATION (2023)**

|                          |              |                              |                 |                |                     |                            |
|--------------------------|--------------|------------------------------|-----------------|----------------|---------------------|----------------------------|
|                          |              |                              |                 |                | 2022 Levy: 0.095095 | WITHOUT<br>REPLACEMENT TAX |
|                          | Acres        | Owner                        | Appraised Value | Assessed Value | Tax                 |                            |
| 52-200-02-03-01-2-00-000 | 30.75        | North Oak Safety Storage LLC | \$ 59,600       | \$ 7,152       | \$ 577              |                            |
| <b>TOTAL:</b>            | <b>30.75</b> |                              | <b>\$59,600</b> | <b>\$7,152</b> | <b>\$ 577</b>       |                            |

**ESTIMATED POST-CONSTRUCTION ASSESSED VALUATION (land + improvements)**

|            | SF      | Appraised Value PSF | Appraised Value | Assessed Value | Assessed Value PSF |
|------------|---------|---------------------|-----------------|----------------|--------------------|
| Building 1 | 77,000  | \$ 115              | \$ 8,842,716    | \$ 1,155,000   | \$ 15              |
| Building 2 | 68,000  | \$ 113              | \$ 7,698,946    | \$ 1,020,000   | \$ 15              |
| Building 3 | 20,000  | \$ 130              | \$ 2,592,065    | \$ 300,000     | \$ 15              |
| Building 4 | 20,000  | \$ 130              | \$ 2,592,065    | \$ 300,000     | \$ 15              |
| Building 5 | 54,400  | \$ 123              | \$ 6,718,311    | \$ 816,000     | \$ 15              |
| Building 6 | 20,000  | \$ 130              | \$ 2,592,065    | \$ 300,000     | \$ 15              |
| Building 7 | 72,000  | \$ 110              | \$ 7,907,854    | \$ 1,080,000   | \$ 15              |
| Building 8 | 68,000  | \$ 113              | \$ 7,698,946    | \$ 1,020,000   | \$ 15              |
|            | 399,400 |                     | \$ 46,642,968   | \$ 5,991,000   |                    |

| Comps                    | SF      | 2022            |              |  |
|--------------------------|---------|-----------------|--------------|--|
|                          |         | Assessed        | Assessed PSF |  |
| 49-230-03-15-00-0-00-000 | 494,816 | 6,720,000       | \$ 14        | <b>87th and I-435:</b><br>4601 E 87TH ST KANSAS CITY MO, 64137 |
| 49-340-01-08-00-0-00-000 | 364,040 | 5,275,200       | \$ 14        | 4201 E 87TH ST KANSAS CITY MO, 64137                           |
| 49-340-01-09-00-0-00-000 | 331,130 | 4,536,000       | \$ 14        | 8750 ELMWOOD AVE KANSAS CITY MO, 64137                         |
|                          |         |                 |              | <b>KCS Intermodal:</b>   |
| 67-900-01-02-00-0-00-000 | 597,119 | 7,769,280       | \$ 13        | 14940 E. 147th Street, Kansas City, MO 64147                   |
| 67-900-01-01-04-0-00-000 | 300,696 | 5,275,200       | \$ 18        | 3500 E 149th Street, Kansas City, MO 64147                     |
| 67-900-01-01-01-9-01-000 | 426,000 | 6,935,040       | \$ 16        | 4000 E 149TH ST I 3231   |
|                          |         | <b>Average:</b> | <b>\$ 15</b> |  |

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)**  
**Timing Assumptions**

|                        | Construction Year | First Full Valuation Year |
|------------------------|-------------------|---------------------------|
| Building 1             | 2023              | 2025                      |
| Building 2             | 2027              | 2029                      |
| Building 3             | 2027              | 2029                      |
| Building 4             | 2029              | 2031                      |
| Building 5             | 2029              | 2031                      |
| Building 6             | 2030              | 2032                      |
| Building 7             | 2030              | 2032                      |
| Building 8             | 2025              | 2027                      |
| Master Infra - Phase 1 | 2023              | 2024                      |

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)**  
**Tax Rates**

| <b>2022 MILL LEVY RATES</b> |               |   |   |
|-----------------------------|---------------|---|---|
| <i>Taxing District</i>      | <i>Rate</i>   | <i>Portion Not Subject to Abatement</i> | <i>Total Mills Subject to Abatement</i> |
| Board of Disabled Services  | 0.0836        | 0.0000                                  | 0.084                                   |
| City                        | 1.4199        | 0.0000                                  | 1.420                                   |
| Jackson County              | 0.5920        | 0.0000                                  | 0.592                                   |
| Library                     | 0.3240        | 0.0000                                  | 0.324                                   |
| School District             | 5.3089        | 0.0000                                  | 5.309                                   |
| Mental Health               | 0.1113        | 0.0000                                  | 0.111                                   |
| Metro Junior College        | 0.2028        | 0.0000                                  | 0.203                                   |
| State Blind Pension         | 0.0300        | 0.0000                                  | 0.030                                   |
| M&M Replacement             | 1.4370        | 0.0000                                  | 1.4370                                  |
| <b>TOTAL</b>                | <b>9.5095</b> | <b>0.0000</b>                           | <b>9.5095</b>                           |

City's % of mill levies: 15%

# WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)

|            | Annual | Gross                  | NPV        |
|------------|--------|------------------------|------------|
| PILOTs     |        | \$ 1,277,165           | \$ 474,071 |
| Excise Tax |        | City staff to estimate |            |
| Total      |        | \$ 1,277,165           | \$ 474,071 |

Plus Construction jobs  
Plus permit fees  
Less City services

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Real Property Tax Abatement Calculations - All Buildings**

| PROJECT YEAR               |      | TOTAL BASE ASSESSED VALUE | TOTAL PROJECTED ASSESSED VALUE | PROJECTED REAL ESTATE TAX | ABATED REAL ESTATE TAX | PILOTS             | CITY PILOTS        |
|----------------------------|------|---------------------------|--------------------------------|---------------------------|------------------------|--------------------|--------------------|
| 1                          | 2023 | \$3,137                   | \$3,137                        | \$298                     | \$0                    | \$0                | \$0                |
| 2                          | 2024 | \$3,137                   | \$3,137                        | \$298                     | \$0                    | \$0                | \$0                |
| 3                          | 2025 | \$3,137                   | \$1,157,451                    | \$110,068                 | \$0                    | \$109,835          | \$16,400           |
| 4                          | 2026 | \$3,137                   | \$1,157,451                    | \$110,068                 | \$0                    | \$109,835          | \$16,400           |
| 5                          | 2027 | \$3,137                   | \$2,211,556                    | \$210,308                 | \$72,748               | \$117,980          | \$17,616           |
| 6                          | 2028 | \$3,137                   | \$2,211,556                    | \$210,308                 | \$72,748               | \$117,980          | \$17,616           |
| 7                          | 2029 | \$3,137                   | \$3,597,140                    | \$342,070                 | \$169,074              | \$152,900          | \$22,830           |
| 8                          | 2030 | \$3,137                   | \$3,597,140                    | \$342,070                 | \$169,074              | \$152,900          | \$22,830           |
| 9                          | 2031 | \$3,137                   | \$4,820,418                    | \$458,398                 | \$253,741              | \$184,019          | \$27,477           |
| 10                         | 2032 | \$3,137                   | \$6,199,818                    | \$589,572                 | \$352,164              | \$216,827          | \$32,375           |
| 11                         | 2033 | \$3,137                   | \$6,344,412                    | \$603,322                 | \$359,776              | \$222,347          | \$33,200           |
| 12                         | 2034 | \$3,137                   | \$6,395,082                    | \$608,140                 | \$363,390              | \$223,552          | \$33,379           |
| 13                         | 2035 | \$3,137                   | \$6,534,745                    | \$621,422                 | \$370,570              | \$229,018          | \$34,196           |
| 14                         | 2036 | \$3,137                   | \$6,586,935                    | \$626,385                 | \$374,292              | \$230,258          | \$34,381           |
| 15                         | 2037 | \$3,137                   | \$6,730,787                    | \$640,064                 | \$353,575              | \$258,377          | \$38,579           |
| 16                         | 2038 | \$3,137                   | \$6,784,543                    | \$645,176                 | \$357,409              | \$259,655          | \$38,770           |
| 17                         | 2039 | \$3,137                   | \$6,932,711                    | \$659,266                 | \$327,803              | \$302,508          | \$45,169           |
| 18                         | 2040 | \$3,137                   | \$6,988,079                    | \$664,531                 | \$331,752              | \$303,825          | \$45,365           |
| 19                         | 2041 | \$3,137                   | \$7,140,692                    | \$679,044                 | \$306,880              | \$342,341          | \$51,116           |
| 20                         | 2042 | \$3,137                   | \$7,197,721                    | \$684,467                 | \$272,666              | \$381,978          | \$57,035           |
| 21                         | 2043 | \$3,137                   | \$7,354,913                    | \$699,415                 | \$278,053              | \$390,644          | \$58,329           |
| 22                         | 2044 | \$3,137                   | \$7,413,653                    | \$705,001                 | \$280,846              | \$393,437          | \$58,746           |
| 23                         | 2045 | \$3,137                   | \$7,575,560                    | \$720,398                 | \$286,395              | \$402,364          | \$60,078           |
| 24                         | 2046 | \$3,137                   | \$6,083,839                    | \$4,332,017               | \$289,271              | \$405,240          | \$60,508           |
| 25                         | 2047 | \$3,137                   | \$6,204,037                    | \$2,207,542               | \$229,809              | \$512,201          | \$76,479           |
| 26                         | 2048 | \$3,137                   | \$6,349,836                    | \$603,838                 | \$232,772              | \$515,164          | \$76,921           |
| 27                         | 2049 | \$3,137                   | \$3,607,444                    | \$5,853,928               | \$2,891,246            | \$611,915          | \$91,367           |
| 28                         | 2050 | \$3,137                   | \$3,268,457                    | \$3,401,792               | \$1,846,014            | \$643,722          | \$96,117           |
| 29                         | 2051 | \$3,137                   | \$1,800,587                    | \$3,078,127               | \$1,839,916            | \$762,737          | \$113,887          |
| <b>TOTALS</b>              |      |                           |                                | <b>\$30,407,333</b>       | <b>\$12,681,985</b>    | <b>\$8,553,559</b> | <b>\$1,277,165</b> |
| <b>NET PRESENT VALUE @</b> |      |                           |                                | <b>\$9,775,455</b>        | <b>\$4,164,597</b>     | <b>\$3,174,999</b> | <b>\$474,071</b>   |
|                            |      |                           |                                |                           | 0.328386843            | 0.371190395        | 0.371190395        |

- Notes:
- (1) Total 2022 mill levies: 9.5095
  - (2) Total 2022 mill levies subject to abatement: 9.5095
  - (3) The projected appraised value is assumed to increase biennially at the following rate: 3.00%
  - (4) Years 1 - 10: Percentage abatement of the incremental taxes subject to abatement: 75.00%
  - (5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement: 50.00%
  - (6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement: 5%
  - (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement: 25%
  - (10) NPV discount rate: 5.50%

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Real Property Tax Abatement Calculations - Building 1**

| PROJECT YEAR               | ABATEMENT YEAR | TOTAL BASE ASSESSED VALUE | TOTAL PROJECTED ASSESSED VALUE | PROJECTED REAL ESTATE TAX | PROJECTED REAL ESTATE TAX INCREMENT | ABATED REAL ESTATE TAX | PILOTS     |                    |
|----------------------------|----------------|---------------------------|--------------------------------|---------------------------|-------------------------------------|------------------------|------------|--------------------|
| 1                          |                | 2023                      | \$686                          | \$686                     | \$65                                | \$0                    | \$0        |                    |
| 2                          |                | 2024                      | \$686                          | \$686                     | \$65                                | \$0                    | \$0        |                    |
| 3                          | 1              | 2025                      | \$686                          | \$1,155,000               | \$109,835                           | \$109,770              | \$0        | \$109,835          |
| 4                          | 2              | 2026                      | \$686                          | \$1,155,000               | \$109,835                           | \$109,770              | \$0        | \$109,835          |
| 5                          | 3              | 2027                      | \$686                          | \$1,189,650               | \$113,130                           | \$113,065              | \$0        | \$113,130          |
| 6                          | 4              | 2028                      | \$686                          | \$1,189,650               | \$113,130                           | \$113,065              | \$0        | \$113,130          |
| 7                          | 5              | 2029                      | \$686                          | \$1,225,340               | \$116,524                           | \$116,458              | \$0        | \$116,524          |
| 8                          | 6              | 2030                      | \$686                          | \$1,225,340               | \$116,524                           | \$116,458              | \$0        | \$116,524          |
| 9                          | 7              | 2031                      | \$686                          | \$1,262,100               | \$120,019                           | \$119,954              | \$0        | \$120,019          |
| 10                         | 8              | 2032                      | \$686                          | \$1,262,100               | \$120,019                           | \$119,954              | \$0        | \$120,019          |
| 11                         | 9              | 2033                      | \$686                          | \$1,299,963               | \$123,620                           | \$123,555              | \$0        | \$123,620          |
| 12                         | 10             | 2034                      | \$686                          | \$1,299,963               | \$123,620                           | \$123,555              | \$0        | \$123,620          |
| 13                         | 11             | 2035                      | \$686                          | \$1,338,962               | \$127,329                           | \$127,263              | \$0        | \$127,329          |
| 14                         | 12             | 2036                      | \$686                          | \$1,338,962               | \$127,329                           | \$127,263              | \$0        | \$127,329          |
| 15                         | 13             | 2037                      | \$686                          | \$1,379,130               | \$131,148                           | \$131,083              | \$0        | \$131,148          |
| 16                         | 14             | 2038                      | \$686                          | \$1,379,130               | \$131,148                           | \$131,083              | \$0        | \$131,148          |
| 17                         | 15             | 2039                      | \$686                          | \$1,420,504               | \$135,083                           | \$135,018              | \$0        | \$135,083          |
| 18                         | 16             | 2040                      | \$686                          | \$1,420,504               | \$135,083                           | \$135,018              | \$0        | \$135,083          |
| 19                         | 17             | 2041                      | \$686                          | \$1,463,119               | \$139,135                           | \$139,070              | \$0        | \$139,135          |
| 20                         | 18             | 2042                      | \$686                          | \$1,463,119               | \$139,135                           | \$139,070              | \$0        | \$139,135          |
| 21                         | 19             | 2043                      | \$686                          | \$1,507,013               | \$143,309                           | \$143,244              | \$0        | \$143,309          |
| 22                         | 20             | 2043                      | \$686                          | \$1,507,013               | \$143,309                           | \$143,244              | \$0        | \$143,309          |
| 23                         |                | 2044                      | \$686                          | \$1,552,223               | \$147,609                           | \$147,543              | \$0        | \$147,609          |
| 24                         |                | 2045                      | \$686                          | \$1,552,223               | \$147,609                           | \$147,543              | \$0        | \$147,609          |
| 25                         |                | 2046                      | \$686                          | \$1,598,790               | \$152,037                           | \$151,972              | \$0        | \$152,037          |
| 26                         |                | 2047                      | \$686                          | \$1,598,790               | \$152,037                           | \$151,972              | \$0        | \$152,037          |
| 27                         |                | 2048                      | \$686                          | \$1,646,754               | \$156,598                           | \$156,533              | \$0        | \$156,598          |
| 28                         |                | 2049                      | \$686                          | \$1,646,754               | \$156,598                           | \$156,533              | \$0        | \$156,598          |
| 29                         |                | 2050                      | \$686                          | \$1,696,156               | \$161,296                           | \$161,231              | \$0        | \$161,296          |
| 30                         |                | 2051                      | \$686                          | \$1,696,156               | \$161,296                           | \$161,231              | \$0        | \$161,296          |
| <b>TOTALS</b>              |                |                           |                                |                           | <b>\$3,753,474</b>                  | <b>\$3,751,518</b>     | <b>\$0</b> | <b>\$3,753,343</b> |
| <b>NET PRESENT VALUE @</b> |                |                           |                                |                           | <b>\$1,617,569</b>                  | <b>\$1,616,622</b>     | <b>\$0</b> | <b>\$1,617,449</b> |

- Notes:
- (1) Total 2022 mill levies: 9.5095
  - (2) Total 2022 mill levies subject to abatement: 9.5095
  - (3) The projected appraised value is assumed to increase biennially at the following rate: 3.00%
  - (4) Years 1 - 10: Percentage abatement of the incremental taxes subject to abatement: 0.00%
  - (5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement: 0.00%
  - (6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement: 100%
  - (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement: 100%

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Real Property Tax Abatement Calculations - Building 2**

| PROJECT YEAR               | ABATEMENT YEAR | TOTAL BASE ASSESSED VALUE | TOTAL PROJECTED ASSESSED VALUE | PROJECTED REAL ESTATE TAX | PROJECTED REAL ESTATE TAX INCREMENT | ABATED REAL ESTATE TAX | PILOTS             |                    |
|----------------------------|----------------|---------------------------|--------------------------------|---------------------------|-------------------------------------|------------------------|--------------------|--------------------|
| 1                          |                | 2023                      | \$546                          | \$546                     | \$52                                | \$0                    | \$0                |                    |
| 2                          |                | 2024                      | \$546                          | \$546                     | \$52                                | \$0                    | \$0                |                    |
| 3                          |                | 2025                      | \$546                          | \$546                     | \$52                                | \$0                    | \$0                |                    |
| 4                          |                | 2026                      | \$546                          | \$546                     | \$52                                | \$0                    | \$0                |                    |
| 5                          |                | 2027                      | \$546                          | \$546                     | \$52                                | \$0                    | \$0                |                    |
| 6                          |                | 2028                      | \$546                          | \$546                     | \$52                                | \$0                    | \$0                |                    |
| 7                          | 1              | 2029                      | \$546                          | \$1,020,000               | \$96,997                            | \$96,945               | \$72,748           | \$24,249           |
| 8                          | 2              | 2030                      | \$546                          | \$1,020,000               | \$96,997                            | \$96,945               | \$72,748           | \$24,249           |
| 9                          | 3              | 2031                      | \$546                          | \$1,050,600               | \$99,907                            | \$99,855               | \$74,930           | \$24,977           |
| 10                         | 4              | 2032                      | \$546                          | \$1,050,600               | \$99,907                            | \$99,855               | \$74,930           | \$24,977           |
| 11                         | 5              | 2033                      | \$546                          | \$1,082,118               | \$102,904                           | \$102,852              | \$77,178           | \$25,726           |
| 12                         | 6              | 2034                      | \$546                          | \$1,082,118               | \$102,904                           | \$102,852              | \$77,178           | \$25,726           |
| 13                         | 7              | 2035                      | \$546                          | \$1,114,582               | \$105,991                           | \$105,939              | \$79,493           | \$26,498           |
| 14                         | 8              | 2036                      | \$546                          | \$1,114,582               | \$105,991                           | \$105,939              | \$79,493           | \$26,498           |
| 15                         | 9              | 2037                      | \$546                          | \$1,148,019               | \$109,171                           | \$109,119              | \$81,878           | \$27,293           |
| 16                         | 10             | 2038                      | \$546                          | \$1,148,019               | \$109,171                           | \$109,119              | \$81,878           | \$27,293           |
| 17                         | 11             | 2039                      | \$546                          | \$1,182,460               | \$112,446                           | \$112,394              | \$56,223           | \$56,223           |
| 18                         | 12             | 2040                      | \$546                          | \$1,182,460               | \$112,446                           | \$112,394              | \$56,223           | \$56,223           |
| 19                         | 13             | 2041                      | \$546                          | \$1,217,933               | \$115,819                           | \$115,767              | \$57,910           | \$57,910           |
| 20                         | 14             | 2042                      | \$546                          | \$1,217,933               | \$115,819                           | \$115,767              | \$57,910           | \$57,910           |
| 21                         | 15             | 2043                      | \$546                          | \$1,254,471               | \$119,294                           | \$119,242              | \$59,647           | \$59,647           |
| 22                         | 16             | 2044                      | \$546                          | \$1,254,471               | \$119,294                           | \$119,242              | \$59,647           | \$59,647           |
| 23                         | 17             | 2045                      | \$546                          | \$1,292,105               | \$122,873                           | \$122,821              | \$61,436           | \$61,436           |
| 24                         | 18             | 2046                      | \$546                          | \$1,292,105               | \$122,873                           | \$122,821              | \$61,436           | \$61,436           |
| 25                         | 19             | 2047                      | \$546                          | \$1,330,869               | \$126,559                           | \$126,507              | \$63,279           | \$63,279           |
| 26                         | 20             | 2048                      | \$546                          | \$1,330,869               | \$126,559                           | \$126,507              | \$63,279           | \$63,279           |
| 27                         |                | 2049                      | \$546                          | \$1,370,795               | \$130,356                           | \$130,304              | \$0                | \$130,356          |
| 28                         |                | 2050                      | \$546                          | \$1,370,795               | \$130,356                           | \$130,304              | \$0                | \$130,356          |
| 29                         |                | 2051                      | \$546                          | \$1,411,919               | \$134,266                           | \$134,215              | \$0                | \$134,266          |
| <b>TOTALS</b>              |                |                           |                                |                           | <b>\$2,619,211</b>                  | <b>\$2,617,706</b>     | <b>\$1,369,446</b> | <b>\$1,249,454</b> |
| <b>NET PRESENT VALUE @</b> |                |                           |                                |                           | <b>\$1,027,704</b>                  | <b>\$1,026,960</b>     | <b>\$609,472</b>   | <b>\$417,973</b>   |

- Notes:
- (1) Total 2022 mill levies: 9.5095
  - (2) Total 2022 mill levies subject to abatement: 9.5095
  - (3) The projected appraised value is assumed to increase biennially at the following rate: 3.00%
  - (4) Years 1 - 10: Percentage abatement of the incremental taxes subject to abatement: 75.00%
  - (5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement: 50.00%
  - (6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement: 25%
  - (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement: 50%

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Real Property Tax Abatement Calculations - Building 3**

| PROJECT YEAR               | ABATEMENT YEAR |      | TOTAL BASE ASSESSED VALUE | TOTAL PROJECTED ASSESSED VALUE | PROJECTED REAL ESTATE TAX | PROJECTED REAL ESTATE TAX INCREMENT | ABATED REAL ESTATE TAX | PILOTS           |
|----------------------------|----------------|------|---------------------------|--------------------------------|---------------------------|-------------------------------------|------------------------|------------------|
| 1                          |                | 2023 | \$160                     | \$160                          | \$15                      | \$0                                 | \$0                    | \$0              |
| 2                          |                | 2024 | \$160                     | \$160                          | \$15                      | \$0                                 | \$0                    | \$0              |
| 3                          |                | 2025 | \$160                     | \$160                          | \$15                      | \$0                                 | \$0                    | \$0              |
| 4                          |                | 2026 | \$160                     | \$160                          | \$15                      | \$0                                 | \$0                    | \$0              |
| 5                          |                | 2027 | \$160                     | \$160                          | \$15                      | \$0                                 | \$0                    | \$0              |
| 6                          |                | 2028 | \$160                     | \$160                          | \$15                      | \$0                                 | \$0                    | \$0              |
| 7                          | 1              | 2029 | \$160                     | \$300,000                      | \$28,529                  | \$28,513                            | \$21,396               | \$7,132          |
| 8                          | 2              | 2030 | \$160                     | \$300,000                      | \$28,529                  | \$28,513                            | \$21,396               | \$7,132          |
| 9                          | 3              | 2031 | \$160                     | \$309,000                      | \$29,384                  | \$29,369                            | \$22,038               | \$7,346          |
| 10                         | 4              | 2032 | \$160                     | \$309,000                      | \$29,384                  | \$29,369                            | \$22,038               | \$7,346          |
| 11                         | 5              | 2033 | \$160                     | \$318,270                      | \$30,266                  | \$30,251                            | \$22,699               | \$7,566          |
| 12                         | 6              | 2034 | \$160                     | \$318,270                      | \$30,266                  | \$30,251                            | \$22,699               | \$7,566          |
| 13                         | 7              | 2035 | \$160                     | \$327,818                      | \$31,174                  | \$31,159                            | \$23,380               | \$7,793          |
| 14                         | 8              | 2036 | \$160                     | \$327,818                      | \$31,174                  | \$31,159                            | \$23,380               | \$7,793          |
| 15                         | 9              | 2037 | \$160                     | \$337,653                      | \$32,109                  | \$32,094                            | \$24,082               | \$8,027          |
| 16                         | 10             | 2038 | \$160                     | \$337,653                      | \$32,109                  | \$32,094                            | \$24,082               | \$8,027          |
| 17                         | 11             | 2039 | \$160                     | \$347,782                      | \$33,072                  | \$33,057                            | \$16,536               | \$16,536         |
| 18                         | 12             | 2040 | \$160                     | \$347,782                      | \$33,072                  | \$33,057                            | \$16,536               | \$16,536         |
| 19                         | 13             | 2041 | \$160                     | \$358,216                      | \$34,065                  | \$34,049                            | \$17,032               | \$17,032         |
| 20                         | 14             | 2042 | \$160                     | \$358,216                      | \$34,065                  | \$34,049                            | \$17,032               | \$17,032         |
| 21                         | 15             | 2043 | \$160                     | \$368,962                      | \$35,086                  | \$35,071                            | \$17,543               | \$17,543         |
| 22                         | 16             | 2044 | \$160                     | \$368,962                      | \$35,086                  | \$35,071                            | \$17,543               | \$17,543         |
| 23                         | 17             | 2045 | \$160                     | \$380,031                      | \$36,139                  | \$36,124                            | \$18,070               | \$18,070         |
| 24                         | 18             | 2046 | \$160                     | \$380,031                      | \$36,139                  | \$36,124                            | \$18,070               | \$18,070         |
| 25                         | 19             | 2047 | \$160                     | \$391,432                      | \$37,223                  | \$37,208                            | \$18,612               | \$18,612         |
| 26                         | 20             | 2048 | \$160                     | \$391,432                      | \$37,223                  | \$37,208                            | \$18,612               | \$18,612         |
| 27                         |                | 2049 | \$160                     | \$403,175                      | \$38,340                  | \$0                                 | \$0                    | \$38,340         |
| 28                         |                | 2050 | \$160                     | \$705,556                      | \$67,095                  | \$0                                 | \$0                    | \$67,095         |
| 29                         |                | 2051 | \$160                     | \$1,058,334                    | \$100,642                 | \$0                                 | \$0                    | \$100,642        |
| <b>TOTALS</b>              |                |      |                           |                                | <b>\$860,263</b>          | <b>\$653,791</b>                    | <b>\$402,778</b>       | <b>\$457,394</b> |
| <b>NET PRESENT VALUE @</b> |                |      |                           |                                | <b>\$321,632</b>          | <b>\$276,104</b>                    | <b>\$179,256</b>       | <b>\$142,299</b> |

- Notes:
- (1) Total 2022 mill levies: 9.5095
  - (2) Total 2022 mill levies subject to abatement: 9.5095
  - (3) The projected appraised value is assumed to increase biennially at the following rate: 3.00%
  - (4) Years 1 - 10: Percentage abatement of the incremental taxes subject to abatement: 75%
  - (5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement: 50%
  - (6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement: 25%
  - (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement: 50%

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)**  
**Real Property Tax Abatement Calculations - Building 4**

| PROJECT YEAR               | ABATEMENT YEAR | TOTAL BASE ASSESSED VALUE | TOTAL PROJECTED ASSESSED VALUE | PROJECTED REAL ESTATE TAX | PROJECTED REAL ESTATE TAX INCREMENT | ABATED REAL ESTATE TAX | PILOTS           |                  |
|----------------------------|----------------|---------------------------|--------------------------------|---------------------------|-------------------------------------|------------------------|------------------|------------------|
| 1                          |                | 2023                      | \$160                          | \$160                     | \$15                                | \$0                    | \$0              |                  |
| 2                          |                | 2024                      | \$160                          | \$160                     | \$15                                | \$0                    | \$0              |                  |
| 3                          |                | 2025                      | \$160                          | \$160                     | \$15                                | \$0                    | \$0              |                  |
| 4                          |                | 2026                      | \$160                          | \$160                     | \$15                                | \$0                    | \$0              |                  |
| 5                          |                | 2027                      | \$160                          | \$160                     | \$15                                | \$0                    | \$0              |                  |
| 6                          |                | 2028                      | \$160                          | \$160                     | \$15                                | \$0                    | \$0              |                  |
| 7                          |                | 2029                      | \$160                          | \$160                     | \$15                                | \$0                    | \$0              |                  |
| 8                          |                | 2030                      | \$160                          | \$160                     | \$15                                | \$0                    | \$0              |                  |
| 9                          | 1              | 2031                      | \$160                          | \$300,000                 | \$28,529                            | \$28,513               | \$21,396         | \$7,132          |
| 10                         | 2              | 2032                      | \$160                          | \$300,000                 | \$28,529                            | \$28,513               | \$21,396         | \$7,132          |
| 11                         | 3              | 2033                      | \$160                          | \$309,000                 | \$29,384                            | \$29,369               | \$22,038         | \$7,346          |
| 12                         | 4              | 2034                      | \$160                          | \$318,270                 | \$30,266                            | \$30,251               | \$22,699         | \$7,566          |
| 13                         | 5              | 2035                      | \$160                          | \$318,270                 | \$30,266                            | \$30,251               | \$22,699         | \$7,566          |
| 14                         | 6              | 2036                      | \$160                          | \$327,818                 | \$31,174                            | \$31,159               | \$23,380         | \$7,793          |
| 15                         | 7              | 2037                      | \$160                          | \$327,818                 | \$31,174                            | \$31,159               | \$23,380         | \$7,793          |
| 16                         | 8              | 2038                      | \$160                          | \$337,653                 | \$32,109                            | \$32,094               | \$24,082         | \$8,027          |
| 17                         | 9              | 2039                      | \$160                          | \$337,653                 | \$32,109                            | \$32,094               | \$24,082         | \$8,027          |
| 18                         | 10             | 2040                      | \$160                          | \$347,782                 | \$33,072                            | \$33,057               | \$24,804         | \$8,268          |
| 19                         | 11             | 2041                      | \$160                          | \$347,782                 | \$33,072                            | \$33,057               | \$16,536         | \$16,536         |
| 20                         | 12             | 2042                      | \$160                          | \$358,216                 | \$34,065                            | \$34,049               | \$17,032         | \$17,032         |
| 21                         | 13             | 2043                      | \$160                          | \$358,216                 | \$34,065                            | \$34,049               | \$17,032         | \$17,032         |
| 22                         | 14             | 2044                      | \$160                          | \$368,962                 | \$35,086                            | \$35,071               | \$17,543         | \$17,543         |
| 23                         | 15             | 2045                      | \$160                          | \$368,962                 | \$35,086                            | \$35,071               | \$17,543         | \$17,543         |
| 24                         | 16             | 2046                      | \$160                          | \$380,031                 | \$36,139                            | \$36,124               | \$18,070         | \$18,070         |
| 25                         | 17             | 2047                      | \$160                          | \$380,031                 | \$36,139                            | \$36,124               | \$18,070         | \$18,070         |
| 26                         | 18             | 2048                      | \$160                          | \$391,432                 | \$37,223                            | \$37,208               | \$18,612         | \$18,612         |
| 27                         | 19             | 2049                      | \$160                          | \$391,432                 | \$37,223                            | \$37,208               | \$18,612         | \$18,612         |
| 28                         | 20             | 2050                      | \$160                          | \$403,175                 | \$38,340                            | \$38,325               | \$19,170         | \$19,170         |
| 29                         |                | 2051                      | \$160                          | \$403,175                 | \$38,340                            | \$38,325               | \$19,170         | \$38,340         |
| <b>TOTALS</b>              |                |                           |                                |                           | <b>\$701,511</b>                    | <b>\$701,071</b>       | <b>\$427,348</b> | <b>\$293,212</b> |
| <b>NET PRESENT VALUE @</b> |                |                           |                                |                           | <b>\$259,518</b>                    | <b>\$259,301</b>       | <b>\$167,087</b> | <b>\$96,393</b>  |

- Notes:
- (1) Total 2022 mill levies: 9.5095
  - (2) Total 2022 mill levies subject to abatement: 9.5095
  - (3) The projected appraised value is assumed to increase biennially at the following rate: 3.00%
  - (4) Years 1 - 10: Percentage abatement of the incremental taxes subject to abatement: 75%
  - (5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement: 50%
  - (6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement: 25%
  - (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement: 50%

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Real Property Tax Abatement Calculations - Building 5**

| PROJECT YEAR               | ABATEMENT YEAR |      | TOTAL BASE ASSESSED VALUE | TOTAL PROJECTED ASSESSED VALUE | PROJECTED REAL ESTATE TAX | PROJECTED REAL ESTATE TAX INCREMENT | ABATED REAL ESTATE TAX | PILOTS           |
|----------------------------|----------------|------|---------------------------|--------------------------------|---------------------------|-------------------------------------|------------------------|------------------|
| 1                          |                | 2023 | \$441                     | \$441                          | \$42                      | \$0                                 | \$0                    | \$0              |
| 2                          |                | 2024 | \$441                     | \$441                          | \$42                      | \$0                                 | \$0                    | \$0              |
| 3                          |                | 2025 | \$441                     | \$441                          | \$42                      | \$0                                 | \$0                    | \$0              |
| 4                          |                | 2026 | \$441                     | \$441                          | \$42                      | \$0                                 | \$0                    | \$0              |
| 5                          |                | 2027 | \$441                     | \$441                          | \$42                      | \$0                                 | \$0                    | \$0              |
| 6                          |                | 2028 | \$441                     | \$441                          | \$42                      | \$0                                 | \$0                    | \$0              |
| 7                          |                | 2029 | \$441                     | \$441                          | \$42                      | \$0                                 | \$0                    | \$0              |
| 8                          |                | 2030 | \$441                     | \$441                          | \$42                      | \$0                                 | \$0                    | \$0              |
| 9                          | 1              | 2031 | \$441                     | \$816,000                      | \$77,598                  | \$77,556                            | \$58,198               | \$19,399         |
| 10                         | 2              | 2032 | \$441                     | \$816,000                      | \$77,598                  | \$77,556                            | \$58,198               | \$19,399         |
| 11                         | 3              | 2033 | \$441                     | \$840,480                      | \$79,925                  | \$79,884                            | \$59,944               | \$19,981         |
| 12                         | 4              | 2034 | \$441                     | \$840,480                      | \$79,925                  | \$79,884                            | \$59,944               | \$19,981         |
| 13                         | 5              | 2035 | \$441                     | \$865,694                      | \$82,323                  | \$82,281                            | \$61,742               | \$20,581         |
| 14                         | 6              | 2036 | \$441                     | \$865,694                      | \$82,323                  | \$82,281                            | \$61,742               | \$20,581         |
| 15                         | 7              | 2037 | \$441                     | \$891,665                      | \$84,793                  | \$84,751                            | \$63,595               | \$21,198         |
| 16                         | 8              | 2038 | \$441                     | \$891,665                      | \$84,793                  | \$84,751                            | \$63,595               | \$21,198         |
| 17                         | 9              | 2039 | \$441                     | \$918,415                      | \$87,337                  | \$87,295                            | \$65,503               | \$21,834         |
| 18                         | 10             | 2040 | \$441                     | \$918,415                      | \$87,337                  | \$87,295                            | \$65,503               | \$21,834         |
| 19                         | 11             | 2041 | \$441                     | \$945,968                      | \$89,957                  | \$89,915                            | \$44,978               | \$44,978         |
| 20                         | 12             | 2042 | \$441                     | \$945,968                      | \$89,957                  | \$89,915                            | \$44,978               | \$44,978         |
| 21                         | 13             | 2043 | \$441                     | \$974,347                      | \$92,655                  | \$92,614                            | \$46,328               | \$46,328         |
| 22                         | 14             | 2044 | \$441                     | \$974,347                      | \$92,655                  | \$92,614                            | \$46,328               | \$46,328         |
| 23                         | 15             | 2045 | \$441                     | \$1,003,577                    | \$95,435                  | \$95,393                            | \$47,718               | \$47,718         |
| 24                         | 16             | 2046 | \$441                     | \$1,003,577                    | \$95,435                  | \$95,393                            | \$47,718               | \$47,718         |
| 25                         | 17             | 2047 | \$441                     | \$1,033,684                    | \$98,298                  | \$98,256                            | \$49,149               | \$49,149         |
| 26                         | 18             | 2048 | \$441                     | \$1,033,684                    | \$98,298                  | \$98,256                            | \$49,149               | \$49,149         |
| 27                         | 19             | 2049 | \$441                     | \$1,064,695                    | \$101,247                 | \$101,205                           | \$50,624               | \$50,624         |
| 28                         | 20             | 2050 | \$441                     | \$1,064,695                    | \$101,247                 | \$101,205                           | \$50,624               | \$50,624         |
| 29                         |                | 2051 | \$441                     | \$1,096,636                    | \$104,285                 | \$104,243                           | \$52,142               | \$104,285        |
| <b>TOTALS</b>              |                |      |                           |                                | <b>\$1,883,757</b>        | <b>\$1,882,542</b>                  | <b>\$1,147,699</b>     | <b>\$787,865</b> |
| <b>NET PRESENT VALUE @</b> |                |      |                           |                                | <b>\$697,401</b>          | <b>\$696,800</b>                    | <b>\$449,103</b>       | <b>\$259,070</b> |

- Notes:
- (1) Total 2022 mill levies: 9.5095
  - (2) Total 2022 mill levies subject to abatement: 9.5095
  - (3) The projected appraised value is assumed to increase biennially at the following rate: 3.00%
  - (4) Years 1 - 10: Percentage abatement of the incremental taxes subject to abatement: 75.00%
  - (5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement: 50.00%
  - (6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement: 25%
  - (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement: 50%

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Real Property Tax Abatement Calculations - Building 6**

| PROJECT YEAR               | ABATEMENT YEAR |      | TOTAL BASE ASSESSED VALUE | TOTAL PROJECTED ASSESSED VALUE | PROJECTED REAL ESTATE TAX | PROJECTED REAL ESTATE TAX INCREMENT | ABATED REAL ESTATE TAX | PILOTS           |
|----------------------------|----------------|------|---------------------------|--------------------------------|---------------------------|-------------------------------------|------------------------|------------------|
| 1                          |                | 2023 | \$160                     | \$160                          | \$15                      | \$0                                 | \$0                    | \$0              |
| 2                          |                | 2024 | \$160                     | \$160                          | \$15                      | \$0                                 | \$0                    | \$0              |
| 3                          |                | 2025 | \$160                     | \$160                          | \$15                      | \$0                                 | \$0                    | \$0              |
| 4                          |                | 2026 | \$160                     | \$160                          | \$15                      | \$0                                 | \$0                    | \$0              |
| 5                          |                | 2027 | \$160                     | \$160                          | \$15                      | \$0                                 | \$0                    | \$0              |
| 6                          |                | 2028 | \$160                     | \$160                          | \$15                      | \$0                                 | \$0                    | \$0              |
| 7                          |                | 2029 | \$160                     | \$160                          | \$15                      | \$0                                 | \$0                    | \$0              |
| 8                          |                | 2030 | \$160                     | \$160                          | \$15                      | \$0                                 | \$0                    | \$0              |
| 9                          |                | 2031 | \$160                     | \$160                          | \$15                      | \$0                                 | \$0                    | \$0              |
| 10                         | 1              | 2032 | \$160                     | \$300,000                      | \$28,529                  | \$28,513                            | \$21,396               | \$7,132          |
| 11                         | 2              | 2033 | \$160                     | \$300,000                      | \$28,529                  | \$28,513                            | \$21,396               | \$7,132          |
| 12                         | 3              | 2034 | \$160                     | \$309,000                      | \$29,384                  | \$29,369                            | \$22,038               | \$7,346          |
| 13                         | 4              | 2035 | \$160                     | \$309,000                      | \$29,384                  | \$29,369                            | \$22,038               | \$7,346          |
| 14                         | 5              | 2036 | \$160                     | \$318,270                      | \$30,266                  | \$30,251                            | \$22,699               | \$7,566          |
| 15                         | 6              | 2037 | \$160                     | \$318,270                      | \$30,266                  | \$30,251                            | \$22,699               | \$7,566          |
| 16                         | 7              | 2038 | \$160                     | \$327,818                      | \$31,174                  | \$31,159                            | \$23,380               | \$7,793          |
| 17                         | 8              | 2039 | \$160                     | \$327,818                      | \$31,174                  | \$31,159                            | \$23,380               | \$7,793          |
| 18                         | 9              | 2040 | \$160                     | \$337,653                      | \$32,109                  | \$32,094                            | \$24,082               | \$8,027          |
| 19                         | 10             | 2041 | \$160                     | \$337,653                      | \$32,109                  | \$32,094                            | \$24,082               | \$8,027          |
| 20                         | 11             | 2042 | \$160                     | \$347,782                      | \$33,072                  | \$33,057                            | \$16,536               | \$16,536         |
| 21                         | 12             | 2043 | \$160                     | \$347,782                      | \$33,072                  | \$33,057                            | \$16,536               | \$16,536         |
| 22                         | 13             | 2044 | \$160                     | \$358,216                      | \$34,065                  | \$34,049                            | \$17,032               | \$17,032         |
| 23                         | 14             | 2045 | \$160                     | \$358,216                      | \$34,065                  | \$34,049                            | \$17,032               | \$17,032         |
| 24                         | 15             | 2046 | \$160                     | \$368,962                      | \$35,086                  | \$35,071                            | \$17,543               | \$17,543         |
| 25                         | 16             | 2047 | \$160                     | \$368,962                      | \$35,086                  | \$35,071                            | \$17,543               | \$17,543         |
| 26                         | 17             | 2048 | \$160                     | \$380,031                      | \$36,139                  | \$36,124                            | \$18,070               | \$18,070         |
| 27                         | 18             | 2049 | \$160                     | \$380,031                      | \$36,139                  | \$36,124                            | \$18,070               | \$18,070         |
| 28                         | 19             | 2050 | \$160                     | \$391,432                      | \$37,223                  | \$37,208                            | \$18,612               | \$18,612         |
| 29                         | 20             | 2051 | \$160                     | \$391,432                      | \$37,223                  | \$37,208                            | \$18,612               | \$18,612         |
| <b>TOTALS</b>              |                |      |                           |                                | <b>\$654,231</b>          | <b>\$653,791</b>                    | <b>\$402,778</b>       | <b>\$251,316</b> |
| <b>NET PRESENT VALUE @</b> |                |      |                           |                                | <b>\$235,351</b>          | <b>\$235,134</b>                    | <b>\$152,657</b>       | <b>\$82,588</b>  |

- Notes:
- (1) Total 2022 mill levies: 9.5095
  - (2) Total 2022 mill levies subject to abatement: 9.5095
  - (3) The projected appraised value is assumed to increase biennially at the following rate: 3.00%
  - (4) Years 1 - 10: Percentage abatement of the incremental taxes subject to abatement: 75%
  - (5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement: 50%
  - (6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement: 25%
  - (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement: 50%

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Real Property Tax Abatement Calculations - Building 7**

| PROJECT YEAR               | ABATEMENT YEAR | TOTAL BASE ASSESSED VALUE | TOTAL PROJECTED ASSESSED VALUE | PROJECTED REAL ESTATE TAX | PROJECTED REAL ESTATE TAX INCREMENT | ABATED REAL ESTATE TAX | PILOTS             |                  |
|----------------------------|----------------|---------------------------|--------------------------------|---------------------------|-------------------------------------|------------------------|--------------------|------------------|
| 1                          |                | 2023                      | \$441                          | \$441                     | \$42                                | \$0                    | \$0                |                  |
| 2                          |                | 2024                      | \$441                          | \$441                     | \$42                                | \$0                    | \$0                |                  |
| 3                          |                | 2025                      | \$441                          | \$441                     | \$42                                | \$0                    | \$0                |                  |
| 4                          |                | 2026                      | \$441                          | \$441                     | \$42                                | \$0                    | \$0                |                  |
| 5                          |                | 2027                      | \$441                          | \$441                     | \$42                                | \$0                    | \$0                |                  |
| 6                          |                | 2028                      | \$441                          | \$441                     | \$42                                | \$0                    | \$0                |                  |
| 7                          |                | 2029                      | \$441                          | \$441                     | \$42                                | \$0                    | \$0                |                  |
| 8                          |                | 2030                      | \$441                          | \$441                     | \$42                                | \$0                    | \$0                |                  |
| 9                          |                | 2031                      | \$441                          | \$441                     | \$42                                | \$0                    | \$0                |                  |
| 10                         | 1              | 2032                      | \$441                          | \$1,080,000               | \$102,703                           | \$102,661              | \$77,027           | \$25,676         |
| 11                         | 2              | 2033                      | \$441                          | \$1,080,000               | \$102,703                           | \$102,661              | \$77,027           | \$25,676         |
| 12                         | 3              | 2034                      | \$441                          | \$1,112,400               | \$105,784                           | \$105,742              | \$79,338           | \$26,446         |
| 13                         | 4              | 2035                      | \$441                          | \$1,112,400               | \$105,784                           | \$105,742              | \$79,338           | \$26,446         |
| 14                         | 5              | 2036                      | \$441                          | \$1,145,772               | \$108,957                           | \$108,915              | \$81,718           | \$27,239         |
| 15                         | 6              | 2037                      | \$441                          | \$1,145,772               | \$108,957                           | \$108,915              | \$81,718           | \$27,239         |
| 16                         | 7              | 2038                      | \$441                          | \$1,180,145               | \$112,226                           | \$112,184              | \$84,169           | \$28,056         |
| 17                         | 8              | 2039                      | \$441                          | \$1,180,145               | \$112,226                           | \$112,184              | \$84,169           | \$28,056         |
| 18                         | 9              | 2040                      | \$441                          | \$1,215,550               | \$115,593                           | \$115,551              | \$86,695           | \$28,898         |
| 19                         | 10             | 2041                      | \$441                          | \$1,215,550               | \$115,593                           | \$115,551              | \$86,695           | \$28,898         |
| 20                         | 11             | 2042                      | \$441                          | \$1,252,016               | \$119,060                           | \$119,019              | \$59,530           | \$59,530         |
| 21                         | 12             | 2043                      | \$441                          | \$1,252,016               | \$119,060                           | \$119,019              | \$59,530           | \$59,530         |
| 22                         | 13             | 2044                      | \$441                          | \$1,289,576               | \$122,632                           | \$122,590              | \$61,316           | \$61,316         |
| 23                         | 14             | 2045                      | \$441                          | \$1,289,576               | \$122,632                           | \$122,590              | \$61,316           | \$61,316         |
| 24                         | 15             | 2046                      | \$441                          | \$1,328,264               | \$126,311                           | \$126,269              | \$63,156           | \$63,156         |
| 25                         | 16             | 2047                      | \$441                          | \$1,328,264               | \$126,311                           | \$126,269              | \$63,156           | \$63,156         |
| 26                         | 17             | 2048                      | \$441                          | \$1,368,112               | \$130,101                           | \$130,059              | \$65,050           | \$65,050         |
| 27                         | 18             | 2049                      | \$441                          | \$1,368,112               | \$130,101                           | \$130,059              | \$65,050           | \$65,050         |
| 28                         | 19             | 2050                      | \$441                          | \$1,409,155               | \$134,004                           | \$133,962              | \$67,002           | \$67,002         |
| 29                         | 20             | 2051                      | \$441                          | \$1,409,155               | \$134,004                           | \$133,962              | \$67,002           | \$67,002         |
| <b>TOTALS</b>              |                |                           |                                |                           | <b>\$2,355,118</b>                  | <b>\$2,353,902</b>     | <b>\$1,450,001</b> | <b>\$904,739</b> |
| <b>NET PRESENT VALUE @</b> |                |                           |                                |                           | <b>\$847,175</b>                    | <b>\$846,575</b>       | <b>\$549,566</b>   | <b>\$297,318</b> |

- Notes:
- (1) Total 2022 mill levies: 9.5095
  - (2) Total 2022 mill levies subject to abatement: 9.5095
  - (3) The projected appraised value is assumed to increase biennially at the following rate: 3.00%
  - (4) Years 1 - 10: Percentage abatement of the incremental taxes subject to abatement: 75.00%
  - (5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement: 50.00%
  - (6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement: 25%
  - (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement: 50%

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Real Property Tax Abatement Calculations - Building 8**

| PROJECT YEAR               | ABATEMENT YEAR |      | TOTAL BASE ASSESSED VALUE | TOTAL PROJECTED ASSESSED VALUE | PROJECTED REAL ESTATE TAX | PROJECTED REAL ESTATE TAX INCREMENT | ABATED REAL ESTATE TAX | PILOTS             |
|----------------------------|----------------|------|---------------------------|--------------------------------|---------------------------|-------------------------------------|------------------------|--------------------|
| 1                          |                | 2023 | \$546                     | \$546                          | \$52                      | \$0                                 | \$0                    | \$0                |
| 2                          |                | 2024 | \$546                     | \$546                          | \$52                      | \$0                                 | \$0                    | \$0                |
| 3                          |                | 2025 | \$546                     | \$546                          | \$52                      | \$0                                 | \$0                    | \$0                |
| 4                          |                | 2026 | \$546                     | \$546                          | \$52                      | \$0                                 | \$0                    | \$0                |
| 5                          | 1              | 2027 | \$546                     | \$1,020,000                    | \$96,997                  | \$96,945                            | \$72,748               | \$4,850            |
| 6                          | 2              | 2028 | \$546                     | \$1,020,000                    | \$96,997                  | \$96,945                            | \$72,748               | \$4,850            |
| 7                          | 3              | 2029 | \$546                     | \$1,050,600                    | \$99,907                  | \$99,855                            | \$74,930               | \$4,995            |
| 8                          | 4              | 2030 | \$546                     | \$1,050,600                    | \$99,907                  | \$99,855                            | \$74,930               | \$4,995            |
| 9                          | 5              | 2031 | \$546                     | \$1,082,118                    | \$102,904                 | \$102,852                           | \$77,178               | \$5,145            |
| 10                         | 6              | 2032 | \$546                     | \$1,082,118                    | \$102,904                 | \$102,852                           | \$77,178               | \$5,145            |
| 11                         | 7              | 2033 | \$546                     | \$1,114,582                    | \$105,991                 | \$105,939                           | \$79,493               | \$5,300            |
| 12                         | 8              | 2034 | \$546                     | \$1,114,582                    | \$105,991                 | \$105,939                           | \$79,493               | \$5,300            |
| 13                         | 9              | 2035 | \$546                     | \$1,148,019                    | \$109,171                 | \$109,119                           | \$81,878               | \$5,459            |
| 14                         | 10             | 2036 | \$546                     | \$1,148,019                    | \$109,171                 | \$109,119                           | \$81,878               | \$5,459            |
| 15                         | 11             | 2037 | \$546                     | \$1,182,460                    | \$112,446                 | \$112,394                           | \$56,223               | \$28,111           |
| 16                         | 12             | 2038 | \$546                     | \$1,182,460                    | \$112,446                 | \$112,394                           | \$56,223               | \$28,111           |
| 17                         | 13             | 2039 | \$546                     | \$1,217,933                    | \$115,819                 | \$115,767                           | \$57,910               | \$28,955           |
| 18                         | 14             | 2040 | \$546                     | \$1,217,933                    | \$115,819                 | \$115,767                           | \$57,910               | \$28,955           |
| 19                         | 15             | 2041 | \$546                     | \$1,254,471                    | \$119,294                 | \$119,242                           | \$59,647               | \$29,823           |
| 20                         | 16             | 2042 | \$546                     | \$1,254,471                    | \$119,294                 | \$119,242                           | \$59,647               | \$29,823           |
| 21                         | 17             | 2043 | \$546                     | \$1,292,105                    | \$122,873                 | \$122,821                           | \$61,436               | \$30,718           |
| 22                         | 18             | 2044 | \$546                     | \$1,292,105                    | \$122,873                 | \$122,821                           | \$61,436               | \$30,718           |
| 23                         | 19             | 2045 | \$546                     | \$1,330,869                    | \$126,559                 | \$126,507                           | \$63,279               | \$31,640           |
| 24                         | 20             | 2046 | \$546                     | \$1,330,869                    | \$126,559                 | \$126,507                           | \$63,279               | \$31,640           |
| 25                         |                | 2047 | \$546                     | \$1,370,795                    | \$130,356                 | \$130,304                           | \$0                    | \$130,356          |
| 26                         |                | 2048 | \$546                     | \$1,370,795                    | \$130,356                 | \$130,304                           | \$0                    | \$130,356          |
| 27                         |                | 2049 | \$546                     | \$1,411,919                    | \$134,266                 | \$134,215                           | \$0                    | \$134,266          |
| 28                         |                | 2050 | \$546                     | \$1,411,919                    | \$134,266                 | \$134,215                           | \$0                    | \$134,266          |
| 29                         |                | 2051 | \$546                     | \$1,454,276                    | \$138,294                 | \$138,242                           | \$0                    | \$138,294          |
| <b>TOTALS</b>              |                |      |                           |                                | <b>\$2,891,668</b>        | <b>\$2,890,163</b>                  | <b>\$1,369,446</b>     | <b>\$1,017,531</b> |
| <b>NET PRESENT VALUE @</b> |                |      |                           |                                | <b>\$1,203,012</b>        | <b>\$1,202,268</b>                  | <b>\$678,357</b>       | <b>\$294,271</b>   |

- Notes:
- (1) Total 2022 mill levies: 9.5095
  - (2) Total 2022 mill levies subject to abatement: 9.5095
  - (3) The projected appraised value is assumed to increase biennially at the following rate: 3.00%
  - (4) Years 1 - 10: Percentage abatement of the incremental taxes subject to abatement: 75.00%
  - (5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement: 50.00%
  - (6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement: 5%
  - (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement: 25%

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Sales Tax Savings**

|                                       |                   |
|---------------------------------------|-------------------|
| Est. Construction Budget              | \$ 31,410,287     |
| Est. Materials Percentage             | 40.00%            |
| Est. Materials Cost                   | \$ 12,564,115     |
| Total Sales and Use Tax Rate          | 8.35%             |
| <b>Est. Sales and Use Tax Savings</b> | <b>\$ 760,600</b> |

|  |        |
|--|--------|
| City Sales and Use Tax Rate            | 2.750% |
| County Sales Tax Rate                  | 1.250% |
| State Sales and Use Tax Rate           | 4.225% |
| Zoo Sales Tax Rate                     | 0.125% |
|  | 8.350% |
| Est. Allocation of Material Purchases: |        |
| Lee's Summit                           | 8.00%  |
| Missouri (outside Lee's Summit)^       | 50.00% |
| Outside Missouri                       | 42.00% |

|   |                   |
|---|-------------------|
| Lee's Summit Sales Tax Savings              | \$ 27,641         |
| Lee's Summit Use Tax Savings                | \$ 145,116        |
| <b>Total Lee's Summit Sales and Use Tax</b> | <b>\$ 172,757</b> |
| County Sales Tax Savings                    | \$ 51,827         |
| State Sales and Use Tax Savings             | \$ 530,834        |
| Zoo Sales Tax Savings                       | \$ 5,183          |
| <b>Lee's Summit % of Total Savings</b>      | <b>22.71%</b>     |

^50% of sales in MO outside City are assumed to be subject to County and Stadium Sales Tax

|   | Building 1           | Building 2          | Building 3          | Building 4          | Building 5          | Building 6          | Building 7           | Building 8          | Total                |
|---|----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|---------------------|----------------------|
| Land  | \$ 715,564           | \$ 631,927          | \$ 185,861          | \$ 185,861          | \$ 505,541          | \$ 185,861          | \$ 669,099           | \$ 631,927          | \$ 3,711,640         |
| Site Work / Infrastructure                                    | \$ 2,948,100         | \$ 2,385,090        | \$ 822,390          | \$ 822,390          | \$ 1,978,440        | \$ 822,390          | \$ 2,765,832         | \$ 2,385,090        | \$ 14,929,722        |
| Preparation of Plans, Studies, Surveys                        | \$ 150,000           | \$ 136,800          | \$ 66,000           | \$ 66,000           | \$ 120,000          | \$ 66,000           | \$ 150,000           | \$ 136,800          | \$ 891,600           |
| Building Improvements   | \$ 4,266,346         | \$ 3,853,114        | \$ 1,205,208        | \$ 1,205,208        | \$ 2,993,291        | \$ 1,205,208        | \$ 3,965,219         | \$ 3,853,114        | \$ 22,546,706        |
| FF&E  | \$ 1,326,210         | \$ 1,243,050        | \$ 452,280          | \$ 452,280          | \$ 1,252,050        | \$ 452,280          | \$ 1,406,610         | \$ 1,243,050        | \$ 7,827,810         |
| Soft Costs  | \$ 1,451,224         | \$ 1,273,150        | \$ 497,280          | \$ 497,280          | \$ 1,141,320        | \$ 497,280          | \$ 1,322,988         | \$ 1,273,150        | \$ 7,953,671         |
| <b>Total:</b>   | <b>\$ 10,857,443</b> | <b>\$ 9,523,130</b> | <b>\$ 3,229,019</b> | <b>\$ 3,229,019</b> | <b>\$ 7,990,642</b> | <b>\$ 3,229,019</b> | <b>\$ 10,279,748</b> | <b>\$ 9,523,130</b> | <b>\$ 57,861,149</b> |
| +Compounded Annual Construction Price Index Growth Buffer     | \$ -                 | \$ 126.25%          | \$ 126.25%          | \$ 141.85%          | \$ 141.85%          | \$ 150.36%          | \$ 150.36%           | \$ 112.36%          | N/A                  |
| Plus Initial Public Infrastructure, Subsequent Infrastructure | \$ 2,870,280         | \$ -                | \$ -                | \$ -                | \$ 1,148,304        | \$ -                | \$ -                 | \$ -                | \$ 4,018,584         |
|   | \$ 13,727,723        | \$ 12,022,732       | \$ 4,076,562        | \$ 4,580,425        | \$ 12,483,183       | \$ 4,855,250        | \$ 15,456,940        | \$ 10,700,189       | \$ 61,879,733        |

|                         | 2023   | 2024   | 2025   | 2026   | 2027   | 2028   | 2029   | 2030   | 2031    |
|-------------------------|--------|--------|--------|--------|--------|--------|--------|--------|---------|
| Lot acreage:            | 6.54   | 5.17   | 1.38   | 1.38   | 4.13   | 1.38   | 4.25   | 5.17   | 29.38   |
| % of total lot acreage: | 21%    | 17%    | 4%     | 4%     | 13%    | 4%     | 14%    | 17%    | 96%     |
| Building SF:            | 77,000 | 68,000 | 20,000 | 20,000 | 54,400 | 20,000 | 72,000 | 68,000 | 399,400 |
| % of total building SF: | 19%    | 17%    | 5%     | 5%     | 14%    | 5%     | 18%    | 17%    | 100%    |

|            | 2023         | 2024         | 2025 | 2026         | 2027         | 2028         | 2029         | 2030         | 2031         |
|------------|--------------|--------------|------|--------------|--------------|--------------|--------------|--------------|--------------|
| Building 1 | \$ 2,796,278 | \$ 2,796,278 |      |              |              |              |              |              |              |
| Building 2 |              |              |      |              | \$ 2,548,082 | \$ 2,548,082 |              |              |              |
| Building 3 |              |              |      |              | \$ 828,744   | \$ 828,744   |              |              |              |
| Building 4 |              |              |      |              |              |              | \$ 828,744   | \$ 828,744   |              |
| Building 5 |              |              |      |              |              |              | \$ 2,122,670 | \$ 2,122,670 |              |
| Building 6 |              |              |      |              |              |              |              | \$ 828,744   | \$ 828,744   |
| Building 7 |              |              |      |              |              |              |              |              | \$ 2,685,914 |
| Building 8 |              |              |      | \$ 2,548,082 | \$ 2,548,082 |              |              |              |              |

|                        | Building 1   | Building 2   | Building 3 | Building 4 | Building 5   | Building 6 | Building 7   | Building 8   | Total         |
|------------------------|--------------|--------------|------------|------------|--------------|------------|--------------|--------------|---------------|
| Construction Materials | \$ 2,422,225 | \$ 2,139,108 | \$ 629,149 | \$ 629,149 | \$ 1,711,287 | \$ 629,149 | \$ 2,264,938 | \$ 2,139,108 | \$ 12,564,115 |

| Building 1         | 2023         | 2024         | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total        |
|--------------------|--------------|--------------|------|------|------|------|------|------|------|--------------|
| Land               | \$ 715,564   | \$ -         | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 715,564   |
| Buildings/Fixtures | \$ 2,796,278 | \$ 2,796,278 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,592,556 |
| Total              | \$ 3,511,842 | \$ 2,796,278 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 6,308,120 |

| Building 2         | 2023       | 2024 | 2025 | 2026 | 2027         | 2028         | 2029 | 2030 | 2031 | Total        |
|--------------------|------------|------|------|------|--------------|--------------|------|------|------|--------------|
| Land               | \$ 631,927 | \$ - | \$ - | \$ - | \$ -         | \$ -         | \$ - | \$ - | \$ - | \$ 631,927   |
| Buildings/Fixtures | \$ -       | \$ - | \$ - | \$ - | \$ 2,548,082 | \$ 2,548,082 | \$ - | \$ - | \$ - | \$ 5,096,164 |
| Total              | \$ 631,927 | \$ - | \$ - | \$ - | \$ 2,548,082 | \$ 2,548,082 | \$ - | \$ - | \$ - | \$ 5,728,090 |

| Building 3         | 2023       | 2024 | 2025 | 2026 | 2027       | 2028       | 2029 | 2030 | 2031 | Total        |
|--------------------|------------|------|------|------|------------|------------|------|------|------|--------------|
| Land               | \$ 185,861 | \$ - | \$ - | \$ - | \$ -       | \$ -       | \$ - | \$ - | \$ - | \$ 185,861   |
| Buildings/Fixtures | \$ -       | \$ - | \$ - | \$ - | \$ 828,744 | \$ 828,744 | \$ - | \$ - | \$ - | \$ 1,657,488 |
| Total              | \$ 185,861 | \$ - | \$ - | \$ - | \$ 828,744 | \$ 828,744 | \$ - | \$ - | \$ - | \$ 1,843,349 |

| Building 4         | 2023       | 2024 | 2025 | 2026 | 2027       | 2028       | 2029 | 2030 | 2031 | Total        |
|--------------------|------------|------|------|------|------------|------------|------|------|------|--------------|
| Land               | \$ 185,861 | \$ - | \$ - | \$ - | \$ -       | \$ -       | \$ - | \$ - | \$ - | \$ 185,861   |
| Buildings/Fixtures | \$ -       | \$ - | \$ - | \$ - | \$ 828,744 | \$ 828,744 | \$ - | \$ - | \$ - | \$ 1,657,488 |
| Total              | \$ 185,861 | \$ - | \$ - | \$ - | \$ 828,744 | \$ 828,744 | \$ - | \$ - | \$ - | \$ 1,843,349 |

| Building 5         | 2023       | 2024 | 2025 | 2026 | 2027 | 2028 | 2029         | 2030         | 2031 | Total        |
|--------------------|------------|------|------|------|------|------|--------------|--------------|------|--------------|
| Land               | \$ 505,541 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -         | \$ -         | \$ - | \$ 505,541   |
| Buildings/Fixtures | \$ -       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,122,670 | \$ 2,122,670 | \$ - | \$ 4,245,341 |
| Total              | \$ 505,541 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,122,670 | \$ 2,122,670 | \$ - | \$ 4,750,882 |

| Building 6         | 2023       | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030       | 2031       | Total        |
|--------------------|------------|------|------|------|------|------|------|------------|------------|--------------|
| Land               | \$ 185,861 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -       | \$ -       | \$ 185,861   |
| Buildings/Fixtures | \$ -       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 828,744 | \$ 828,744 | \$ 1,657,488 |
| Total              | \$ 185,861 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 828,744 | \$ 828,744 | \$ 1,843,349 |

| Building 7         | 2023       | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030         | 2031         | Total        |
|--------------------|------------|------|------|------|------|------|------|--------------|--------------|--------------|
| Land               | \$ 669,099 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -         | \$ -         | \$ 669,099   |
| Buildings/Fixtures | \$ -       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,685,914 | \$ 2,685,914 | \$ 5,371,829 |
| Total              | \$ 669,099 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,685,914 | \$ 2,685,914 | \$ 6,040,928 |

| Building 8         | 2023       | 2024 | 2025         | 2026         | 2027 | 2028 | 2029 | 2030 | 2031 | Total        |
|--------------------|------------|------|--------------|--------------|------|------|------|------|------|--------------|
| Land               | \$ 631,927 | \$ - | \$ -         | \$ -         | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 631,927   |
| Buildings/Fixtures | \$ -       | \$ - | \$ 2,548,082 | \$ 2,548,082 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,096,164 |
| Total              | \$ 631,927 | \$ - | \$ 2,548,082 | \$ 2,548,082 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,728,090 |

| Year Const. Start | CAGR Multiplier |
|-------------------|-----------------|
| 2023              | 1               |
| 2024              | 1.06            |
| 2025              | 1.1236          |
| 2026              | 1.191016        |
| 2027              | 1.26247696      |
| 2028              | 1.339225978     |
| 2029              | 1.418519112     |
| 2030              | 1.503630259     |
| 2031              | 1.593848075     |
| 2032              | 1.689478959     |
| 2033              | 1.790847697     |

| GOVERNMENTAL ENTITY   | PROJECT  | SF        | ABATEMENT TERM | ABATEMENT LEVEL (Converted to Est. % Abatement, where applicable)   | ABATEMENT LEVEL   |
|-----------------------|--|-----------|----------------|---|---|
|                       |  |           |                |   |   |
| Kansas City (PortKC)  | Three Trails Industrial Park (three buildings) | 1,300,000 | 20 years       | 100% (Yrs 1-13); 50% (Yr 14); 40% (Yr 15); 30% (Yr 16); 20% (Yr 17); 10% (Yrs 18-20)                                      |   |
| Kansas City (PortKC)  | Northland Park (HWY 210 & N. Kimball Drive)    | 1,500,000 | 20 years       | 90% (Yrs 1-10); 50% (Yrs 11-20)   |   |
| Grandview             | Southpointe Business Park                      | 737,000   | 15 years       | 58.5% (Yrs 1-15) INCLUDING 20% "Additional Rent" for infrastructure   |   |
| Kansas City (PortKC)  | Skyport Industrial Park                        | 762,000   | 22 years       | 90% (Yrs 1-12); 50% (Yrs 13 - 22) [plus 10-yr personal property abatement on equipment]                                   |   |
| Kansas City (EEZ)     | Hunt Midwest Business Center (HMBC I - III)    | 623,785   | 25 years       | 100% (Yrs 1 - 25)   |   |
| Belton                | Southview Commerce Center (Building I)         | 454,489   | 20 years       | 96% (Yrs 1-5); 93% (Yrs 6-8); 90% (Yrs 9-10); 88.5% (Yrs 11-12); 55% (Yrs. 13-20)   | \$0.05 psf (Yrs 1-5); \$0.08 psf (Yrs 6-8); \$0.12 psf (Yrs 9-10); \$0.14 psf (Yrs 11-12); \$0.55 psf (Yrs 13-20) |
| Blue Springs          | Faurecia                                       | 250,000   | 15 years       | 100% (Yrs 1-10); 50% (Yrs 11-15) [plus 15-yr personal property abatement on equipment]                                    |   |
| Liberty               | Liberty Logistics Center (three buildings)     | 922,000   | 10 years       | 100% (Yrs 1-10)   |   |
| Liberty               | Hearthland Meadows Commerce Center             | 181,321   | 10 years       | 90% (Yrs 1-10)  |   |
| Liberty               | Broadacres Industrial Park                     | 3,300,000 | 20 years       | 90% (Yr 1); Decline from 90% to 18% (Yrs 2 - 20)  |   |
| Kansas City           | Executive Park Logistics Center (2 buildings)  | 396,455   | 15 years       | 100% (Yrs 1 - 10); 50% (Yrs 11 - 15)  |   |
| Kansas City (Port KC) | Blue River Commerce Center                     | 2,590,000 | 20 years       | 94% (Yrs 1-10); 50% (Yrs 11-20)   | \$0.08 psf (Yrs 1-10); 50% (Yrs 11 - 20)  |
| Kansas City (Port KC) | Niagra (NWC 112th and North Congress Ave.)     | 630,000   | 16 years       | -92% (Yrs 1-7); -83% (Yrs 8-11); -73% - 35% (Yrs 12 -16) [plus personal prop. abatement]                                  | -\$0.11 psf (Yrs 1-7); -\$0.23 psf (Yrs 8-11); -\$0.36 psf rising to \$0.88 psf (Yrs 12 - 16)                     |
| Raymore               | Raymore Commerce Center                        | 564,970   | 20 years       | -97.5% (Yrs 1-20)   | \$0.03 psf (Yrs 1 - 20)   |
| Platte City           | Van Trust Project                              | 2,000,000 | 16 years       | Fixed PILOTS starting at \$0.04 Years 1-3, \$0.05 Years 4-7, \$0.10 Years 8-10, Sliding from \$0.20 to \$0.90 Years 11-16 |   |
| Kansas City (PortKC)  | HWY 210 and Brighton                           | 576,400   | 20 years       | 90% (Yrs 1-10); 50% (Yrs 11-20)   |   |
| Lee's Summit          | NE Tudor Road and NW Main Street               | 798,000   | 20 years       | 75% (Yrs 1-10); 50% (Yrs 11-20) [plus public improvements assessment]   |   |
| Lee's Summit          | HWY 291 and Bailey Road                        | 604,000   | 20 years       | 75% (Yrs 1-10); 50% (Yrs 11-20) [plus public improvements assessment]   |   |
| Lee's Summit          | NE Independence and NE Town Centre Blvd.       | 250,000   | 20 years       | 75% (Yrs 1-10); 50% (Yrs 11-20) [plus public improvements assessment]   |   |