

DEVELOPER'S AFFIDAVIT

STATE OF MISSOURI)
) ss
COUNTY OF JACKSON)

I, John Bondon, of Parrot Properties, LLC, a corporation, being first duly sworn, state and depose upon oath as follows:

1. The Redevelopment Area consists of approximately 35 acres generally located at the Northwest corner of the intersection of 3rd Street and View High Drive in Jackson County, Lee's Summit, Missouri. Regional access to the Redevelopment Area is via Interstate 470 to the View High Drive Exit, South on View High. Local access is via View High Drive on the west and 3rd Street on the South.

2. The Redevelopment Area has not been subject to growth and development by private enterprise. It is underdeveloped ground, some of which is undermined. The lack of sufficient street improvements and related infrastructure has inhibited the development of the Redevelopment Area.

3. The Redevelopment Area would not reasonably be anticipated to be developed without the adoption of the proposed tax increment financing plan. The increment financing is necessary to make this project financially feasible.

4. A detailed description of the factors that qualify the Redevelopment Area are as a Blighted Area is set out in the Blight Analysis which is attached to the Tax Increment Financing Plan as Exhibit 4. Based upon the Blight Study, the Redevelopment Area, including each of the Redevelopment Projects contained therein, qualifies as Blighted Area as that term is defined by Section 99.805 R.S.Mo.

The above statements represent true and accurate assessments to the best of my knowledge, information, and belief.

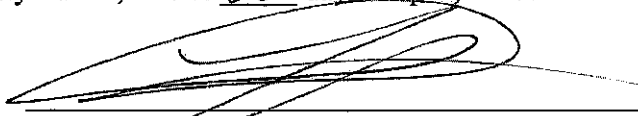
Further, affiant sayeth not.


By: John Bondon, for Parrot Properties

Subscribed and sworn to before me, a Notary Public, on this 20th day of April, 2017.

My Commission Expires:

2-24-2021



Notary Public of said State and County

