



**FIRST AMENDMENT TO THE
I-470 AND VIEW HIGH
TAX INCREMENT FINANCING PLAN**

PARAGON STAR, LLC
DEVELOPER

JUNE 19, 2020

Capitalized terms shall have the meaning as set forth in Section 1, DEFINITIONS, of the I-470 and View High Tax Increment Financing Plan (the “Redevelopment Plan”) and the Tax Increment Financing Agreement between the City of Lee’s Summit, Missouri and Paragon Star, LLC, dated October 20, 2016.

BACKGROUND

The Redevelopment Plan was adopted by the Lee’s Summit City Council on March 10, 2016, by Ordinance No. 7833. The Redevelopment Area contains approximately 309 acres generally located north of Interstate 470, east of View High Drive and west of Pryor Road, and a portion located along the southeast corner of the intersection of Interstate 470 and View High Drive, all within Jackson County, Lee’s Summit, Missouri. The Redevelopment Plan contains three (3) proposed Redevelopment Projects Areas (“RPA”). Redevelopment Project Area 1 (“RPA 1”) is the only RPA under development at this time. The future development of Redevelopment Project Area 2 (“RPA 2”) and Redevelopment Project Area 3 (“RPA 3”) may create a need for additional improvements not proposed by the Redevelopment Plan and more detailed redevelopment project area plans for RPA 2 and RPA 3 will be forwarded as amendments to the Redevelopment Plan when those projects are ready to move forward.

SUMMARY OF THE FIRST AMENDMENT

This First Amendment of the Redevelopment Plan (“First Amendment”) will accomplish the following amendments to the descriptions and the exhibits of the Redevelopment Plan.

- ❖ The boundaries of the Redevelopment Plan and, specifically, RPA 3, are amended to add additional parcels of land of approximately 23.90 acres, City of Lee’s Summit (“City”) right of way, and Missouri Highway and Transportation Commission (“MODOT”) right of way, all near the northwest corner of the intersection of I-470 and Pryor Road, and Quarry Park Road. This addition of real property to RPA 3 necessitates the updating of Exhibit 1-A, Exhibit 1-D, Exhibit 2, and Exhibit 9.
- ❖ The Site Plan (Exhibit 3) for the RPA 1 development is updated, as is its related development schedule (Exhibit 5).
- ❖ The Cost Benefit Analysis is updated regarding the (A) Estimated TIF Revenue Projections (Exhibit 6-A), (B) the Cost Benefit Analysis for Taxing Districts (Exhibit 6-B), and the Hotel

– Uncaptured Sales and Gross Receipts Tax Revenue (Exhibit 6-C).

- ❖ The Estimated Redevelopment Project Costs (Exhibit 7-A) have been updated to add additional costs to be reimbursed by Tax Increment Financing (TIF) due to the necessity to reallocate costs among sources and increases in project cost estimates with more detailed engineering. In addition, the proposed Regional TDD has been formed and its project budget has been included for information in the Redevelopment Plan in a new Exhibit 7-B. With an update of Exhibit 7 comes an update of Exhibit 8, Sources of Funds, and an update of Exhibit 12, Evidence of Commitment to Finance.

**AMENDED DESCRIPTION OF APPLICABLE PORTIONS OF THE REDEVELOPMENT
PLAN NARRATIVE**

III. GENERAL DESCRIPTION OF REDEVELOPMENT PLAN AND PROJECT

In furtherance of the approved Redevelopment Plan, the City and Paragon Star, LLC entered into a Tax Increment Financing Redevelopment Agreement, approved by the City Council by Ordinance No. 8003, and dated October 20, 2016, to set forth more specifically how the Project would be designed, engineered, and constructed (“Agreement”). The nature of the Redevelopment Project 1 as presented in the Redevelopment Plan and as further defined in the TIF Redevelopment Agreement, is “the Sports Complex, a mixed use village featuring multifamily residential, office, a hotel and retail project, and a trail head to serve new hiking and biking trails to be constructed within Redevelopment Project Area 1 under the Plan anticipated to consume approximately 130 acres, together with the required infrastructure and Public Improvements to support the Development, as set forth in the Redevelopment Plan.” This scope of project has not changed. The Agreement definition of “Sports Complex” means not less than ten (10) artificial turf multi-sport fields and the appurtenant facilities including, but not limited to, artificial turf, lighting, bleachers, irrigation systems, walkways, signage, warm-up areas, concessions facilities, and satellite restrooms.”

The primary parking lot of the Sports Complex which was to be located on property to the south of the Sports Complex on land owned by Jackson County, Missouri (“County”), is now located on the north side of the Sports Complex on land owned by Paragon Star, LLC and located within the city limits of Kansas City, Missouri. Paragon Star, LLC has obtained the approval of a Special Use Permit in Kansas

City, Missouri, which permits the parking lot location. The County and Paragon Star, LLC will continue to work together to provide land area for trail activities.

RPA 3 will include an additional 23.90 acres, and right of way, for an increased total of approximately 170 acres. The proposed uses anticipated remain unchanged, Commercial (including but not limited to, sports fields, hotel, retail and office uses.)

IV. FINANCING

A. Estimated Redevelopment Project Costs

RPA 1 Project Cost. The total cost to construct the proposed Sports Complex and Mixed Use Village of the RPA 1 Plan is estimated to increase from \$212,000,000 to \$245,000,000 as set forth on Exhibit 7-A.

B. Anticipated Sources of Funds

The estimated total Payments in Lieu of Taxes generated within RPA 1 of the Redevelopment Area over the duration of RPA 1 Redevelopment is approximately \$41,423,643 with a net present value of \$21,288,590, and a Surplus PILOT of \$12,419,146 with a net present value of \$6,370,414 for the Taxing Districts. These Payments in Lieu of Taxes and Surplus PILOTs are shown on Exhibit 6-A and Exhibit 6-B.

The Surplus PILOT is set forth in the approved Redevelopment Plan, and remains unchanged in this Amendment. The Surplus PILOT is described as follows:

The affected Taxing Districts within the boundaries of RPA 1, will receive a portion of the PILOTS generated within RPA1 based on the following formula. The amount of real property taxes generated from post development real property values in excess of a base market value of \$60,000,000 as determined by the Jackson County Assessor's Office for taxable land and improvements (not publically owned property) in RPA 1, shall be treated as follows: 50% of such incremental property tax revenues shall be declared surplus and distributed prorata to the affected taxing jurisdictions and 50% of such incremental property tax revenues shall be

pledged to retirement of TIF Obligations for the term of RPA 1.

A majority of the land area of RPA 1 is located within the boundaries of the Hickman Mills C-1 School District with some overlap from the Lee's Summit R-7 School District. Due to the Site Plan amendments, this First Amendment projects that all real property improvements from which real property taxes are generated are located within the Hickman Mills C-1 School District.

Economic Activity Taxes. The projected Economic Activity Taxes generated within RPA 1 of the Redevelopment Area and available to the Special Allocation Fund, in accordance with the Act, over the duration of RPA 1 are approximately \$25,086,740 with a net present value of \$13,064,096 as shown in Exhibit 6-A. All such projected Economic Activity Taxes are anticipated to be made available, subject to annual appropriation, to pay eligible Redevelopment Project Costs.

Other Public Revenue Sources

Regional Transportation Development District. This Redevelopment Plan proposed the Creation of a Regional Transportation Development District ("Regional TDD"). The I-470 Western Gateway Transportation Development District has been formed and this Regional TDD has issued \$27,420,000 Transportation Sales Tax Revenue Bonds, Series 2019A and \$4,353,000 Subordinate Transportation Sales Tax Revenue Bonds, Series 2019B to finance the Regional TDD projects. Many of the Regional TDD projects have been bid and are under construction.

The approved boundaries of the Regional TDD includes the land area of RPA 1, in its entirety, so it is anticipated that Regional TDD sales tax revenue will be generated within the RPA 1.

The Regional TDD has entered into a Cost Share Agreement with MODOT in which MODOT has committed to contribute \$4,000,000 towards the I-470 and View High Drive diverted diamond interchange Regional TDD project.

Community Improvement District. On December 3, 2015, the City Council enacted Ordinance No. 7762, establishing the I-470 and View High Community Improvement District ("View High CID") pursuant to Missouri Revised Statute Sections 67.1401 et. seq., whose boundaries are coterminous with the boundaries of RPA 1 of the Redevelopment Plan within the City limits. The View High CID has imposed a sales tax in the amount of one (1%) percent all retail sales made within the boundaries of the View High CID ("CID Revenue"). The revenue from the View High CID sales tax, will be approximately \$12,231,726 with a net present value of \$5,207,134 over a twenty-three (23) year period. Fifty (50%) percent of which will be an EATS and deposited in the Special Allocation Fund and Fifty (50%) will be deposited with the View High CID for its operation and maintenance of its capital improvements.

State of Missouri. The Cost Share Agreement with the Regional TDD is the extent of State of Missouri funding for the RPA 1 project at this time.

II. EQUALIZED ASSESSED VALUATION

- A. Most Recent Equalized Assessed Valuation. The total initial equalized assessed valuation of the Redevelopment Area, RPA 1, according to current records at the Jackson County Assessor's Office, is approximately \$45,249. The current combined ad valorem property tax levy is projected to be 9.7808% per \$100 assessed valuation. The 2019 annual ad valorem tax revenue from the Project Areas will be approximately \$4,429. The initial equalized assessed valuation is further detailed on Exhibit 6-A.

- B. Estimated Equalized Assessed Valuation after Redevelopment. When the RPA 1 Project improvements have been completed, the total assessed valuation of the RPA 1 Redevelopment Area will be determined. Should RPA 1 develop pursuant to existing development plans provided by private developers at the time of the submission of this Redevelopment Plan First Amendment, and pursuant to projections provided to the City by its consultants, future equalized assessed valuation for RPA 1 is estimated to total

FIRST AMENDMENT TO THE I-470 AND VIEW HIGH TAX INCREMENT FINANCING PLAN

approximately \$7,267,756 increasing to \$27,129,099 over the initial 5 years of development. Detailed calculations showing the estimated increase in assessed valuation and the resulting Payments in Lieu of Taxes are shown in Exhibit 6-A and Exhibit 6-B.

LIST OF AMENDED EXHIBITS

- Exhibit 1-A: Legal Description of Redevelopment Area
- Exhibit 1-D: Legal Description of Project Area 3
- Exhibit 2: Redevelopment Area Boundaries and Project Areas (To be provided prior to TIF Commission)
- Exhibit 3: Site Plan and Elevations (To be provided prior to TIF Commission)
- Exhibit 5: Redevelopment Schedule
- Exhibit 6: Cost Benefit Analysis for RPA 1
 - Exhibit 6-A – TIF Revenue Projections
 - Exhibit 6-B - Cost Benefit Analysis for Taxing Districts
 - Exhibit 6-C – Hotel – Uncaptured Sales and Gross Receipts Tax Revenue
- Exhibit 7: Estimated Project Costs
 - Exhibit 7-A – TIF Estimated Project Costs
 - Exhibit 7-B – TDD Estimated Project Costs
- Exhibit 8: Sources of Funds
- Exhibit 9: Land Acquisition Map (To be provided prior to TIF Commission)
- Exhibit 12: Evidence of Commitment to Finance (To be provided prior to TIF Commission)



TIF Legal Description:

A tract of land situated in the Southwest Quarter, Northwest Quarter and Northeast Quarter of Section 34, and the South Half of the North Half of Section 35, Township 48 North, Range 32 West, in Lee's Summit, Jackson County, Missouri being more particularly described as follows:

Parcel No. 51-900-02-02-01-0-00-000

Owner: Jackson County, MO

Parcel No. 51-900-02-07-00-0-00-000

Owner: Happy Valley Properties, LLC

Parcel No. 51-900-02-10-00-0-00-000

Owner: Happy Valley Properties, LLC

Parcel No. 51-900-02-09-00-0-00-000

Owner: Happy Valley Properties, LLC

Parcel No. 51-900-02-08-00-0-00-000

Owner: Happy Valley Properties, LLC

Parcel No. 51-900-02-02-03-0-00-000

Owner: Jackson County, MO

Parcel No. 51-900-02-01-00-0-00-000

Owner: City of Lee's Summit, MO

Parcel No. 51-900-02-06-01-0-00-000

Owner: Jackson County, MO

Parcel No. 51-900-02-06-02-0-00-000

Owner: City of Lee's Summit, MO

Beginning at the Southwest corner of the Northwest Quarter of said Section 34; thence North 02°25'47" East, along the West line of said Quarter, a distance of 2632.77 feet, to the Northwest Corner of said Quarter; thence South 86°33'45" East, departing said West line, and along the North line of said Quarter, a distance of 2611.90 feet, to a point on the West line of the Kansas City Rock Island Railway right-of-way as recorded in Book 244, Page 79 in the recorder's office of Jackson County, Missouri, as now established; thence South 18°46'13" West, departing said North line, and along said West right-of-way line, a distance of 76.95 feet to a point of curvature; thence Southerly, continuing along said West right-of-way, and along a curve to the left, having



a radius of 2508.01 feet, and a central angle of $28^{\circ}06'45''$, a distance of 1230.57 feet, to a point of tangency; thence South $09^{\circ}20'32''$ East, continuing along said West right-of-way line, a distance of 30.31 feet; thence South $86^{\circ}26'21''$ East, continuing along said right-of-way line, a distance of 16.41 feet, thence South $09^{\circ}20'32''$ East, continuing along said right-of-way line, a distance of 354.98 feet, to a point on the East line of said Quarter; thence South $02^{\circ}29'17''$ West, continuing along said West right-of-way line, and along said East line, a distance of 468.48 feet, to a point on the North right-of-way line of Interstate Route 470, as now established; thence departing said West right-of-way line and said East line, and along said North right-of-way line the following courses; North $85^{\circ}05'37''$ West, a distance of 899.87 feet; thence North $75^{\circ}10'03''$ West, a distance of 203.04 feet; thence South $77^{\circ}15'22''$ West, a distance of 228.92 feet, to a point on the West line of the Southeast Quarter of said Quarter; thence South $02^{\circ}29'01''$ West, departing said North right-of-way line, and along said West line of the Southeast Quarter, a distance of 410.64 feet, to a point on the South right-of-way line of Interstate Route 470, as now established; thence departing said West line of the Southeast Quarter, and along said South right-of-way line the following courses; North $71^{\circ}05'22''$ West, 205.31 feet; thence North $85^{\circ}05'37''$ West, 50.00 feet; thence South $85^{\circ}33'47''$ West, 991.68 feet; thence South $19^{\circ}44'16''$ West, 196.72 feet; thence South $21^{\circ}11'08''$ West, 85.21 feet, to a point on the West line of the Southwest Quarter of said Section 34; thence North $02^{\circ}27'40''$ East, along said West line, a distance of 265.01 feet to the Point of Beginning.

ALSO all that part of the Kansas City Rock Island Railway right-of-way as recorded in Book 244, Page 79 in the recorder's office of Jackson County, Missouri, lying in the North Half of said Section 34, and North of the North right-of-way line of Interstate Route 470, as now established.

AND ALSO:

Parcel No. 51-900-03-06-00-0-00-000

Owner: Happy Valley Properties, LLC

Parcel No. 51-900-03-02-00-0-00-000

Owner: Happy Valley Properties, LLC

Parcel No. 51-900-02-05-00-0-00-000

Owner: Happy Valley Properties, LLC

Commencing at the Northwest corner of the Southwest Quarter of said Section 34: thence South $02^{\circ}27'40''$ West, along the West line of said Southwest Quarter, a distance of 265.01 feet to a point on the South right-of-way line of Interstate Route 470, as now established; thence departing said West line, and along said South right-of-way line the following courses; North $21^{\circ}11'08''$ East, 85.21 feet; thence North $19^{\circ}44'16''$ East, 196.72 feet; thence North $85^{\circ}33'47''$ East, 991.68 feet; thence South $85^{\circ}05'37''$ East, 50.00 feet; thence South $71^{\circ}05'22''$ East, 205.31 feet, to a point on the East line of the Southwest Quarter of the Northwest Quarter of said Section 34; thence South $02^{\circ}29'01''$ West, departing said South right-of-way line, and along said East



line, a distance of 91.17 feet, to the Southeast corner of the said Quarter Quarter; thence South $02^{\circ}25'07''$ West, along the East line of the Northwest Quarter of the Southwest Quarter, a distance of 1315.49 feet, to the Southeast corner of said Quarter Quarter; thence North $86^{\circ}55'02''$ West, departing said East line of the Northwest Quarter of the Southwest Quarter, and along the South line of said Quarter Quarter, a distance of 190.87 feet, to the Northeast corner of Lot 2, Berkman Estates, a Subdivision in said City, County and State; thence South $02^{\circ}20'24''$ West, departing said South line of said Quarter Quarter, and along the East line of said Lot 2, a distance of 788.05 feet, to the Southeast corner of said Lot 2, said corner also being the Northeast corner of Lot 3 of said Subdivision; thence North $87^{\circ}34'12''$ West, departing said East line of said Lot 2, and along the North line of said Lot 3, a distance of 104.54 feet, to the Northwest corner of said Lot 3; thence South $02^{\circ}28'35''$ West, departing said North line of Lot 3 and along the West line of said Lot 3, a distance of 345.61 feet, to the Southwest corner of said Lot 3, said corner also being on the Northerly right-of-way line of Chipman Road, as now established; thence Southwesterly, departing said West line of Lot 3, and along said Northerly right-of-way line of Chipman Road, and along a curve to the left, having a radius of 349.62 feet, a central angle of $08^{\circ}02'32''$, and whose initial tangent bearing is South $64^{\circ}38'25''$ West, a distance of 49.07 feet; thence South $56^{\circ}47'29''$ West, continuing along said Northerly right-of-way line of Chipman Road, a distance of 9.51 feet, to the Southeast corner of Lot 1 in said Subdivision; thence North $02^{\circ}22'36''$ East, departing said Northerly right-of-way line of Chipman Road, and along the East line of said Lot 1, a distance of 376.90 feet, to the Northeast corner of said Lot 1; thence North $87^{\circ}31'35''$ West, departing said East line of Lot 1, and along the North line of said Lot 1, a distance of 115.09 feet, to the Northwest corner of said Lot 1, said point also being the Southwest corner of said Lot 2; thence North $02^{\circ}22'54''$ East, departing said North line of Lot 1, and along the West line of said Lot 2, a distance of 791.12 feet, to the Northwest corner of said Lot 2; thence North $86^{\circ}55'02''$ West, departing said West line of Lot 2, and along the South line of the Northwest Quarter of the Southwest Quarter, a distance of 858.18 feet, to the Southwest corner of said Quarter Quarter; thence North $02^{\circ}27'40''$ East, departing said South line, and along the West line of said Quarter Quarter, a distance of 30.67 feet; thence Northeasterly, departing said West line, and along a curve to the right, having a radius of 236.70 feet, a central angle of $08^{\circ}09'33''$, and whose initial tangent bearing is North $54^{\circ}17'14''$ East, a distance of 33.71 feet; thence North $62^{\circ}19'09''$ East, a distance of 456.02 feet; thence Northerly, along a curve to the left, having a radius of 180.00 feet, and a central angle of $83^{\circ}28'00''$, a distance of 262.22 feet; thence North $21^{\circ}08'51''$ West, a distance of 127.10 feet; thence Northwesterly, along a curve to the left, having a radius of 170.00 feet, and a central angle of $73^{\circ}48'00''$, and whose initial tangent bearing is North $21^{\circ}03'21''$ West, a distance of 218.97 feet; thence South $85^{\circ}16'28''$ West, a distance of 47.25 feet; thence Westerly, along a curve to the right, having a radius of 210.00 feet, a central angle of $27^{\circ}16'41''$, and whose initial tangent bearing is South $84^{\circ}45'20''$ West, a distance of 99.98 feet; thence South $55^{\circ}18'29''$ West, a distance of 144.15 feet; thence North $88^{\circ}44'22''$ West, a distance of 8.10 feet, to the West line of said Quarter Quarter; thence North $02^{\circ}27'40''$ East, along the West line of said Quarter Quarter, a distance of 424.35 feet, to the Point of Beginning.

AND ALSO:



Parcel No. 51-900-01-03-00-0-00-000

Owner: Jackson County, MO

All that part of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 34, Township 48, Range 32, in Lee's Summit, Jackson County, Missouri, described as follows: Beginning at the Northwest corner of the Northeast $\frac{1}{4}$ of Section 34, Township 48, Range 32, and running thence South 99 poles (1633.5 feet); thence North $55\frac{1}{2}^{\circ}$ East 26 poles (429 feet); thence North 4° East 18 poles (297 feet); to a corner in the Little Blue River; thence South 88° East 24 poles (396 feet); thence South 39° East 24 poles (396 feet); thence North $49\frac{1}{2}^{\circ}$ East 23.2 poles (382.8 feet) to the East line of the West $\frac{1}{2}$ of said $\frac{1}{4}$ section; thence North 70 poles (1155 feet); thence West 80 poles (1320 feet) to beginning, except the Chicago, Rock Island and Pacific Railway right-of-way, all being in Jackson County, Missouri, containing 30.4 acres, more or less.

AND ALSO:

Parcel No. 51-900-01-06-02-0-00-000

Owner: Jackson County, MO

All that part of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 34, Township 48, Range 32, in Lee's Summit, Jackson County, Missouri, described as follows: Beginning at a point on the West line of said $\frac{1}{4}$ Section that is 99 poles (1633.5 feet) South of the Northwest corner thereof; thence North 55 degrees 30 minutes East 26 poles (429 feet); thence North 4° East, 18 poles (297 feet) to a corner in the Little Blue River; thence South 88 degrees East 24 poles (396 feet); thence South 39 degrees East 24 poles (396 feet); thence South 47 degrees West 24 poles (396 feet); thence South 72 degrees 30 minutes West 16 poles (264 feet); thence South 5 degrees 30 minutes West 380 feet, more or less to the North right of way line of Interstate Route 470, as now established; thence West along said right of way line 460 feet, more or less to the West line of said $\frac{1}{4}$ section; thence North to the point of beginning.

EXCEPTING any part in the Union Pacific Railroad recorded in Book 244, Page 79 and Book 244, Page 193 in the recorder's office of Jackson County, Missouri.

AND ALSO:

Parcel No. 51-900-01-06-01-0-00-000

Owner: Kenneth L & S Kay Gerdtts

A tract of land situated in the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 34, Township 48, Range 32, in Lee's Summit, Jackson County, Missouri being more particularly described as follows:

Commencing at the Northeast corner of said Northeast $\frac{1}{4}$; thence North $88^{\circ}44'52''$ West, along the North line of said Northeast $\frac{1}{4}$, 1314.32 feet to the Northeast corner of the West Half, of said



Northeast ¼; thence South 00°00'00" West, along the East line of said West Half, 1319.88 feet to the Northeast corner of the Southwest ¼ of said Northeast ¼, said corner being the Point of Beginning of the tract to be described herein; thence South 00°00'00" West, continuing along said East line; 847.43 feet to the Northerly right-of-way line of Highway I-470; thence North 87°38'09" West, along said line, 220.00 feet from and parallel with the centerline thereof, 0.51 feet to a point opposite centerline station 329+15; thence North 78°48'22" West, continuing along said line, 521.18 feet to a point 300.00 feet from and opposite centerline station 324+00; thence North 87°38'09" West, continuing along said line, 300.00 feet from and parallel with the centerline thereof, 100.00 feet to a point opposite centerline station 323.00; thence South 71°48'29" West, continuing along said line, 213.60 feet to a point 225.00 feet from and opposite centerline station 321.00; thence North 87°38'09" West, continuing along said line, 225.00 feet from and parallel with the centerline thereof, 53.88 feet to the East line of a Tract described in a warranty deed recorded in Book 1123 at Page 1716 in the recorder's office of Jackson County, Missouri; thence North 05°30'00" East, along said line, 375.23 feet (deed = ±380'); thence North 72°30'00" East, 264.00 feet; thence North 47°00'00" East, 396.00 feet; thence North 49°30'00" East, 382.80 feet to a point on the East line of the West Half of said NE ¼; said point being South 00°00'00" West, along said line, 1154.88 feet (deed = 1155.00') from the Northeast corner of said West Half; thence South 00°00'00" West, along said line, 165.00 feet to the Point of Beginning. Containing 510,195 square feet or 11.7125 acres, more or less.

AND ALSO:

Parcel No. 51-900-01-11-00-0-00-000

Owner: The Family Ranch, LLC

The North half of the Southeast Quarter of the Northeast Quarter of Section 34, Township 48, Range 32, Lee's Summit, Jackson County, Missouri, except that part in roads.

AND ALSO:

Parcel No. 51-900-01-09-00-0-00-000

Owner: Jerry D & Deia S Rank

The Southwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 34, Township 48, Range 32, EXCEPTING all that part South of the North R/W line of Interstate Route 470 by Suit No. 741042 in the Circuit Court of Jackson County, Missouri.

AND ALSO:

Parcel No. 51-900-01-10-00-0-00-000

Owner: Brinton, George C.



The Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 34, Township 48, Range 32, EXCEPTING all that part South of the North R/W line of Interstate Route 470 by Suit No. 741042 in the Circuit Court of Jackson County, Missouri.

AND ALSO:

Parcel No. 51-800-02-06-00-0-00-000

Owner: Captain Fancy Two, LLC

Part of the Southwest Quarter of the Northwest Quarter of Section 35, Township 48 North, Range 32 West in Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Beginning at the Northwest corner of said Quarter Quarter Section; thence South 86 degrees 36 minutes 33 seconds East along the North line of said Quarter Quarter Section, a distance of 1308.17 feet to a point being 20.00 feet Westerly of the East line of said Quarter Quarter Section; thence South 02 degrees 29 minutes 11 seconds West (South 03 degrees 00 minutes 16 seconds West-Deed) parallel with the East line of the Southwest Quarter of the Northwest Quarter of said Section 35, a distance 980.90 feet to a point on the existing North right of way line of I-470 Highway; thence North 85 degrees 08 minutes 16 seconds West (North 85 degrees 02 minutes 17 seconds West-Deed) along said existing North right of way line, a distance of 145.28 feet (127.64 feet-Deed) to a point being 150 feet left of Highway Station 354+00; thence North 78 degrees 00 minutes 46 seconds West (North 77 degrees 54 minutes 47 seconds West-Deed) continuing along said existing North right of way line of I-470 Highway, a distance of 201.56 feet to a point being 175 feet left of Highway Station 352+00; thence North 85 degrees 08 minutes 16 seconds West (North 85 degrees 02 minutes 17 seconds West-Deed) continuing along said existing North right of way line of I-470 Highway, a distance of 966.76 feet (967.23 feet-Deed) to a point on the West line of said Quarter Quarter Section; thence North 02 degrees 36 minutes 11 seconds East (North 02 degrees 37 minutes 26 seconds East-Deed) along said West line, a distance of 922.17 feet (923.46 feet-Deed) to the point of beginning.

AND ALSO the East 20.00 feet of said Quarter Quarter, bounded on the South by the North R/W line of Interstate Route 470 by Suit No. 741042 in the Circuit Court of Jackson County, Missouri, and bounded on the North by the Westerly extension of the South line of a Tract described in a warranty deed recorded in Book 1123 at Page 1716 in the recorder's office of Jackson County, Missouri.

AND ALSO:

Parcel No. 51-800-02-21-00-0-00-000

Owner: The Family Ranch, LLC



All that part of Section 35, Township 48, Range 32, In Lee's Summit, Jackson County, Missouri, described as follows:

From the center of said Section 35, run South 43 rods (709.5 feet); thence North 75 degrees West 9 rods (148.5 feet) to the point of beginning of the tract described herein; thence North 30 degrees East 97 rods (1600.5 feet); thence North 58 degrees West 44-3/4 rods (738.38 feet); to the East line of the Southeast 1/4 of the Northwest 1/4 of said Section 35; thence North along said East line 10 rods (165 feet) to the Northeast corner of said 1/4 1/4 section; thence West along the North line of said 1/4 1/4 section 970 feet; more or less to a point 350 feet East of the Northwest corner of said 1/4 1/4 section; thence South parallel with the West line of said 1/4 1/4 section 124 feet; thence West parallel with the North line of said 1/4 1/4 section 350 feet to the West line of said 1/4 1/4 section; thence South along said West line, 1225.31 feet to a point 29.31 feet South of the Northwest corner of the Northeast 1/4 of Southwest 1/4 of said Section 35; thence East parallel with the North line of said 1/4 1/4 section, 265.30 feet; thence South parallel with the West line of said 1/4 1/4 section, 441.15 feet to a point in a line bearing South 75 degrees East end passing through the point of beginning, thence South 75 degrees East along said line to the point of beginning

EXCEPTING that part described as follows: All that part of the Southeast Quarter of the Northwest 1/4 of Section 35, Township 48, Range 32, described as follows: Beginning at a point 124 feet South of the Northwest corner of said Quarter Quarter Section; thence East 350 feet; thence South 124 feet; thence West 350 feet to the West line of said Quarter Quarter Section; thence North 124 feet to the point of beginning.

Also EXCEPTING all that part South of the North R/W line of Interstate Route 470 by Suit No. 741042 in the Circuit Court of Jackson County, Missouri.

AND ALSO:

Parcel No. 51-800-01-03-00-0-00-000

Owner: The Family Ranch, LLC

A tract of land in the Southwest Quarter of the Northeast Quarter of Section 35, Township 48, Range 32, City of Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Commencing at the Southwest corner of the Northeast Quarter of said Section 35; thence South 86 degrees 35 minutes 26 seconds East along the South line of said Northeast Quarter Section, a distance of 1311.71 feet to the Southeast corner of the Southwest Quarter of said Northeast Quarter Section, thence North 2 degrees 28 minutes 04 seconds East along the East line of the Southwest Quarter of said Northeast Quarter Section and parallel with the West line of said Northeast Quarter Section, a distance of 282.38 feet (282.15 feet Deed); thence North 52 degrees



58 minutes 43 seconds West, a distance of 18.00 feet (North 53 degrees 45 minutes 21 seconds West, a distance of 22.33 feet Deed) to a point on the North right of way line of Interstate No. 470 as now established, said point being the point of beginning; thence continuing North 52 degrees 58 minutes 43 seconds West, a distance of 833.08 feet (North 53 degrees 45 minutes 21 seconds West, a distance of 841.82 feet Deed); thence South 33 degrees 03 minutes 26 seconds West, a distance of 526.71 feet (South 31 degrees 23 minutes 25 seconds West, a distance of 517.25 feet, Deed) to a point on the North right of way line of said Interstate 470; thence South 84 degrees 53 minutes 05 seconds East, a distance of 561.37 feet (South 85 degrees 06 minutes 10 seconds East along said North Highway right of way line, a distance of 561.58 feet, Deed); thence North 87 degrees 59 minutes 25 seconds East, a distance of 201.56 feet (North 87 degrees 46 minutes 20 seconds East along said North right of way line, a distance of 201.56 feet, Deed); thence South 84 degrees 53 minutes 05 seconds East, a distance of 192.65 feet (South 85 degrees 06 minutes 10 seconds East along said North right of way line, a distance of 188.09 feet, Deed); to the point of beginning, subject to that part thereof in roads.

Parcel No. None – NW Quarry Park Road

Owner: City of Lee's Summit, MO

A strip of land over a part of the North On-Half of Section 35, Township 48, Range 32, Lee's Summit, Jackson County, Missouri, said strip of land being 60 feet wide, lying 30 feet on each side of the following described centerline:

COMMENCING at the Southeast corner of the Northeast Quarter of said Section 35; thence North 02°56'00" East, along the East line of said Northeast Quarter Section, a distance of 417.40 feet, to the POINT OF BEGINNING; thence North 62°11'00" West, a distance of 95.98 feet, to a point of curvature; thence Northwesterly along a curve to the right, having a radius of 300.00 feet and a central angle of 4°41'39", an arc distance of 24.58 feet, to a point hereinafter to be referred to as POINT "A"; thence continuing along a curve to the right having a radius of 300.00 feet, and a central angle of 52°48'23", an arc distance of 276.49 feet, to the point of tangency; thence North 4°40'58" West, a distance of 327.80 feet, to a point of curvature; thence Northwesterly and along a curve to the left, having a radius of 272.00 feet and a central angle of 17°34'46", an arc distance of 83.46 feet, to a point hereinafter to be referred to as POINT "B"; thence continuing along a curve to the left, having a radius of 272.00 feet, and a central angle of 119°55'16", an arc distance of 569.30 feet, to the point of tangency; thence South 37°49'00" West, a distance of 241.65 feet, to a point hereinafter to be referred to as POINT "C"; thence continuing South 37°49'00" West, a distance of 230.10 feet, to a point of curvature; thence Southwesterly along a curve to the right, having a radius of 340.00 feet and a central angle of 51°23'27", an arc distance of 304.96 feet, to a point hereinafter to be referred to as POINT "D"; thence continuing along a curve to the right, having a radius of 340.00 feet, and a central angle of 20°03'29", an arc distance of 119.03 feet, to the point of tangency; thence North 70°44'04" West, a distance of 388.87 feet, to a point hereinafter to be referred to as POINT "E"; thence continuing North 70°44'04" West, a distance of 158.33 feet, to a point of curvature; thence Northwesterly, along a curve to the right, having a radius of 715.00 feet and a central angle of



17°48'44", an arc distance of 222.28 feet, to the point of tangency; thence North 52°55'20" West, a distance of 390.70 feet, to a point of curvature; thence Northwesterly, along a curve to the right, having a radius of 250.00 feet and a central angle of 33°43'56", an arc distance of 147.19 feet, to the point of tangency; thence North 19°11'24" West, a distance of 63.32 feet, to a point of curvature; thence Northwesterly, along a curve to the left, having a radius of 250.00 feet and a central angle of 32°13'01", an arc distance of 104.57 feet, to a point on the West line of the Northwest Quarter of the Northeast Quarter of said Section 35, said point being the POINT OF TERMINATION.

Parcel No. None

Owner: MO Highways & Transportation Commission

All that part of Grantor's real property and real property rights and interest in a controlled access tract of land located in the SE ¼ of the NE ¼ of Section 35, T48N, R32W, Jackson County, Missouri, described as follows:

Commencing at the East Quarter Corner of said Section 35, said point being marked by a found ½" rebar filed with the Missouri Department of Natural Resources as Document Number 600-44096; thence 15.52 feet due West and 84.77 feet due North to a point on the Route I-470 improvement centerline at Station 395+60.58; thence South 85°06'36" East, along said centerline, a distance of 11.76 feet to a Point of Curvature at Station 395+72.34, which is the beginning of a 2°00'00" curve to the left with an interior angle of 34°18'39" and a radius of 2,864.79 feet; thence Easterly, along said curve to the left, a distance of 8.16 feet to Station 395+80.50, which is a point on the East line of the NE ¼ of said Section 35; thence North 02°59'03" East, along the East line of the NE ¼ of said Section 35, a distance of 242.28 feet to the Point of Beginning; thence continuing North 02°59'03" East, along the East line of the NE ¼ of said Section 35, a distance of 490.89 feet to a point hereinafter referenced as Reference Point #1; thence South 81°14'19" West a distance of 204.88 feet; thence North 56°12'36" West a distance of 125.45 feet; thence South 39°12'27" West a distance of 140.84 feet; thence South 31°17'03" West a distance of 64.00 feet; thence South 09°44'57" West a distance of 130.67 feet to a point hereinafter referenced as Reference Point #6; thence South 67°14'39" West a distance of 406.00 feet; thence South 82°13'28" West a distance of 161.81 feet to a point on the North line of the South 10.00 acres of the SE ¼ of the NE ¼ of said Section 35, said point hereinafter referenced as Reference Point #7; thence South 86°35'19" East, along the North line of said South 10 acres, a distance of 962.01 feet to the Point of Beginning. Except for all that part thereof in Old Pryor Road, which is a 40 foot county road recorded in Jackson County Missouri Road Record Book 4 at Page 625, and also except for all that part of Old Quarry Park Road, which is a 60-foot city road recorded in Jackson County Missouri as Document No. I-1101793 in Book I-2235 at Page 326 and also Document No. I-1101794 in Book I-2235 at Page 328.

AND ALSO:



All that part of Grantor's real property and real property rights and interest in a controlled access tract of land located in the SE ¼ of the NE ¼ of Section 35, T48N, R32W, Jackson County, Missouri, described as follows:

Commencing at Reference Point #1 as referenced above; thence North 02°59'03" East, along the East line of the NE ¼ of said Section 35, a distance of 173.70 feet to the Point of Beginning; thence continuing North 02°59'03" East, along the East line of the NE ¼ of said Section 35, a distance of 85.66 feet to a point hereinafter referenced as Reference Point #2; thence North 87°12'44" West a distance of 194.05 feet; thence Northwesterly along a curve to the left that is non-tangent with the exit of the last described course, having an initial tangent bearing of North 37°38'32" West, a central angle of 19°14'11", a radius of 530.00 feet, an arc distance of 177.94 feet; thence North 56°52'43" West a distance of 103.37 feet to a point on the existing Northerly right-of-way line of Old Quarry Park Road, said point hereinafter referenced as Reference Point #3; thence South 34°00'04" West a distance of 60.01 feet to a point on the existing Southerly right-of-way line of Old Quarry Park Road, said point hereinafter referenced as Reference Point #4; thence Southwesterly along said existing Southerly right-of-way line, around a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South 57°05'48" East, a central angle of 52°27'56", a radius of 242.00 feet, an arc distance of 221.60 feet; thence South 04°37'52" East a distance of 173.74 feet to a point hereinafter referenced as Reference Point #5; thence South 56°12'36" East a distance of 125.45 feet; thence Northeasterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of North 30°31'51" East, a central angle of 22°13'38", a radius of 470.00 feet, an arc distance of 182.33 feet; thence North 52°45'28" East a distance of 114.47 feet to the Point of Beginning. Except for all that part of Old Quarry Park Road, which is a 60-foot city road recorded in Jackson County Missouri as Document No. I-1101793 in Book I-2235 at Page 326 and also Document No. I-1101794 in Book I-2235 at Page 328.

Also, all that part of Grantor's uneconomic remnant which includes all that part of Grantor's real property and real property rights and interest in a controlled access tract of land located in the SE ¼ of the NE ¼ of Section 35, T48N, R32W, Jackson County, Missouri, described as follows:

Commencing at Reference Point #1, as referenced above; thence South 81°14'19" West a distance of 204.88 feet; thence Northeasterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of North 30°31'51" East, a central angle of 22°13'38", a radius of 470.00 feet, an arc distance of 182.33 feet; thence North 52°45'28" East a distance 114.47 feet; thence South 02°59'03" West a distance of 173.70 feet to the Point of Beginning.

Parcel No:

51-800-01-06-01-3-00-000
51-800-01-06-01-2-00-000
51-800-01-04-02-1-00-000
51-800-01-04-01-1-00-000

Owner:

Jacomo Trucking, Inc.
Jacomo Trucking, Inc.
Jacomo Trucking, Inc.
Jacomo Trucking, Inc.



All that part of a tract of land recorded in Jackson County Missouri in Book I-3054 at Page 394 being a part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 48 North, Range 32 West, in Lee's Summit, Jackson County, Missouri. Except all that part thereof in Old Pryor Road, which is a 40 foot county road recorded in Jackson County Missouri Road Record Book 4 at Page 625, and also except for all that part of Old Quarry Park Road, which is a 60-foot city road recorded in Jackson County Missouri as Document No. I-1101793 in Book I-2235 at Page 326 and also Document No. I-1101794 in Book I-2235 at Page 328. Also, except all that part thereof in the Route I-470 improvement recorded in Jackson County Missouri as Instrument Number 2007E0076763.

AND

All that part of a tract of land recorded in Jackson County Missouri in Book I-3054 at Page 394 being a part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 48 North, Range 32 West, in Lee's Summit, Jackson County Missouri, lying Southerly of Northwest Quarry Park Road as recorded in Jackson County Missouri as Document No. I-1101793 in Book I-2235 at Page 326 and also Document No. I-1101794 in Book I-2235 at Page 328



RPA-3 TIF Legal Description:

A tract of land situated in the Northeast Quarter of Section 34, and the North Half of Section 35, Township 48, Range 32, in Lee's Summit, Jackson County, Missouri being more particularly described as follows:

Parcel No. 51-900-01-03-00-0-00-000

Owner: Jackson County, MO

All that part of the West ½ of the Northeast ¼ of Section 34, Township 48, Range 32, in Lee's Summit, Jackson County, Missouri, described as follows: Beginning at the Northwest corner of the Northeast ¼ of Section 34, Township 48, Range 32, and running thence South 99 poles (1633.5 feet); thence North 55 ½° East 26 poles (429 feet); thence North 4° East 18 poles (297 feet); to a corner in the Little Blue River; thence South 88° East 24 poles (396 feet); thence South 39° East 24 poles (396 feet); thence North 49 1/2° East 23.2 poles (382.8 feet) to the East line of the West ½ of said ¼ section; thence North 70 poles (1155 feet); thence West 80 poles (1320 feet) to beginning, except the Chicago, Rock Island and Pacific Railway right-of-way, all being in Jackson County, Missouri, containing 30.4 acres, more or less.

AND ALSO

Parcel No. 51-900-01-06-02-0-00-000

Owner: Jackson County, MO

All that part of the West ½ of the Northeast ¼ of Section 34, Township 48, Range 32, in Lee's Summit, Jackson County, Missouri, described as follows: Beginning at a point on the West line of said ¼ Section that is 99 poles (1633.5 feet) South of the Northwest corner thereof; thence North 55 degrees 30 minutes East 26 poles (429 feet); thence North 4° East, 18 poles (297 feet) to a corner in the Little Blue River; thence South 88 degrees East 24 poles (396 feet); thence South 39 degrees East 24 poles (396 feet); thence South 47 degrees West 24 poles (396 feet); thence South 72 degrees 30 minutes West 16 poles (264 feet); thence South 5 degrees 30 minutes West 380 feet, more or less to the North right of way line of Interstate Route 470, as now established; thence West along said right of way line 460 feet, more or less to the West line of said ¼ section; thence North to the point of beginning.

EXCEPTING any part in the Union Pacific Railroad recorded in Book 244, Page 79 and Book 244, Page 193 in the recorder's office of Jackson County, Missouri.

AND ALSO

Parcel No. 51-900-01-06-01-0-00-000



Owner: Kenneth L & S Kay Gerdts

A tract of land situated in the West ½ of the Northeast ¼ of Section 34, Township 48, Range 32, in Lee's Summit, Jackson County, Missouri being more particularly described as follows:

Commencing at the Northeast corner of said Northeast ¼; thence North 88°44'52" West, along the North line of said Northeast ¼, 1314.32 feet to the Northeast corner of the West Half, of said Northeast ¼; thence South 00°00'00" West, along the East line of said West Half, 1319.88 feet to the Northeast corner of the Southwest ¼ of said Northeast ¼, said corner being the Point of Beginning of the tract to be described herein; thence South 00°00'00" West, continuing along said East line; 847.43 feet to the Northerly right-of-way line of Highway I-470; thence North 87°38'09" West, along said line, 220.00 feet from and parallel with the centerline thereof, 0.51 feet to a point opposite centerline station 329+15; thence North 78°48'22" West, continuing along said line, 521.18 feet to a point 300.00 feet from and opposite centerline station 324+00; thence North 87°38'09" West, continuing along said line, 300.00 feet from and parallel with the centerline thereof, 100.00 feet to a point opposite centerline station 323.00; thence South 71°48'29" West, continuing along said line, 213.60 feet to a point 225.00 feet from and opposite centerline station 321.00; thence North 87°38'09" West, continuing along said line, 225.00 feet from and parallel with the centerline thereof, 53.88 feet to the East line of a Tract described in a warranty deed recorded in Book 1123 at Page 1716 in the recorder's office of Jackson County, Missouri; thence North 05°30'00" East, along said line, 375.23 feet (deed = ±380'); thence North 72°30'00" East, 264.00 feet; thence North 47°00'00" East, 396.00 feet; thence North 49°30'00" East, 382.80 feet to a point on the East line of the West Half of said NE ¼; said point being South 00°00'00" West, along said line, 1154.88 feet (deed = 1155.00') from the Northeast corner of said West Half; thence South 00°00'00" West, along said line, 165.00 feet to the Point of Beginning. Containing 510,195 square feet or 11.7125 acres, more or less.

AND ALSO

Parcel No. 51-900-01-11-00-0-00-000

Owner: The Family Ranch, LLC

The North half of the Southeast Quarter of the Northeast Quarter of Section 34, Township 48, Range 32, Lee's Summit, Jackson County, Missouri, except that part in roads.

AND ALSO

Parcel No. 51-900-01-09-00-0-00-000

Owner: Jerry D & Deia S Rank



The Southwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 34, Township 48, Range 32, EXCEPTING all that part South of the North R/W line of Interstate Route 470 by Suit No. 741042 in the Circuit Court of Jackson County, Missouri.

AND ALSO

Parcel No. 51-900-01-10-00-0-00-000

Owner: Brinton, George C.

The Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 34, Township 48, Range 32, EXCEPTING all that part South of the North R/W line of Interstate Route 470 by Suit No. 741042 in the Circuit Court of Jackson County, Missouri.

AND ALSO

Parcel No. 51-800-02-06-00-0-00-000

Owner: Captain Fancy Two, LLC

Part of the Southwest Quarter of the Northwest Quarter of Section 35, Township 48 North, Range 32 West in Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Beginning at the Northwest corner of said Quarter Quarter Section; thence South 86 degrees 36 minutes 33 seconds East along the North line of said Quarter Quarter Section, a distance of 1308.17 feet to a point being 20.00 feet Westerly of the East line of said Quarter Quarter Section; thence South 02 degrees 29 minutes 11 seconds West (South 03 degrees 00 minutes 16 seconds West-Deed) parallel with the East line of the Southwest Quarter of the Northwest Quarter of said Section 35, a distance 980.90 feet to a point on the existing North right of way line of I-470 Highway; thence North 85 degrees 08 minutes 16 seconds West (North 85 degrees 02 minutes 17 seconds West-Deed) along said existing North right of way line, a distance of 145.28 feet (127.64 feet-Deed) to a point being 150 feet left of Highway Station 354+00; thence North 78 degrees 00 minutes 46 seconds West (North 77 degrees 54 minutes 47 seconds West-Deed) continuing along said existing North right of way line of I-470 Highway, a distance of 201.56 feet to a point being 175 feet left of Highway Station 352+00; thence North 85 degrees 08 minutes 16 seconds West (North 85 degrees 02 minutes 17 seconds West-Deed) continuing along said existing North right of way line of I-470 Highway, a distance of 966.76 feet (967.23 feet-Deed) to a point on the West line of said Quarter Quarter Section; thence North 02 degrees 36 minutes 11 seconds East (North 02 degrees 37 minutes 26 seconds East-Deed) along said West line, a distance of 922.17 feet (923.46 feet-Deed) to the point of beginning.



AND ALSO the East 20.00 feet of said Quarter Quarter, bounded on the South by the North R/W line of Interstate Route 470 by Suit No. 741042 in the Circuit Court of Jackson County, Missouri, and bounded on the North by the Westerly extension of the South line of a Tract described in a warranty deed recorded in Book 1123 at Page 1716 in the recorder's office of Jackson County, Missouri.

AND ALSO

Parcel No. 51-800-02-21-00-0-00-000

Owner: The Family Ranch, LLC

All that part of Section 35, Township 48, Range 32, In Lee's Summit, Jackson County, Missouri, described as follows:

From the center of said Section 35, run South 43 rods (709.5 feet); thence North 75 degrees West 9 rods (148.5 feet) to the point of beginning of the tract described herein; thence North 30 degrees East 97 rods (1600.5 feet); thence North 58 degrees West 44-3/4 rods (738.38 feet); to the East line of the Southeast 1/4 of the Northwest 1/4 of said Section 35; thence North along said East line 10 rods (165 feet) to the Northeast corner of said 1/4 1/4 section; thence West along the North line of said 1/4 1/4 section 970 feet; more or less to a point 350 feet East of the Northwest corner of said 1/4 1/4 section; thence South parallel with the West line of said 1/4 1/4 section 124 feet; thence West parallel with the North line of said 1/4 1/4 section 350 feet to the West line of said 1/4 1/4 section; thence South along said West line, 1225.31 feet to a point 29.31 feet South of the Northwest corner of the Northeast 1/4 of Southwest 1/4 of said Section 35; thence East parallel with the North line of said 1/4 1/4 section, 265.30 feet; thence South parallel with the West line of said 1/4 1/4 section, 441.15 feet to a point in a line bearing South 75 degrees East end passing through the point of beginning, thence South 75 degrees East along said line to the point of beginning

EXCEPTING that part described as follows: All that part of the Southeast Quarter of the Northwest 1/4 of Section 35, Township 48, Range 32, described as follows: Beginning at a point 124 feet South of the Northwest corner of said Quarter Quarter Section; thence East 350 feet; thence South 124 feet; thence West 350 feet to the West line of said Quarter Quarter Section; thence North 124 feet to the point of beginning.

Also EXCEPTING all that part South of the North R/W line of Interstate Route 470 by Suit No. 741042 in the Circuit Court of Jackson County, Missouri.

AND ALSO

Parcel No. 51-800-01-03-00-0-00-000

Owner: The Family Ranch, LLC



A tract of land in the Southwest Quarter of the Northeast Quarter of Section 35, Township 48, Range 32, City of Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Commencing at the Southwest corner of the Northeast Quarter of said Section 35; thence South 86 degrees 35 minutes 26 seconds East along the South line of said Northeast Quarter Section, a distance of 1311.71 feet to the Southeast corner of the Southwest Quarter of said Northeast Quarter Section, thence North 2 degrees 28 minutes 04 seconds East along the East line of the Southwest Quarter of said Northeast Quarter Section and parallel with the West line of said Northeast Quarter Section, a distance of 282.38 feet (282.15 feet Deed); thence North 52 degrees 58 minutes 43 seconds West, a distance of 18.00 feet (North 53 degrees 45 minutes 21 seconds West, a distance of 22.33 feet Deed) to a point on the North right of way line of Interstate No. 470 as now established, said point being the point of beginning; thence continuing North 52 degrees 58 minutes 43 seconds West, a distance of 833.08 feet (North 53 degrees 45 minutes 21 seconds West, a distance of 841.82 feet Deed); thence South 33 degrees 03 minutes 26 seconds West, a distance of 526.71 feet (South 31 degrees 23 minutes 25 seconds West, a distance of 517.25 feet, Deed) to a point on the North right of way line of said Interstate 470; thence South 84 degrees 53 minutes 05 seconds East, a distance of 561.37 feet (South 85 degrees 06 minutes 10 seconds East along said North Highway right of way line, a distance of 561.58 feet, Deed); thence North 87 degrees 59 minutes 25 seconds East, a distance of 201.56 feet (North 87 degrees 46 minutes 20 seconds East along said North right of way line, a distance of 201.56 feet, Deed); thence South 84 degrees 53 minutes 05 seconds East, a distance of 192.65 feet (South 85 degrees 06 minutes 10 seconds East along said North right of way line, a distance of 188.09 feet, Deed); to the point of beginning, subject to that part thereof in roads.

Parcel No. None – NW Quarry Park Road

Owner: City of Lee's Summit, MO

A strip of land over a part of the North On-Half of Section 35, Township 48, Range 32, Lee's Summit, Jackson County, Missouri, said strip of land being 60 feet wide, lying 30 feet on each side of the following described centerline:

COMMENCING at the Southeast corner of the Northeast Quarter of said Section 35; thence North 02°56'00" East, along the East line of said Northeast Quarter Section, a distance of 417.40 feet, to the POINT OF BEGINNING; thence North 62°11'00" West, a distance of 95.98 feet, to a point of curvature; thence Northwesterly along a curve to the right, having a radius of 300.00 feet and a central angle of 4°41'39", an arc distance of 24.58 feet, to a point hereinafter to be referred to as POINT "A"; thence continuing along a curve to the right having a radius of 300.00 feet, and a central angle of 52°48'23", an arc distance of 276.49 feet, to the point of tangency; thence North 4°40'58" West, a distance of 327.80 feet, to a point of curvature; thence Northwesterly and along a curve to the left, having a radius of 272.00 feet and a central angle of



17°34'46", an arc distance of 83.46 feet, to a point hereinafter to be referred to as POINT "B"; thence continuing along a curve to the left, having a radius of 272.00 feet, and a central angle of 119°55'16", an arc distance of 569.30 feet, to the point of tangency; thence South 37°49'00" West, a distance of 241.65 feet, to a point hereinafter to be referred to as POINT "C"; thence continuing South 37°49'00" West, a distance of 230.10 feet, to a point of curvature; thence Southwesterly along a curve to the right, having a radius of 340.00 feet and a central angle of 51°23'27", an arc distance of 304.96 feet, to a point hereinafter to be referred to as POINT "D"; thence continuing along a curve to the right, having a radius of 340.00 feet, and a central angle of 20°03'29", an arc distance of 119.03 feet, to the point of tangency; thence North 70°44'04" West, a distance of 388.87 feet, to a point hereinafter to be referred to as POINT "E"; thence continuing North 70°44'04" West, a distance of 158.33 feet, to a point of curvature; thence Northwesterly, along a curve to the right, having a radius of 715.00 feet and a central angle of 17°48'44", an arc distance of 222.28 feet, to the point of tangency; thence North 52°55'20" West, a distance of 390.70 feet, to a point of curvature; thence Northwesterly, along a curve to the right, having a radius of 250.00 feet and a central angle of 33°43'56", an arc distance of 147.19 feet, to the point of tangency; thence North 19°11'24" West, a distance of 63.32 feet, to a point of curvature; thence Northwesterly, along a curve to the left, having a radius of 250.00 feet and a central angle of 32°13'01", an arc distance of 104.57 feet, to a point on the West line of the Northwest Quarter of the Northeast Quarter of said Section 35, said point being the POINT OF TERMINATION.

Parcel No. None

Owner: MO Highways & Transportation Commission

All that part of Grantor's real property and real property rights and interest in a controlled access tract of land located in the SE ¼ of the NE ¼ of Section 35, T48N, R32W, Jackson County, Missouri, described as follows:

Commencing at the East Quarter Corner of said Section 35, said point being marked by a found ½" rebar filed with the Missouri Department of Natural Resources as Document Number 600-44096; thence 15.52 feet due West and 84.77 feet due North to a point on the Route I-470 improvement centerline at Station 395+60.58; thence South 85°06'36" East, along said centerline, a distance of 11.76 feet to a Point of Curvature at Station 395+72.34, which is the beginning of a 2°00'00" curve to the left with an interior angle of 34°18'39" and a radius of 2,864.79 feet; thence Easterly, along said curve to the left, a distance of 8.16 feet to Station 395+80.50, which is a point on the East line of the NE ¼ of said Section 35; thence North 02°59'03" East, along the East line of the NE ¼ of said Section 35, a distance of 242.28 feet to the Point of Beginning; thence continuing North 02°59'03" East, along the East line of the NE ¼ of said Section 35, a distance of 490.89 feet to a point hereinafter referenced as Reference Point #1; thence South 81°14'19" West a distance of 204.88 feet; thence North 56°12'36" West a distance of 125.45 feet; thence South 39°12'27" West a distance of 140.84 feet; thence South 31°17'03" West a distance of 64.00 feet; thence South 09°44'57" West a distance of 130.67 feet



to a point hereinafter referenced as Reference Point #6; thence South 67°14'39" West a distance of 406.00 feet; thence South 82°13'28" West a distance of 161.81 feet to a point on the North line of the South 10.00 acres of the SE ¼ of the NE ¼ of said Section 35, said point hereinafter referenced as Reference Point #7; thence South 86°35'19" East, along the North line of said South 10 acres, a distance of 962.01 feet to the Point of Beginning. Except for all that part thereof in Old Pryor Road, which is a 40 foot county road recorded in Jackson County Missouri Road Record Book 4 at Page 625, and also except for all that part of Old Quarry Park Road, which is a 60-foot city road recorded in Jackson County Missouri as Document No. I-1101793 in Book I-2235 at Page 326 and also Document No. I-1101794 in Book I-2235 at Page 328.

AND ALSO

All that part of Grantor's real property and real property rights and interest in a controlled access tract of land located in the SE ¼ of the NE ¼ of Section 35, T48N, R32W, Jackson County, Missouri, described as follows:

Commencing at Reference Point #1 as referenced above; thence North 02°59'03" East, along the East line of the NE ¼ of said Section 35, a distance of 173.70 feet to the Point of Beginning; thence continuing North 02°59'03" East, along the East line of the NE ¼ of said Section 35, a distance of 85.66 feet to a point hereinafter referenced as Reference Point #2; thence North 87°12'44" West a distance of 194.05 feet; thence Northwesterly along a curve to the left that is non-tangent with the exit of the last described course, having an initial tangent bearing of North 37°38'32" West, a central angle of 19°14'11", a radius of 530.00 feet, an arc distance of 177.94 feet; thence North 56°52'43" West a distance of 103.37 feet to a point on the existing Northerly right-of-way line of Old Quarry Park Road, said point hereinafter referenced as Reference Point #3; thence South 34°00'04" West a distance of 60.01 feet to a point on the existing Southerly right-of-way line of Old Quarry Park Road, said point hereinafter referenced as Reference Point #4; thence Southwesterly along said existing Southerly right-of-way line, around a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South 57°05'48" East, a central angle of 52°27'56", a radius of 242.00 feet, an arc distance of 221.60 feet; thence South 04°37'52" East a distance of 173.74 feet to a point hereinafter referenced as Reference Point #5; thence South 56°12'36" East a distance of 125.45 feet; thence Northeasterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of North 30°31'51" East, a central angle of 22°13'38", a radius of 470.00 feet, an arc distance of 182.33 feet; thence North 52°45'28" East a distance of 114.47 feet to the Point of Beginning. Except for all that part of Old Quarry Park Road, which is a 60-foot city road recorded in Jackson County Missouri as Document No. I-1101793 in Book I-2235 at Page 326 and also Document No. I-1101794 in Book I-2235 at Page 328.

Also, all that part of Grantor's uneconomic remnant which includes all that part of Grantor's real property and real property rights and interest in a controlled access tract of land located in the SE ¼ of the NE ¼ of Section 35, T48N, R32W, Jackson County, Missouri, described as follows:



Commencing at Reference Point #1, as referenced above; thence South 81°14'19" West a distance of 204.88 feet; thence Northeasterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of North 30°31'51" East, a central angle of 22°13'38", a radius of 470.00 feet, an arc distance of 182.33 feet; thence North 52°45'28" East a distance 114.47 feet; thence South 02°59'03" West a distance of 173.70 feet to the Point of Beginning.

Parcel No:

51-800-01-06-01-3-00-000
51-800-01-06-01-2-00-000
51-800-01-04-02-1-00-000
51-800-01-04-01-1-00-000

Owner:

Jacomo Trucking, Inc.
Jacomo Trucking, Inc.
Jacomo Trucking, Inc.
Jacomo Trucking, Inc.

All that part of a tract of land recorded in Jackson County Missouri in Book I-3054 at Page 394 being a part of the Southeast ¼ of the Northeast ¼ of Section 35, Township 48 North, Range 32 West, in Lee's Summit, Jackson County, Missouri. Except all that part thereof in Old Pryor Road, which is a 40 foot county road recorded in Jackson County Missouri Road Record Book 4 at Page 625, and also except for all that part of Old Quarry Park Road, which is a 60-foot city road recorded in Jackson County Missouri as Document No. I-1101793 in Book I-2235 at Page 326 and also Document No. I-1101794 in Book I-2235 at Page 328. Also, except all that part thereof in the Route I-470 improvement recorded in Jackson County Missouri as Instrument Number 2007E0076763.

AND

All that part of a tract of land recorded in Jackson County Missouri in Book I-3054 at Page 394 being a part of the Southwest ¼ of the Northeast ¼ of Section 35, Township 48 North, Range 32 West, in Lee's Summit, Jackson County Missouri, lying Southerly of Northwest Quarry Park Road as recorded in Jackson County Missouri as Document No. I-1101793 in Book I-2235 at Page 326 and also Document No. I-1101794 in Book I-2235 at Page 328

Estimated Redevelopment Schedule

Redevelopment Project Area 1

<u>Sports Complex and Village</u>		<u>Commence</u>	<u>Complete</u>
RPA 1	- Acquisition	May 1, 2016	December 31, 2020
	- Blight Removal	May 1, 2016	November 1, 2025
	- Construction	May 1, 2019	November 1, 2025

Redevelopment Project Area 2

<u>Office & Commercial Development</u>		<u>Commence</u>	<u>Complete</u>
RPA 2	- Acquisition		(To be determined)
	- Blight Removal		
	- Construction		

Redevelopment Project Area 3

<u>Commercial Development</u>		<u>Commence</u>	<u>Complete</u>
RPA 3	- Acquisition		(To be determined)
	- Blight Removal		
	- Construction		



Exhibit 6-A - ESTIMATED TIF/CID REVENUE PROJECTIONS for RPA 1

GROWTH RATES			
BI-ANNUAL GROWTH RATE PILOTS	2.00%	PERCENTAGE OF PILOTS CAPTURED	100%
ANNUAL GROWTH RATE EATS	1.50%	(less 1.5% County Collection Fee)	
DISCOUNT RATE	5.75%	(less Taxing Districts PILOT Sharing)	
ESTIMATED ANNUAL SALES			

<u>Phase One</u>			
Lot 3, Sports Complex Concession	200,000		
Lot 9, 1st Floor Retail / Restaurant	13,646,000		
Lot 13, Paragon Plaza	0		
Total Phase One	13,846,000	PREDEVELOPMENT SALES	0
<u>Phase Two</u>			
Lot 7 Retail / Restaurant	11,962,000		
Lot 11, Entertainment Venue	3,500,000		
Lot 12, Restaurant	7,250,000		
Total Phase Two	22,712,000		
<u>Phase Three</u>			
Lot 15, Coffee Drive Thru	215,000		
Lot 18, Hotel Restaurant	450,000		
Total Phase Three	665,000		
<u>Phase Four</u>			
Lot 19, Hotel Restaurant	450,000		
Total Phase Four	450,000		
Total Annual Sales - All Phases	37,673,000		

ASSESSED VALUES			
	Pre-Development	Completion Year	IFMV - AV
IFMV L & I - Paragon Star Lot 1 Open Space	0		
IFMV L & I - Paragon Star Lot 3 Sports Complex	0	2020	0
IFMV L & I - Paragon Star Lot 4 Sports Complex Clubhouse	0		0
IFMV L & I - Paragon Star Lot 2, Replat Lot 7 Multi-Family & Retail	0	2021	0
IFMV L & I - Paragon Star Lot 2, Replat Lots 6 & 8 Parking	0	2021	0
IFMV L & I - Paragon Star Lot 2, Replat Lot 5 Open Space	0		0
IFMV L & I - Replat of Graham, Lot 9 Office & 1st Retail/Restaurant	9,212	2020	2,948
IFMV L & I - Replat of Graham, Lot 10 Medical Office Building	4,330	2020	1,385
IFMV L & I - Replat of Graham, Lot 11, Entertainment Venue	2,764	2021	884
IFMV L & I - Replat of Graham, Lot 12, Restaurant	2,211	2021	707
IFMV L & I - Replat of Graham, Lot 13, Paragon Plaza	12,160	2020	3,891
IFMV L & I - Replat of Graham, Lot 14, Drive Aisles and Parking	25,978	2020	8,313
IFMV L & I - Replat of Graham, Lot 15, Coffee Drive Thru	3,408	2022	1,091
IFMV L & I - Replat of Graham, Lot 16, MOB Shared Parking Lot	24,780	2020	7,930



Exhibit 6-A - ESTIMATED TIF/CID REVENUE PROJECTIONS for RPA 1

IFMV L & I - Replat of Graham, Lot 17, Parking Lot	17,871	2020	5,719
IFMV L & I - Replat of Graham, Lot 18, Hotel and related Parking	19,898	2022	6,367
IFMV L & I - Replat of Graham, Lot 19, Hotel and related Parking	16,858	2024	5,395
IFMV L & I - Replat of Graham, Lot 20, Utility Building	2,027	2022	649
IFMV Phase One	2020	IEAV LAND & IMPVMTS	30,186
IFMV Phase Two	2021		1,592
IFMV Phase Three	2022		8,107
IFMV Phase Four	2024		5,395
Total All Phases			45,279
<u>Post Development (70% of Costs)</u>		<u>Assessed Value</u>	
<u>Phase One</u>			
EFMV L & I - Lot 1 Paragon Star Concessions	1,400,000		448,000
EFMV L & I - Lot 9, Office and 1st Floor Retail /Restaurant	10,906,395		3,490,046
EFMV L & I - Lot 10, Medical Office Building	7,892,493		2,525,598
EFMV L & I - Lot 13, Paragon Plaza	700,000		224,000
EFMV L& I - Lot 14, Interior Drive Aisle and Adjacent Parking Areas	768,579		245,945
EFMV L & I - Lot 16, MOB Shared Parking Lot	594,508		190,243
EFMV L & I - Lot 17, Parking Lot	449,763		143,924
Total	22,711,738		7,267,756
<u>Phase Two</u>			
EFMV L & I - Lot 11, Entertainment Venue	2,631,189		841,980
EFMV L & I - Lot 12, Restaurant	2,261,542		723,693
EFMV L & I - Paragon Star Lot 2, Replat Lot 7 Retail / Restaurant	5,501,393		1,760,446
EFMV L & I - Paragon Star Lot 2, Replat Lot 7 Multi-Family	41,078,415		7,804,899
EFMV L & I - Paragon Star Lot 2, Replat Lot 7 Parking Garage	4,200,000		1,344,000
EFMV L & I - Paragon Star Lot 2, Replat Lots 6 & 8 Parking	700,000		224,000
Total	56,372,539		12,699,019
<u>Phase Three</u>			
EFMV L & I - Replat of Graham, Lot 15, Coffee Drive Thru	1,329,765		425,525
EFMV L & I - Replat of Graham, Lot 18, Hotel and related Parking	12,000,000		3,840,000
EFMV L & I - Replat of Graham, Lot 20, Utility Building	52,500		16,800
Total	13,382,265		4,282,325
<u>Phase Four</u>			
EFMV L & I - Replat of Graham, Lot 19, Hotel and related Parking	9,000,000		2,880,000
Total	9,000,000		2,880,000
Grand Total MV for Assessed Valuation	101,466,542		27,129,099



Exhibit 6-A - ESTIMATED TIF/CID REVENUE PROJECTIONS for RPA 1

LEVY RATES TOTAL		LEVY RATES 2019	
COMMERCIAL LAND & IMPROVEMENTS (Captured by TIF Levy)	8.2518%	2019	
EATS INFORMATION		Hickman Mills School District	5.5784%
City General Sales Tax	1.000%	Metro Community College	0.2047%
City Capital Improvement Sales Tax (Expires in 2034)	0.500%	Jackson County General	0.6110%
City Transportation Sales Tax	0.500%	Mental Health Fund	0.1008%
City Parks & Recreation Sales Tax (Expires in 2034)	0.250%	Mid-Continent Library	0.3633%
County Children's Services Tax	0.125%	City of Lee's Summit	1.3936%
County Drug Enforcement Sales Tax	0.250%		
County General Sales Tax	0.500%		
KC Zoological District Sales Tax	0.125%	TOTAL LEVY CAPTURED BY TIF	8.2518%
Jackson County Stadium Sales Tax	0.375%	Noncaptured Blind Pension	0.0300%
I-470 and View High CID Sales Tax	1.000%	Noncaptured Inventory Replacement	1.4370%
I-470 Western Gateway TDD	1.000%	Board of Disabled Services	0.0620%
Total Local Sales Tax	5.625%	TOTAL TAX LEVY*	9.7808%
Total State Sales Tax	4.225%		
Total Sales Tax within TIF Boundaries	9.850%		
Less			
County Sports Complex Sales Tax	0.375%		
State Sales Tax	4.225%		
Total Sales Tax Levies Captured by TIF	5.250%		



PILOTS

Exhibit 6-A - ESTIMATED TIF REVENUE PROJECTIONS for RPA 1 All Projects

YEAR	INITIAL EQUALIZED ASSESSED VALUE	PHASE ONE EAV	PHASE TWO EAV	PHASE THREE EAV	PHASE FOUR EAV	ASSESSED VALUE INCREMENT	Less 50% of AV above \$60M MV	PAYMENT IN LIEU OF TAX (PILOTS)
							(less 1.5% collect fee)	
2021	30,186	7,267,756				7,237,570		588,271
2022	31,778	0	19,966,775			19,934,997	17,617,498	1,431,954
2023	39,884	0		24,249,099		24,209,215	19,754,608	1,605,659
2024	39,884	0		24,249,099		24,209,215	19,754,608	1,605,659
2025	45,279	0			27,129,099	27,083,821	21,191,910	1,722,483
2026	45,279	27,129,099				27,083,821	21,191,910	1,722,483
2027	45,279	27,671,681				27,626,403	21,463,201	1,744,534
2028	45,279	27,671,681				27,626,403	21,463,201	1,744,534
2029	45,279	28,225,115				28,179,836	21,739,918	1,767,026
2030	45,279	28,225,115				28,179,836	21,739,918	1,767,026
2031	45,279	28,789,617				28,744,339	22,022,169	1,789,967
2032	45,279	28,789,617				28,744,339	22,022,169	1,789,967
2033	45,279	29,365,410				29,320,131	22,310,065	1,813,367
2034	45,279	29,365,410				29,320,131	22,310,065	1,813,367
2035	45,279	29,952,718				29,907,439	22,603,720	1,837,236
2036	45,279	29,952,718				29,907,439	22,603,720	1,837,236
2037	45,279	30,551,772				30,506,493	22,903,247	1,861,581
2038	45,279	30,551,772				30,506,493	22,903,247	1,861,581
2039	45,279	31,162,808				31,117,529	23,208,764	1,886,414
2040	45,279	31,162,808				31,117,529	23,208,764	1,886,414
2041	45,279	31,786,064				31,740,785	23,520,393	1,911,743
2042	45,279	31,786,064				31,740,785	23,520,393	1,911,743
2043	45,279	32,421,785				32,376,506	23,838,253	1,937,579
2044	15,093	23,736,144				23,721,051	19,510,525	1,585,820
						TOTAL:		\$41,423,643
		NPV AT:				5.75%		\$21,288,590



Exhibit 6-A - ESTIMATED TIF/CID REVENUE PROJECTIONS for RPA 1

(EATS AND EATS/PILOTS SUMMARY)

YEAR	NEW GENERAL RETAIL SALES	EXISTING GENERAL RETAIL SALES	RETAIL SALES INCREMENT	CITY GENERAL SALES TAX	CITY CAPITAL IMPROVEMENT TAX	CITY TRANSPORT SALES TAX	CITY PARKS / REC SALES TAX	COUNTY CHILDREN'S SERVICE TAX	COUNTY DRUG ENFORCEMENT TAX	COUNTY GENERAL SALES TAX	KANSAS CITY ZOOLOGICAL DISTRICT TAX	CID SALES TAX	Regional TDD	TOTAL EATS 50%	TOTAL PILOTS ALLOCATED TO PROJECT	TOTAL EATS, PILOTS	CUMULATIVE EATS, PILOTS	NPV CUMULATIVE EATS, PILOTS
2021	13,846,000	0	13,846,000	138,460	69,230	69,230	34,615	17,308	34,615	69,230	17,308	138,460	138,460	363,458	588,271	951,729	951,729	899,980
2022	36,765,690	0	36,765,690	367,657	183,828	183,828	91,914	45,957	91,914	183,828	45,957	367,657	367,657	965,099	1,431,954	2,397,054	3,348,783	3,043,448
2023	37,982,175	0	37,982,175	379,822	189,911	189,911	94,955	47,478	94,955	189,911	47,478	379,822	379,822	997,032	1,605,659	2,602,691	5,951,474	5,244,253
2024	38,551,908	0	38,551,908	385,519	192,760	192,760	96,380	48,190	96,380	192,760	48,190	385,519	385,519	1,011,988	1,605,659	2,617,647	8,569,120	7,337,351
2025	39,580,187	0	39,580,187	395,802	197,901	197,901	98,950	49,475	98,950	197,901	49,475	395,802	395,802	1,038,980	1,722,483	2,761,463	11,330,584	9,425,384
2026	40,173,889	0	40,173,889	401,739	200,869	200,869	100,435	50,217	100,435	200,869	50,217	401,739	401,739	1,054,565	1,722,483	2,777,048	14,107,632	11,411,026
2027	40,776,498	0	40,776,498	407,765	203,882	203,882	101,941	50,971	101,941	203,882	50,971	407,765	407,765	1,070,383	1,744,534	2,814,917	16,922,549	13,314,308
2028	41,388,145	0	41,388,145	413,881	206,941	206,941	103,470	51,735	103,470	206,941	51,735	413,881	413,881	1,086,439	1,744,534	2,830,973	19,753,521	15,124,366
2029	42,008,967	0	42,008,967	420,090	210,045	210,045	105,022	52,511	105,022	210,045	52,511	420,090	420,090	1,102,735	1,767,026	2,869,761	22,623,282	16,859,458
2030	42,639,102	0	42,639,102	426,391	213,196	213,196	106,598	53,299	106,598	213,196	53,299	426,391	426,391	1,119,276	1,767,026	2,886,302	25,509,584	18,509,663
2031	43,278,688	0	43,278,688	432,787	216,393	216,393	108,197	54,098	108,197	216,393	54,098	432,787	432,787	1,136,066	1,789,967	2,926,033	28,435,617	20,091,621
2032	43,927,869	0	43,927,869	439,279	219,639	219,639	109,820	54,910	109,820	219,639	54,910	439,279	439,279	1,153,107	1,789,967	2,943,074	31,378,690	21,596,275
2033	44,586,787	0	44,586,787	445,868	222,934	222,934	111,467	55,733	111,467	222,934	55,733	445,868	445,868	1,170,403	1,813,367	2,983,770	34,362,461	23,038,791
2034	45,255,589	0	45,255,589	452,556	226,278	226,278	113,139	56,569	113,139	226,278	56,569	452,556	452,556	1,187,959	1,813,367	3,001,326	37,363,787	24,410,898
2035	45,934,422	0	45,934,422	459,344		229,672		57,418	114,836	229,672	57,418	459,344	459,344	1,033,525	1,837,236	2,870,760	40,234,547	25,651,953
2036	46,623,439	0	46,623,439	466,234		233,117		58,279	116,559	233,117	58,279	466,234	466,234	1,049,027	1,837,236	2,886,263	43,120,810	26,831,866
2037	47,322,790	0	47,322,790	473,228		236,614		59,153	118,307	236,614	59,153	473,228	473,228	1,064,763	1,861,581	2,926,344	46,047,154	27,963,117
2038	48,032,632	0	48,032,632	480,326		240,163		60,041	120,082	240,163	60,041	480,326	480,326	1,080,734	1,861,581	2,942,315	48,989,469	29,038,697
2039	48,753,122	0	48,753,122	487,531		243,766		60,941	121,883	243,766	60,941	487,531	487,531	1,096,945	1,886,414	2,983,359	51,972,828	30,069,981
2040	49,484,418	0	49,484,418	494,844		247,422		61,856	123,711	247,422	61,856	494,844	494,844	1,113,399	1,886,414	2,999,813	54,972,642	31,050,569
2041	50,226,685	0	50,226,685	502,267		251,133		62,783	125,567	251,133	62,783	502,267	502,267	1,130,100	1,911,743	3,041,843	58,014,485	31,990,831
2042	50,980,085	0	50,980,085	509,801		254,900		63,725	127,450	254,900	63,725	509,801	509,801	1,147,052	1,911,743	3,058,795	61,073,280	32,884,923
2043	51,744,786	0	51,744,786	517,448		258,724		64,681	129,362	258,724	64,681	517,448	517,448	1,164,258	1,937,579	3,101,836	64,175,116	33,742,297
2044	33,308,751	0	33,308,751	333,088		166,544		41,636	83,272	166,544	41,636	333,088	333,088	749,447	1,585,820	2,335,267	66,510,383	34,352,687
	1,023,172,625	0	1,023,172,625	10,231,726	2,753,807	5,115,863	1,376,904	1,278,966	2,557,932	5,115,863	1,278,966	10,231,726	10,231,726	25,086,740	41,423,643	66,510,383		
						\$2,603,567			NPV TOTALS AT:			5.75%	\$5,207,134	\$13,064,096		\$34,352,687		

PROJECTED PRESENT VALUE SUMMARY OF TAXES GENERATED

	PRESENT VALUE NEW TAX REVENUE WITH TIF	PRESENT VALUE TAXES WITHOUT TIF (NO PROJECT)	PRESENT VALUE BENEFIT OF TIF (INCLUDES subtraction of Surplus PILOT)
<u>REAL PROPERTY</u>	<u>TIF (NEW REVENUE) TO DEVELOPMENT</u>		
CITY	4,902,431	6,728	3,819,840
STATE (BLIND PENSION)	105,535	145	0
MENTAL HEALTH	354,596	487	276,291
BOARD OF DISABLED SERVICES	218,105	299	0
SCHOOL DISTRICT	19,623,794	26,932	15,290,321
INVENTORY REPLACEMENT	3,583,123	6,938	0
METRO COMMUNITY COLLEGE	720,097	988	561,080
MID-CONTINENT LIBRARY	1,278,023	1,754	995,800
JACKSON COUNTY	2,149,387	2,950	1,674,743

<u>PERSONAL PROPERTY</u>	<u>BENEFIT (NEW REVENUE) TO TAXING DISTRICTS</u>		
CITY	545,083	0	545,083
STATE (BLIND PENSION)	11,734	0	11,734
MENTAL HEALTH	39,426	0	39,426
BOARD OF DISABLED SERVICES	24,250	0	24,250
SCHOOL DISTRICT	2,181,898	0	2,181,898
METRO COMMUNITY COLLEGE	80,065	0	80,065
MID-CONTINENT LIBRARY	142,099	0	142,099
JACKSON COUNTY	238,982	0	238,982

<u>SALES TAX</u>	<u>BENEFIT (NEW REVENUE) TO TAXING DISTRICTS</u>		
CITY (50%) (other 50% to Development)	5,654,228	0	5,654,228
CID (50%) (other 50% to Development)	2,512,990	0	2,512,990
TDD (50%)(other 50% to Development)	2,512,990	0	2,512,990
ZOO (50%) (other 50% to Development)	314,124	0	314,124
COUNTY (50%) (other 50% to Development)	2,198,866	0	2,198,866
STATE (100%)	21,234,767	0	21,234,767
COUNTY STADIUMS (100%)	1,884,743	0	1,884,743

PROJECTED PRESENT VALUE OF TAXES GENERATED TO TAXING DISTRICTS

COST BENEFIT SUMMARY (New Real Property (RPT), Personal Property (PPT), and Sales Tax Revenues (STR) - <u>Statutory TIE</u>)	PRESENT VALUE TOTAL NEW TAX REVENUE WITH TIF	PRESENT VALUE EXISTING TAX REVENUE WITHOUT TIF (NO PROJECT)	NET NEW TAX REVENUE COLLECTED BY TAXING DISTRICTS (without Surplus PILOT)
CITY (PPT & STR)	6,199,311	6,728	6,192,583
STATE (BLIND PENSION) (RPT & PPT)	117,269	145	117,124
MENTAL HEALTH (PPT)	39,426	487	38,940
BD OF DISABLED SERVICE (RPT & PPT)	242,355	299	242,056
SCHOOL DISTRICT (PPT)	2,181,898	26,932	2,154,966
INVENTORY REPLACEMENT (RPT)	3,583,123	6,938	3,576,186
MC COLLEGE (PPT)	80,065	988	79,077
MID-CONTINENT LIBRARY (PPT)	142,099	1,754	140,345
JACKSON COUNTY (PPT & STR)	2,437,849	2,950	2,434,899
STATE (STR)	21,234,767	0	21,234,767
CID (STR)	2,512,990	0	2,512,990
TDD (STR)	2,512,990	0	2,512,990
ZOO (STR)	314,124	0	314,124
COUNTY STADIUMS (STR)	1,884,743	0	1,884,743
TOTALS	43,483,009	47,220	43,435,789

GROWTH RATES	
Annual Growth Land & Improvement	2.0%
Annual Growth Sales	1.5%
ASSESSED VALUES	
IFMV Land & Improvements (Phase One)	30,186
IFMV Land & Improvement (Phase Two)	1,592
IFMV Land & Improvements (Phase Three)	8,107
IFMV Land & Improvements (Phase Four)	5,395
TOTAL	45,280
(Note: Phases 1-3 are sequential than skip Year 4 and Phase Four is in Year 5)	
LEVY RATES	
<u>REAL PROPERTY TAX</u>	
City	1.3936%
State (Blind Pension)	0.0300%
Mental Health	0.1008%
Board of Disabled Services	0.0620%
School District	5.5784%
Inventory Replacement	1.4370%
Metro Community College	0.2047%
Mid-Continent Library	0.3633%
Jackson County General	0.6110%
TOTAL	9.78080%
LEVY RATES	
<u>PERSONAL PROPERTY TAX</u>	
City	1.3936%
State (Blind Pension)	0.0300%
Mental Health	0.1008%
Board of Disabled Services	0.0620%
School District	5.5784%
Metro Community College	0.2047%
Mid-Continent Library	0.3633%
Jackson County General	0.6110%
TOTAL	8.3438%

DISCOUNT RATE	5.75%
Taxing Districts	
EAV Land & Improvements (One)	7,267,756
EAV Land & Improvements (Two)	12,699,019
EAV Land & Improvements (Three)	4,282,325
EAV Land & Improvements (Four)	2,880,000

Inventory Replacement Tax Only	
EAV For Inv Replacement Tax (One)	7,267,756
EAV For Inv Replacement Tax (Two)	4,894,119
EAV For Inv Replacement Tax (Three)	4,282,325
EAV For Inv Replacement Tax (Four)	2,880,000

ECONOMIC ACTIVITIES			
<u>PRE-DEVELOPMENT</u>			
IEAV Personal Property			0
Sales			0
<u>POST-DEVELOPMENT:</u>			
EAV Personal Property			4,675,000
Office	Year 1	\$1,400,000	1,400,000
Retail/Rest	Year 1	\$2,500,000	2,500,000
Hotel	Year 1	\$600,000	600,000
Apts	Year 1	\$175,000	175,000
Total Personal Property EAV			4,675,000

Sales Year 1	13,846,000
Sales Year 2	22,712,000
Sales Year 3	665,000
Sales Year 5	450,000

SALES TAX RATES	
City	2.250%
CID	1.000%
TDD	1.000%
Zoo	0.125%
County	0.875%
State	4.225%
County Stadiums	0.375%
TOTAL	9.850%

Year	Initial Equalized Assessed Value of Land & Improvements	Initial Equalized Assessed Value of Personal Property	Existing Sales
1	45,280	0	0
2	44,374	0	0
3	43,487	0	0
4	42,617	0	0
5	41,765	0	0
6	40,930	0	0
7	40,111	0	0
8	39,309	0	0
9	38,523	0	0
10	37,752	0	0
11	36,997	0	0
12	36,257	0	0
13	35,532	0	0
14	34,821	0	0
15	34,125	0	0
16	33,442	0	0
17	32,774	0	0
18	32,118	0	0
19	31,476	0	0
20	30,846	0	0
21	30,229	0	0
22	29,625	0	0
23	29,032	0	0

Real Property Tax	City	State Blind Pension	Mental Health	Disabled Services	School District	Inventory Replacement	Metro College	Library	County General	Total Real Property Taxes
	1.3936%	0.0300%	0.1008%	0.0620%	5.5784%	1.4370%	0.2047%	0.3633%	0.6110%	
	631	14	46	28	2,526	651	93	165	277	4,429
	618	13	45	28	2,475	638	91	161	271	4,340
	606	13	44	27	2,426	625	89	158	266	4,253
	594	13	43	26	2,377	612	87	155	260	4,168
	582	13	42	26	2,330	600	85	152	255	4,085
	570	12	41	25	2,283	588	84	149	250	4,003
	559	12	40	25	2,238	576	82	146	245	3,923
	548	12	40	24	2,193	565	80	143	240	3,845
	537	12	39	24	2,149	554	79	140	235	3,768
	526	11	38	23	2,106	542	77	137	231	3,692
	516	11	37	23	2,064	532	76	134	226	3,619
	505	11	37	22	2,023	521	74	132	222	3,546
	495	11	36	22	1,982	511	73	129	217	3,475
	485	10	35	22	1,942	500	71	127	213	3,406
	476	10	34	21	1,904	490	70	124	209	3,338
	466	10	34	21	1,866	481	68	121	204	3,271
	457	10	33	20	1,828	471	67	119	200	3,206
	448	10	32	20	1,792	462	66	117	196	3,141
	439	9	32	20	1,756	452	64	114	192	3,079
	430	9	31	19	1,721	443	63	112	188	3,017
	421	9	30	19	1,686	434	62	110	185	2,957
	413	9	30	18	1,653	426	61	108	181	2,898
	405	9	29	18	1,620	417	59	105	177	2,840
PRESENT VALUE	11,726	252	848	522	46,938	12,091	1,722	3,057	5,141	82,298
	6,728	145	487	299	26,932	6,938	988	1,754	2,950	47,220

Sales Tax	City	CID	TDD	Zoo	County	State	Stadiums	Total Sales Tax	Total Taxes
	2.250%	1.000%	1.000%	0.125%	0.875%	4.225%	0.375%		
	0	0	0	0	0	0	0	0	4,429
	0	0	0	0	0	0	0	0	4,340
	0	0	0	0	0	0	0	0	4,253
	0	0	0	0	0	0	0	0	4,168
	0	0	0	0	0	0	0	0	4,085
	0	0	0	0	0	0	0	0	4,003
	0	0	0	0	0	0	0	0	3,923
	0	0	0	0	0	0	0	0	3,845
	0	0	0	0	0	0	0	0	3,768
	0	0	0	0	0	0	0	0	3,692
	0	0	0	0	0	0	0	0	3,619
	0	0	0	0	0	0	0	0	3,546
	0	0	0	0	0	0	0	0	3,475
	0	0	0	0	0	0	0	0	3,406
	0	0	0	0	0	0	0	0	3,338
	0	0	0	0	0	0	0	0	3,271
	0	0	0	0	0	0	0	0	3,206
	0	0	0	0	0	0	0	0	3,141
	0	0	0	0	0	0	0	0	3,079
	0	0	0	0	0	0	0	0	3,017
	0	0	0	0	0	0	0	0	2,957
	0	0	0	0	0	0	0	0	2,898
	0	0	0	0	0	0	0	0	2,840
PRESENT VALUE	0	0	0	0	0	0	0	0	82,298
	0	0	0	0	0	0	0	0	47,220

YEAR	EQUALIZED ASSESSED VALUE LAND & IMPROVEMENTS	EQUALIZED ASSESSED VALUE INVENTORY REPLACEMENT	EQUALIZED ASSESSED VALUE PERSONAL PROPERTY	ANTICIPATED GENERAL SALES
1	7,267,756	7,267,756	1,400,000	13,846,000
2	19,966,775	12,161,875	3,136,800	36,558,000
3	24,249,100	16,444,200	3,205,871	37,223,000
4	24,249,100	16,444,200	2,789,107	37,781,345
5	27,129,100	19,324,200	2,446,620	38,798,065
6	27,671,682	19,710,684	1,986,655	39,380,036
7	28,225,116	20,104,898	1,512,341	39,970,737
8	28,789,618	20,506,996	5,116,755	40,570,298
9	29,365,410	20,917,136	4,154,805	41,178,852
10	29,952,719	21,335,478	3,689,986	41,796,535
11	30,551,773	21,762,188	3,210,288	42,423,483
12	31,162,808	22,197,432	2,715,369	43,059,835
13	31,786,065	22,641,380	2,204,879	43,705,733
14	32,421,786	23,094,208	1,678,464	44,361,319
15	33,070,222	23,556,092	5,678,805	45,026,739
16	33,731,626	24,027,214	4,611,189	45,702,140
17	34,406,258	24,507,758	4,095,313	46,387,672
18	35,094,384	24,997,913	3,562,922	47,083,487
19	35,796,271	25,497,872	3,013,638	47,789,739
20	36,512,197	26,007,829	2,447,074	48,506,585
21	37,242,441	26,527,986	1,862,835	49,234,184
22	37,987,289	27,058,545	6,302,592	49,972,697
23	38,747,035	27,599,716	5,117,705	50,722,287

REAL PROPERTY TAX	CITY	STATE BLIND PENSION	MENTAL HEALTH	DISABLES SERVICES	SCHOOL DISTRICT	INVENTORY REPLACEMENT	METRO COLLEGE	LIBRARY	COUNTY GENERAL	TOTAL REAL PROPERTY
	1.3936%	0.0300%	0.1008%	0.0620%	5.5784%	1.4370%	0.2047%	0.3633%	0.6110%	
	101,283	2,180	7,326	4,506	405,425	104,438	14,877	26,404	44,406	710,845
	278,257	5,990	20,127	12,379	1,113,827	174,766	40,872	72,539	121,997	1,840,754
	337,935	7,275	24,443	15,034	1,352,712	236,303	49,638	88,097	148,162	2,259,600
	337,935	7,275	24,443	15,034	1,352,712	236,303	49,638	88,097	148,162	2,259,600
	378,071	8,139	27,346	16,820	1,513,370	277,689	55,533	98,560	165,759	2,541,287
	385,633	8,302	27,893	17,156	1,543,637	283,243	56,644	100,531	169,074	2,592,112
	393,345	8,468	28,451	17,500	1,574,510	288,907	57,777	102,542	172,455	2,643,955
	401,212	8,637	29,020	17,850	1,606,000	294,686	58,932	104,593	175,905	2,696,834
	409,236	8,810	29,600	18,207	1,638,120	300,579	60,111	106,685	179,423	2,750,770
	417,421	8,986	30,192	18,571	1,670,882	306,591	61,313	108,818	183,011	2,805,786
	425,770	9,166	30,796	18,942	1,704,300	312,723	62,539	110,995	186,671	2,861,901
	434,285	9,349	31,412	19,321	1,738,386	318,977	63,790	113,214	190,405	2,919,139
	442,971	9,536	32,040	19,707	1,773,154	325,357	65,066	115,479	194,213	2,977,522
	451,830	9,727	32,681	20,102	1,808,617	331,864	66,367	117,788	198,097	3,037,073
	460,867	9,921	33,335	20,504	1,844,789	338,501	67,695	120,144	202,059	3,097,814
	470,084	10,119	34,001	20,914	1,881,685	345,271	69,049	122,547	206,100	3,159,770
	479,486	10,322	34,682	21,332	1,919,319	352,176	70,430	124,998	210,222	3,222,966
	489,075	10,528	35,375	21,759	1,957,705	359,220	71,838	127,498	214,427	3,287,425
	498,857	10,739	36,083	22,194	1,996,859	366,404	73,275	130,048	218,715	3,353,174
	508,834	10,954	36,804	22,638	2,036,796	373,733	74,740	132,649	223,090	3,420,237
	519,011	11,173	37,540	23,090	2,077,532	381,207	76,235	135,302	227,551	3,488,642
	529,391	11,396	38,291	23,552	2,119,083	388,831	77,760	138,008	232,102	3,558,415
	539,979	11,624	39,057	24,023	2,161,465	396,608	79,315	140,768	236,744	3,629,583
PRESENT VALUE	9,690,767	208,613	700,940	431,133	38,790,884	7,094,376	1,423,436	2,526,303	4,248,751	65,115,203
	4,902,431	105,535	354,596	218,105	19,623,794	3,583,123	720,097	1,278,023	2,149,387	32,935,091

PERSONAL PROPERTY TAX	CITY	STATE BLIND PENSION	MENTAL HEALTH	DISABLED SERVICES	SCHOOL DISTRICT	METRO COLLEGE	LIBRARY	COUNTY GENERAL	TOTAL PERSONAL PROPERTY
	1.3936%	0.0300%	0.1008%	0.0620%	5.5784%	0.2047%	0.3633%	0.6110%	TAXES
	19,510	420	1,411	868	78,098	2,866	5,086	8,554	116,813
	43,714	941	3,162	1,945	174,983	6,421	11,396	19,166	261,728
	44,677	962	3,232	1,988	178,836	6,562	11,647	19,588	267,491
	38,869	837	2,811	1,729	155,588	5,709	10,133	17,041	232,718
	34,096	734	2,466	1,517	136,482	5,008	8,889	14,949	204,141
	27,686	596	2,003	1,232	110,824	4,067	7,218	12,138	165,763
	21,076	454	1,524	938	84,364	3,096	5,494	9,240	126,187
	71,307	1,535	5,158	3,172	285,433	10,474	18,589	31,263	426,932
	57,901	1,246	4,188	2,576	231,772	8,505	15,094	25,386	346,669
	51,424	1,107	3,720	2,288	205,842	7,553	13,406	22,546	307,885
	44,739	963	3,236	1,990	179,083	6,571	11,663	19,615	267,860
	37,841	815	2,737	1,684	151,474	5,558	9,865	16,591	226,565
	30,727	661	2,223	1,367	122,997	4,513	8,010	13,472	183,971
	23,391	504	1,692	1,041	93,631	3,436	6,098	10,255	140,048
	79,140	1,704	5,724	3,521	316,786	11,625	20,631	34,697	473,828
	64,262	1,383	4,648	2,859	257,231	9,439	16,752	28,174	384,748
	57,072	1,229	4,128	2,539	228,453	8,383	14,878	25,022	341,705
	49,653	1,069	3,591	2,209	198,754	7,293	12,944	21,769	297,283
	41,998	904	3,038	1,868	168,113	6,169	10,949	18,413	251,452
	34,102	734	2,467	1,517	136,508	5,009	8,890	14,952	204,179
	25,960	559	1,878	1,155	103,916	3,813	6,768	11,382	155,431
	87,833	1,891	6,353	3,908	351,584	12,901	22,897	38,509	525,876
	71,320	1,535	5,159	3,173	285,486	10,476	18,593	31,269	427,011
PRESENT VALUE	1,058,300	22,782	76,548	47,083	4,236,238	155,449	275,890	463,993	6,336,283
	545,083	11,734	39,426	24,250	2,181,898	80,065	142,099	238,982	3,263,538

SALES TAX	CITY	CID	TDD	ZOO	COUNTY	STATE	STADIUM	TOTAL SALES TAXES	TOTAL TAXES
	2.250%	1.000%	1.000%	0.125%	0.875%	4.225%	0.375%		
	155,768	69,230	69,230	8,654	60,576	584,994	51,923	1,000,374	1,828,031
	411,278	182,790	182,790	22,849	159,941	1,544,576	137,093	2,641,316	4,743,798
	418,759	186,115	186,115	23,264	162,851	1,572,672	139,586	2,689,362	5,216,453
	425,040	188,907	188,907	23,613	165,293	1,596,262	141,680	2,729,702	5,222,019
	436,478	193,990	193,990	24,249	169,742	1,639,218	145,493	2,803,160	5,548,588
	443,025	196,900	196,900	24,613	172,288	1,663,807	147,675	2,845,208	5,603,082
	449,671	199,854	199,854	24,982	174,872	1,688,764	149,890	2,887,886	5,658,027
	456,416	202,851	202,851	25,356	177,495	1,714,095	152,139	2,931,204	6,054,969
	463,262	205,894	205,894	25,737	180,157	1,739,807	154,421	2,975,172	6,072,611
	470,211	208,983	208,983	26,123	182,860	1,765,904	156,737	3,019,800	6,133,470
	477,264	212,117	212,117	26,515	185,603	1,792,392	159,088	3,065,097	6,194,858
	484,423	215,299	215,299	26,912	188,387	1,819,278	161,474	3,111,073	6,256,778
	491,689	218,529	218,529	27,316	191,213	1,846,567	163,896	3,157,739	6,319,232
	499,065	221,807	221,807	27,726	194,081	1,874,266	166,355	3,205,105	6,382,226
	506,551	225,134	225,134	28,142	196,992	1,902,380	168,850	3,253,182	6,824,824
	514,149	228,511	228,511	28,564	199,947	1,930,915	171,383	3,301,980	6,846,498
	521,861	231,938	231,938	28,992	202,946	1,959,879	173,954	3,351,509	6,916,180
	529,689	235,417	235,417	29,427	205,990	1,989,277	176,563	3,401,782	6,986,490
	537,635	238,949	238,949	29,869	209,080	2,019,116	179,212	3,452,809	7,057,434
	545,699	242,533	242,533	30,317	212,216	2,049,403	181,900	3,504,601	7,129,017
	553,885	246,171	246,171	30,771	215,400	2,080,144	184,628	3,557,170	7,201,243
	562,193	249,863	249,863	31,233	218,631	2,111,346	187,398	3,610,527	7,694,818
	570,626	253,611	253,611	31,701	221,910	2,143,017	190,209	3,664,685	7,721,279
PRESENT VALUE	10,924,636	4,855,394	4,855,394	606,924	4,248,470	41,028,078	3,641,545	70,160,441	141,611,927
	5,654,228	2,512,990	2,512,990	314,124	2,198,866	21,234,767	1,884,743	36,312,709	72,511,337



Exhibit 6-C - ESTIMATED HOTEL SALES
AND GROSS RECEIPTS TAX REVENUE
PROJECTIONS

GROWTH RATES			
ANNUAL GROWTH RATE SALES	0.00%		
DISCOUNT RATE	5.75%		
ESTIMATED ANNUAL SALES			
One Hotel Bednights	30,576	Average Room Rate	119.00
120 rooms x 364 days x 70% occupancy			
		Annual Room Sales Total	3,638,544
Sales Tax Levy Rates			
City General Sales Tax	1.000%		
City Capital Improvement Sales Tax (Expires in 2034)	0.500%		
City Transportation Sales Tax	0.500%		
City Parks & Recreation Sales Tax (Expires in 2034)	0.250%		
County Children's Services Tax	0.125%		
County Drug Enforcement Sales Tax	0.250%		
County General Sales Tax	0.500%		
KC Zoological District Sales Tax	0.125%		
Jackson County Stadium Sales Tax	0.375%		
I-470 and View High CID Sales Tax	1.000%		
I-470 Western Gateway TDD	1.000%		
Total Local Sales Tax	5.625%		
Total State Sales Tax	4.225%		
Total Sales Tax	9.850%		
Gross Receipts Tax - Hotels, Motels & Similar Places of Business	5.000%		



Exhibit 6 - C - ESTIMATED HOTEL SALES
AND GROSS RECEIPTS TAX
REVENUE
PROJECTIONS

YEAR	HOTEL SALES	CITY GENERAL SALES TAX	CITY CAPITAL IMPROVEMENT TAX	CITY TRANSPORT SALES TAX	CITY PARKS / REC SALES TAX	COUNTY CHILDREN'S SERVICE TAX	COUNTY DRUG ENFORCEMENT TAX	COUNTY GENERAL SALES TAX	KANSAS CITY ZOOLOGICAL DISTRICT TAX	JACKSON COUNTY STADIUM TAX	CID SALES TAX	REGIONAL TDD SALES TAX	STATE SALES TAX	TOTAL SALES TAX	GROSS RECEIPTS TAX
2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2023	3,638,544	36,385	18,193	18,193	9,096	4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	358,397	199,847
2024	3,638,544	36,385	18,193	18,193	9,096	4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	358,397	199,847
2025	3,638,544	36,385	18,193	18,193	9,096	4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	358,397	199,847
2026	3,638,544	36,385	18,193	18,193	9,096	4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	358,397	199,847
2027	3,638,544	36,385	18,193	18,193	9,096	4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	358,397	199,847
2028	3,638,544	36,385	18,193	18,193	9,096	4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	358,397	199,847
2029	3,638,544	36,385	18,193	18,193	9,096	4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	358,397	199,847
2030	3,638,544	36,385	18,193	18,193	9,096	4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	358,397	199,847
2031	3,638,544	36,385	18,193	18,193	9,096	4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	358,397	199,847
2032	3,638,544	36,385	18,193	18,193	9,096	4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	358,397	199,847
2033	3,638,544	36,385	18,193	18,193	9,096	4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	358,397	199,847
2034	3,638,544	36,385	18,193	18,193	9,096	4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	358,397	199,847
2035	3,638,544	36,385		18,193		4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	331,108	198,483
2036	3,638,544	36,385		18,193		4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	331,108	198,483
2037	3,638,544	36,385		18,193		4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	331,108	198,483
2038	3,638,544	36,385		18,193		4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	331,108	198,483
2039	3,638,544	36,385		18,193		4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	331,108	198,483
2040	3,638,544	36,385		18,193		4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	331,108	198,483
2041	3,638,544	36,385		18,193		4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	331,108	198,483
2042	3,638,544	36,385		18,193		4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	331,108	198,483
2043	3,638,544	36,385		18,193		4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	331,108	198,483
2044	3,638,544	36,385		18,193		4,548	9,096	18,193	4,548	13,645	36,385	36,385	153,728	331,108	198,483
Total	80,047,968	800,480	218,313	400,240	109,156	100,060	200,120	400,240	100,060	300,180	800,480	800,480	3,382,027	7,611,834	4,382,990
NPV	5.75%	\$400,449	\$138,278	\$200,224	\$69,139	\$50,056	\$100,112	\$200,224	\$50,056	\$167,934	\$400,449	\$400,449	\$1,691,896	\$3,851,502	\$2,194,819



Exhibit 7-A - Estimated Redevelopment Project Costs

ESTIMATED REDEVELOPMENT PROJECT COSTS	Redevelopment Project Costs	Regional TDD	Community Improvement District	Tax Increment Financing Plan RPA#1	View High GO Bond	State of Missouri Project Funding	Jackson County, Missouri	Developer Equity or Private Financing
1. Real Property Costs								
Private Real Property	3,000,000							3,000,000
Property of City of Lee's Summit	1,006,494							1,006,494
Wetlands Mitigation	1,200,000			1,200,000				
Subtotal Real Property Costs	5,206,494			1,200,000				4,006,494
2. Sports Complex and Trails								
Sports Complex	16,500,000		3,300,000	13,200,000				
Sports Complex Concessions	2,000,000							2,000,000
Trail Head	700,000			700,000				
Subtotal Sports Complex and Trails	19,200,000		3,300,000	13,900,000				2,000,000
3. Roads, Utilities, & Infrastructure Improvements								
Lee's Summit Waterline Extension	1,300,000			1,300,000				
North Village Infrastructure	694,000							694,000
South Village Infrastructure	2,205,000							2,205,000
Storm Water Pipe (Village)	1,000,000			1,000,000				
TDD Parking Garage (Village)	8,000,000			2,000,000				4,000,000
Subtotal	32,399,000		3,300,000	18,200,000				8,899,000
Contractor Overhead & Profit (9%)	2,915,910		297,000	1,638,000				800,910
Architecture Engineering (8%)	2,591,920		264,000	1,456,000				711,920
Contingency (10%)	3,239,900		330,000	1,820,000				889,900
Meers Road	2,000,000					2,000,000		
Interchange, Roads, Parking Lots (TDD)*	38,176,015	32,329,141	215,716	4,441,157	1,000,000	2,000,000		240,000
* includes Regional TDD Projects from Exhibit 7-B, Parking Garage, and from TIF View High from DDI to Roundabout, and mass grading including storm, sanitary and water for Sports Complex.								
Sports Complex Technology	4,000,000							4,000,000
Total Sports Complex, Road, Utility, Infrastructure	85,322,745	32,329,141	4,406,716	27,555,157	1,000,000	4,000,000		15,541,730
4. Building Costs								
Village Development	149,033,900							149,033,900
Total Building Costs	149,033,900							149,033,900
5. Soft Costs								
Infrastructure	124,000		20,460	103,540				
Traffic Study	28,000		4,620	23,380				
Excise Tax	700,000							700,000
Environmental Impact Statement Wetlands	150,000		24,750	125,250				
Site Survey	25,000		4,125	20,875				
Other Studies (including not limited to RERC, HVS, hotel, Integra)	310,000		51,150	258,850				
Legal Fees - Development	550,000		90,750	459,250				
Legal Fees - Transaction	850,000		24,750	125,250				700,000
Other Professional Consultants, redevelopment, including City consultants	650,000		107,250	542,750				
Developer Fee	1,500,000		247,500	1,252,500				
Title Costs, closing costs, Taxes, Insurance & Misc	200,000		33,000	167,000				
Construction Interest and Financing Costs	455,000		62,688	379,925				
Total Soft Costs	\$5,542,000		\$671,043	\$3,458,570				\$1,400,000
TOTAL PROJECT COSTS	\$245,105,139	\$32,329,141	\$5,077,759	\$32,213,727	\$1,000,000	\$4,000,000	\$0	\$169,982,124
Total Project Costs (Rounded)	\$245,000,000	\$32,000,000	\$5,000,000	\$32,000,000	\$1,000,000	\$4,000,000		\$170,000,000
Percentage of Contribution to Project Costs		13.06%	2.04%	13.06%	0.41%	1.63%	0.00%	69.39%



Exhibit 7-B - Estimated
Regional TDD Project Costs

I-470 Western Gateway TDD Estimated Projects Costs	Redevelopment Project Costs	Regional TDD	Community Improvement District	Tax Increment Financing Plan RPA#1	View High GO Bond	State of Missouri Project Funding	Jackson County, Missouri	Developer Equity or Private Financing
Mass Grading, Interchange, and Initial Roads and Parking to Serve the Sports Complex								
Paragon Parkway & Bridges	5,269,255	5,269,255						
Storm Sewer (soccer complex)	574,490			574,490				
Seeding (by project) (\$232,000)								
Landscape (per project) (\$500,000)								
Erosion Control (4%) (by project) (\$542,000)								
Road TIF#1/GBA#1/KCMO- NO TDD	1,067,394			1,067,394				(N from DDI to Roundabout @ Pkwy)
Road TIF#3/GBA#3/TDD#1	1,576,135	1,576,135						(N. from Roundabout to Roundabout)
Road TIF#4/GBA#4/TDD#2	1,360,228	1,360,228						(River Road with Roundabout)
Roundabout (3) (by project) (\$1,500,000)								
Sanitary Sewer (soccer/village)	995,520			995,520				
Water Main within right of way	660,000		108,900	551,100				
Primary Electrical Duct Bank within right of way	937,500	937,500						
Parking Lot TIF#2 TDD#6	1,440,000	1,440,000						(West Lot - 265 - 280 spaces)
Road GBA#5/TDD#4	975,343	975,343						(N Drive-Roundabout - Property Line)
Road GBA#6/TDD#12 (East N-S Access Road)	0	0						(Trail Drive - PDP Req'd East Route)
Parking GB#3 & GB#4/TDD#6	1,760,000	1,760,000						(Northwest Lot - 320 spaces)
Subtotal	16,615,865	13,318,461	108,900	3,188,504	-			
Clear, Grubb, Cut,Fill, (Storm Structure \$175,000) (90/10)	4,017,000	3,616,000	66,165	334,835				
Mass Grading Pkge @100% #3 (Road TDD #4/ TDD #6)	2,904,253	2,904,253						
Improvements to Existing Interchange - TDD#7	6,000,000	5,000,000			1,000,000	4,000,000		Added Meers Road
Contractor Overhead & Profit (9%)	2,658,341	2,235,484	15,756	317,101				90,000
Architecture Engineering (8%)	1,882,969	1,587,097	14,005	281,867				
Contingency (10%)	2,261,587	1,831,846	10,890	318,850				150,000
DDI Engineering (Interchange)	786,000	786,000						(Design, includes Meers Road)
Traffic Safety and Operations (TSO) & CLOMR	300,000	300,000						
Interchange Inspection Services	750,000	750,000						(MODOT Req'd with Permit)
Total Mass Grade, Interchange, Roads, Parking	38,176,015	32,329,141	215,716	4,441,157	1,000,000	4,000,000	-	240,000
less Contingency		1,831,846						
Total Project Fund		30,497,295						
Paragon Parkway, Additional Parking and North of 98th Street N-S Access Road								
Parking Lot TIF#1 (now in funded total)	419,200			419,200				(South Lot County Land-593 spaces)
Parking Lot GBA#4/TDD#6	0	0						(North Major Trailhead 50 spaces)
Parking Garage TDD #13	8,000,000	2,000,000						6,000,000
Road GBA#7/TDD#12 (East N-S Access Road)	1,642,817	1,042,817		600,000				(North of 98th)
Subtotal	10,062,017	3,042,817		1,019,200				6,000,000
Contractor Overhead & Profit (9%)	905,582	273,854		91,728				540,000
Architecture Engineering (8%)	804,961	243,425		81,536				480,000
Contingency (10%)	1,006,202	304,282		152,880				900,000
Total - Parking Garage & Road to Bannister	12,778,762	3,864,378		1,345,344				7,920,000
Total I-470 Western Gateway TDD Projects	50,954,776	36,193,519	215,716	5,786,501	1,000,000	4,000,000	-	8,160,000



Paragon Star		Sources and Uses
Sources of Funding		
Developer and Specific Land Use Developers Debt		\$119,470,000
Equity (30%)		\$51,200,000
I-470 Western Gateway TDD	Bond Financing	\$32,330,000
View High GO Bond	Bond Financing	\$1,000,000
TIF (Traditional)/CID)	Bond Financing/Pay As You Go	\$37,000,000
MODOT Cost Share		\$4,000,000
Total Sources		\$245,000,000

Use of Funds		
Village Development	Private	\$149,033,900
North & South Village Infrastructure	Private	\$3,974,227
Parking Garage - Private	Private	\$5,080,000
Parking Garage - Contribution	TIF	\$2,540,000
Parking Garage - Contribution	TDD	\$2,000,000
Interchange, Roads, Parking Lots, Meers Road and Mass Grading with storm sanitary storm in Complex		
	TDD	\$32,300,000
	TIF	\$4,441,157
	CID	\$215,716
Meers Road and Interchange Contrib	MODOT Cost Share	\$4,000,000
Sports Complex	TIF/CID	\$20,955,000
Sports Complex Concessions	Private	\$2,540,000
Sports Complex Technology	Private	\$4,000,000
Trail Head	TIF/CID	\$889,000
Waterline, Storm Pipe	TIF	\$2,300,000
Land	Private	\$4,000,000
Wetland Credits	TIF	\$1,200,000
Soft Cost	Developer	\$1,400,000
	TIF/CID	\$4,131,000
Total Uses		\$245,000,000