

SEVENTH AMENDMENT
TO THE
ARLINGTON ROAD
TAX INCREMENT FINANCING PLAN

KANSAS CITY, MISSOURI

TIF COMMISSION APPROVAL:

DATE

RESOLUTION No.

CITY COUNCIL APPROVAL:

DATE

ORDINANCE No.

**SEVENTH AMENDMENT
TO THE
ARLINGTON ROAD
TAX INCREMENT FINANCING PLAN**

I. Introduction

The Seventh Amendment to the Arlington Road Tax Increment Financing Plan (the “Seventh Amendment”) shall amend the Arlington Road Tax Increment Financing Plan as approved by Ordinance No. 140916 and amended by Committee Substitute for Ordinance No. 150758, by Ordinance No. 160241, by Ordinance No. 170865, by Ordinance No. 180280, by Ordinance No. 190996 and by Ordinance No. 210981 (collectively referred to herein as the “Plan”).

The Seventh Amendment to Plan provides for (1) certain modifications to the description of the Redevelopment Area; (2) the addition of legal descriptions for Redevelopment Project Area 5 and Redevelopment Project Area 7; (3) certain modifications to Redevelopment Project Area 3, (4) the removal of all references to the potential Redevelopment Project Areas 1, 8, 9, 10, 11, 12, 13, 14 and 15, (5) certain modifications to the Site Maps, and (6) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications.

II. Specific Amendments

The Plan shall be amended as follows:

Amendment No. 1: Section I. of the Plan, entitled “Summary,” shall be deleted in its entirety and replaced with the following:

I. SUMMARY

The Arlington Road Tax Increment Financing Plan (the “Plan” or “Redevelopment Plan”) contemplates the construction of certain road and infrastructure improvements in an area generally bounded by Claycomo city limits on the north and on the east, Parvin Road on the south, and Worlds of Fun Avenue on the west in Kansas City, Clay County, Missouri.

It is anticipated that the road and infrastructure improvements will encourage construction of above- and below-ground development. The above-ground development area is approximately 344 acres, which currently includes four (4) Redevelopment Project Areas and, by virtue of subsequent amendments to the Plan and separate Ordinances passed by the City Council, may include an additional 14 separate Redevelopment Project Areas for anticipated development that will include construction of industrial uses, data centers and related improvements. The below-ground development area is approximately 375 acres, which includes eight (8) Redevelopment Project Areas and, by virtue of subsequent amendments to the Plan and separate Ordinances passed by the City

Council, may include an additional 21 separate Redevelopment Project Areas for anticipated development that will include construction of industrial uses and data centers.

The estimated Redevelopment Project Costs to implement the road and public infrastructure improvements contemplated by the Plan are approximately \$66,599,956, together with financing costs related thereto in the approximate amount of \$27,347,908 for an aggregate approximate amount of \$93,947,864, all of which is to be reimbursed from TIF Revenue (as hereafter defined) and contributions from the City of Kansas City, Missouri (the "City"). The Reimbursable Project Costs are identified on **Exhibit 4A**, attached to this Plan.

The total initial equalized assessed valuation of the Redevelopment Area according to 2014 records at the Clay County Assessor's Office is approximately \$17,611 for the above-ground portion of the Redevelopment Area and \$315,140 for the below-ground portion of the Redevelopment Area. The 2013 combined ad valorem property tax levy is \$8.6323 per \$100 assessed valuation. The 2013 annual ad valorem tax revenue from the Redevelopment Area was approximately \$1,520 for the above-ground portion of the Redevelopment Area and \$32,214 for the below-ground portion of the Redevelopment Area. Following the completion of all Public Infrastructure Improvements (as hereafter defined), it is estimated that the assessed value of the property located within the above-ground portion of the Redevelopment Area will increase to approximately \$51,607,570 and the assessed value of the property located within the below-ground portion of the Redevelopment Area will increase to approximately \$9,544,757.

Pursuant to the Act, tax increment financing allows for the use of Economic Activity Taxes and Payment in Lieu of Taxes generated and collected within the Redevelopment Project Areas for a twenty-three (23) year period to pay Reimbursable Project Costs. The estimated total Payments In Lieu of Taxes generated within the twelve (12) Redevelopment Project Areas legally described on **Exhibit 1B** and which will be available to pay Reimbursable Project Costs is approximately \$3,483,769 and the estimated total Payments in Lieu of Taxes that may be generated if the potential thirty-five (35) Redevelopment Project Areas depicted by the Site Map on **Exhibit 2** are presented to and approved by separate ordinance is \$76,505,540. The estimated total Economic Activity Taxes generated within the twelve (12) Redevelopment Project Areas legally described on **Exhibit 1B** and which will be available to pay Reimbursable Project Costs is approximately \$3,103,452 and the estimated total Economic Activity Taxes that may be generated if the potential thirty-five (35) Redevelopment Project Areas depicted on the Site Map on **Exhibit 2B** are presented to and approved by separate ordinance is \$13,248,096.

Upon the reimbursement of all Reimbursable Project Costs, Tax Increment Financing will be terminated and the Taxing Districts (as hereafter defined), subject to Section 99.850 RSMo., shall receive all taxes generated within the Redevelopment Area.

Amendment No. 2: Section III.B. of the Plan, entitled “Redevelopment Area”, shall be deleted in its entirety and replaced with the following:

- B. Redevelopment Area. The Redevelopment Area will consist of above-ground development area of approximately 344 acres and below-ground development area of approximately 375 acres in Kansas City, Clay County, Missouri (the “City”), as legally described on Exhibit 1.A., attached hereto (the “Redevelopment Area”). The legal descriptions of the Redevelopment Project Areas are set forth on Exhibit 1.B., attached hereto (the “Redevelopment Project Areas”).

Amendment No. 3: Section IV.C. of the Plan, entitled “Payments in Lieu of Taxes”, shall be deleted in its entirety and replaced with the following:

- C. Payments in Lieu of Taxes. One hundred percent (100%) of the projected Payments In Lieu of Taxes to be deposited in each Special Allocation Fund established in connection with the existing and potential Redevelopment Projects referenced herein and depicted on Exhibit 2B, during the time Tax Increment Financing remains in effect, is \$79,989,309, as shown in Exhibit 5, attached hereto, all of which will be made available to pay eligible Reimbursable Project Costs, in accordance with the Redevelopment Agreement. Any Payments in Lieu of Taxes that exceed the amount necessary for such reimbursement, subject to Section 99.850 RSMo., shall be declared surplus and shall be available for distribution to the Taxing Districts in the manner provided by the Act.

Amendment No. 4: Section IV.D. of the Plan, entitled “Economic Activity Taxes”, shall be deleted in its entirety and replaced with the following:

- D. Economic Activity Taxes. The projected Economic Activity Taxes to be deposited in each Special Allocation Fund established in connection with the existing and potential Redevelopment Projects referenced herein and depicted on Exhibit 2B, during the time Tax Increment Financing remains in effect, is \$16,387,547, as shown in Exhibit 5, attached hereto, all of which will be made available, upon annual appropriation by the City, to pay eligible Reimbursable Project Costs, in accordance with the Redevelopment Agreement.

Amendment No. 5: Section V of the Plan, entitled “Most Recent Equalized Assessed Valuation”, shall be deleted in its entirety and replaced with the following:

- V. MOST RECENT EQUALIZED ASSESSED VALUATION. The total initial equalized assessed valuation of the Redevelopment Area according to current records at the Clay County Assessor’s Office is approximately \$17,611 for the above around development area and \$315,140 for the under-ground development area. The current combined ad valorem property tax levy is projected to be \$8.6323 per \$100 assessed valuation. The 2013 annual ad valorem tax revenue from the Redevelopment Area was approximately \$1,520 for the above-ground

portion of the Redevelopment Area and \$32,214 for the below-ground portion of the Redevelopment Area. The total initial equalized assessed valuation of each Redevelopment Project Area will be determined prior to the time the Redevelopment Project Area is designated by Ordinance. Payments in Lieu of Taxes measured by subsequent increases in property tax revenue which would have resulted from increased valuation had Tax Increment Financing not been adopted will be segregated from taxes resulting from the Total Initial Equalized Assessed Valuation as defined herein, and deposited in the Special Allocation Fund for payment of Reimbursable Project Costs, in accordance with the Redevelopment Agreement.

Amendment No. 6: Section VI of the Plan, entitled “Estimated Equalized Assessed Valuation after Redevelopment”, shall be deleted in its entirety and replaced with the following:

VI. ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT. When the Public Infrastructure Improvements, together with all real property located within the Redevelopment Area that is supported by such Public Infrastructure Improvements have been completed, the total assessed valuation of the Redevelopment Area will be determined. It is estimated that the assessed value of the property located within the above-ground portion of the Redevelopment Area will increase to approximately \$51,607,570 and the assessed value of the property located within the below-ground portion of the Redevelopment Area will increase to approximately \$9,544,757.

Amendment No. 7: Exhibit 1.A., entitled “Legal Descriptions – Redevelopment Area” shall be deleted and replaced with Exhibit 1.A. to this Seventh Amendment.

Amendment No. 8: Exhibit 1.B., entitled “Legal Descriptions – Redevelopment Project Areas” shall be deleted and replaced with Exhibit 1B to this Seventh Amendment.

Amendment No. 9: Exhibit 2.A., entitled “Maps: Redevelopment Plan Area” shall be deleted and replaced with Exhibit 2.A. to this Seventh Amendment.

Amendment No. 10: Exhibit 2.B., entitled “Maps Redevelopment Project Areas” shall be deleted and replaced with Exhibit 2B to this Seventh Amendment.

Amendment No. 11: Exhibit 2.C., entitled “Site Plans and Renderings” shall be deleted and replaced with Exhibit 2.C. to this Seventh Amendment.

Amendment No. 12: Exhibit 5., entitled “Estimated Annual Increase in Assessed Value and Resulting Payments In Lieu Of Taxes and Projected Economic Activity Taxes” shall be deleted and replaced with Exhibit 5 to this Seventh Amendment.

Amendment No. 7

**EXHIBIT 1.A.
LEGAL DESCRIPTION – REDEVELOPMENT PLAN AREA**

ABOVE-GROUND REDEVELOPMENT AREA:

A TRACT OF LAND IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 50 NORTH, RANGE 32 WEST, THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 50 NORTH, RANGE 32 WEST, THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 51 NORTH, RANGE 32 WEST, AND THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 35 TOWNSHIP 51 NORTH, RANGE 32 WEST ALL OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS P.L.S. 2000147866, AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 89°13'15" WEST, ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,265.49 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED SAID POINT ALSO BEING THE POINT OF BEGINNING OF RANDOLPH CORNERS 10TH/ PLAT, A PLAT RECORDED IN THE CLAY COUNTY RECORDER OF DEEDS IN BOOK 12 AT PAGE 58; THENCE NORTH 00°23'38" EAST, ALONG THE EAST LINE OF SAID RANDOLPH CORNERS 10TH/ PLAT AND THE EXTENSION THEREOF, 2,008.81 FEET; THENCE LEAVING SAID LINE, NORTH 64°28'03" EAST, 1,239.99 FEET; THENCE SOUTH 89°54'49" EAST, 682.66 FEET; THENCE NORTH 56°39'53" EAST, 1,060.40 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF THE NORFOLK AND WESTERN RAILROAD AS NOW ESTABLISHED; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 41°37'47" EAST WITH A RADIUS OF 2,080.08 FEET, A CENTRAL ANGLE OF 06°27'47" AND AN ARC DISTANCE OF 234.63 FEET TO A POINT BEING THE NORTHERLY MOST CORNER OF LOT 37, HUNT MIDWEST BUSINESS PARK - SIXTH PLAT, A PLAT RECORDED IN THE CLAY COUNTY RECORDER OF DEEDS IN BOOK I AT PAGE 112.1; THENCE ON THE NORTHWESTERLY PLAT LINE OF SAID HUNT MIDWEST BUSINESS PARK - SIXTH PLAT, THE FOLLOWING 8 CALLS, SOUTH 41°02'08" WEST, 1,278.59 FEET; THENCE SOUTH 00°00'00" EAST, 847.67 FEET; THENCE SOUTH 34°37'23" EAST, 605.52 FEET; THENCE SOUTH 00°42'34" EAST, 314.46 FEET; THENCE SOUTH 33°01'40" EAST, 277.53 FEET; THENCE SOUTH 00°00'00" EAST, 81.95 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 89°17'02" EAST WITH A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 12°28'18" AND AN ARC DISTANCE OF 163.25 FEET; THENCE SOUTH 13°11'15" WEST, 10.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHEAST 48TH/ STREET ALSO BEING NORTH ARLINGTON AVENUE DEDICATED BY BOOK 8464 PAGE 111 AND AFFIDAVIT BOOK 8610 PAGE 118; THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 76°48'45" EAST WITH A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 22°31'53" AND AN ARC DISTANCE OF 291.00 FEET; THENCE SOUTH

54°16'52" EAST, 136.49 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 35°43'08" AND AN ARC DISTANCE OF 411.45 FEET; THENCE NORTH 90°00'00" EAST, 250.56 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 91°19'14" AND AN ARC DISTANCE OF 1,179.45 FEET; THENCE SOUTH 01°19'14" WEST, 430.09 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 88°41'54" WEST, 589.78 FEET; THENCE SOUTH 01°18'06" WEST, 99.98 FEET TO A POINT ON THE NORTHERLY PLAT LINE OF HUNT MIDWEST BUSINESS PARK - FIFTH PLAT A PLAT RECORDED IN THE CLAY COUNTY RECORDER OF DEEDS IN BOOK H AT PAGE 156 ; THENCE ON SAID NORTHERLY PLAT LINE NORTH 88°41'54" WEST, 312.15 FEET; THENCE SOUTH 01°18'06" WEST, 510.91 FEET TO A POINT ON THE NORTHERLY PLAT LINE OF MINOR LOT CONSOLIDATION PLAT RECORDED IN CLAY COUNTY RECORDER OF DEEDS AT BOOK H, PAGE 53; THENCE ON SAID NORTHERLY PLAT LINE, NORTH 88°41'54" WEST, 649.72 FEET; THENCE SOUTH 02°27'36" EAST, 22.53 FEET; THENCE SOUTH 69°00'37" WEST, 353.66 FEET; THENCE SOUTH 82°54'45" WEST, 229.08 FEET TO A POINT ON THE EASTERLY PLAT LINE OF HUNT MIDWEST BUSINESS PARK - SECOND PLAT A PLAT RECORDED IN THE CLAY COUNTY RECORDER OF DEEDS IN BOOK G AT PAGE 181; THENCE ON SAID RECORDED PLAT LINE, NORTH 11°42'53" WEST, 420.70 FEET; THENCE SOUTH 52°54'38" WEST, 1,272.13 FEET; THENCE SOUTH 60°10'53" WEST, 60.00 FEET; THENCE SOUTH 71°00'48" WEST, 716.87 FEET; THENCE NORTH 89°18'02" WEST, 534.67 FEET TO THE NORTHWEST CORNER OF SAID RECORDED PLAT; THENCE LEAVING SAID NORTH LINE, NORTH 00°42'01" EAST, 242.57 FEET; THENCE NORTH 89°27'50" WEST, 7.24 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 3, TOWNSHIP 50 NORTH, RANGE 32 WEST; THENCE ON THE WEST LINE OF THE SAID EAST HALF, NORTH 00°44'11" EAST, 2,643.50 TO THE NORTHWEST CORNER OF THE SAID EAST HALF; THENCE ON THE NORTH LINE OF THE SAID EAST HALF, SOUTH 89°13'15" EAST, 31.02 FEET TO THE POINT OF BEGINNING. CONTAINING 14,994,749 SQUARE FEET OR 344.23 ACRES, MORE OR LESS. ALL LYING ABOVE THE WINTERSET LEDGE OF LIMESTONE ROCK. IN AREAS WHERE THE WINTERSET LEDGE IS ABSENT, LYING ABOVE THE BETHANY FALLS LEDGE. ALL OTHER AREAS WHERE NO LEDGE IS PRESENT LYING ABOVE THE ELEVATION 720 (NAVD88).

BELOW-GROUND REDEVELOPMENT AREA:

All that part of Sections 2 and 3, Township 50 North, Range 32 West, all being in Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 2; thence South 00°37'50" West, along the East line of said Southwest Quarter, 2,000.61 feet; thence North 89°22'10" West, 1,373.64 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°01'45" West, 3,107.23 feet; thence South 01°24'27" West, 597.17 feet; thence North 89°13'05" West, 606.30 feet; thence North 89°03'18" West, 285.42 feet; thence North 00°30'36" East, 4,844.60 feet; thence South 88°55'12" East, 3,593.30 feet; thence South 01°05'43" West, 390.61 feet; thence South 00°33'24" West, 1,621.88 feet; thence North 90°00'00" East, 102.89 feet; thence South 00°33'24" West, 879.94 feet; thence North 90°00'00" East, 192.43 feet; thence South 00°00'00" East, 587.19 feet; thence South 88°53'31" East, 126.71 feet; thence South 00°58'15" West, 763.53 feet to the Point of Beginning. Containing 16,345,311 square feet or 375.24 acres, more or less. All lying below the bottom of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88).

Amendment No. 8

EXHIBIT 1.B. LEGAL DESCRIPTIONS – REDEVELOPMENT PROJECT AREAS

Original TIF Plan, Ordinance 140916 – November 6, 2014 **Below-Ground Redevelopment Project Area A-1**

A tract of land in the Southwest Quarter of Section 2, Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 00°40'32" East, along the East line of said Southwest Quarter, 1,311.92 feet; thence South 90°00'00" West, 1,105.02 feet; thence South 00°00'00" East, 21.00 feet; thence South 90°00'00" West, 341.18 feet; thence South 00°00'00" East, 126.94 feet to the Point of Beginning of the tract of land to be herein described; thence continuing South 00°00'00" East, 298.58 feet; thence South 90°00'00" West, 100.00 feet; thence North 00°00'00" East, 298.58 feet; thence North 90°00'00" East, 100.00 feet to the Point of Beginning. Containing 29,858 square feet or 0.69 acres, more or less. All lying below the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88).

First Amendment, Ordinance 150758 – September 17, 2015 **Below-Ground Redevelopment Project Area F**

A tract of land in the South Half of Section 3, Township 50 North, Range 32 West of the 5th Principal Meridian, all lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88), in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of Section 2, Township 50 North, Range 32 West of the 5th Principal Meridian; thence North 00°40'32" East, along the East line of said Southwest Quarter, 708.86 feet; thence North 89°19'28" West, 2,546.16 feet; thence North 89°11'38" West, 870.33 feet; thence North 89°17'57" West, 1,016.38 feet; thence South 00°42'27" West, 40.00 feet to the Point of Beginning of the tract of land to be herein described; thence South 00°38'01" West, 498.14 feet; thence North 89°24'17" West, 236.32 feet; thence South 01°05'26" West, 64.92 feet; thence North 89°09'57" West, 605.08 feet; thence North 00°30'36" East, 560.75 feet; thence South 89°23'25" East, 843.13 feet to the Point of Beginning. Containing 458,353 square feet or 10.52 acres, more or less.

Below-Ground Redevelopment Project Area G1

A tract of land in the Southwest Quarter of Section 2 and the South Half of Section 3, both in Township 50 North, Range 32 West of the 5th Principal Meridian, all lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88), in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of said Southwest Quarter of said Section 2; thence North 00°40'32" East, along the East line of said Southwest Quarter, 708.86 feet; thence North 89°19'28" West, 2,546.16 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°11'38" West, 870.33 feet to a point hereafter known as Point "A"; thence North 00°43'54" East, 540.44 feet;

thence South 89°36'32" East, 869.89 feet; thence South 00°40'59" West, 546.74 feet to the Point of Beginning. Containing 472,982 square feet or 10.86 acres, more or less.

Below-Ground Redevelopment Project Area I1

A tract of land in the Southwest Quarter of Section 2 and the South Half of Section 3, both in Township 50 North, Range 32 West of the 5th Principal Meridian, all lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88), in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at said Point "A"; thence North 89°17'57" West, 1,016.38 feet to a point hereafter known as Point "B", said point being the Point of Beginning of the tract of land to be herein described; thence North 89°23'25" West, 869.02 feet; thence North 00°46'55" East, 866.66 feet; thence South 89°32'05" East, 869.03 feet; thence South 00°46'55" West, 868.85 feet to the Point of Beginning. Containing 754,096 square feet or 17.31 acres, more or less.

Second Amendment, Ordinance 160241 – April 7, 2016 **Above-Ground Redevelopment Project Area 2**

All that part of the Northwest Quarter of Section 2, Township 50 North, Range 32 West, of the 5th Principal Meridian in Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northeast corner of the Northeast Quarter; thence North 89°31'30" West, along the North line of said Northeast Quarter, 2,610.25 feet to the Northwest corner said Northeast Quarter; thence South 87°46'42" West, 1,197.31 feet to the Point of Beginning of the tract of land to be herein described; thence South 00°09'13" East, 785.05 feet; thence North 89°31'45" West, 926.91 feet; thence North 00°26'53" East, 785.00 feet; thence South 89°31'45" East, 918.66 feet to the Point of Beginning. Containing 724,385 square feet or 16.63 acres, more or less. All lying above the Winterset Ledge of limestone rock.

Property Description:

Above-Ground Redevelopment Project Area 3 (Modified by the Seventh Amendment)

A tract of land in the Southwest Quarter of Section 35 Township 51 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as follows: Beginning at the Southernmost Southwest corner of Tract I, HUNT MIDWEST BUSINESS PARK-SIXTH PLAT, a subdivision of land in said Kansas City recorded as Instrument Number 2020034887 in Book I at Page 112.1 in the Clay County Recorder of Deeds Office also being a point on the proposed Northerly right-of-way line of Northeast 48th Street; thence South 89°26'40" West on said proposed Northerly right-of-way line, 398.05 feet; thence leaving said proposed Northerly right-of-way line North 00°15'10" East, 243.96 feet; thence North 19°59'06" West, 715.16 feet; thence South 89°33'41" East, 292.30 feet to a point on the Westerly line of said Tract I; thence South 34°37'23" East on said Westerly line, 341.33 feet; thence South 00°42'34" East on said Westerly line, 314.46 feet; thence South 33°01'40" East on said Westerly line, 277.53 feet; thence South 00°00'00" East on said Westerly line, 81.95 feet to the Point of Beginning. Containing 307,434 square feet or 7.06 acres, more or less.

Third Amendment, Ordinance 170865 – November 9, 2017
Below-Ground Redevelopment Project Area H1

A tract of land in the Southeast Quarter of Section 3, Township 50 North, Range 32 West of the 5th Principal Meridian, all lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88), in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of Section 2, Township 50 North, Range 32 West; thence North 00°40'32" East, along the East line of said Southwest Quarter, 710.90 feet; thence North 89°19'28" West, 3,456.49 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°17'58" West, 936.38 feet; thence North 00°46'55" East, 891.91 feet to a point of intersection of the westerly extension of the northerly face of building; thence on the said extension of the northerly face of building South 89°38'08" East, 377.66 feet; thence on the northerly face of building, South 00°26'05" West, 7.28 feet; thence on the northerly face of building and the easterly extension thereof; South 89°39'05" East, 557.91 feet; thence South 00°43'54" West, 890.28 feet to the Point of Beginning.

Fifth Amendment, Ordinance 190996 – December 19, 2019
Below-Ground Redevelopment Project Area A2

A tract of land in the Southwest Quarter of Section 2, Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as TIF boundary as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 00°40'32" East on the East line of said Southwest Quarter, 840.74 feet; thence leaving said East line, North 89°19'28" West, 1,542.97 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°14'23" West, 94.46 feet; thence North 00°48'10" East, 304.74 feet; thence South 89°37'34" East, 93.75 feet; thence South 00°40'12" West, 305.38 feet to the Point of Beginning. Containing 28,708 square feet or 0.66 acres, more or less. All lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88).

Below-Ground Redevelopment Project Area J1

A tract of land in the Southwest and Northwest Quarter of Section 2 and Southeast and Northeast Quarter of Section 3, Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as TIF boundary as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 00°40'32" East, on the East line of said Southwest Quarter, 1,469.61 feet; thence leaving said East line, North 89°19'28" West, 2,461.74 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°25'30" West, 486.58 feet; thence North 00°35'13" East, 1,541.36 feet; thence South 89°19'48" East, 488.81 feet; thence South 00°40'12" West, 1,540.55 feet to the Point of Beginning. Containing 751,517 square feet or 17.25 acres, more or less. All lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88)

Sixth Amendment, Ordinance 210981 – November 10 , 2021
Below-Ground Redevelopment Project Area G2

A tract of land in the Southeast and Northeast Quarter of Section 3 and the Northwest Quarter of Section 2, Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as TIF boundary as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 2; thence North 00°40'32" East, on the East line of said Southwest Quarter, 1,469.61 feet; thence leaving said East line, North 89°19'28" West, 2,948.32 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°25'30" West, 487.44 feet; thence North 00°43'54" East, 133.40 feet; thence North 89°39'05" West, 488.66 feet; thence North 00°43'54" East, 891.18 feet; thence South 89°39'05" East, 488.66 feet; thence North 00°43'54" East, 862.10 feet; thence South 89°19'48" East, 971.99 feet; thence South 00°40'12" West, 344.50 feet; thence North 89°19'48" West, 488.81 feet; thence South 00°35'13" West, 1,541.36 feet to the Point of Beginning. Containing 1,518,913 square feet or 34.87 acres, more or less. All lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88)

Seventh Amendment, Ordinance 22xxxx – February , 2022
Above-Ground Redevelopment Project Area 5

Part of Lot 38, HUNT MIDWEST BUSINESS PARK-SIXTH PLAT, a subdivision of land in the Northwest and Northeast Quarter of Section 2, Township 50 North, Range 32 West, and Northwest, Southwest and Southeast Quarter of Section 35, Township 51 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri recorded as Instrument No. 2020034887 in Book I at Page 112.1 in Clay County Recorder of Deeds Office being bounded and described by Jason S. Roudebush , P.L.S. 2002014092 as follows: Commencing at the Northwest Corner of Tract E-1, HUNT MIDWEST BUSINESS PARK-FIFTH PLAT, a subdivision in said Kansas City, recorded as Instrument Number 2016013273 in Book H, at Page 156 in said Clay County Recorder of Deeds Office; thence South 88°41'54" East on the Easterly line of said Lot 38 also being the North line of said Tract E-1, a distance of 126.17 feet to the Point of Beginning of the tract of land to be herein described; thence leaving said Easterly line and said North line, North 00°00'00" East, 1,131.54 feet; thence North 90°00'00" East, 95.79 feet; thence North 00°00'00" East, 56.09 feet to a point on the existing Southerly right-of-way line of NE 48th Street as established by General Warranty Deed recorded as Instrument No. 2019021051 in Book 8464 at Page 111 in said Clay County Recorder of Deeds Office and revised by Affidavit recorded as Instrument No. 2020005459 in Book 8610 at Page 118 in said Clay County Recorder of Deeds Office; thence Southeasterly on said existing Southerly right-of-way line and the existing Westerly right-of-way line of N Arlington Avenue as established by said General Warranty Deed and revised by said Affidavit, along a curve to the right having an initial tangent bearing of South 85°50'34" East with a radius of 660.00 feet, a central angle of 87°09'48" and an arc distance of 1,004.05 feet; thence South 01°19'14" West on said existing Westerly right-of-way line, 430.11 feet; thence leaving said existing Westerly right-of-way line North 88°41'44" West , 509.78 feet; thence South 01°18'06" West, 99.98 feet to a point on said Easterly line of said Lot 38 also being said North line of said Lot 32; thence North 88°41'54" West on said Easterly line and said North line, 185.98 feet to the Point of Beginning. Containing 694,440 square feet or 15.94 acres, more or less. All lying above the Winterset Ledge of

Limestone rock. In areas where the Winterset Ledge is absent, lying above the Bethany Falls Ledge. All other areas where no ledge is present lying above the elevation 720 (NAVD88)

Above-Ground Redevelopment Project Area 7

Part of Lot 38, HUNT MIDWEST BUSINESS PARK-SIXTH PLAT, a subdivision of land in the Northwest and Northeast Quarter of Section 2, Township 50 North, Range 32 West, and Northwest, Southwest and Southeast Quarter of Section 35, Township 51 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri recorded as Instrument No. 2020034887 in Book I at Page 112.1 in Clay County Recorder of Deeds Office being bounded and described by Jason S. Roudebush, P.L.S. 2002014092 as follows:

Beginning at the Northwest Corner of Tract E-1, HUNT MIDWEST BUSINESS PARK-FIFTH PLAT, a subdivision in said Kansas City, recorded as Instrument Number 2016013273 in Book H, at Page 156 in said Clay County Recorder of Deeds Office; thence South 01°18'06" West on the Easterly line of said Lot 38 also being the West line of said Tract E-1 a distance of, 60.91 feet; thence leaving said Easterly and said West line, North 88°41'54" West, 833.97 feet to a point on the West line of said Lot 38; thence North 00°00'00" East on said Easterly line, 1,549.34 feet to the Northwest corner of said Lot 38 also being a point on the existing Southerly right-of-way line of NE 48th Street as established by General Warranty Deed recorded as Instrument No. 2019021051 in Book 8464 at Page 111 in said Clay County Recorder of Deeds Office and revised by Affidavit recorded as Instrument No. 2020005459 in Book 8610 at Page 118 in said Clay County Recorder of Deeds Office; thence Southeasterly on said existing Southerly right-of-way line also being the Northerly line of said Lot 38, along a curve to the right having an initial tangent bearing of South 75°07'10" East with a radius of 660.00 feet, a central angle of 20°50'18" and an arc distance of 240.04 feet; thence South 54°16'52" East on said existing Southerly right-of-way line and said Northerly line, 136.49 feet; thence Easterly on said existing Southerly right-of-way line and said Northerly line, along a curve to the left being tangent to the last described course with a radius of 740.00 feet, a central angle of 35°43'08" and an arc distance of 461.33 feet; thence North 90°00'00" East on said existing Southerly right-of-way line and said Northerly line, 250.56 feet; thence Easterly on said existing Southerly right-of-way line and said Northerly line, along a curve to the right being tangent to the last described course with a radius of 660.00 feet, a central angle of 04°09'26" and an arc distance of 47.89 feet; thence leaving said existing Southerly right-of-way line and said Northerly line, South 00°00'00" East, 56.09 feet; thence North 90°00'00" West, 95.79 feet; thence South 00°00'00" East, 1,131.54 feet to a point on the North line of said Tract E-1; thence North 88°41'54" West on said North line, 126.17 feet to the Point of Beginning. Containing 1,288,197 square feet or 29.57 acres, more or less. All lying above the Winterset Ledge of Limestone rock. In areas where the Winterset Ledge is absent, lying above the Bethany Falls Ledge. All other areas where no ledge is present lying above the elevation 720 (NAVD88)

Amendment No. 9

**EXHIBIT 2.A.
MAPS: REDEVELOPMENT PLAN AREA**

ARLINGTON TIF PLAN
7TH AMENDMENT
PROJECT AREA & REDEVELOPMENT
Exhibit 2A
12/17/2021

LEGEND (PROPOSED & FUTURE)

ARLINGTON TIF AREA

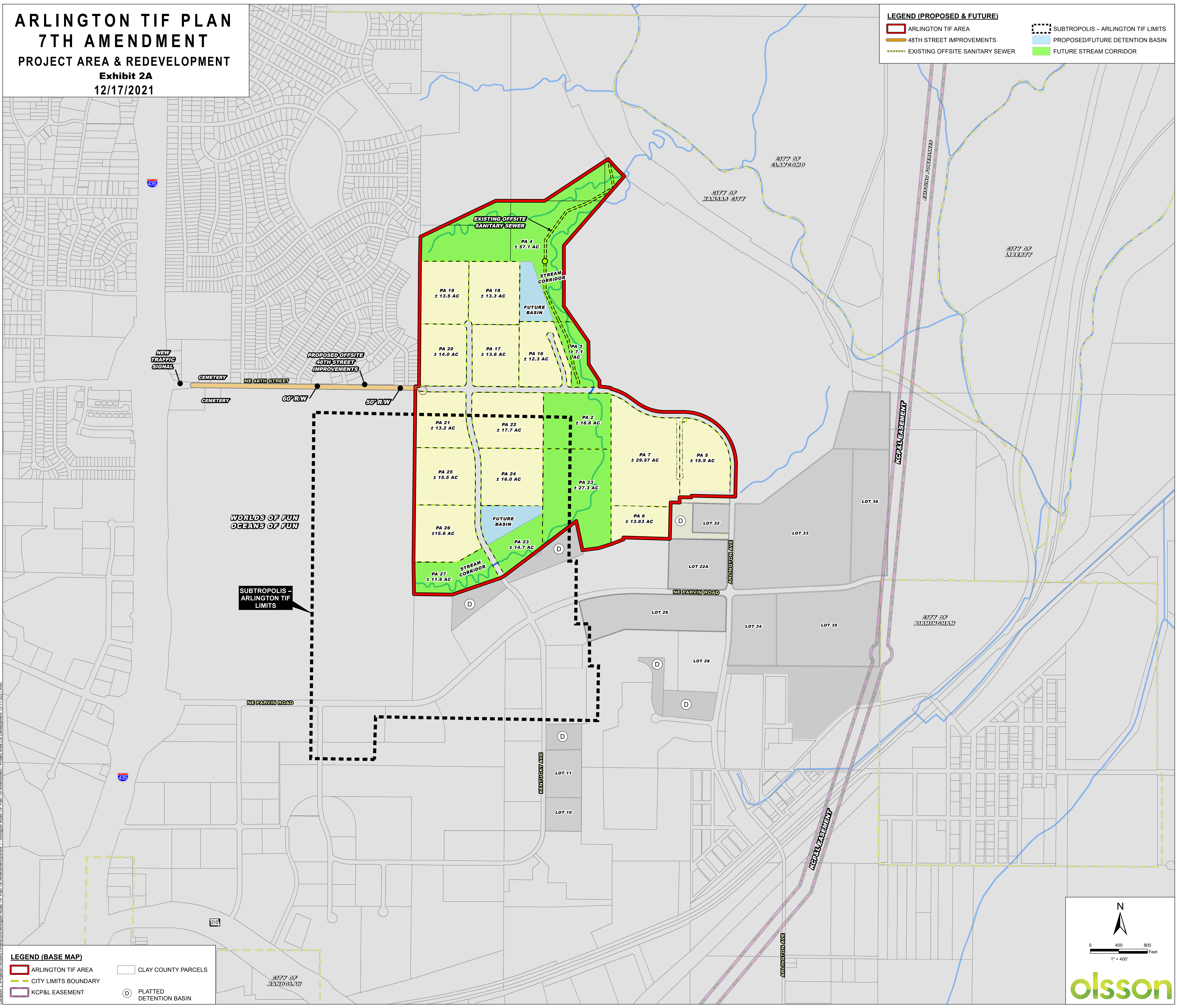
48TH STREET IMPROVEMENTS

EXISTING OFFSITE SANITARY SEWER

SUBTROPOLIS – ARLINGTON TIF LIMITS

PROPOSED/FUTURE DETENTION BASIN

FUTURE STREAM CORRIDOR



LEGEND (BASE MAP)

ARLINGTON TIF AREA

CITY LIMITS BOUNDARY

KOP&L EASEMENT

CLAY COUNTY PARCELS

PLATTED DETENTION BASIN

N

0 400 800 Feet

1" = 400'

olsson

Location: L:\Projects\14559-01\Plans\GIS\Arlington Road TIF Plan 7th Amendment\Exhibit 1 - Arlington Road TIF Plan 7th Amendment - Project Area Lot Development 12-17-2021.mxd

Amendment No. 10

**EXHIBIT 2.B.
MAPS: REDEVELOPMENT PROJECT AREAS**

Amendment No. 11

**EXHIBIT 2.C.
MAPS: SITE PLANS AND RENDERINGS**

Amendment No. 12

**EXHIBIT 5
ESTIMATED ANNUAL INCREASE IN ASSESSED VALUE AND
RESULTING PAYMENTS IN LIEU OF TAXES AND
PROJECTED ECONOMIC ACTIVITY TAXES**

Arlington Road TIF
Estimated PILOTs & EATs Projections
Exhibit 5

Year	Est. PILOTs Current Projects	Est. PILOTs Proposed Projects	Total Estimated PILOTs	Est. EATs Current Projects	Est. EATs Proposed Projects	Total Estimated EATs	Total Estimated TIF Revenues	Administration Fee	Estimated Net TIF Revenues
1	-	-	-	-	-	-	-	-	-
2	-	-	-	40,240	-	40,240	40,240	(2,012)	38,228
3	41,205	-	41,205	42,145	-	42,145	83,350	(4,168)	79,183
4	59,848	-	59,848	41,977	-	41,977	101,824	(5,091)	96,733
5	60,335	-	60,335	27,883	-	27,883	88,218	(4,411)	83,807
6	57,618	-	57,618	58,421	-	58,421	116,039	(5,802)	110,237
7	58,194	421,073	479,267	51,373	-	51,373	530,640	(26,532)	504,108
8	93,776	533,023	626,799	81,887	52,997	134,884	761,683	(38,084)	723,599
9	110,214	660,139	770,353	97,706	75,363	173,069	943,422	(47,171)	896,251
10	111,316	681,263	792,579	98,683	78,722	177,405	969,984	(48,499)	921,485
11	112,429	1,194,510	1,306,939	99,670	170,307	269,976	1,576,916	(78,846)	1,498,070
12	113,553	1,231,022	1,344,575	100,666	176,416	277,082	1,621,657	(81,083)	1,540,575
13	114,689	1,645,705	1,760,394	101,673	250,320	351,994	2,112,388	(105,619)	2,006,768
14	115,836	1,682,947	1,798,783	102,690	256,551	359,241	2,158,024	(107,901)	2,050,123
15	116,994	2,324,205	2,441,199	103,717	371,078	474,795	2,915,994	(145,800)	2,770,194
16	118,164	2,495,926	2,614,090	104,754	397,911	502,664	3,116,755	(155,838)	2,960,917
17	119,346	2,720,882	2,840,228	105,801	489,759	595,560	3,435,788	(171,789)	3,263,999
18	120,539	2,884,659	3,005,198	106,859	519,239	626,098	3,631,296	(181,565)	3,449,731
19	121,745	3,069,478	3,191,223	107,928	552,506	660,434	3,851,657	(192,583)	3,659,074
20	122,962	3,117,879	3,240,842	109,007	561,218	670,226	3,911,067	(195,553)	3,715,514
21	124,192	3,650,502	3,774,694	110,097	657,090	767,188	4,541,882	(227,094)	4,314,788
22	125,434	3,699,872	3,825,305	111,198	665,977	777,175	4,602,480	(230,124)	4,372,356
23	126,688	4,173,301	4,299,989	112,310	751,194	863,504	5,163,493	(258,175)	4,905,318
24	127,955	4,038,949	4,166,904	113,433	727,011	840,444	5,007,348	(250,367)	4,756,981
25	129,234	4,573,277	4,702,511	114,568	823,190	937,758	5,640,269	(282,013)	5,358,255
26	130,527	4,540,746	4,671,273	115,713	817,334	933,048	5,604,321	(280,216)	5,324,105
27	131,832	4,596,634	4,728,466	116,871	827,394	944,265	5,672,731	(283,637)	5,389,094
28	133,150	4,384,667	4,517,817	118,039	789,240	907,279	5,425,096	(271,255)	5,153,842
29	134,482	4,130,720	4,265,202	119,220	743,530	862,749	5,127,951	(256,398)	4,871,554
30	135,827	3,824,324	3,960,151	120,412	688,378	808,790	4,768,941	(238,447)	4,530,494
31	137,185	3,579,062	3,716,247	121,616	644,231	765,847	4,482,094	(224,105)	4,257,990
32	138,557	3,319,987	3,458,543	122,832	597,598	720,430	4,178,973	(208,949)	3,970,024
33	139,942	3,330,788	3,470,731	124,061	599,542	723,602	4,194,333	(209,717)	3,984,617
TOTALS	3,483,769	76,505,540	79,989,309	3,103,452	13,284,096	16,387,547	96,376,856	(4,818,843)	91,558,013