

**SEVENTEENTH AMENDMENT TO THE
KCI CORRIDOR
TAX INCREMENT FINANCING PLAN
KANSAS CITY, MISSOURI**

TIF COMMISSION APPROVAL:

Nov. 8, 2017 11-3-17
DATE: RESOLUTION NO.

CITY COUNCIL APPROVAL:

DATE: ORDINANCE NO.

**SEVENTEENTH AMENDMENT
TO THE
KCI CORRIDOR
TAX INCREMENT FINANCING PLAN**

I. Introduction

The Seventeenth Amendment to the KCI Corridor Tax Increment Financing Plan (the “Seventeenth Amendment”) shall amend the KCI Corridor Redevelopment Plan as approved by Ordinance No. 990256 (referred to herein as the “Plan”) and subsequently amended by Ordinance No. 040618 (referred to herein as the “First Amendment”), Ordinance No. 040619 (referred to herein as the “Second Amendment”), Ordinance No. 040620 (referred to herein as the “Third Amendment”), Ordinance No. 040621 (referred to herein as the “Fourth Amendment”), Ordinance No. 050107 (referred to herein as the “Fifth Amendment”), Ordinance No. 060326 (referred to herein as the “Sixth Amendment”), Ordinance No. 080211 (referred to herein as the “Seventh Amendment”, Ordinance Nos. 090260 and 100497 (referred to herein as the “Eighth Amendment”), Ordinance No. 101007 (referred to herein as the “Ninth Amendment”) Ordinance No. 110603 (referred to herein as the “Tenth Amendment”), Ordinance No. 120485 (referred to herein as the “Eleventh Amendment”), Ordinance No. 120618 (referred to herein as the “Twelfth Amendment”), Ordinance No. 130108 (referred to herein as the “Thirteenth Amendment”), Ordinance No. 140092 (referred to herein as the “Fourteenth Amendment”), Committee Substitute for Ordinance No. 140907 (referred to herein as the “Fifteenth Amendment”), and Ordinance No. 160416 (referred to herein as the “Sixteenth Amendment”).

The Seventeenth Amendment provides (a) the expansion of the Redevelopment Area to include an approximately 37.5 acre triangular tract of land that is bound by future Line Creek Parkway on the north and east, Old Tiffany Springs Road on the south and N Belton Court on the west and is generally located at the intersection of Tiffany Springs Road and Line Creek Parkway, (b) the inclusion of additional public infrastructure improvements, (c) certain modifications to the Budget of Redevelopment Project Costs and (d) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications.

II. Specific Amendments

The KCI Corridor TIF Plan shall be amended as follows:

Amendment No. 1: Delete Section III.B. of the Plan, entitled “The Redevelopment Area,” in its entirety and replace it with the following:

“The Redevelopment Area described by the TIF Plan is an area generally bound by Tiffany Springs Parkway and NE 108th Street on the North, Barry Road on the South, Interstate 29 on the West, and Platte-Clay County Line on the East in Kansas City, Platte County, Missouri as described in Exhibit 1A.”

Amendment No. 2: Section III.C of the Plan shall be modified to include the following Project Improvements:

35. Project 17 - Line Creek Parkway: From the current terminus of Line Creek Parkway at Old Tiffany Springs Road to the proposed entrance of the Platte County R-III School District complex
36. Project 18 - Green Hills Road: NW Barry Road to NW 78th St
37. Project 19 - Green Hills Road: Shoal Creek Parkway to Old Tiffany Springs Road
38. Project 20 A - Shoal Creek Parkway: N Platte Purchase Drive to N Green Hills Road
39. Project 20 B – Shoal Creek Parkway: N Green Hills Road to N Congress Avenue
40. Traffic Signal at NW Skyview Avenue at N Ambassador Drive
41. Traffic Signal at NW Skyview Avenue at Old Tiffany Springs Road
42. Traffic Signal at Old Tiffany Springs Road at N Ambassador Drive

Amendment No. 3: Delete the first paragraph of Section IV. A of the Plan, entitled “Estimated Redevelopment Project Costs,” and replace it with the following

“A. Estimated Redevelopment Project Costs. Redevelopment Project Costs are estimated to be approximately \$234,551,031 of which an estimated \$95,435,677 will qualify as Reimbursable Project Costs. The remaining Redevelopment Project Costs will be financed through other sources that could include State of Missouri, Platte County, Developer contributions, Impact Fees and PIAC.”

Amendment No. 4: Delete Exhibit 1A, “Legal Description of the Redevelopment Area”, and replace with Exhibit 1A “Legal Description of the Redevelopment Area”.

Amendment No. 5: Delete “Site Plan”, a supplement to Exhibit 2 of the Plan, and replace with “Site Plan”, a supplement to Exhibit 2 of the Plan.

Amendment No. 6: Replace Exhibit 6, “Estimated Redevelopment Project Costs”, in its entirety, with the revised Exhibit 6 as attached hereto.

Amendment No. 7: Replace Exhibit 7, “Sources of Funds for All Estimated Redevelopment Project Costs”, in its entirety, with the revised Exhibit 7 as attached hereto.

Amendment No. 4

Exhibit 1A: Legal Description of the Redevelopment Area

A tract of land generally located Easterly of the centerline of Interstate Highway No. 29; Westerly of N Platte Purchase Drive; Northerly of Missouri State Highway No. 152 in the middle and on the Easterly side; Southerly of Tiffany Springs Parkway on the Westerly side and Southerly of NW 108th on the Easterly side, and Westerly of the Easterly line of Platte County, all located in Kansas City, Platte County, Missouri, being bounded and described as follows:

Beginning at the intersection of the centerline of Tiffany Springs Parkway, as now established, and the centerline of NW Skyview Avenue, as now established; thence Southerly along the centerline of said NW Skyview Avenue to a point on the North line of the Northwest Quarter of Section 6, Township 51 North, Range 33 West; thence continuing Southerly along the centerline of said NW Skyview Avenue a distance of 1423.24 feet to a point perpendicular to the Northwest Corner of Tract 1, Tiffany Springs, Case No. 9831-GP-11, a Planned Development in Kansas City, Platte County, Missouri; thence perpendicular to the last described course a distance of 35.00 feet to the Easterly right-of-way line of Skyview Avenue, said point being the Northwest Corner of Tract 1 as shown on the Amended Preliminary Development Plan of Tiffany Springs, dated May 28, 2003; thence Easterly along a curve to the left, having an initial tangent bearing of South 76°16'01" East with a radius of 1097.00 feet, a central angle of 32°42' 25" and an arc length of 625.90 feet; thence continuing North along the North line of Tract 1 a distance of 131.67 feet; thence continuing Easterly and Southerly along a curve to the right, being tangent to the last described course, having a radius of 1085.00 feet, a central angle of 84°28'24" and arc length of 1599.66 feet, thence South 24°29'02" East, 30.34 feet; thence Southerly along a curve to the right being tangent to the last described course with a radius of 1025.00 feet, a central angle of 25°33'34" and arc distance of 457.25 feet to a point on the South Line of the Northwest Quarter of said Section 6; thence East along said South line and along the North Line of the Southeast Quarter of said Section 6 and the South line of the Northeast Quarter of the said Section 6, to the East Line of said Northeast Quarter; thence North 00°25'39" East along said East line, 52.26 feet to the North right of way line of Tiffany Springs Road and the South line of Tiffany Estates, a subdivision of land in said Kansas City, thence Northeasterly along the last said two lines along a curve to the left having an initial tangent bearing of North 80°02'34" East with a radius of 660.00 feet, a central angle of 40°00'50" and an arc distance of 460.93 feet; thence North 40°01'40" East, along the last said two lines, 100.03 feet; thence Northeasterly along a curve to the right being tangent to the last described course, with a radius of 740.00 feet, a central angle of 30°35'56" and an arc distance of 395.20 feet to the Northeast corner of said plat; thence South 88°12'46" East along the Easterly extension of the North line of said plat, 1,799.17 feet to the West Line of the Northeast Quarter of Section 5, Township 51 North Range 33 West; thence North 00°24'47" East, along said West line, 1,832.88 feet to the Northwest Corner thereof; thence North 90°00'00" East along the South line of the Southwest Quarter of Section 32, Township 52 North, Range 33 West, 32.75 feet to the Southeast corner

thereof; thence North 00°40'23" East, along the East line of said Southwest Quarter 721.33 feet to a point on a line that is the Westerly extension of the North line of Genesis Place Estates; thence North 89°53'22" East, along said Westerly extension line and along said North plat line 2,629.04 feet to the Northeast corner thereof, said point also being on the East line of the Southeast Quarter of last said Section 32; thence South 00°32'08" West, along said East line, 718.91 feet to the Southeast corner of said Southeast Quarter; thence North 89°57'30" East, along the South line of the Southwest Quarter of Section 33, Township 52 North, Range 33 West, 2,636.08 feet to the Southeast corner of said Southwest Quarter; thence North 00°31'20" East, along the West line of the Southeast Quarter of said Section 33, 2,637.19 feet to the Northwest corner of said Southeast Quarter; thence North 00°15'51" West along the West line of the Northeast Quarter of said Section 33, 2,638.27 feet to the Northwest corner of said Northeast Quarter; thence North 89°37'26" East along the North line of said Northeast Quarter, 2,690.13 feet to the Northeast corner of said Northeast Quarter; thence North 00°32'08" East, along the East line of the Southeast Quarter of Section 28, Township 52 North, Range 33 West, 2,639.75 feet to the Northeast corner of said Southeast Quarter; thence South 89°53'22" East, along the North line of the Fractional Southwest Quarter of Section 27, Township 52 North, Range 33 West (Platte County), 634.01 feet to the Fractional Northeast Quarter of said Section 27 and a point on the East line of Platte County, Missouri and the West line of Clay County, Missouri; thence South 00°35'09" West, along the East line of said Fractional Southwest Quarter and along last said County lines, 2649.60 feet to the Northeast corner of the Fractional Northwest Quarter of Section 34, Township 51 North, Range 33 West; thence South 00°35'09" West, along the East line of said Fractional Northwest Quarter and along last said County lines, 2631.02 feet to a point on the North line of NE 100th Street (Maple Woods Parkway); thence South 89°44'54" West, along said North line, 522.43 feet; thence Northwesterly along said North line, along a curve to the left having an initial tangent bearing of North 42°01'02" West with a radius of 150.00 feet, a central angle of 29°30'51" and an arc distance of 77.27 feet; thence North 89°19'31" West, along said North line, 46.00 feet to the East line of the Northeast Quarter of aforesaid Section 33; thence North 00°36'36" East, 1,156.61 feet; thence South 89°42'31" West, 683.94 feet; thence South 00°15'00" East, 1,298.72 feet to the South line of the Northeast Quarter of said Section 33; thence North 89°45'22" East, along said South line, 664.44 feet to the Northeast corner of the Southeast Quarter of said Section 33; thence South 00°44'42" West, along the East line of said Southeast Quarter and along the centerline of N Platte Purchase Drive, 1,235.72 feet; thence South 89°57'57" West, 1,472.42 feet; thence South 00°32'22" West 3,939.46 feet to a point on the North line of the Southeast Quarter of Section 4, Township 51 North, Range 33 West in Kansas City, Platte County, Missouri; thence North 89°48'51" West along said North line, 1,294.13 feet to the Northeast corner of the Southwest Quarter of said Section 4; thence North 89°44'57" West along the North line of said Southwest Quarter, 2,005.06 feet to the Easterly line of Genesis Village First Plat, a subdivision of land in said Kansas City; thence South 00°05'27" West, along said Easterly line, 280.31 feet to the Southeast corner thereof; thence North 89°44'03" West along the Southerly line of said plat and the Westerly extension thereof, 250.00 feet to the Southwesterly right of way line of Tiffany Springs Road as now established; thence Northwesterly along said Southwesterly right of way line, along a curve to the right having an initial tangent bearing of North 52°07'00" West with a radius of 3,080.00 feet, a central

angle of 08°47'25" and an arc distance of 472.52 feet; to a point on the East line of the Northeast Quarter of Section 5, Township 51 North, Range 33 West; thence South 00°06'44" West, along said East line of the Northeast Quarter of said Section 5, 35.80 feet to the Northeast corner of the Southeast Quarter of said Section 5; thence South 00°05'23" West, along the West line of said Southeast Quarter 2,257.86 feet to a point on the Northerly right-of-way line of Missouri Highway 152, as now established; thence North 86°53'39" West, along said right-of-way line, 4.50 feet; thence North 86°53'39" West, continuing along said right-of-way line, 621.50 feet; thence South 86°03'12" West, continuing along said right-of-way line, 602.08 feet; thence North 75°08'49" West, continuing along said right-of-way line, 206.16 feet; thence North 85°22'52" West, continuing along said right-of-way line, 316.70 feet; thence South 01°03'15" West, 392.71 feet to a point on the North line of the Southeast Quarter of said Section 8; thence North 88°56'45" West along said North line, 210.57 feet to the the Northwest corner of Lot 1, Ramona Villa, a subdivision of land in said Platte County; thence South 00°25'56" West, along the Westerly line of said Lot 1, 600.00 feet to the Southwest corner thereof, being also a point on the Northerly line of Lot 1, Garden Village, a subdivision of land in said Platte County; thence North 88°55'47" West, along the North line of said Garden Village, 126.55 feet to the Northwest corner thereof; thence South 12°26'40" West, along the Westerly line of said Garden Village, 348.94 feet; thence South 00°25'56" West, continuing along said Westerly line, 100.39 feet; thence South 88°56'45" East, continuing along said Westerly line, 199.18 feet; thence South 00°25'56" West, continuing along said Westerly line and also being along the Westerly line of Cosada Villa, a subdivision of land in said Platte County, 1,089.47 feet to the Northeast corner of Barry Near Green Hills, a subdivision of land in said Platte County; thence North 88°41'42" West, along the North line of said Barry Near Green Hills, 368.08 feet to the Northwest corner thereof; thence South 00°25'56" West, along the West line of said Barry Near Green Hills, 376.18 feet to a point on the Northerly right-of-way line of Northwest Barry Road, as now established; thence North 82°50'49" East, along said right-of-way line, 64.77 feet; thence South 01°18'18" West, continuing along said right-of-way line, 45.00 feet; thence South 88°41'42" East, continuing along said right-of-way line, 444.55 feet; thence South 01°18'18" West, 110.00 feet to a point on the Southerly right-of-way line of said Northwest Barry Road; thence South 88°41'42" East, along said right-of-way line, 261.11 feet to the Northwest corner of Tract I, Rock Of Ages Evangelical Lutheran Church, a subdivision of land in said Platte County; thence South 00°30'44" West, along said West line, 619.98 feet to the Southwest corner thereof, being also a point on the North line of Lot 2, Line Hills, a subdivision of land in said Platte County; thence North 88°41'41" West, along said North line, 1,065.59 feet to a point on the Westerly right-of-way line of Green Hills Road, as now established; thence South 00°25'49" West, along said right-of-way line, 117.01 feet; thence North 88°41'53" West, 190.00 feet; thence North 00°25'49" East, 45.00 feet; thence North 15°54'40" East, 149.82 feet; thence North 88°41'53" West, 319.70 feet to a point on the Easterly line of The Coves – Second Plat, a subdivision of land in said Platte County; thence North 55°41'47" West, along said Easterly line, 305.44 feet; thence North 19°41'38" West, continuing along said Easterly line, 217.01 feet; thence North 00°25'49" East, continuing along said Easterly line, 146.62 feet to a point on the Southerly right-of-way line of said Northwest Barry Road; thence North 89°46'35" East, along said right-of-way line, 192.64 feet; thence North 00°28'11" East, along the Westerly line of Barry Plaza –

Second Plat, and its Southerly prolongation, 602.47 feet to the Northwest corner thereof; thence North 89°38'57" East, along the Northerly line of said Barry Plaza – Second Plat, 329.99 feet to the Northeast corner thereof; thence Southerly, along the Easterly line of said Barry Plaza – Second Plat, along a curve to the right, having an initial tangent bearing of South 11°07'45" West, with a radius of 275.00 feet, a central angle of 13°55'12" and an arc distance of 66.81 feet; thence South 25°02'57" West, continuing along said Easterly line, 53.70 feet; thence Southerly continuing along said Easterly line, along a curve to the left, being tangent to the last described course, with a radius of 526.50 feet, a central angle of 15°48'15" and an arc distance of 145.23 feet; thence Southerly, continuing along said Easterly line, along a curve to the right, having a common tangent with the last described course, with a radius of 489.00 feet, a central angle of 05°41'51" and an arc distance of 48.63 feet; thence Southerly, continuing along said Easterly line, along a curve to the left, having a common tangent with the last described course, with a radius of 311.00 feet, a central angle of 14°28'22" and an arc distance of 78.56 feet; thence South 00°28'11" West, 83.07 feet to a point on the Northerly right-of-way line of said Northwest Barry Road; thence North 89°46'40" East, along said right-of-way line and its Easterly prolongation, 418.97 feet to a point on the West line of the Northeast Quarter of said Section 8; thence North 00°25'56" East, along said West line, 756.58 feet; thence South 89°56'33" West, 262.27 feet to a point on the Easterly line of Tract B, said Barry Plaza – Fourth Plat; thence North 00°03'27" West, along said Easterly line, 17.50 feet; thence South 89°56'33" West, 50.00 feet to a point on the Westerly line of said Tract B, being also a point on the Easterly line of Lot 12A, said Barry Plaza – Seventh Plat; thence South 00°03'27" East, along said Easterly line, 27.00 feet to the Southeast corner of said Lot 12A; thence South 89°56'33" West, along the Southerly line of said Lot 12A, 86.97 feet; thence North 00°03'27" West, along the Westerly line of said Lot 12A, 183.74 feet; thence South 89°56'33" West, continuing along said Westerly line, 167.03 feet; thence North 00°03'27" West, continuing along said Westerly line, 134.48 feet; thence North 89°31'49" West, continuing along said Westerly line, 25.60 feet; thence North 00°28'11" East, continuing along said Westerly line, 232.90 feet to the Northwest corner thereof; thence North 89°56'33" East, along the Northerly line of said Lot 12A and its Easterly prolongation, 327.46 feet to a point on the Easterly line of said Tract B; thence North 00°03'27" West, along said Easterly line, and also along the Easterly line of Tract B, Barry Plaza – Fifth Plat, 695.69 feet to the Northeast corner of said Tract B, said Barry Plaza – Fifth Plat, being also a point on the Southerly line of Lot 9A, said Barry Plaza – Fifth Plat; thence North 89°56'33" East, along said Southerly line, 172.84 feet to a point on the Westerly right-of-way line of Green Hills Road, as now established; thence North 00°25'56" East, along said right-of-way line, 288.71 feet; thence North 38°57'24" West, continuing along said right-of-way line, 71.54 feet to a point on the Southerly right-of-way line of said Missouri Highway 152; thence North 79°02'23" West, along said right-of-way line, 400.00 feet; thence North 00°49'01" East, 301.38 feet to a point on the centerline of said Missouri Highway 152; thence North 89°10'59" West, along said centerline, 501.57 feet; thence North 00°23'01" East, 191.17 feet to a point on the Northerly right-of-way line of said US Highway 152, thence South 80°17'58" West, along said Northerly right of way line, 204.93 feet; thence North 89°10'47" West, along said Northerly right of way line, 1,331.75 feet; thence North 89°01'13" West, along said Northerly right of way line, 1,322.44 feet to a point on the East line of the West half of the Southeast Quarter of aforesaid Section 6, Township 51 North,

Range 33 West; thence South 00°25'27" West, along said East line, 160.32 feet to the centerline of said Missouri State Highway No. 152; thence North 89°00'06" West, along said centerline, 1,322.65 feet to the East line of the Southwest Quarter of Section 7, Township 51 North Range 33 West; thence South 00°23'18" West along said East Line, 134.19 feet to the Northeast corner of the Northwest Quarter of Section 7; thence South 00°00'00" West, 1400.00 feet along the East line of said Northwest Quarter to the Easterly Extension of the North Lot line of Lot 1, Boardwalk Square Second Plat, a subdivision of land in said Kansas City; thence North 90°00'00" West on the North Line of said Lot 1, 295.00 feet to the Northwest corner of said Lot 1; thence South 00°34'35" West on the West Line of said Lot 1, 265.00 feet to the North Line of Lot 8, Boardwalk Square; thence North 90°00'00" West on said North Line, 264.55 feet; thence South 51°30'00" West on said North Line, 208.83 feet; thence North 90°00'00" West on the North Line of Lots 7 and 8, Boardwalk Square, 493.39 feet; thence North 69°24'02" West, 284.23 feet to an angle point on the North line of said Lot 7; thence North 90°00'00" West on said North Line and its Westerly prolongation to the centerline of Interstate Highway No. 29; thence North and Northwesterly along the centerline of Interstate Highway No. 29 to the intersection with the Southwesterly extension of the Northwest lot line of Lot 12J, Block 12, Executive Hills North Blocks 12 and 26, thence Northeasterly along said Southwesterly extension and along said Northwest Lot line to the Northeastern Lot line of said Lot 12J; thence Southeasterly 138.27 feet along the Northeasterly Lot line of said Lot 12J to the Northwesterly Lot line of Lot 12H, said Block 12, Executive Hills North Blocks 12 and 26; thence Northeasterly along said Northwestern Lot line to the Northern Lot line of said Lot 12H; thence Southeasterly and Northeasterly along the Northern Lot line of said Lot 12H to the centerline of N Executive Hills Boulevard as now established; thence Northwesterly and Northeasterly along said centerline to the centerline of Tiffany Spring Parkway as now established; thence Easterly along the centerline of Tiffany Springs Parkway to the Point of Beginning.

Except all property that is included in the following plats located within the above description: Autumn Ridge First Plat, Autumn Ridge Second Plat, Autumn Ridge Third Plat, Autumn Ridge Fourth Plat, Autumn Ridge Fifth Plat, Autumn Ridge 6th Plat, Autumn Ridge Seventh Plat, Autumn Ridge Eighth Plat, Prairie Hills North, Genesis Place Estates First Plat, Genesis Crossing First Plat, Genesis Village First Plat, Genesis Trails First Plat, Genesis Place First Plat, Fountain Hills First Plat, Fountain Hills Fourth Plat, Fountain Hills Sixth Plat, Fountain Hills Seventh Plat, Tiffany Place First Plat and Tiffany Place Second Plat.

ALSO (MCK Partnership Property)

A tract of land in the Southwest Quarter of Section 4, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described as follows: Beginning at the Northeast corner of said Southwest Quarter; thence South 00°28'56" West, along the East line of said Southwest Quarter, 1251.73 feet to a point on the Northerly right of way line of NW Tiffany Springs Road (NW Old Stagecoach

Road); thence North 89°30'51" West, along said Northerly right of way line, 160.18 feet; thence Westerly along said Northerly right of way line, along a curve to the right being tangent to the last described course with a radius of 1160.00 feet, a central angle of 29°50'41" and an arc distance of 604.23 feet; thence North 59°40'10" West, along said Northerly right of way line, 77.93 feet; thence South 31°01'11" West, along said Northerly right of way line, 24.17 feet; thence North 59°14'56" West, along said Northerly right of way line, 889.04 feet; thence North 00°15'04" East, 625.35 feet to a point on the North line of said Southwest Quarter; thence South 89°44'57" East, along said North line, 1587.69 feet to the Point of Beginning.

ALSO (N Green Hills Road & NW 108th Street Pavement)

N Green Hills Road pavement (from Genesis Development North to NW 108th Street) & NW 108th Street pavement (from North Congress Avenue Easterly to point approximately 200 feet West of N Platte Purchase Drive, also being approximately 634 feet West of the East line of Platte County line)

A strip of land of varying widths, the majority of which is 24.00 feet wide, running along the edge of pavement of N Green Hills Road and NW 108th Street over part of Sections 28, 29, 30 and 32 in Township 52 North, Range 33 West of the Fifth Principal Meridian and over part of Section 25, Township 52 North, Range 34 West of the Fifth Principal Meridian in Kansas City, Platte County, Missouri being bounded and described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 32; thence South 90°00'00" West, along the South line of said Southwest Quarter, 29.58 feet to a point on the Westerly edge of pavement of said N Green Hills Road; thence Northerly along said Westerly edge of pavement the following fifteen (15) courses: thence North 06°49'18" East, 182.31 feet; thence North 02°01'51" East, 154.91 feet; thence North 00°03'37" East, 385.55 feet; thence North 00°56'20" East, 176.27 feet; thence North 00°19'38" East, 660.98 feet; thence North 01°14'32" East, 470.67 feet; thence North 00°13'55" East, 595.45 feet; thence North 00°27'41" East, 847.93 feet; thence North 00°56'55" East, 436.85 feet; thence North 00°36'13" East, 548.25 feet; thence North 00°56'58" East, 817.44 feet; thence North 00°54'12" East, 778.72 feet; thence North 01°25'57" East, 231.14 feet; thence North 00°37'15" East, 718.39 feet; thence North 01°15'54" East, 750.15 feet; thence Northwesterly along the Southwesterly intersection of pavement of said N Green Hills Road and said NW 108th Street, along a curve to the left being tangent to the last described course with a radius of 75.00 feet, a central angle of 71°23'19" and an arc distance of 93.45 feet; thence Westerly along the Southerly edge of pavement of said NW 108th Street the following nineteen (19) courses: thence North 70°07'25" West, 152.61 feet; thence North 80°52'03" West, 79.02 feet; thence South 89°38'52" West, 255.63 feet; thence South 89°58'43" West, 2,095.88 feet; thence South 89°53'32" West, 1,448.42 feet; thence South 89°54'37" West, 193.94 feet; thence South 89°06'50" West, 625.65 feet; thence South 89°12'50" West, 483.83 feet; thence South 89°58'11" West, 762.09 feet; thence South 86°25'55" West, 90.40 feet; thence North 89°13'46" West, 332.09 feet; thence North 89°49'55" West, 470.27 feet; thence North 89°11'20" West, 524.04 feet; thence North 89°10'25" West, 265.89 feet; thence North 89°25'02" West,

503.95 feet; thence South 89°48'50" West, 1,101.71 feet; thence North 89°52'51" West, 861.60 feet; thence North 89°28'48" West, 161.67 feet; thence South 86°25'35" West, 70.79 feet; thence Southwesterly along the Southeasterly intersection of pavement of said NW 108th Street and said N Congress Avenue, along a curve to the left being tangent to the last described course with a radius of 55.00 feet, a central angle of 86°29'39" and an arc distance of 83.03 feet; thence North 00°04'04" West, along the Easterly edge of pavement of said N Congress Avenue, 134.20 feet; thence Southeasterly along the Southwesterly intersection of pavement of said N Congress Avenue and said NW 108th Street, along a curve to the left having an initial tangent bearing of South 00°04'04" East with a radius of 48.00 feet, a central angle of 88°52'43" and an arc distance of 74.46 feet; thence Easterly along the Northerly edge of pavement of said NW 108th Street, the following thirty nine (39) courses: thence South 88°56'47" East, 237.10 feet; thence South 89°52'51" East, 861.46 feet; thence North 89°48'50" East, 1,101.81 feet; thence South 89°25'02" East, 504.17 feet; thence South 89°10'25" East, 265.93 feet; thence South 89°11'20" East, 523.90 feet; thence South 89°49'55" East, 470.27 feet; thence South 89°13'46" East, 331.31 feet; thence North 86°25'55" East, 90.23 feet; thence North 89°58'11" East, 762.67 feet; thence North 89°12'50" East, 483.65 feet; thence North 89°06'50" East, 625.80 feet; thence North 89°54'37" East, 194.10 feet; thence North 89°53'32" East, 1,448.44 feet; thence North 89°58'43" East, 2,095.83 feet; thence North 89°38'52" East, 257.55 feet; thence South 80°52'03" East, 83.27 feet; thence South 70°07'25" East, 149.09 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 200.00 feet, a central angle of 32°53'34" and an arc distance of 114.82 feet; thence North 76°59'01" East, 59.63 feet; thence North 85°22'45" East, 216.45 feet; thence North 85°23'39" East, 334.27 feet; thence North 89°49'07" East, 185.58 feet; thence South 88°47'09" East, 428.95 feet; thence South 88°19'54" East, 326.22 feet; thence North 88°33'02" East, 456.70 feet; thence South 89°08'19" East, 408.06 feet; thence North 88°57'24" East, 399.78 feet; thence North 89°35'26" East, 585.77 feet; thence North 89°33'02" East, 849.15 feet; thence North 89°27'31" East, 804.04 feet; thence North 89°02'50" East, 276.20 feet; thence North 89°54'02" East, 334.88 feet; thence North 89°26'03" East, 342.49 feet; thence North 89°48'07" East, 349.53 feet; thence North 89°41'35" East, 374.93 feet; thence North 89°01'00" East, 211.52 feet; thence North 88°44'34" East, 437.45 feet; thence North 89°34'46" East, 456.67 feet to a point on the East line of said Section 28, said point being approximately 634 feet West of the East line of Platte County; thence South 00°32'08" West, along said East line, 24.00 feet to a point on the Southerly edge of pavement of said NW 108th Street; thence Westerly a long said Southerly edge of pavement the following twenty (20) courses: thence South 89°34'46" West, 456.09 feet; thence South 88°44'34" West, 437.33 feet; thence South 89°01'00" West, 211.72 feet; thence South 89°41'35" West, 375.09 feet; thence South 89°48'07" West, 349.47 feet; thence South 89°26'03" West, 342.51 feet; thence South 89°54'02" West, 334.80 feet; thence South 89°02'50" West, 276.11 feet; thence South 89°27'31" West, 804.14 feet; thence South 89°33'02" West, 849.17 feet; thence South 89°35'26" West, 585.65 feet; thence South 88°57'24" West, 400.04 feet; thence North 89°08'19" West, 407.97 feet; thence South 88°33'02" West, 456.87 feet; thence North 88°19'54" West, 326.78 feet; thence North 88°47'09" West, 428.56 feet; thence South 89°49'07" West, 184.36 feet; thence South 85°23'39" West, 333.34 feet; thence South 85°22'45" West, 214.68 feet; thence South 76°59'01" West, 58.91 feet; thence Southwesterly along

the Southeasterly intersection of pavement of said NW 108th Street and said N Green Hills Road, along a curve to the left being tangent to the last described course with a radius of 60.00 feet, a central angle of 75°43'07" and an arc distance of 79.29 feet; thence Southerly along the Easterly edge of pavement of said N Green Hills Road the following twelve (12) courses: thence South 01°15'54" West, 759.75 feet; thence South 00°37'15" West, 718.43 feet; thence South 01°25'57" West, 231.20 feet; thence South 00°54'12" West, 778.63 feet; thence South 00°56'58" West, 817.37 feet; thence South 00°36'13" West, 548.25 feet; thence South 00°56'55" West, 436.82 feet; thence South 00°27'41" West, 847.78 feet; thence South 00°13'55" West, 595.61 feet; thence South 01°14'32" West, 470.69 feet; thence South 00°19'38" West, 660.91 feet; thence South 00°56'20" West, 176.09 feet to a point on the Westerly extension of the North line of Genesis Place Estates First Plat; thence South 89°53'22" West along said Westerly extension line, 13.50 feet to a point on the East line of the Southwest Quarter of said Section 32; thence South 00°40'23" West along said East line, 721.33 feet to the Point of Beginning.

ALSO (N Green Hills Road Pavement South of NW Barry Road)

N Green Hills Road pavement from point approximately 650 feet South of NW Barry Road to NW 78th Terrace

A strip of land of varying widths, the majority of which is 24.00 feet wide, running along the edge of pavement of N Green Hills Road over part of the South half of Section 8 and the North Half of Section 17, all in Township 51 North, Range 33 West of the Fifth Principal Meridian in Kansas City, Platte County, Missouri being bounded and described as follows:

Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence South 00°25'49" West, along the East line of said Southwest Quarter, 652.41 feet to the Point of Beginning of the tract of land to be herein described, said point being on the Westerly extension of the North line of Lot 2, Line Hills, a subdivision of land in said Platte County; thence South 88°41'41" East, along said Westerly extension 21.92 feet to a point on the Easterly edge of pavement of said N Green Hills Road; thence Southerly along said Easterly edge of pavement the following seven (7) courses: thence South 01°42'52" West, 85.78 feet; thence South 00°12'46" West, 399.47 feet; thence South 00°18'31" West, 799.86 feet; thence South 00°28'09" West, 659.29 feet; thence South 00°02'16" West, 541.18 feet; thence South 00°51'42" West, 565.23 feet; thence South 00°26'19" West, 196.96 feet; thence North 89°33'41" West, along a line that is on the Southerly side of the pavement for NW 78th Terrace which is situated on the Westerly side of said Green Hills Road, 24.00 feet to a point on the Westerly edge of pavement of said N Green Hills Road; thence Northerly along said Westerly edge of pavement the following six (6) courses: thence North 00°26'19" East, 197.05 feet; thence North 00°51'42" East, 565.15 feet; thence North 00°02'16" East, 541.10 feet; thence North 00°28'09" East, 659.35 feet; thence North 00°18'31" East, 799.81 feet; thence North 00°12'46" East, 485.70 feet to a point on the aforesaid Westerly extension of the North line of Lot 2, Line Hills; thence South 88°41'41" East, along said Westerly extension, 4.33 feet to the Point of Beginning.

Amendment No. 5

Exhibit 2

Site Plan

KCI AREA TIF BOUNDARY EXHIBIT

UPDATED: OCTOBER 2017

KCI TIF HISTORY – MAJOR PROJECTS

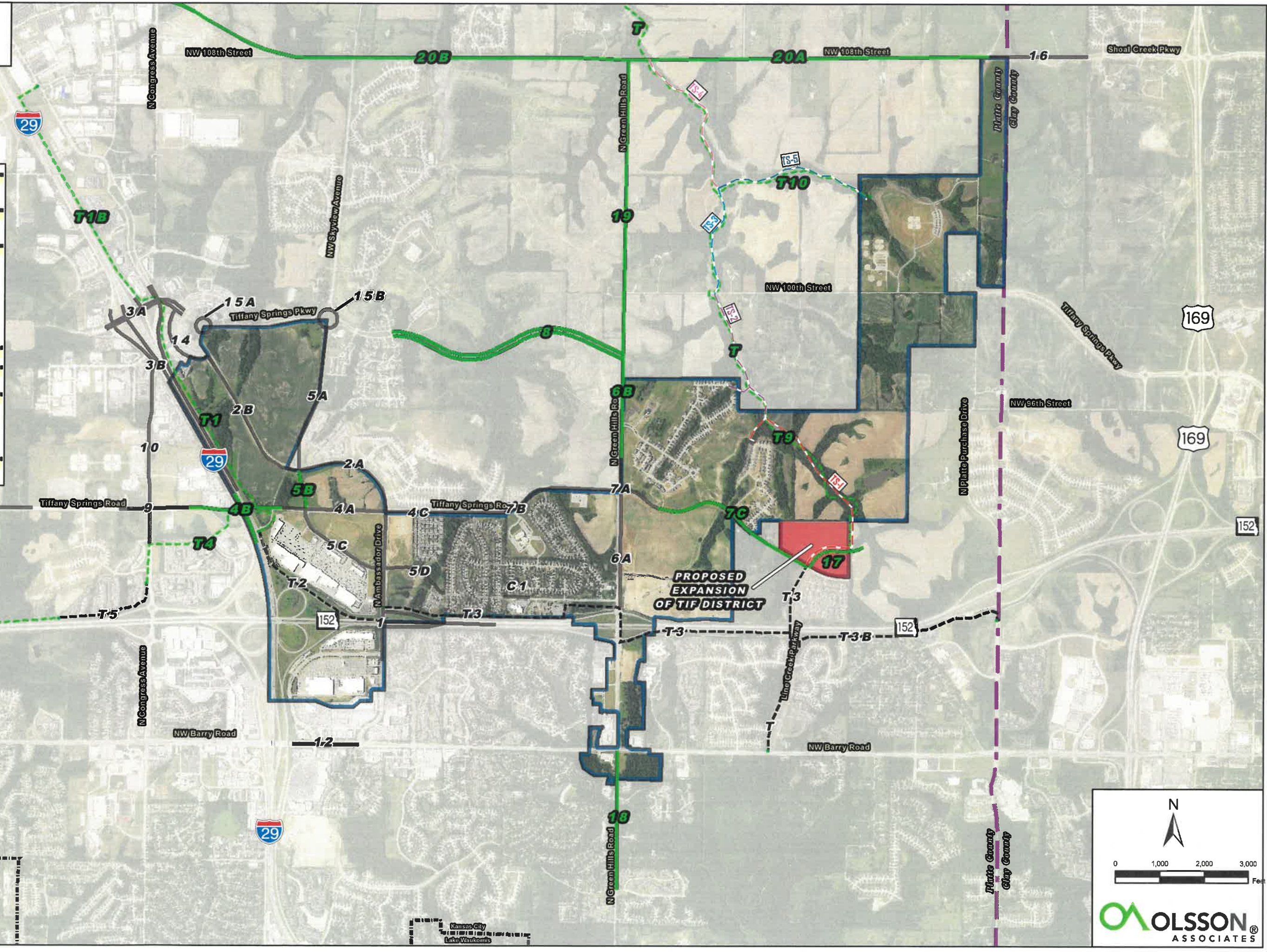
Bond Pkg #1 Projects (2002)		
1	Ambassador Dr/Route 152 Interchange	Completed
9	Old Tiffany Springs Rd Near Congress Ave	Completed
10	North Congress From NW Prairie View South	Completed
Bond Pkg #2 Projects (2004)		
2A/2B	Ambassador Dr Extension from Tiffany Springs Rd to N Polo Dr	Completed
4A/4C	Old Tiffany Springs Rd East & West of Ambassador	Completed
5C/5D	Skyview Ave South of Tiffany Springs Rd	Completed
Bond Pkg #3 Projects (2009)		
3A	I-29/Tiffany Springs Pkwy Diverging Diamond Interchange & Improvements to Tiffany Springs Pkwy Between NW Prairie View Rd & Ambassador Dr	Completed
5A	Skyview Ave North of Ambassador Dr Extension to Tiffany Springs Pkwy	Completed
12	Barry Rd. Boardwalk to Ambassador Dr	Completed
13	Old Tiffany Springs Rd. Western Entrance of Tiffany Hills west to Intersection of Amity	Completed
14	N Polo Dr. West Arc of N Polo; N Ambassador Ave to Tiffany Springs Pkwy	Completed
15A	Roundabout on Tiffany Springs Pkwy at Ambassador Dr	Completed
15B	Roundabout on Tiffany Springs Pkwy at Skyview Ave	Completed
Bond Pkg #4 Projects (2012)		
Sewer	First & Second Creek Projects	Completed
Bond Pkg #5 Projects (2012)		
3A/3B	See 3A above, 3B Intersection is located at NW Prairie View Rd & Tiffany Springs Pkwy	Completed
Bond Pkg #6 Projects (2014)		
6A	Green Hills Rd	Completed
7A	Intersection of Old Tiffany Springs Rd & Green Hills Rd	Completed
7B	Old Tiffany Springs Rd West of Greens Hills Rd	Completed
5B	NW Skyview Ave from NW Old Tiffany Springs Rd To N Ambassador Dr	Completed
4B	Design of Old Tiffany Springs Rd. Overpass at I-29 (Note: not yet funded for construction)	
Other		
16	108 th Street/Shoal Creek Pkwy	
17	Line Creek Pkwy	

KCI Area TIF Legend

- COMPLETE PROJECTS
- FUTURE PROJECTS
- COMPLETED TRAILS
- FUTURE TRAILS
- PROPOSED EXPANSION OF TIF DISTRICT

LEGEND

- KCI TIF CORRIDOR
- COUNTY BOUNDARY
- CITY LIMITS



North arrow pointing up.

Scale bar: 0, 1,000, 2,000, 3,000 Feet.

OLSSON ASSOCIATES

ORIGINAL: 10/10/17 10:45:00 AM. FILE: \\s:\projects\2017\KCI Area TIF Boundary Exhibit\KCI Area TIF Boundary Exhibit.dwg. PLOT DATE: 10/10/17 10:45:00 AM.

Amendment No. 6

Exhibit 6

Estimated Redevelopment Project Costs

**EXHIBIT 6: ESTIMATED REDEVELOPMENT PROJECT COSTS
THE KCI CORRIDOR TIF PLAN
17TH AMENDMENT**

	LENGTH	I ESTIMATED TOTAL PROJECT COSTS	II REIMBURSABLE FROM TIF REVENUES	III FUNDING FROM OTHER PUBLIC FUNDS	COMMENTS
COMMISSION EXPENSES					
A. Legal		\$ 750,000	\$ 750,000	\$ -	
B. Plan Admin, Staff Time, Misc.		500,000	500,000	-	
SUBTOTAL - TIFC Expenses		\$ 1,250,000	\$ 1,250,000	\$ -	
STREET AND PUBLIC IMPROVEMENT PROJECTS - COMPLETED					
1.	Ambassador Drive/Route 152	\$ 5,631,000	\$ 5,631,000	\$ -	
2A.	Ambassador Drive Extension	2700' 3,787,164	3,787,164	-	Extend north from Old Tiffany Springs Road to Skyview Avenue
2B.	Ambassador Drive Extension	3300' 2,800,489	2,800,489	-	Extend north from Skyview Avenue to Tiffany Springs Parkway
3A/3B	I-29/Tiffany Springs Parkway Interchange and Congress/Prairie View Intersection	12,413,313	4,989,156	7,424,156	Other Funds from MoDOT and Aviation
4A.	Old Tiffany Springs Road	2000' 1,992,960	1,992,960	-	Skyview Avenue to Ambassador Drive
4C.	Old Tiffany Springs Road	1700' 1,460,669	1,460,669	-	Ambassador Drive to Hull Avenue including the bridge
5A.	Skyview Avenue	2800' 2,246,565	2,246,565	-	North of Ambassador Dr. Extension to Tiffany Springs Pkwy
5C.	Skyview Avenue	2500' 2,142,761	2,142,761	-	South of Old Tiffany Springs Rd
5D.	Skyview Avenue	2600' 1,443,960	1,443,960	-	East of N Ambassador Drive
6A.	Green Hills Road	2000' 2,740,500	2,740,500	-	MO-152 north to 500' south of Old Tiffany Springs Rd intersection
7A.	Intersection of Old Tiffany Springs Road & Green Hills Road	2000' 2,264,850	2,264,850	-	
7B.	Old Tiffany Springs Road	2700' 3,220,000	3,220,000	-	Intersection; generally 500' in each direction Hull Avenue to 500' west of intersection of Green Hills Rd
9.	Old Tiffany Springs Road	1000' 1,200,000	-	1,200,000	500' east & west of Congress. Source of funding to be through Platte County
10.	Congress	1000' 1,500,000	1,000,000	500,000	North of Platte County Project. Funds provided by City Impact Fees.
11A/11B	Congress	4400' 4,100,000	-	4,100,000	Route 152 north to Prairie View Road. Funds provided by KCMO and Platte County.
12	Barry Road	2,700,000	1,000,000	1,700,000	Boardwalk to Ambassador; \$1.6m from Platte County Special Road District; \$1.5m PIAC
13	Old Tiffany Springs Road	2700' 2,150,000	1,000,000	1,150,000	Western entrance of Tiffany Hills Park west to the intersection of Amity; PIAC: \$400,000, Impact Fees: \$750,000
14	N Polo Drive	1700' 1,000,000	1,000,000	-	
C1	NW 88th Street	700' 425,000	-	425,000	West arc of North Polo Drive: N Ambassador Avenue to Tiffany Springs Parkway City Funds: N Chatham Ave to southerly extension of N Beaman Court
C2	N Amity	1200' 700,000	-	700,000	City Funds: 152 to Old Tiffany Springs Road;
15A, 15B	Roundabouts on Tiffany Springs Parkway at Ambassador & Skyview	700,000	700,000	-	
16.	108th Street/ Shoal Creek PKWY	3100' 3,700,000	1,000,000	2,700,000	Additional funding provided by City, County, and Developer
	Barry Road/Ambassador - Extraordinary Costs resulting from above listed projects	2,173,163	2,173,163	-	Complete - These are expenditures made as part of the Barry North Center LLC Agreement
T2	Trail - T2	431,302	431,302	-	
S1, S2, S3, S4, S5, S6.	1st & 2nd Creek Sewers: Interceptors & Collectors	31,600,000	3,800,000	27,800,000	Estimate to be finalized by Funding Agreement(s) between TIFC & City of Kansas City
SUBTOTAL - Construction Costs - Roads Completed		\$ 94,523,696	\$ 46,824,539	\$ 47,699,156	
STREET AND PUBLIC IMPROVEMENT PROJECTS - UNDER CONSTRUCTION AND FUTURE PROJECTS					
4B.	Old Tiffany Springs Road over I-29	3700' 11,200,000	11,200,000	-	500 east of Congress to Skyview w/Overpass
5B.	Skyview Avenue	1200' 1,720,590	1,470,590	250,000	Tiffany Springs Rd to Ambassador Dr. \$250,000 Impact fees for signal, subject to approval
6B.	Green Hills Road	5000' 4,226,250	4,226,250	-	From Old Tiffany Springs Rd. to Tiffany Springs Pkwy, including intersections
7C.	Old Tiffany Springs Road	4600' 4,600,000	4,600,000	-	Line Creek Parkway west to 500 feet east of the intersection of N Green Hills Road
8.	Tiffany Springs Parkway	5000' 7,100,000	7,100,000	-	From Skyview east to Green Hills Rd
17.	Line Creek Parkway	2,180,000	2,180,000	-	From current terminus of Line Creek Parkway at Old Tiffany Springs Road to the proposed entrance of the Platte County R-III School District complex
18.	N Green Hills Road	11,000,000	-	11,000,000	Barry Road to NW 78th ST
19.	N Green Hills Road	27,500,000	-	27,500,000	Shoal Creek Parkway to Old Tiffany Springs Road
20A.	108th Street/ Shoal Creek PKWY	15,500,000	-	15,500,000	N Platte Purchase Drive to N Green Hills Road
20B.	108th Street/ Shoal Creek PKWY	32,000,000	-	32,000,000	N Green Hills Road to N Congress Avenue
Traffic Signal	NW Skyview Ave at N Ambassador Drive	300,000	300,000	-	Traffic signal at NW Skyview Ave at N Ambassador Drive
Traffic Signal	NW Skyview Ave at Old Tiffany Springs Road	300,000	300,000	-	Traffic signal at NW Skyview Ave at Old Tiffany Springs Road
Traffic Signal	Old Tiffany Springs Road at Ambassador Drive	400,000	400,000	-	Traffic signal at Old Tiffany Springs Road at Ambassador Drive
T1, T1B, T3, T3B, T4, T6, T7	Trails - T1, T1B, T3, T3B, T4, T6, T7	7,591,846	3,353,596	4,238,250	Federal grants for T1, T1B, T3, T3B, T4, T6, T7
SUBTOTAL - Construction Costs - Roads Under Construction and Future Projects		\$ 125,618,686	\$ 35,130,436	\$ 90,488,250	
SUBTOTAL - Construction Costs - All Projects		\$ 220,142,382	\$ 81,954,975	\$ 138,187,406	
Engineering Costs					
Project 1		\$ 502,000	\$ 502,000	\$ -	
Project 2A & 2B		675,000	675,000	-	
Project 3A/3B		1,502,791	1,140,844	361,948	Other sources include Aviation
Project 4A & 4C		331,851	331,851	-	
Project 4B		918,447	918,447	-	
Project 5A		230,000	230,000	-	
Project 5B		229,410	229,410	-	
Project 5C & 5D		343,431	343,431	-	
Project 6A		326,000	326,000	-	
Project 6B		319,200	319,200	-	
Project 7A		265,419	265,419	-	
Project 7B		210,000	210,000	-	
Project 7C		265,650	265,650	-	
Project 8		852,000	852,000	-	
Project 16		300,000	-	300,000	Design completed, funded through Impact Fees
Trails - T1, T3B, T4		180,000	-	180,000	PIAC funds
Trails - T2, T3		244,000	158,000	86,000	PIAC funds
Contingency		2,500,000	2,500,000	-	
Right of Way/Utility Relocation	Project 6A - KCPL ROW/Utility Relocation	578,450	578,450	-	
	Project 7A - KCPL ROW/Utility Relocation	785,000	785,000	-	
Legal Fees		750,000	750,000	-	
Construction Period Interest		375,000	375,000	-	
SUBTOTAL - Soft & Other Costs		\$ 12,683,649	\$ 11,755,702	\$ 927,948	
KCI CORRIDOR COSTS APPROVED BY TIFC 11/12/05					
Design Work for Ambassador Drive Extension - Phase 1 & 2		\$ 239,799	\$ 239,799	-	
Tiffany Springs Parkway Interchange Design & Traffic Study		44,100	44,100	-	
Waterline Design & Construction		116,864	116,864	-	From just north of 152 to Old Tiffany Springs Road
Ambassador Drive Interchange - Consultant		10,000	10,000	-	TranSystems
TIF Administrative Costs		34,000	34,000	-	
Contingency		30,237	30,237	-	
SUBTOTAL		\$ 475,000	\$ 475,000	\$ -	
TOTAL		\$ 234,551,031	\$ 95,435,677	\$ 139,115,354	

In addition, the Commission has determined that those planning and special service expenses of the Commission which cannot be directly attributable to a particular project are nonetheless reasonable and necessary for the operation of the Commission and are incidental costs to the project. These incidental costs will be recovered by the Commission from the Special Allocation Fund in an amount not to exceed five percent (5%) of the TIF Revenue paid annually into the fund.

Note: Cost figures for road design and construction includes allowance for bike trails, except, the costs to construct trails for Projects 2A,2B,4A,4C,5C, 5D and 7B has been separately identified as the cost to construct Trail T1, T2, T3. Pending action by the City Council, trails may be constructed off-street.

Note: Cost figures for engineering costs for Projects 2A, 2B, 3A, 3B, 4A, 4B, 4C, 5A, 5B, 5C, 5D, 6A, 6B, 7A, 7B, 7C, T2 and Sewers include reimbursable costs for developer's project management fees related to engineering design.

Note: Cost figures for construction costs for Projects 2A, 2B, 4A, 4C, 5A, 5B, 5C, 5D, 6A, 6B, 7A, 7B, 7C, 14, C1, C2, T2 and Sewers include reimbursable costs for developer's project management fees related to construction.

Note: Cost figures for projects 12, 13, 14, 15A, 15B, 16, 17, 18, 19, 20A/B and Traffic Signals include reimbursable costs for construction, engineering, and developer's project management fees.

Trails: T1 - KCI Corridor Seg 1 (Skyview to Tiffany Springs); T1B - KCI Corridor Seg 2 (Tiffany Springs Parkway to 102nd Street); T2 - Route 152 Seg 5 (Behind Tiffany Sq. Mkt. Center); T3 - Route 152 Seg 6/7 (Along 152 from Ambassador to Line Creek); T3B - Route 152 Seg 8 (Line Creek to Platte Purchase); T4 - Route 152 Seg 4 (North on Congress then East to 29 along NW Donovan Dr.); T6 - Route 152 Seg 3 (Congress west to Amity); T7 - Route 152 Seg 2 (Amity west to Childress).

Amendment No. 7

Exhibit 7

Sources of Funds for All Estimated Redevelopment Project Costs

A. Source of Funds for All Estimated Redevelopment Project Costs

Estimated Amount of Reimbursable Costs from Economic Activity Taxes within proposed Redevelopment Project Areas	<u>\$95,435,677</u>
Estimated Private Investment and other Public Sources within proposed Redevelopment Project Area	<u>\$139,115,354</u>
TOTAL	<u>\$234,551,031</u>

B. Bonds

The total estimated amount of Economic Activity Taxes over twenty-three years available to reimburse project costs is \$203,394,098. The Commission may dedicate part or the entire amount to help support the issuance of bonds to defray the cost of the projects.