

# SECOND AMENDMENT TO THE HICKMAN MILLS TAX INCREMENT FINANCING PLAN


**Approved and Recommended by  
the Tax Increment Financing Commission  
of Kansas City, Missouri**

**CERTIFICATION:**

We hereby certify that this is a true and correct copy of the Second Amendment to the Hickman Mills Tax Increment Financing Plan approved by the Tax Increment Financing Commission of Kansas City, MO, on OCT. 14, 1998.

  
\_\_\_\_\_  
Vice Chairman

10/14/98  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Executive Director

10/14/98  
\_\_\_\_\_  
Date



**SECOND AMENDMENT  
TO THE HICKMAN MILLS  
TAX INCREMENT FINANCING PLAN**

This Second Amendment to the Hickman Mills Tax Increment Financing Plan (the "Second Amendment") amends the Hickman Mills Tax Increment Financing Plan as adopted by the City Council of Kansas City, Missouri, pursuant to Ordinance N<sup>o</sup> 921351 (referred to herein as the "Plan"). Generally, this Second Amendment alters the Plan by removing parcels No. 52 and 53 from the Redevelopment Area of the Plan. Said parcels are hereby removed from inclusion in the Redevelopment Area set forth in the Plan, said parcels are hereby removed from inclusion in the area described as Redevelopment Project I of the Plan, and said parcels are hereby specifically removed from the list of properties described within the Plan to be acquired.

This Second Amendment does not alter the stated objectives of the Plan, and the Plan shall be unaffected by this Second Amendment except for those matters specifically set forth as follows:

1. Exhibit 1 of the Plan, entitled "Legal Description Hickman Mills TIF Plan," is hereby amended by deleting the following-described property:

**PARCEL 52:**

**TRACT I**

All that part of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 48, Range 33 West, in Kansas City, Jackson County, Missouri, described as follows:

Beginning at the Southwest corner of LOT 3, HICKMAN BUSINESS CENTER, a subdivision in Kansas City, Jackson County, Missouri; thence South 86 degrees 55 minutes 42 minutes East, along the north line of said quarter quarter section, a distance of 180.00 feet, (decd East, 180 feet); thence South 02 degrees 02 minutes 59 seconds West, a distance of 200.49 feet, (decd South 201.59 feet), to the Northeasterly right-of-away line of the St. Louis and San Francisco Railroad; thence North 39 degrees 24 minutes 43 seconds West, along said Northeasterly right-of-way line, a distance of 271.81 feet, (decd Northeasterly, 270 feet), to the Point of Beginning.

**TRACT II**

All that part of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 48, Range 33 West, in Kansas City, Jackson County, Missouri, described as follows:

Beginning at the Southwest corner of Lot 3, Hickman Mills Business Park, a subdivision in Kansas City, Jackson County, Missouri, said point lying on the Northeasterly right-of-way line of the St. Louis and San Francisco Railroad; thence South 39 degrees 24 minutes 43 seconds East, along said right-of-way, a distance of 271.81 feet; thence South 50 degrees 35 minutes 17 seconds West,

perpendicular to said railroad, a distance of 50.00 feet, to the centerline of said railroad; thence North 39 degrees 24 minutes 43 seconds West, along said centerline, a distance of 271.81 feet; thence North 50 degrees 35 minutes 17 seconds East, perpendicularly to said railroad, a distance of 50.00 feet, to the Point of Beginning, containing 13,600 square feet, more or less.

**PARCEL 53:**

**TRACT I**

Part of the South 1/2 of the Southeast 1/4 of Section 35, Township 48, Range 33, in Kansas City, Jackson County, Missouri, described as follows:

Commencing at the intersection of the Westerly line of Hickman Mills Drive with the North line of said 1/2 1/4 Section; thence South 27 degrees 49 minutes 00 seconds East, along said Westerly line, a distance of 114.21 feet, to the true point of beginning of the tract to be herein described; thence continuing South 27 degrees 49 minutes 00 seconds East, along said Westerly line, a distance of 387.50 feet, to its intersection with the Northerly line of Interstate Route 470; thence North 86 degrees 50 minutes 00 seconds West, along said Northerly line, a distance of 297.96 feet, to its intersection with the Easterly line of the St. Louis and San Francisco Railroad; thence North 40 degrees 44 minutes 02 seconds West, along said Easterly line, a distance of 301.71 feet; thence North 0 degrees 30 minutes 00 seconds West, a distance of 103.50 feet, to a point in a line that is 100 feet South of and parallel to the North line of said 1/2 1/4 Section; thence South 88 degrees 56 minutes 00 seconds East, along said parallel line, a distance of 314.52 feet to the point of beginning.

**TRACT II**

Part of the South 1/2 of the Southeast 1/4 of Section 35 North, Range 48 West, in Kansas City, Jackson County, Missouri, described as follows:

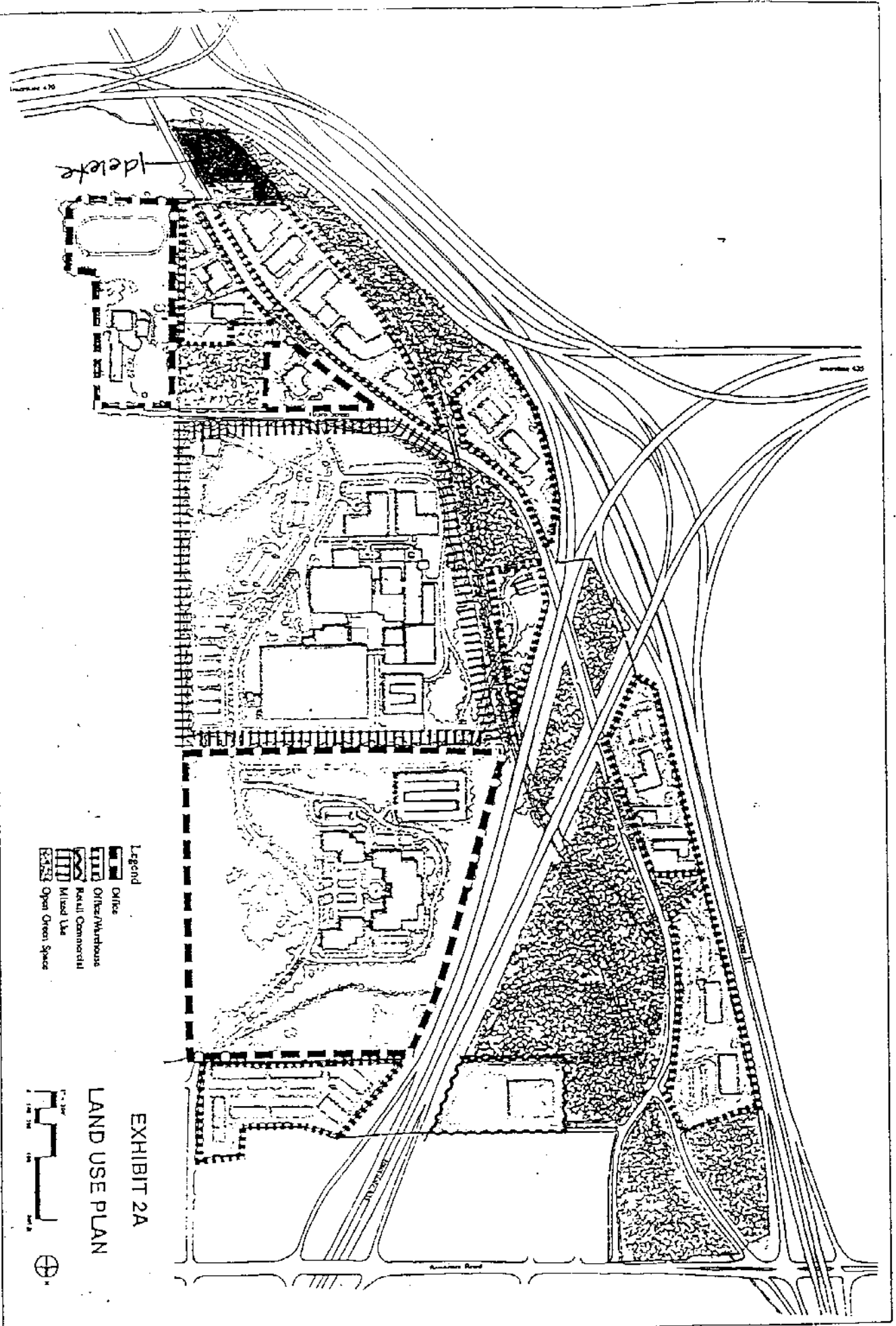
Commencing at the intersection of the Westerly line of Hickman Mill Drive (old U.S. Hwy. 71), with the North line of said 1/2 1/4 section; thence South 26 degrees 06 minutes 29 seconds East, along said Westerly line, a distance of 114.54 feet (deed South 27 degrees 49 minutes 00 seconds East, 114.21 feet), to a point which is 100 feet South of the North line of said 1/2 1/4 section; thence continuing South 26 degrees 06 minutes 29 seconds East, along said Westerly line, a distance of 389.12 feet, (deed South 27 degrees 49 minutes 00 seconds East, 387.50 feet), to the North line of Interstate Route 470; thence North 85 degrees 07 minutes 29 seconds West, along said North line, a distance of 293.82 feet, (deed North 86 degrees 50 minutes 00 seconds, 297.96 feet), to the East line of the St. Louis and San Francisco Railroad, said point also being the Point of Beginning; thence continuing North 85 degrees 07 minutes 29 seconds West, a distance of 69.85 feet, to the centerline of said railroad, said point also being the Easterly line of a tract described in Document K-963582, in Book 2107, at Page 880; thence North 39 degrees 24 minutes 43 seconds West, along said centerline and Easterly line, a distance of 263.15 feet; thence North 50 degrees 35 minutes 17 seconds East, perpendicular to said railroad, a distance of 50.00 feet, to the East line of said railroad; thence South 39 degrees 24 minutes 43 seconds East,

along said East line, a distance of 311.92 feet, to the Point of Beginning.  
Containing 14,400 square feet, more or less.

2. Exhibit 2A of the Plan, entitled "Land Use Plan," is hereby deleted and a new, revised Exhibit 2A, attached hereto, replaces it.


3. Exhibit 2B of the Plan, entitled "Phasing Plan," is hereby deleted and a new, revised Exhibit 2B, attached hereto, replaces it.

4. Exhibit No. 11a of the Plan, entitled "Land Acquisition and Disposition Map," is hereby amended by deleting Parcels 52 and 53.



- Legend
- Office
  - Office/Warehouse
  - Retail/Commercial
  - Mixed Use
  - Open Green Space

EXHIBIT 2A  
 LAND USE PLAN



Phase	Use	Begin Const.	End Const.
I	R & D Office 1 & 1	1st Qtr 1993	2nd Qtr 1996
II	Corporate HQ	1st Qtr 1993	1st Qtr 1996
III	Lab Expansion No. 1	1st Qtr 1993	3rd Qtr 1996
IV	Office/Warehouse No. 1	1st Qtr 1993	1st Qtr 1996
V	R & D Office No. 2	1st Qtr 1996	3rd Qtr 1998
VI	Lab Expansion No. 2	1st Qtr 1996	1st Qtr 1999
VII	Office/Warehouse No. 2	1st Qtr 1997	1st Qtr 1998
VIII	Research Hub	2nd Qtr 1997	2nd Qtr 1998
IX	High School	1st Qtr 1998	1st Qtr 2000
X	Office/Warehouse No. 3	1st Qtr 2000	1st Qtr 2001
XI	Office/Warehouse No. 4	1st Qtr 2001	1st Qtr 2005
XII	Office/Warehouse No. 5	1st Qtr 2004	1st Qtr 2005
XIII	Office/Warehouse No. 5	2nd Qtr 2005	2nd Qtr 2006

delete

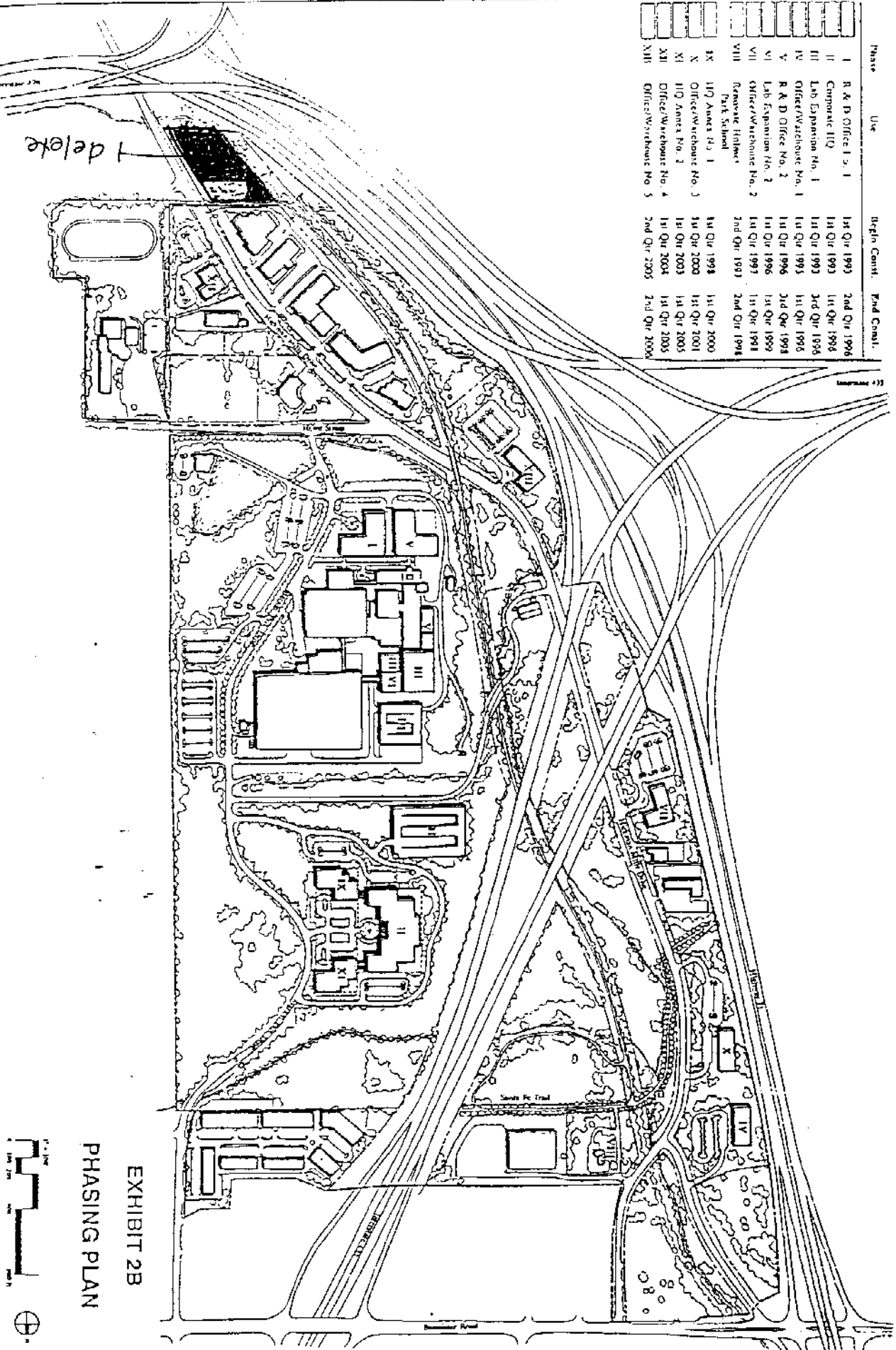


EXHIBIT 2B  
PHASING PLAN

