

**HICKMAN MILLS**  
**TAX INCREMENT FINANCING PLAN**  
**KANSAS CITY, MISSOURI**

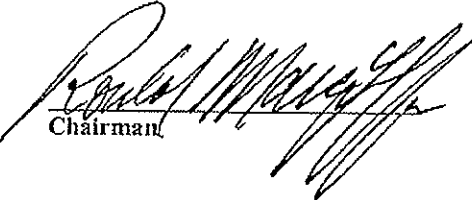
**TIF Commission Consideration:**

<u>September 9, 1992</u>	<u>92-43</u>
Date	Resolution No.

**City Council Approval:**

<u>December 3, 1992</u>	<u>921259</u>
Date	Ordinance No.

Attached herewith is a true and correct copy of the Hickman Mills TIF Plan that was approved by the Tax Increment Financing Commission of Kansas City, Missouri by Resolution No. 92-43 on September 9, 1992.

  
Chairman

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## REQUIRED PLAN ELEMENTS

### I. GENERAL DESCRIPTION

A. Summary. This Plan calls for public improvements to the Hickman Mills Corridor (i.e. remove railroad bridge, reconstruct Hickman Mills Drive, develop green belt, preserve Santa Fe Trail) and the development of the Redevelopment Area by the construction of approximately 1,000,000 square feet of office space, 200,000 square feet of Research and Development laboratory space, 274,000 square feet of commercial space (office/warehousing), acquisition/rehabilitation and redevelopment of existing properties, together with all necessary utilities, street improvements, and appurtenances.

B. Redevelopment Area. The area is approximately 325 acres generally located between US 71 Highway on the west and the west boundary of Mooreland/Hillcrest Heights subdivisions on the east, Bannister road on the north and I-470 on the south in Kansas City, Jackson County, Missouri (the "City") as described in Exhibit 1 attached hereto.

C. Redevelopment Projects. The development activities within the Redevelopment Area will be undertaken in a series of thirteen Redevelopment Projects (the "Redevelopment Projects"), each of which will be separately approved by ordinance in conformance with Missouri's Tax Increment Financing Statute. This Plan will be implemented by construction of the depicted development described on the site plan attached as Exhibit 2 and described in the specific objectives of the Plan set forth in Exhibit 3.

D. Redevelopment Plan Objectives. The general objectives of the Redevelopment Plan are:

1. To eliminate conditions which are detrimental to public health, safety, morals or welfare in the Redevelopment Area and prevent the development of blight.
2. To enhance the tax base of the City and the other Taxing Districts by developing the Redevelopment Area to its highest and best use and encouraging private investment in the surrounding area.
3. To discourage residents, commerce, industry and manufacturing from moving to another state.
4. To increase employment in the City.

Specific objectives of this Redevelopment Plan are set forth in Exhibit 3.

### II. ESTIMATED REDEVELOPMENT PROJECT COSTS

Estimated redevelopment project costs are projected to be \$278,275,000 over the 23 year life of the project. This Plan proposes that only \$222,762,000 in Redevelopment Project Costs be reimbursed or bonded. This requires approximately 80.0% of the potential PILOTS and Economic Activity Taxes for reimbursement on a pay-as-you-go basis.

Included as a part of the Redevelopment Project Costs are those costs of phased construction of public improvements necessitated by the Redevelopment Projects and any costs incidental to a redevelopment plan or redevelopment project. These costs, along with the estimated Redevelopment Project Costs, are set forth in Exhibit 4.

The Commission has determined that those planning and special services 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 PILOTS paid annually in the Fund.

### **III. ANTICIPATED SOURCES OF FUNDS**

Anticipated sources and amounts of funds to pay Redevelopment Project Costs and amounts to be available from those sources are shown on Exhibit 5. The expected source of funds to be used to reimburse eligible expenses include PILOTS and Economic Activity Tax proceeds.

If bonds are issued, bond proceeds will be deposited in a special construction fund for use in payment of Reimbursable Project Costs. If property is sold or leased to a selected Developer, land disposition or lease proceeds will be utilized by the Commission for payment of Reimbursable Project Costs.

A. Payment in Lieu of Taxes. The total Payment in Lieu of Taxes ("PILOTS") generated by the development over the duration of the Plan is estimated to be approximately \$115,933,000. The resulting Payments in Lieu of Taxes available to pay redevelopment project costs by year are shown in Exhibit 6.

Calculations of expected proceeds of PILOTS are based on current real property assessment formulas and current property tax rates, both of which are subject to change due to many factors, including statewide reassessment, the effects of real property classification for real property tax purposes, and the roll back in tax levies resulting from reassessment or classification. Furthermore calculations are based on increases in assessments of 4% every other year that can be expected to result from inflation with no levy increases, which would also increase PILOTS.

The amount of PILOTS in excess of the funds deemed necessary by the Commission for implementation of this Plan, may be declared as surplus by the Commission. The declared surplus will be made available for distribution to the various Taxing Districts in the Redevelopment Area in the manner provided by the Act.

B. Economic Activity Taxes. Over the life of the Plan, the total Economic Activity Tax revenues are estimated to be approximately \$328,000,000. Of the total additional revenue from taxes imposed by the municipality or other taxing districts and which are generated by economic activities within the Redevelopment Projects, as defined in Section 99.845.3, fifty percent (50%), or approximately \$164,795,000 will be made available upon annual appropriation, to pay eligible Redevelopment Project Costs. The increase in Economic Activity Taxes are shown in Exhibit 6 by year, as are the resulting share of revenues available to pay project costs.

Anticipated Economic Activity Taxes are based upon projected net earnings taxes paid by businesses and employees, as well as sales tax. It is assumed that net earnings, and sales tax revenues will increase due to inflation at a rate of 2% a year in addition to the assumed increases due to job creation and business expansion. The estimated PILOTS and Economic Activity Tax revenues are set forth in Exhibit 6 attached hereto.

The amount of Economic Activity Taxes in excess of the funds deemed necessary by the Commission for implementation of this Plan, may be declared as surplus by the Commission. The declared surplus will be made available for distribution to the various Taxing Districts in the Redevelopment Area in the manner provided by the Act.

#### **IV. EVIDENCE OF THE COMMITMENTS TO FINANCE**

Any proposal submitted by a developer to implement this Plan shall include evidence of commitments to finance the Redevelopment Project Costs in addition to those allowable project costs to be paid out of the Special Allocation Fund. Such evidence shall be a part of this Plan and be attached hereto as Exhibit 7.

#### **V. ANTICIPATED TYPE AND TERMS OF OBLIGATIONS**

Without excluding other methods of financing, Bonds may be issued pursuant to this Plan for a term not to exceed 23 years from the adoption of the ordinance approving a redevelopment project within a redevelopment area, at an interest rate determined by the Issuing Body. In order to market such Bonds, it is estimated that available Project revenues must equal 125% - 175% of the annual debt service payments required for the retirement of the Bonds. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the Bonds or for reserves, sinking funds, or allowable project costs may be used to call Bonds in advance of their maturities or may become available for distribution annually to the Taxing Districts. Bonds may be sold in one or more series in order to implement this Plan. All obligations shall be retired no later than 23 years after the adoption of the Ordinance approving the redevelopment project, the costs of which are to be paid from the proceeds thereof. No redevelopment project may be approved by Ordinance adopted more than ten years from the adoption of the ordinance approving the redevelopment plan under which the project is authorized. Therefore the latest date of retirement of the Bonds, if the ordinance approving the redevelopment plan is adopted in 1992, will be 2025.

#### **VI. MOST RECENT EQUALIZED ASSESSED VALUATION**

The total initial equalized assessed valuation of the Redevelopment Area according to the Kansas City Assessor's records is \$15,000,000. The current combined tax levy is projected to be \$5.302 (including 1987 M & M replacement surcharge tax) per \$100 assessed valuation on land and improvements. The current annual tax revenue, without any property tax exemptions, is approximately \$832,000.

The Total Initial Equalized Assessed Valuation of an area selected for a redevelopment project will be determined when the individual Redevelopment Project is approved by ordinance. The municipality or the Commission may then issue tax



increment bonds to finance redevelopment within the Redevelopment Project. PILOTS 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 a special allocation fund earmarked for bond retirement or payment of Redevelopment Project Costs as defined herein.

## **VII. ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT**

Upon completion of the Redevelopment Projects, the assessed valuation of the Redevelopment Area is anticipated to be approximately \$144,000,000. The increase in assessed valuation therefore is anticipated to be approximately \$128,300,000. The resulting Payments in Lieu of Taxes available to pay Redevelopment Project Costs by year are shown in Exhibit 6. When complete the Redevelopment Area will yield an estimated \$14,100,000 in additional real property taxes annually.

## **VIII. GENERAL LAND USE**

The general land use for the area is envisioned to be office and/or office with limited storage purposes. The Site Plan, Exhibit 2, attached hereto and made part of this Redevelopment Plan, designates the intended predominant land use categories for which tracts in the area will be sold, leased, or otherwise conveyed. The individual Redevelopment Projects shall be subject to the applicable provisions of the Municipality's Zoning Ordinance as well as other codes and ordinances as may be amended from time to time.

# **STATUTORY FINDINGS**

## **IX. EXISTING CONDITIONS**

The Redevelopment Area, including each of the Redevelopment Projects contained therein, qualifies as a "Blighted Area" under Missouri's Tax Increment Financing Statute. Within the Hickman Mills Redevelopment Area there exist defective or inadequate street layout, insanitary and unsafe conditions, deterioration of site improvements and improper subdivision of obsolete platting. These physical conditions preclude any further development and will continue to jeopardize health, safety and welfare without the adoption of this Tax Increment Financing Plan. Further, this Plan is feasible only if all of the specified Redevelopment Projects are designated as such under Missouri's Tax Increment Financing Statute. Accordingly, development of the initial Redevelopment Project shall not impair the ability to designate the subsequent phases as Redevelopment Projects.

A study of the Redevelopment Area has been conducted documenting existing conditions and is attached as Exhibit 8.

## **X. "BUT FOR TIF"**

The best and most economically viable use for the property in the Redevelopment Area is for office and/or office with limited storage purposes as set forth in Section VIII herein. Because of the existing condition of the property and its location it has not been subject to growth or development in the past although numerous proposals have been considered. The cost of curing the existing conditions and construction of the improvements contemplated by the Plan would not be economically viable, if fully borne by the developer. The use of Tax Increment Financing to offset part of this cost makes the Plan feasible and thus attractive to private enterprise investment.

#### **XI. CONFORMANCE TO THE COMPREHENSIVE PLAN**

The Plan conforms with the Blue Ridge Corridor Plan which was approved by the City Plan Commission on August 21, 1990 and approved by the City Council on October 25, 1990 by Resolution Number 900404.

#### **XII. ESTIMATED DATE OF COMPLETION**

The estimated date of completion of the redevelopment projects is Spring 2006. The completion of any redevelopment project and retirement of obligations incurred to finance redevelopment costs will be completed no later than twenty three (23) years from the adoption of the ordinance approving the redevelopment project within the Redevelopment Area, provided that no ordinance approving a redevelopment project shall be adopted later than ten (10) years from the adoption of the ordinance approving this Redevelopment Plan.

The Development Schedule is set forth in the attached Exhibit 9.

#### **XIII. RELOCATION ASSISTANCE PLAN**

In order to achieve the objectives of this Redevelopment Plan, it may be necessary to demolish the structures listed on Exhibit 11b. The developer will be required to provide relocation assistance to all eligible displaced occupants in conformance with the Relocation Assistance Plan as set forth in Exhibit 10.

### **OTHER PLAN CONDITIONS AND CONSIDERATIONS**

#### **XIV. ACQUISITION AND DISPOSITION**

A. Acquisition and Clearance. To achieve the redevelopment objectives of this Plan, property or interests therein, including easements and rights-of-way, identified on Exhibit 11a, "Land Acquisition and Disposition Map", attached hereto, and made a part of this Plan, may be acquired by purchase, donation, lease or eminent domain in the manner provided for corporations in Chapter 523, R.S.Mo. by the Municipality or the Commission. The property acquired by the Municipality or the Commission, and also identified on Exhibit 11b, may be cleared, and either (1) sold or leased for private redevelopment or (2) sold, leased, or dedicated for construction of public improvements or facilities. The Municipality or the Commission may determine that to meet the redevelopment objectives of the Redevelopment Plan, other properties listed on said map and not scheduled for acquisition should be acquired or certain property currently

listed for acquisition should not be acquired. No property for a redevelopment project shall be acquired by eminent domain later than five (5) years from adoption of the ordinance approving the redevelopment Plan under which such project is authorized.

Individual structures may be exempted from acquisition if they are located so as not to interfere with the implementation of the objectives of this Redevelopment Plan or the Redevelopment Projects implemented pursuant to the Redevelopment Plan and their owner(s) agree to rehabilitate or redevelop their property, if necessary, in accordance with the objectives of this Redevelopment Plan.

Clearance and demolition activities will, to the greatest extent possible, be timed to coincide with redevelopment activities so that tracts of land do not remain vacant for extended periods of time and so that the adverse affects of clearance activities may be minimized.

The Municipality or the Commission may devote property which it has acquired to temporary uses prior to such time as property is needed for redevelopment. Such uses may include, but are not limited to, project office facilities, parking or other uses the Municipality or the Commission may deem appropriate.

B. Assemblage and Disposition of Land. Land assemblage shall be conducted for (1) sale, lease or conveyance to private developers or (2) sale, lease, conveyance or dedication for the construction of public use, improvements or facilities. The terms of conveyance shall be incorporated in appropriate disposition agreements which may contain more specific planning and design controls than those stated in this Plan.

## **XV. AFFIRMATIVE ACTION**

It is the Commission's policy to encourage participation in the bidding process by socially and economically disadvantaged business concerns. The Commission has developed an affirmative action process and a minority business enterprise (MBE) goal of 15% and a women business enterprise (WBE) participation goal of 5% for both professional services and consultants and a similar goal for all construction activity within all phases of the Redevelopment Projects.

## **XVI. DESIGN REVIEW PROCESS**

The Commission has adopted a design review process which shall be carried out to review all proposed improvements in the Redevelopment Area. This Design Review Process is attached hereto as Exhibit 12.

The following design controls shall apply to the Plan:

A. General: New development shall be designed and constructed so that it is integrated into and complements the surrounding environment. Any buildings that remain shall be made to conform to the development guidelines as approved by the Commission.

B. Pedestrian Walkways, Streets and Open Walk Spaces: Streets, pedestrian paths or open walk spaces shall be designed as an integral part of the overall



site design, properly related to existing and proposed buildings and City streetscape elements.

C. Parking: Parking areas shall be designed with careful regard given to orderly arrangement, landscaping, ease of access, and as an integral part of the total site design. Vehicular access to the parking areas shall minimize conflicts with other vehicular and pedestrian movements. Ingress and egress points shall be well distanced from intersections in order to avoid congestion and interference with traffic.

D. Landscape Design: A coordinated landscape program shall be developed in the Redevelopment Areas to incorporate the landscape treatment sought for open spaces, roads, sidewalks, and parking areas into a coherent and integrated arrangement.

E. Covenants and Restrictions: All new redevelopment shall conform with the land use and design controls set forth in the "Declaration of Covenants, Conditions, Restrictions and Easements" contained in the Developer's Proposal, Exhibit 7. Those existing building which are to be retained shall also be brought into conformance with the design controls set forth in Exhibit 7.

## **XVII. ENTERPRISE ZONE**

In the event mandatory abatement is sought or received pursuant to Section 135.215, R.S.Mo., as amended, such abatement shall not serve to reduce payments in lieu of taxes that would otherwise have been available pursuant to Section 99.845, R.S.Mo.. Said designation shall not relieve the assessor or other responsible official from ascertaining the amount of equalized assessed valuation of all taxable property annually as required by Section 99.855, R.S.Mo..

## **XVIII. PROVISION OF PUBLIC FACILITIES**

Adequate public facilities and utilities will be assured to service each of the Redevelopment Project Areas.

## **XIX. REQUEST FOR PROPOSALS**

Requests for proposals will be sent to developers. A developer will be selected to implement this Plan (the "Developer"). If a Developer is selected who does not now own all the property required to implement the Plan, the Developer, the Commission and the City will be required to provide the funds necessary for the acquisition or lease of the property by purchase or eminent domain. The proposal of the Developer(s) selected must include evidence of financial commitments sufficient to complete the project. That proposal will then be attached to this Plan as Exhibit 7 and become a part of the Plan.

## **XX. TAX INCREMENT FINANCING**

This Plan is adopted pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Missouri Revised Statutes, Section 99.800 through 99.865, 1990

(the "Act"). The Act enables municipalities to finance redevelopment costs with the revenue generated from PILOTS or Economic Activity Taxes.

**XXI. PROVISIONS FOR AMENDING THE TAX INCREMENT PLAN**

This Redevelopment Plan or Projects may be amended pursuant to the provisions of the Act.



LEGAL DESCRIPTION  
HICKMAN MILLS  
TIF. PLAN  
EXHIBIT 1

REDEVELOPMENT AREA

ALL OR PART OF THE FOLLOWING SUBDIVISIONS: "BANNISTER SQUARE BUSINESS CENTER REPLAT", "MARION INDUSTRIAL PARK", "MARION INDUSTRIAL PARK 2ND PLAT", "KEMBLE ACRES", "HICKMAN BUSINESS CENTER", "KRAMER INDUSTRIAL PARK", "BANNISTER STOR-ALL", "A & A ACRES", "KING'S ROSE HILL SUBDIVISION", "HOLMES PARK", "REPLAT OF HOLMES PARK", "SHOWBIZ PIZZA PLACE", AND "RESURVEY OF PARCELS 2 AND 3 VENTURE CENTER". ALL SUBDIVISIONS ACCORDING TO THE RECORDED PLATS THEREOF, INCLUDING THE FOLLOWING STREETS, DRIVES, AVENUES, HIGHWAYS, AND ALLEYS: MARION PARK DRIVE, 103RD STREET, HICKMAN MILLS DRIVE, INTERSTATE 470, U.S. HIGHWAY NO. 71, INTERSTATE 435, WOODFIELD DRIVE, CYPRESS AVENUE, 95TH STREET TERRACE, 96TH STREET, KING'S HIGHWAY, ELMWOOD AVENUE, AND THE ALLEYS IN BLOCKS 1 AND 3, HOLMES PARK, AS SAID STREETS, DRIVES, AVENUES, HIGHWAYS, AND ALLEYS ARE NOW ESTABLISHED AND THE RIGHT-OF-WAY OF THE BURLINGTON NORTHERN RAILROAD (FORMERLY THE ST. LOUIS AND SAN FRANCISCO RAILROAD), TOGETHER WITH OTHER LANDS SITUATED IN SECTION 26, TOWNSHIP 48, RANGE 33, AND IN SECTION 35, TOWNSHIP 48, RANGE 33, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND LYING GENERALLY SOUTH OF BANNISTER ROAD; NORTH OF INTERSTATE 470 AND EASTERLY OF U.S. HIGHWAY NO. 71.

THE BOUNDARY OF THE REDEVELOPMENT AREA IS MORE SPECIFICALLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 1, "BANNISTER SQUARE BUSINESS CENTER REPLAT"; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 AND ALONG THE EAST LINE OF LOT 3 IN SAID "BANNISTER SQUARE BUSINESS CENTER REPLAT", A DISTANCE OF 439 FEET; THENCE IN A SOUTHERLY AND SOUTHWESTERLY DIRECTION ALONG THE EAST LINE OF SAID LOT 3 AND ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 176 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48, RANGE 33; THENCE EAST 120 FEET TO THE NORTHEAST CORNER OF SAID 1/4 1/4 SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID 1/4 1/4 SECTION AND ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 48, RANGE 33 AND ALONG THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 3991 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 103RD STREET, AS NOW ESTABLISHED; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 491 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF "SLEEPY HOLLOW", A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE THE FOLLOWING COURSES ALONG THE WESTERLY BOUNDARY LINES OF SAID "SLEEPY HOLLOW" SUBDIVISION: SOUTH 844 FEET, EAST 200 FEET, SOUTH 390 FEET, SOUTHWESTERLY 91 FEET, WEST 572 FEET, SOUTH 30 FEET, WEST 141 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY

LINE OF HICKMAN MILLS DRIVE, AS NOW ESTABLISHED; THENCE SOUTHEASTERLY 461 FEET TO THE SOUTHWEST CORNER OF SAID "SLEEPY HOLLOW" SUBDIVISION; THENCE WESTERLY, DEPARTING FROM SAID SUBDIVISION BOUNDARY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 470, AS NOW ESTABLISHED, 100 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID HICKMAN MILLS DRIVE, SAID POINT ALSO BEING OPPOSITE AND 209 FEET NORTHERLY OF STATION 47+85 OF THE RIGHT-OF-WAY BASE LINE OF THE EASTBOUND LANES OF SAID INTERSTATE 470, AS NOW ESTABLISHED; THENCE WESTERLY ALONG THE LAST SAID RIGHT-OF-WAY LINE, 440 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD THAT IS OPPOSITE AND 30 FEET NORTHERLY OF STATION 43+55 OF SAID RIGHT-OF-WAY BASE LINE; THENCE NORTHWESTERLY 795 FEET, MORE OR LESS, TO A POINT OPPOSITE AND 50 FEET NORTHEASTERLY OF STATION 35+51.26 OF SAID RIGHT-OF-WAY BASE LINE; THENCE NORTHWESTERLY, PARALLEL WITH SAID RIGHT-OF-WAY BASE LINE, A DISTANCE OF 818 FEET; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 1483 FEET, AN ARC DISTANCE OF 355 FEET; THENCE IN A NORTHWESTERLY AND NORTHERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1637 FEET, AN ARC DISTANCE OF 1500 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID HICKMAN MILLS DRIVE AND THE PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 435, AS NOW ESTABLISHED; THENCE NORTH  $60\frac{1}{2}$  WEST, A DISTANCE OF 245 FEET; THENCE NORTH  $23\frac{1}{2}$ -30' WEST, A DISTANCE OF 660 FEET; THENCE NORTH  $35\frac{1}{2}$  WEST, A DISTANCE OF 165 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 71, AS NOW ESTABLISHED; THENCE NORTHERLY ALONG SAID PROLONGATION AND ALONG THE LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 720 FEET TO A JOG IN SAID RIGHT-OF-WAY LINE; THENCE WEST ALONG SAID JOG, A DISTANCE OF 23 FEET; THENCE NORTHERLY ALONG THE LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1420 FEET TO AN ANGLE POINT; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 140 FEET TO AN ANGLE POINT; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 52 FEET; THENCE NORTHERLY ALONG THE LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 270 FEET TO AN ANGLE POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODFIELD DRIVE, AS NOW ESTABLISHED; THENCE WESTERLY ALONG A JOG IN SAID EASTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 46 FEET; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50 FEET TO AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE THAT IS OPPOSITE AND 143 FEET EAST OF STATION 404+09 OF THE RIGHT-OF-WAY BASE LINE OF SAID U.S. HIGHWAY NO. 71; THENCE NORTH ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 695 FEET TO AN ANGLE POINT THEREIN THAT IS OPPOSITE AND 293 FEET EAST OF STATION 410+95 OF SAID RIGHT-OF-WAY BASE LINE; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 49 FEET TO AN ANGLE POINT THEREIN THAT IS OPPOSITE AND 248 FEET EAST OF STATION 411+16 OF SAID RIGHT-OF-WAY BASE LINE; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BANNISTER ROAD; THENCE NORTHEASTERLY ALONG LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 135 FEET; THENCE



SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 140 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE PROLONGATION THEREOF, A DISTANCE OF 180 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BANNISTER ROAD AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 80 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 45 FEET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 400 FEET; THENCE EASTERLY, A DISTANCE OF 80 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE EXTENSION, AS NOW ESTABLISHED; THENCE SOUTH ALONG THE LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 580 FEET; THENCE SOUTHWESTERLY ALONG THE LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 87 FEET TO A POINT ON THE WEST LINE OF LOT 2, "SHOWBIZ PIZZA PLACE", A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE SOUTH ALONG THE LAST SAID WEST LINE, A DISTANCE OF 130 FEET TO THE SOUTHWEST CORNER OF THE LAST SAID LOT 2, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL 2, "RESURVEY OF PARCELS 2 AND 3, VENTURE CENTER"; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 1125 FEET TO THE NORTHEAST CORNER THEREOF; THENCE EASTERLY, A DISTANCE OF 545 FEET TO THE NORTHERLYMOST CORNER OF LOT 6, "BANNISTER SQUARE BUSINESS CENTER REPLAT", A SUBDIVISION IN SAID Citty, COUNTY, AND STATE; THENCE SOUTHEASTERLY 166 FEET TO AN ANGLE POINT IN THE NORTH LINE OF LOT 4 IN THE LAST SAID SUBDIVISION; THENCE EAST ALONG THE NORTH LINES OF LOTS 4 AND 2 IN THE LAST SAID SUBDIVISION, A DISTANCE OF 440 FEET TO A POINT ON THE WEST LINE OF LOT 1 IN THE LAST SAID SUBDIVISION; THENCE NORTH 180 FEET TO THE NORTHWEST CORNER OF THE LAST SAID LOT 1; THENCE EAST, A DISTANCE OF 267 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART THEREOF IN PUBLIC THOROUGHFARES NOT SHOWN AS A PROJECT NUMBER ON EXHIBIT 1.

PROJECT 1: ALL OR PART OF THE FOLLOWING SUBDIVISIONS: "BANNISTER SQUARE BUSINESS CENTER REPLAT", "MARION INDUSTRIAL PARK", "MARION INDUSTRIAL PARK 2ND PLAT", "KEMBLE ACRES", "HICKMAN BUSINESS CENTER", "KRAMER INDUSTRIAL PARK", "KING'S ROSE HILL SUBDIVISION", "HOLMES PARK", "REPLAT OF HOLMES PARK", AND "RESURVEY OF PARCELS 2 AND 3 VENTURE CENTER", ALL SUBDIVISIONS ACCORDING TO THE RECORDED PLATS THEREOF, INCLUDING THE FOLLOWING STREETS, DRIVES, AVENUES, HIGHWAYS, AND ALLEYS: MARION PARK DRIVE, 103RD STREET, HICKMAN MILLS DRIVE, INTERSTATE 470, U.S. HIGHWAY NO. 71, INTERSTATE 435, WOODFIELD DRIVE, CYPRESS AVENUE, 95TH STREET TERRACE, 96TH STREET, KING'S HIGHWAY, ELMWOOD AVENUE, AND THE ALLEYS IN BLOCKS 1 AND 3, HOLMES PARK, AS SAID STREETS, DRIVES, AVENUES, HIGHWAYS, AND ALLEYS ARE NOW ESTABLISHED AND THE RIGHT-OF-WAY OF THE BURLINGTON NORTHERN RAILROAD (FORMERLY THE ST. LOUIS AND SAN FRANCISCO RAILROAD), TOGETHER WITH OTHER LANDS SITUATED IN SECTION 26, TOWNSHIP 48, RANGE 33, AND IN SECTION 35, TOWNSHIP 48, RANGE 33, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND LYING GENERALLY SOUTH OF BANNISTER ROAD; NORTH OF INTERSTATE 470 AND EASTERLY OF U.S. HIGHWAY NO. 71.

THE BOUNDARY OF THE PROJECT 1 AREA IS MORE SPECIFICALLY

DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 1, "BANNISTER SQUARE BUSINESS CENTER REPLAT"; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 AND ALONG THE EAST LINE OF LOT 3 IN SAID "BANNISTER SQUARE BUSINESS CENTER REPLAT", A DISTANCE OF 439 FEET; THENCE IN A SOUTHERLY AND SOUTHWESTERLY DIRECTION ALONG THE EAST LINE OF SAID LOT 3 AND ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 176 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48, RANGE 33; THENCE EAST 120 FEET TO THE NORTHEAST CORNER OF SAID 1/4 1/4 SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID 1/4 1/4 SECTION AND ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 48, RANGE 33 AND ALONG THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 3991 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 103RD STREET, AS NOW ESTABLISHED; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 491 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF "SLEEPY HOLLOW", A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE THE FOLLOWING COURSES ALONG THE WESTERLY BOUNDARY LINES OF SAID "SLEEPY HOLLOW" SUBDIVISION: SOUTH 844 FEET, EAST 200 FEET, SOUTH 390 FEET, SOUTHWESTERLY 91 FEET, WEST 572 FEET, SOUTH 30 FEET, WEST 141 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE, AS NOW ESTABLISHED; THENCE SOUTHEASTERLY 461 FEET TO THE SOUTHWEST CORNER OF SAID "SLEEPY HOLLOW" SUBDIVISION; THENCE WESTERLY, DEPARTING FROM SAID SUBDIVISION BOUNDARY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 470, AS NOW ESTABLISHED, 100 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID HICKMAN MILLS DRIVE, SAID POINT ALSO BEING OPPOSITE AND 209 FEET NORTHERLY OF STATION 47+85 OF THE RIGHT-OF-WAY BASE LINE OF THE EASTBOUND LANES OF SAID INTERSTATE 470, AS NOW ESTABLISHED; THENCE WESTERLY ALONG THE LAST SAID RIGHT-OF-WAY LINE, 440 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD THAT IS OPPOSITE AND 30 FEET NORTHERLY OF STATION 43+55 OF SAID RIGHT-OF-WAY BASE LINE; THENCE NORTHWESTERLY 795 FEET, MORE OR LESS, TO A POINT OPPOSITE AND 50 FEET NORTHEASTERLY OF STATION 35+51.26 OF SAID RIGHT-OF-WAY BASE LINE; THENCE NORTHWESTERLY, PARALLEL WITH SAID RIGHT-OF-WAY BASE LINE, A DISTANCE OF 818 FEET; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 1483 FEET, AN ARC DISTANCE OF 355 FEET; THENCE IN A NORTHWESTERLY AND NORTHERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1637 FEET, AN ARC DISTANCE OF 1500 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID HICKMAN MILLS DRIVE AND THE PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 435, AS NOW ESTABLISHED; THENCE NORTH 60½ WEST, A DISTANCE OF 245 FEET; THENCE NORTH 23½-30' WEST, A DISTANCE OF 660 FEET; THENCE NORTH 35½ WEST, A DISTANCE OF 165 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 71, AS NOW ESTABLISHED; THENCE NORTHERLY ALONG SAID PROLONGATION AND ALONG THE LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 720 FEET TO A JOG IN SAID RIGHT-OF-WAY LINE;



THENCE WEST ALONG SAID JOG, A DISTANCE OF 23 FEET; THENCE NORTHERLY ALONG THE LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1420 FEET TO AN ANGLE POINT; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 140 FEET TO AN ANGLE POINT; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 52 FEET; THENCE NORTHERLY ALONG THE LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 270 FEET TO AN ANGLE POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODFIELD DRIVE, AS NOW ESTABLISHED; THENCE WESTERLY ALONG A JOG IN SAID EASTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 46 FEET; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50 FEET TO AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE THAT IS OPPOSITE AND 143 FEET EAST OF STATION 404+09 OF THE RIGHT-OF-WAY BASE LINE OF SAID U.S. HIGHWAY NO. 71; THENCE NORTH ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 695 FEET TO AN ANGLE POINT THEREIN THAT IS OPPOSITE AND 293 FEET EAST OF STATION 410+95 OF SAID RIGHT-OF-WAY BASE LINE; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 49 FEET TO AN ANGLE POINT THEREIN THAT IS OPPOSITE AND 248 FEET EAST OF STATION 411+16 OF SAID RIGHT-OF-WAY BASE LINE; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BANNISTER ROAD; THENCE NORTHEASTERLY ALONG LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 135 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 140 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE PROLONGATION THEREOF, A DISTANCE OF 180 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BANNISTER ROAD AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 80 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 45 FEET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 400 FEET; THENCE EASTERLY, A DISTANCE OF 80 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE EXTENSION, AS NOW ESTABLISHED; THENCE SOUTH ALONG THE LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 580 FEET; THENCE SOUTHWESTERLY ALONG THE LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 87 FEET TO A POINT ON THE WEST LINE OF LOT 2, "SHOWBIZ PIZZA PLACE", A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE SOUTH ALONG THE LAST SAID WEST LINE, A DISTANCE OF 130 FEET TO THE SOUTHWEST CORNER OF THE LAST SAID LOT 2, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL 2, "RESURVEY OF PARCELS 2 AND 3, VENTURE CENTER"; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 1125 FEET TO THE NORTHEAST CORNER THEREOF; THENCE EASTERLY, A DISTANCE OF 545 FEET TO THE NORTHERLYMOST CORNER OF LOT 6, "BANNISTER SQUARE BUSINESS CENTER REPLAT", A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE SOUTHEASTERLY 166 FEET TO AN ANGLE POINT IN THE NORTH LINE OF LOT 4 IN THE LAST SAID SUBDIVISION; THENCE EAST ALONG THE NORTH LINES OF LOTS 4 AND 2 IN THE LAST SAID SUBDIVISION, A DISTANCE OF 440 FEET TO A POINT ON THE WEST LINE OF LOT 1 IN THE LAST SAID SUBDIVISION; THENCE NORTH 180 FEET TO THE NORTHWEST CORNER OF THE LAST SAID LOT 1; THENCE EAST, A DISTANCE OF 267 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART THEREOF IN PUBLIC THOROUGHFARES NOT SHOWN AS A PROJECT



NUMBER ON EXHIBIT 1.

EXCEPT PROJECT II: PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 48, RANGE 33 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 48, RANGE 33, AND INCLUDING PART OF TRACT 5, "MARION INDUSTRIAL PARK 2ND PLAT", ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26 THAT IS 1070 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 280 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 435, AS NOW ESTABLISHED; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1950 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF SAID TRACT 5; THENCE EAST 875 FEET; THENCE NORTH 1860 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT PROJECT III: PART OF TRACT 1, "MARION INDUSTRIAL PARK" AND PART OF TRACT 5, "MARION INDUSTRIAL PARK 2ND PLAT", BOTH SUBDIVISIONS IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE ANGLE POINT IN THE WESTERLY LINE OF SAID TRACT 5 THAT IS THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 435 AND THE EASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, AS SAID RIGHT-OF-WAY LINES ARE NOW ESTABLISHED; THENCE EAST, A DISTANCE OF 840 FEET; THENCE SOUTH, A DISTANCE OF 790 FEET; THENCE WEST, A DISTANCE OF 230 FEET; THENCE SOUTH, A DISTANCE OF 20 FEET; THENCE WEST, A DISTANCE OF 455 FEET TO THE WESTERLY LINE OF SAID TRACT 5; THENCE NORTHERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 820 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE ANGLE POINT IN THE WESTERLY LINE OF SAID TRACT 5 THAT IS THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 435 AND THE EASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, AS SAID RIGHT-OF-WAY LINES ARE NOW ESTABLISHED; THENCE EAST, A DISTANCE OF 610 FEET; THENCE SOUTH, A DISTANCE OF 560 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST, A DISTANCE OF 130 FEET; THENCE SOUTH, A DISTANCE OF 120 FEET; THENCE WEST, A DISTANCE OF 130 FEET; THENCE NORTH, A DISTANCE OF 120 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT PROJECT IV: ALL OF TRACT 1, "A & A ACRES"; PART OF LOT 1, "BANNISTER STOR-ALL"; PART OF LOTS 120, 121, 122, 135, 136, 137, AND 138, "KING'S ROSE HILL SUBDIVISION", AND WOODFIELD DRIVE AND PART OF HICKMAN MILLS DRIVE, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF TRACT 1, "A & A ACRES"; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT 1 AND ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 71, A DISTANCE OF 76 FEET TO AN ANGLE POINT; THENCE NORTHERLY ALONG SAID TRACT AND RIGHT-OF-WAY LINE, A DISTANCE OF 52 FEET TO AN ANGLE POINT; THENCE NORTHERLY ALONG SAID TRACT AND RIGHT-OF-WAY LINE, A DISTANCE OF 270 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1; THENCE WESTERLY ALONG A

JOG IN SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 46 FEET; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES A SOUTHEAST ANGLE OF 84½ WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 485 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE, AS NOW ESTABLISHED; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE, A DISTANCE OF 350 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE RELOCATION; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE LAST SAID RIGHT-OF-WAY LINE AND ALONG THE WEST RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE, A DISTANCE OF 320 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF LOT 1, "BANNISTER STOR-ALL", THAT IS 75 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WEST 365 FEET TO THE POINT OF BEGINNING.

EXCEPT PROJECT V: ALL THAT PART OF TRACT 1, "MARION INDUSTRIAL PARK", A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE ANGLE POINT ON THE SOUTHERLY LINE OF SAID TRACT 1 THAT IS THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 103RD STREET AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE, AS SAID RIGHT-OF-WAYS ARE NOW ESTABLISHED; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT 1, A DISTANCE OF 423 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID TRACT 1, A DISTANCE OF 564 FEET; THENCE EAST, A DISTANCE OF 485 FEET; THENCE SOUTH, A DISTANCE OF 780 FEET TO THE POINT OF BEGINNING.

EXCEPT PROJECT VI: PART OF TRACT 1, "MARION INDUSTRIAL PARK", AND PART OF TRACT 5, "MARION INDUSTRIAL PARK 2ND PLAT", BOTH SUBDIVISIONS IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID TRACT 5 THAT IS 820 FEET SOUTHERLY OF THE ANGLE POINT IN SAID WESTERLY LINE THAT IS THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 435 AND THE EASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, AS SAID RIGHT-OF-WAY LINES ARE NOW ESTABLISHED; THENCE EAST, A DISTANCE OF 345 FEET; THENCE SOUTH, A DISTANCE OF 345 FEET; THENCE EAST, A DISTANCE OF 30 FEET; THENCE SOUTH, A DISTANCE OF 50 FEET; THENCE EAST, A DISTANCE OF 70 FEET; THENCE SOUTH, A DISTANCE OF 100 FEET; THENCE WEST, A DISTANCE OF 360 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT 1; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID TRACTS 1 AND 5, A DISTANCE OF 505 FEET TO THE POINT OF BEGINNING.

ALSO ALL THAT PART OF TRACT 5, "MARION INDUSTRIAL PARK 2ND PLAT", A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE ANGLE POINT IN THE WESTERLY LINE OF SAID TRACT 5 THAT IS THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 435 AND THE EASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, AS SAID RIGHT-OF-WAY LINES ARE NOW ESTABLISHED; THENCE EAST, A DISTANCE OF 610 FEET; THENCE SOUTH, A DISTANCE OF 560 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST, A DISTANCE OF 130 FEET; THENCE SOUTH, A DISTANCE OF 120 FEET; THENCE WEST, A DISTANCE OF 130 FEET; THENCE NORTH, A DISTANCE OF



120 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT PROJECT VII: PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 48, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE AND A LINE WHICH IS 110 FEET WESTERLY OF AND PARALLEL WITH THE RIGHT-OF-WAY BASE LINE OF SOUTHBOUND INTERSTATE 435; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 440 FEET; THENCE NORTH 35° WEST, A DISTANCE OF 165 FEET TO A POINT ON A LINE THAT IS THE SOUTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 71; THENCE NORTH ALONG SAID PROLONGATION AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 720 FEET TO AN ANGLE POINT IN SAID EAST RIGHT-OF-WAY LINE; THENCE EAST, A DISTANCE OF 330 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID HICKMAN MILLS DRIVE; THENCE SOUTHERLY ALONG THE LAST SAID RIGHT-OF-WAY LINE, 450 FEET TO THE POINT OF BEGINNING.

EXCEPT PROJECT VIII: PART OF BLOCKS 4 AND 5, "HOLMES PARK", A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND PART OF ELMWOOD AVENUE AND 1ST STREET AND 2ND STREET AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 48, RANGE 33, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLYMOST SOUTHWEST CORNER OF PARCEL 2, "RESURVEY OF PARCELS 2 AND 3, VENTURE CENTER"; THENCE NORTH ALONG THE EASTERLYMOST WEST LINE OF SAID PARCEL 2, A DISTANCE OF 396 FEET; THENCE WEST ALONG THE NORTHERLYMOST SOUTH LINE OF SAID PARCEL 2 AND ALONG THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 360 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE RELOCATION; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 320 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4 SECTION; THENCE EAST, A DISTANCE OF 345 FEET TO THE POINT OF BEGINNING.

EXCEPT PROJECT IX: PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48, RANGE 33, AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 48, RANGE 33, INCLUDING PART OF TRACTS 4 AND 5 AND PART OF MARION PARK DRIVE, IN "MARION INDUSTRIAL PARK, 2ND PLAT", A SUBDIVISION, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26 THAT IS 1035 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID 1/4 1/4 SECTIONS, A DISTANCE OF 825 FEET; THENCE WEST, A DISTANCE OF 1100 FEET; THENCE NORTHERLY, A DISTANCE OF 825 FEET; THENCE EAST, A DISTANCE OF 1087 FEET TO THE POINT OF BEGINNING.

EXCEPT PROJECT X: ALL OF LOT 1, "BANNISTER STOR-ALL", A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, EXCEPT THE NORTH 75 FEET OF THE EAST 140 FEET THEREOF.

EXCEPT PROJECT XI: THAT PART OF THE SOUTHWEST 1/4 OF THE

SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID 1/4 1/4 SECTION; THENCE SOUTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 1035 FEET; THENCE WEST, A DISTANCE OF 1087 FEET; THENCE NORTH, A DISTANCE OF 1035 FEET TO A POINT ON THE NORTH LINE OF SAID 1/4 1/4 SECTION THAT IS 1070 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST, A DISTANCE OF 1070 FEET TO THE POINT OF BEGINNING.

EXCEPT PROJECT XII: ALL OR PART OF LOTS 8, 9, 10, 11, 12, 13, AND 14, "KEMBLE ACRES", A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND PART OF THE NORTH 30 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 48, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35 THAT IS 585 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTHWESTERLY ALONG A LINE THAT MAKES A SOUTHWEST ANGLE OF  $55\frac{1}{2}$  WITH SAID EAST LINE, A DISTANCE OF 200 FEET; THENCE DEFLECTING  $50\frac{1}{2}$  TO THE RIGHT, A DISTANCE OF 80 FEET; THENCE DEFLECTING  $50\frac{1}{2}$  TO THE LEFT, A DISTANCE OF 190 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE, AS NOW ESTABLISHED; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 640 FEET, MORE OR LESS, TO A POINT ON A LINE THAT IS 30 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 85 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE LAST SAID 1/4 1/4 SECTION; THENCE NORTH ALONG THE EAST LINE OF BOTH OF SAID 1/4 1/4 SECTIONS, A DISTANCE OF 770 FEET TO THE POINT OF BEGINNING.

EXCEPT PROJECT XIII: ALL THAT PART OF THE NORTHWEST 1/4 AND ALL THAT PART OF THE SOUTHWEST 1/4, ALL IN SECTION 35, TOWNSHIP 48, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHWEST 1/4 AND THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, AS NOW ESTABLISHED; THENCE IN A SOUTHERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE, BEING A CURVE TO THE LEFT WITH A RADIUS OF 2914.79 FEET, AN ARC DISTANCE OF 110 FEET; THENCE DEFLECTING TO THE RIGHT FROM THE TANGENT OF SAID CURVE,  $75\frac{1}{2}$ , A DISTANCE OF 420 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1637 FEET, AN ARC DISTANCE OF 1340 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE AND THE SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 435, AS SAID RIGHT-OF-WAY LINES ARE NOW ESTABLISHED; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE WESTERLY AND SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID HICKMAN MILLS DRIVE, A DISTANCE OF 1000 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN RAILROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 190 FEET TO THE POINT OF BEGINNING.



PROJECT II: PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 48, RANGE 33 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 48, RANGE 33, AND INCLUDING PART OF TRACT 5, "MARION INDUSTRIAL PARK 2ND PLAT", ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26 THAT IS 1070 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 280 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 435, AS NOW ESTABLISHED; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1950 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF SAID TRACT 5; THENCE EAST 875 FEET; THENCE NORTH 1860 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PROJECT III: PART OF TRACT 1, "MARION INDUSTRIAL PARK" AND PART OF TRACT 5, "MARION INDUSTRIAL PARK 2ND PLAT", BOTH SUBDIVISIONS IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE ANGLE POINT IN THE WESTERLY LINE OF SAID TRACT 5 THAT IS THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 435 AND THE EASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, AS SAID RIGHT-OF-WAY LINES ARE NOW ESTABLISHED; THENCE EAST, A DISTANCE OF 840 FEET; THENCE SOUTH, A DISTANCE OF 790 FEET; THENCE WEST, A DISTANCE OF 230 FEET; THENCE SOUTH, A DISTANCE OF 20 FEET; THENCE WEST, A DISTANCE OF 455 FEET TO THE WESTERLY LINE OF SAID TRACT 5; THENCE NORTHERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 820 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE ANGLE POINT IN THE WESTERLY LINE OF SAID TRACT 5 THAT IS THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 435 AND THE EASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, AS SAID RIGHT-OF-WAY LINES ARE NOW ESTABLISHED; THENCE EAST, A DISTANCE OF 610 FEET; THENCE SOUTH, A DISTANCE OF 560 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST, A DISTANCE OF 130 FEET; THENCE SOUTH, A DISTANCE OF 120 FEET; THENCE WEST, A DISTANCE OF 130 FEET; THENCE NORTH, A DISTANCE OF 120 FEET TO THE TRUE POINT OF BEGINNING.

PROJECT IV: ALL OF TRACT 1, "A & A ACRES"; PART OF LOT 1, "BANNISTER STOR-ALL"; PART OF LOTS 120, 121, 122, 135, 136, 137, AND 138, "KING'S ROSE HILL SUBDIVISION", AND WOODFIELD DRIVE AND PART OF HICKMAN MILLS DRIVE, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF TRACT 1, "A & A ACRES"; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT 1 AND ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 71, A DISTANCE OF 76 FEET TO AN ANGLE POINT; THENCE NORTHERLY ALONG SAID TRACT AND RIGHT-OF-WAY LINE, A DISTANCE OF 52 FEET TO AN ANGLE POINT; THENCE NORTHERLY ALONG SAID TRACT AND RIGHT-OF-WAY LINE, A DISTANCE OF 270 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1; THENCE WESTERLY ALONG A

JOG IN SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 46 FEET; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES A SOUTHEAST ANGLE OF 84 $\frac{1}{2}$  WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 485 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE, AS NOW ESTABLISHED; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE, A DISTANCE OF 350 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE RELOCATION; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE LAST SAID RIGHT-OF-WAY LINE AND ALONG THE WEST RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE, A DISTANCE OF 320 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF LOT 1, "BANNISTER STOR-ALL", THAT IS 75 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WEST 365 FEET TO THE POINT OF BEGINNING.

PROJECT V: ALL THAT PART OF TRACT 1, "MARION INDUSTRIAL PARK", A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE ANGLE POINT ON THE SOUTHERLY LINE OF SAID TRACT 1 THAT IS THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 103RD STREET AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE, AS SAID RIGHT-OF-WAYS ARE NOW ESTABLISHED; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT 1, A DISTANCE OF 423 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID TRACT 1, A DISTANCE OF 564 FEET; THENCE EAST, A DISTANCE OF 485 FEET; THENCE SOUTH, A DISTANCE OF 780 FEET TO THE POINT OF BEGINNING.

PROJECT VI: PART OF TRACT 1, "MARION INDUSTRIAL PARK", AND PART OF TRACT 5, "MARION INDUSTRIAL PARK 2ND PLAT", BOTH SUBDIVISIONS IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID TRACT 5 THAT IS 820 FEET SOUTHERLY OF THE ANGLE POINT IN SAID WESTERLY LINE THAT IS THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 435 AND THE EASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, AS SAID RIGHT-OF-WAY LINES ARE NOW ESTABLISHED; THENCE EAST, A DISTANCE OF 345 FEET; THENCE SOUTH, A DISTANCE OF 345 FEET; THENCE EAST, A DISTANCE OF 30 FEET; THENCE SOUTH, A DISTANCE OF 50 FEET; THENCE EAST, A DISTANCE OF 70 FEET; THENCE SOUTH, A DISTANCE OF 100 FEET; THENCE WEST, A DISTANCE OF 360 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT 1; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID TRACTS 1 AND 5, A DISTANCE OF 505 FEET TO THE POINT OF BEGINNING.

ALSO ALL THAT PART OF TRACT 5, "MARION INDUSTRIAL PARK 2ND PLAT", A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE ANGLE POINT IN THE WESTERLY LINE OF SAID TRACT 5 THAT IS THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 435 AND THE EASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, AS SAID RIGHT-OF-WAY LINES ARE NOW ESTABLISHED; THENCE EAST, A DISTANCE OF 610 FEET; THENCE SOUTH, A DISTANCE OF 560 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST,

A DISTANCE OF 130 FEET; THENCE SOUTH, A DISTANCE OF 120 FEET; THENCE WEST, A DISTANCE OF 130 FEET; THENCE NORTH, A DISTANCE OF 120 FEET TO THE TRUE POINT OF BEGINNING.

PROJECT VII: PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 48, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE AND A LINE WHICH IS 110 FEET WESTERLY OF AND PARALLEL WITH THE RIGHT-OF-WAY BASE LINE OF SOUTHBOUND INTERSTATE 435; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 440 FEET; THENCE NORTH 35 $\frac{1}{2}$  WEST, A DISTANCE OF 165 FEET TO A POINT ON A LINE THAT IS THE SOUTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 71; THENCE NORTH ALONG SAID PROLONGATION AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 720 FEET TO AN ANGLE POINT IN SAID EAST RIGHT-OF-WAY LINE; THENCE EAST, A DISTANCE OF 330 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID HICKMAN MILLS DRIVE; THENCE SOUTHERLY ALONG THE LAST SAID RIGHT-OF-WAY LINE, 450 FEET TO THE POINT OF BEGINNING.

PROJECT VIII: PART OF BLOCKS 4 AND 5, "HOLMES PARK", A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND PART OF ELMWOOD AVENUE AND 1ST STREET AND 2ND STREET AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 48, RANGE 33, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLYMOST SOUTHWEST CORNER OF PARCEL 2, "RESURVEY OF PARCELS 2 AND 3, VENTURE CENTER"; THENCE NORTH ALONG THE EASTERLYMOST WEST LINE OF SAID PARCEL 2, A DISTANCE OF 396 FEET; THENCE WEST ALONG THE NORTHERLYMOST SOUTH LINE OF SAID PARCEL 2 AND ALONG THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 360 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE RELOCATION; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 320 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4 SECTION; THENCE EAST, A DISTANCE OF 345 FEET TO THE POINT OF BEGINNING.

PROJECT IX: PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48, RANGE 33, AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 48, RANGE 33, INCLUDING PART OF TRACTS 4 AND 5 AND PART OF MARION PARK DRIVE, IN "MARION INDUSTRIAL PARK, 2ND PLAT", A SUBDIVISION, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26 THAT IS 1035 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID 1/4 1/4 SECTIONS, A DISTANCE OF 825 FEET; THENCE WEST, A DISTANCE OF 1100 FEET; THENCE NORTHERLY, A DISTANCE OF 825 FEET; THENCE EAST, A DISTANCE OF 1087 FEET TO THE POINT OF BEGINNING.



PROJECT X: ALL OF LOT 1, "BANNISTER STOR-ALL", A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, EXCEPT THE NORTH 75 FEET OF THE EAST 140 FEET THEREOF.

PROJECT XI: THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID 1/4 1/4 SECTION; THENCE SOUTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 1035 FEET; THENCE WEST, A DISTANCE OF 1087 FEET; THENCE NORTH, A DISTANCE OF 1035 FEET TO A POINT ON THE NORTH LINE OF SAID 1/4 1/4 SECTION THAT IS 1070 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST, A DISTANCE OF 1070 FEET TO THE POINT OF BEGINNING.

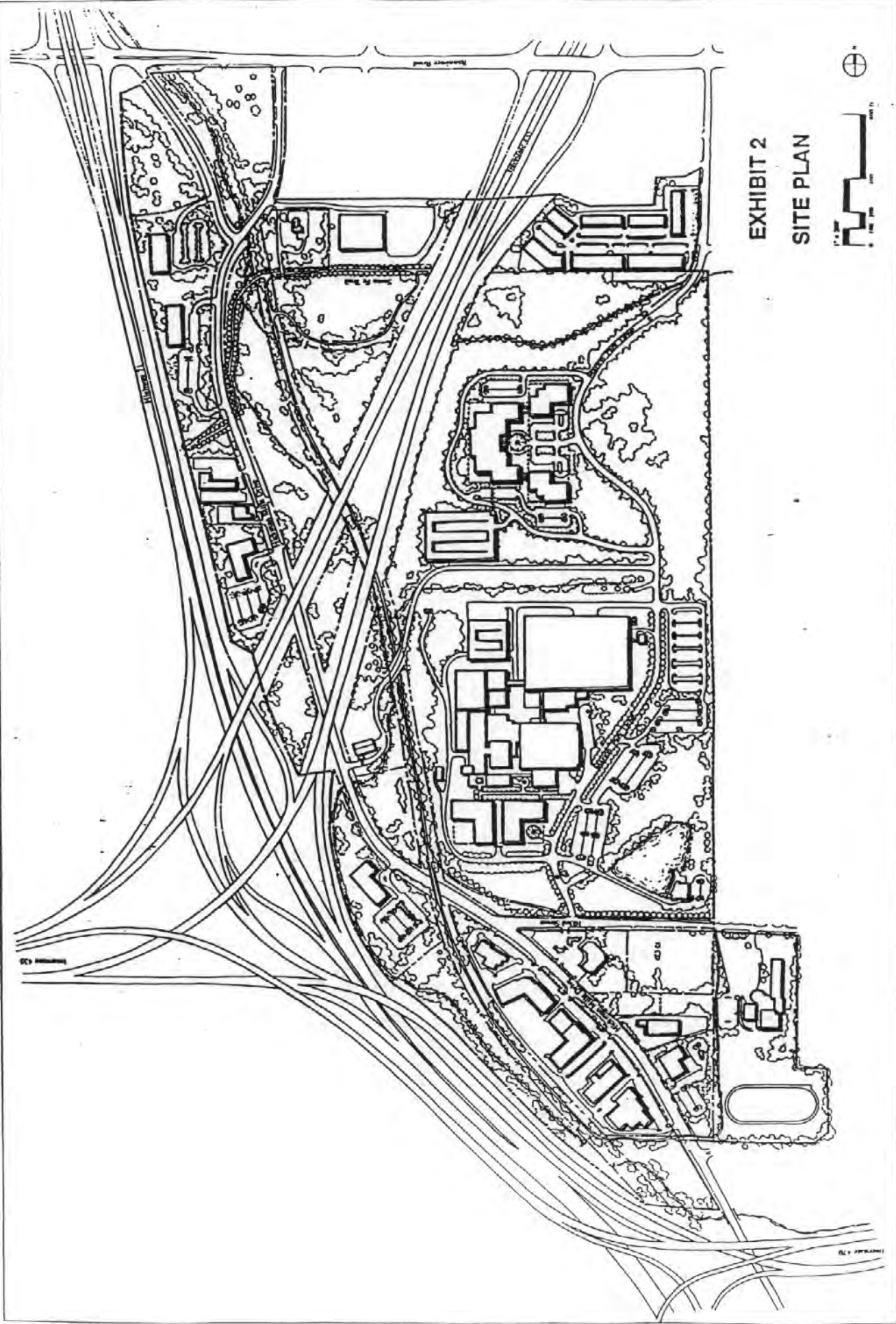
PROJECT XII: ALL OR PART OF LOTS 8, 9, 10, 11, 12, 13, AND 14, "KEMBLE ACRES", A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND PART OF THE NORTH 30 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 48, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35 THAT IS 585 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTHWESTERLY ALONG A LINE THAT MAKES A SOUTHWEST ANGLE OF 55½ WITH SAID EAST LINE, A DISTANCE OF 200 FEET; THENCE DEFLECTING 50½ TO THE RIGHT, A DISTANCE OF 80 FEET; THENCE DEFLECTING 50½ TO THE LEFT, A DISTANCE OF 190 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE, AS NOW ESTABLISHED; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 640 FEET, MORE OR LESS, TO A POINT ON A LINE THAT IS 30 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 85 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE LAST SAID 1/4 1/4 SECTION; THENCE NORTH ALONG THE EAST LINE OF BOTH OF SAID 1/4 1/4 SECTIONS, A DISTANCE OF 770 FEET TO THE POINT OF BEGINNING.

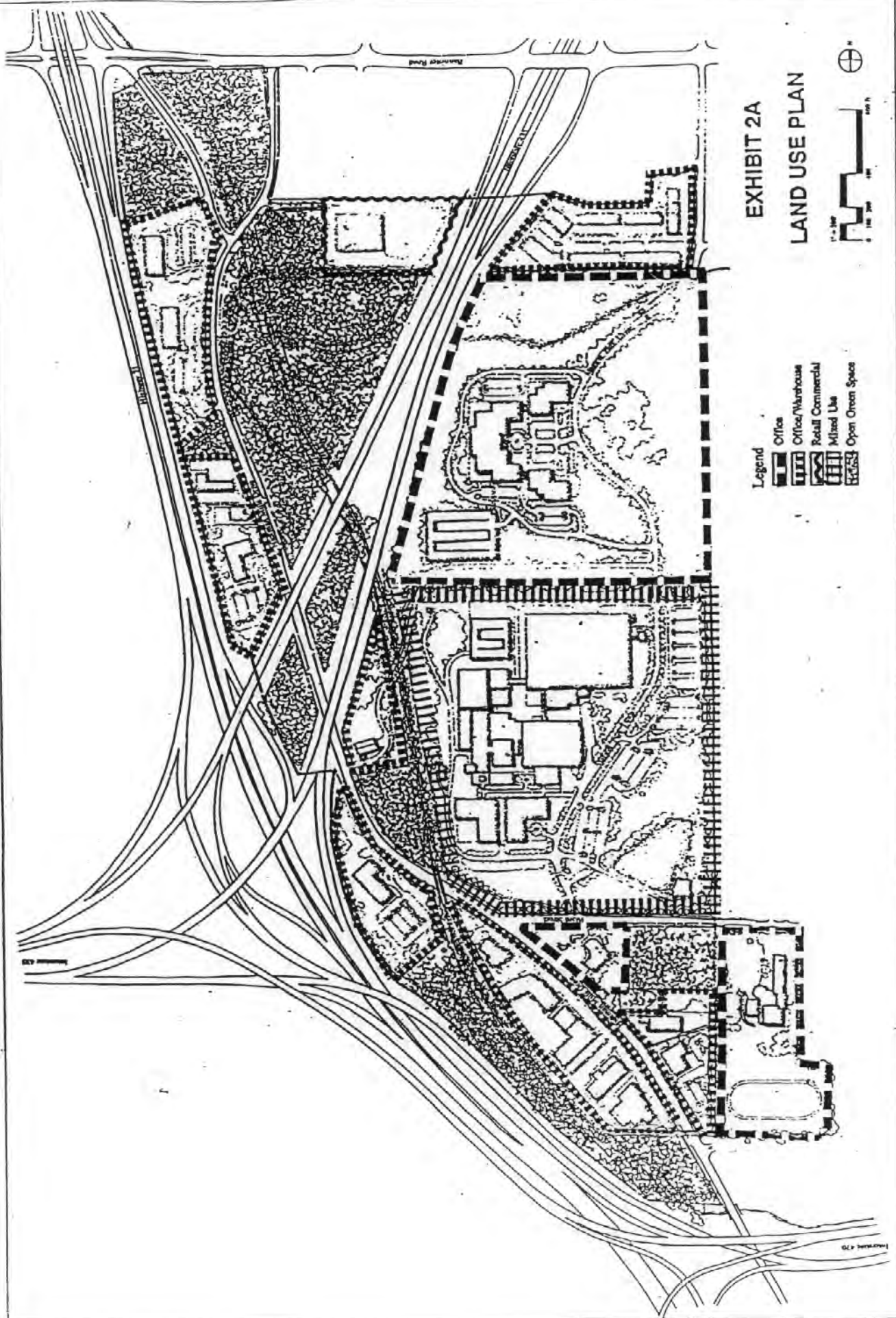
PROJECT XIII: ALL THAT PART OF THE NORTHWEST 1/4 AND ALL THAT PART OF THE SOUTHWEST 1/4, ALL IN SECTION 35, TOWNSHIP 48, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHWEST 1/4 AND THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, AS NOW ESTABLISHED; THENCE IN A SOUTHERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE, BEING A CURVE TO THE LEFT WITH A RADIUS OF 2914.79 FEET, AN ARC DISTANCE OF 110 FEET; THENCE DEFLECTING TO THE RIGHT FROM THE TANGENT OF SAID CURVE, 75½, A DISTANCE OF 420 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1637 FEET, AN ARC DISTANCE OF 1340 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE AND THE SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 435, AS SAID RIGHT-OF-WAY LINES ARE NOW ESTABLISHED;



THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE WESTERLY AND  
SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID HICKMAN MILLS DRIVE, A  
DISTANCE OF 1000 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY  
LINE OF SAID BURLINGTON NORTHERN RAILROAD; THENCE SOUTHERLY  
ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 190 FEET TO  
THE POINT OF BEGINNING.





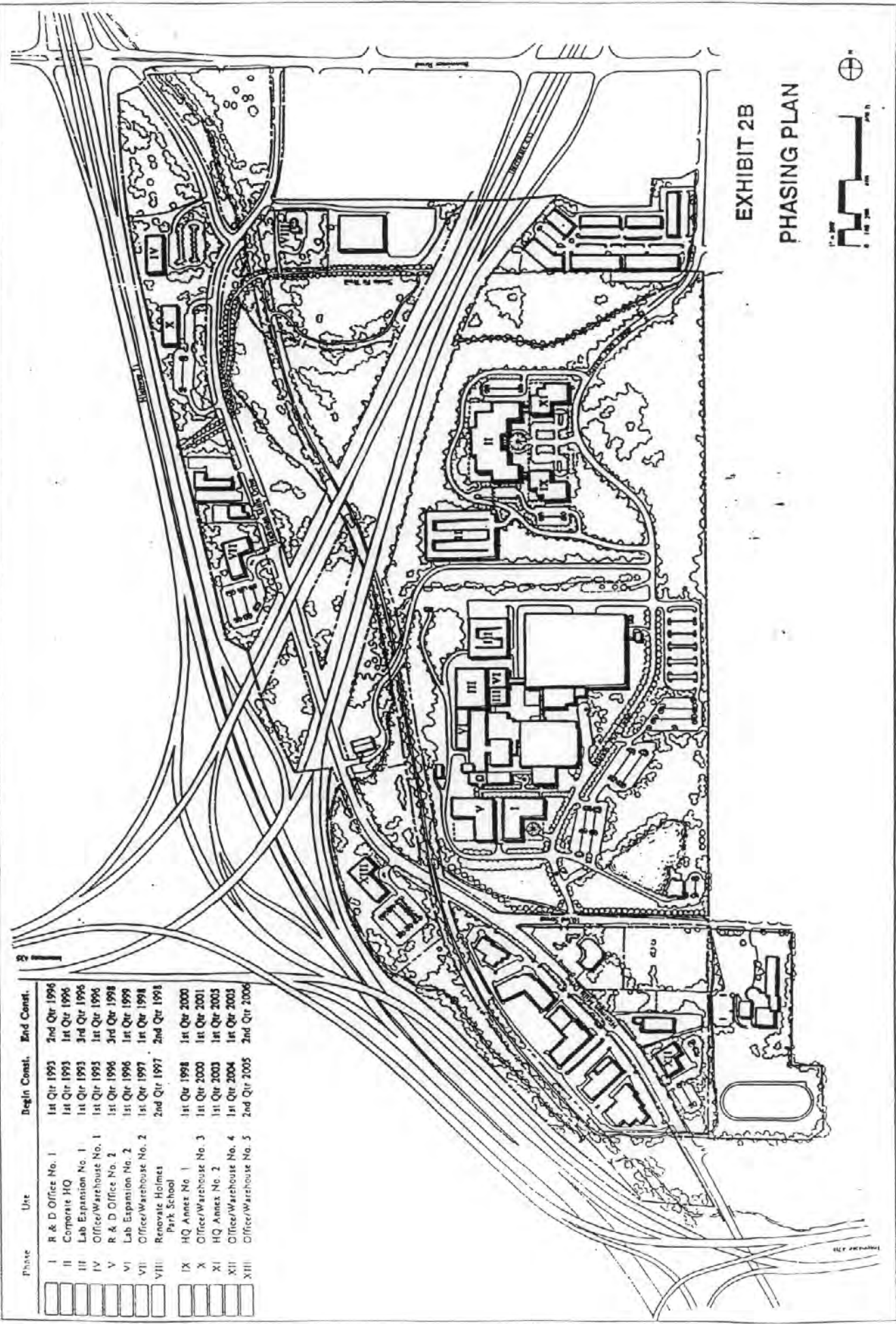


# EXHIBIT 2A

## LAND USE PLAN

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





Phase	Use	Begin Const.	End Const.
I	R & D Office No. 1	1st Qtr 1993	2nd Qtr 1996
II	Composite 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	Renovate Holmes Park School	2nd Qtr 1997	2nd Qtr 1998
IX	HQ Annex No. 1	1st Qtr 1998	1st Qtr 2000
X	Office/Warehouse No. 3	1st Qtr 2000	1st Qtr 2001
XI	HQ Annex No. 2	1st Qtr 2003	1st Qtr 2003
XII	Office/Warehouse No. 4	1st Qtr 2004	1st Qtr 2005
XIII	Office/Warehouse No. 5	2nd Qtr 2005	2nd Qtr 2006

EXHIBIT 2B  
PHASING PLAN







## EXHIBIT 3

### SPECIFIC OBJECTIVES OF REDEVELOPMENT PLAN

1. To cure the blighted conditions identified in the "Redevelopment Plan Area" by clearance, repair or rehabilitation of deteriorating buildings and structures, provision for adequate street layout, utilities, and other site improvements, and removal of unsafe conditions.
2. To construct 700,000 square feet of headquarter office space for Marion Merrell Dow Inc. at Marion Park (North) including third entrance to Marion Park from Hickman Mills Drive.
3. To construct 300,000 square feet of R&D offices and 200,000 square feet of R&D Laboratory, Pilot Plant, and Clinical Manufacturing for Marion Merrell Dow Inc. at Marion Park (South).
- ✓ 4. To reconstruct Hickman Mills Drive from 95th Street to I-470 to four lanes with curb/gutter, storm drainage, and street lighting to meet city standards.
- ✓ 5. To widen the realignment of Hickman Mills road at Elmwood from two-lanes to four lanes per City design.
- ✓ 6. To remove the abandoned railroad bridge at 103rd and Hickman Mills Drive.
- ✓ 7. To install, repair, construct, reconstruct and relocate streets, utilities, sidewalk improvements, essential to the preparation of the Redevelopment Plan Area.
- ✓ 8. To upgrade and refurbish utilities, and other infrastructure facilities serving the Redevelopment Plan Area.
9. To acquire properties which impede the Redevelopment Plan and replot the land into parcels suitable for redevelopment in accordance with this Redevelopment Plan.
10. To develop a green belt adjacent to portions of Hickman Mills road and the creek including landscaping, jogging trail, and preservation of Santa Fe Trail route.
- ✓ 11. To relocate the Kansas City Public Works and Missouri State Highway Department maintenance operations.
12. To rehabilitate the Homes Park School (1913) into a Visitor's Center with Santa Fe Trail and Homes Park displays.
13. To prepare pad sites for future development of approximately 274,000 square feet of office/warehouse facilities. Developers to be determined by TIF Commission.





# E..11BIT 4

## ESTIMATED REDEVELOPMENT PROJECT COSTS

### EXPENSES

	AMOUNT	TYPE I 1-3 YRS.	TYPE II 4-5 YRS.	TYPE III 5-33 YRS.
1. Estimated Costs for Plan Implementation	\$ 50,000	\$ 50,000		
2. Estimated TIF Commission Fees				
A. Final Development Plan Approval Fees (\$0.05 per square foot of commercial space)	69,300	69,300		
B. Land Acquisition Fees (@ 4% of estimated acquisition)	491,476	491,476		
C. Offer to Purchase Fee (@ 1% of estimated acquisition)	<u>122,869</u>	<u>122,869</u>		
TIF Costs Subtotal	\$733,645	\$733,645		
3. Acquisition	12,286,920	12,286,920		
4. Relocation	196,940	196,940		
5. Demolition	2,750,600	2,750,600		
6. Consultants				
Legal	300,000	200,000	100,000	
Engineering (Civil)	1,000,000	500,000	500,000	
Other	100,000	50,000	50,000	
7. Infrastructure/Site Improvements Non-Hard Costs Sub-Total	<u>70,274,296</u> \$ 87,642,401	<u>52,445,355</u> \$ 69,163,460	<u>5,538,609</u> \$ 6,188,609	<u>12,290,332</u> \$ 12,290,332
8. Hard Construction Costs	<u>190,632,890</u>	<u>107,226,075</u>	<u>20,835,721</u>	<u>62,571,094</u>
Total Project Costs	\$278,275,291	\$176,389,535	\$27,024,330	\$ 74,861,426
9. Interest Costs (if Incurred) Related to Hard Costs	258,212,539	29,877,797	27,848,560	200,486,871
Related to Other Costs	<u>118,711,765</u>	<u>13,736,150</u>	<u>12,803,219</u>	<u>92,172,713</u>
Interest Cost Sub-Total	\$376,924,304	\$43,613,947	\$40,651,779	\$292,659,584
Total Project Costs (with debt financing)	\$655,199,595	\$220,003,482	\$67,676,109	\$367,521,010

Includes only earnings and sales taxes from Marlon Merrell Drw development activities. Other developments would add additional taxes to these projections.

\* The selected developer shall pay plan implementation fees to reimburse the TIF Commission for Plan implementation costs including, but not limited to, staff time, agenda costs, legal fees, printing and publication of notices. The selected developer shall be billed by the Commission as needed to pay for the Plan implementation. These expenses shall be reimbursed to the developer from the Special Allocation Fund.

\*\* The Commission has determined that those planning and special services 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 PILOTS paid annually into the fund.



## EXHIBIT 5

### A. SOURCE OF FUNDS FOR ALL ESTIMATED REDEVELOPMENT PROJECT COSTS

1. Amount of Reimbursable Costs from PILOTS and Operation and Activity Taxes	\$222,762,000
	<u>\$432,437,600</u>
2. Developer	\$655,199,600
Total	

### B. BONDS

The total estimated amount of PILOTS and Economic Activity Taxes over twenty-three years to reimburse project costs in this Plan is \$254,561,016. The Commission may dedicate part or all of this amount to help defray the cost of the projects. This amount of PILOTS will support 23 year bonds in the amount of \$ \$72,077,884 assuming an interest rate of 8.75% and coverage of 150%.





## EXHIBIT 6

ESTIMATED ANNUAL  
PAYMENTS IN LIEU OF TAXES  
AND  
ECONOMIC ACTIVITY TAXES  
OVER THE LIFE OF THE REDEVELOPMENT PLAN

YEAR	100% PILOT	50% OF ECONOMIC ACTIVITY TAXES	ANNUAL TOTAL	CUMULATIVE TOTAL
1992	\$116,359	\$94,231	\$210,590	\$210,590
1993	135,392	605,350	740,742	951,332
1994	154,806	782,221	937,027	1,888,359
1995	174,608	1,012,683	1,187,291	3,075,650
1996	2,498,833	1,786,398	4,285,231	7,360,881
1997	2,565,516	1,808,396	4,373,912	11,734,793
1998	2,633,532	2,013,352	4,646,884	16,381,677
1999	3,352,031	2,044,466	5,396,497	21,778,174
2000	3,896,058	2,084,746	5,980,804	27,758,978
2001	3,990,685	3,033,479	7,024,164	34,783,142
2002	4,087,205	3,362,404	7,449,609	42,232,751
2003	4,185,655	3,842,955	8,028,610	50,261,361
2004	4,286,074	4,192,557	8,478,631	58,739,992
2005	4,388,501	4,506,367	8,894,868	67,634,860
2006	4,492,977	4,903,575	9,396,552	77,031,412
2007	4,599,543	5,337,094	9,936,637	86,968,049
2008	4,708,239	5,803,257	10,511,496	97,479,545
2009	4,819,110	6,284,560	11,103,670	108,583,215
2010	4,932,198	6,803,494	11,735,692	120,318,907
2011	5,047,548	7,362,011	12,409,559	132,728,466
2012	5,165,205	7,966,016	13,131,221	145,859,687
2013	5,285,215	8,615,479	13,900,694	159,760,381
2014	5,407,625	9,316,300	14,723,925	174,484,306
2015	5,131,542	9,312,725	14,444,267	188,928,573
2016	5,234,173	9,541,046	14,775,219	203,703,792
2017	5,338,856	9,767,491	15,106,347	218,810,139
2018	5,445,634	9,991,328	15,436,962	234,247,101
2019	5,554,546	9,924,212	15,478,758	249,725,859
2020	2,071,354	8,840,142	10,911,496	260,637,355
2021	2,071,354	8,678,606	10,749,960	271,387,315
2022	2,071,354	1,835,246	3,906,600	275,293,915
2023	1,035,238	1,968,172	3,003,410	278,297,325
2024	1,055,942	1,374,852	2,430,794	280,728,119
TOTAL	115,932,908	164,795,211	280,728,119	



**EXHIBIT 7**  
**DEVELOPER'S PROPOSAL**





MARION MERRELL DOW INC.

September 4, 1992

9300 Ward Parkway  
MAIL: P.O. Box 8480  
Kansas City, Missouri 64114-0480  
Telephone: 816/966-4000

**HAND DELIVERED**

Tax Increment Financing Commission  
of Kansas City  
Suite 250  
10 Petticoat Lane  
Kansas City, MO 64106

Attn: Mark Bunnell,  
Executive Director/Secretary

Re: Proposal for Selection of Marion Merrell Dow Inc. as Developer for  
Implementation of the Hickman Mills Corridor Tax Increment Financing Plan

Gentlemen:

In response to the Request for Proposals for the Hickman Mills Redevelopment Area dated August 13, 1992 (the "RFP") of the Tax Increment Financing Commission (the "Commission"), Marion Merrell Dow Inc. ("MMD") is pleased to respectfully submit this proposal for MMD's selection by the Commission as the developer to implement the Hickman Mills Corridor Tax Increment Financing Plan (the "Plan") attached in preliminary form to the RFP, in the manner and on the terms and conditions set forth in this proposal. All capitalized terms used in this proposal shall have the meanings ascribed to them in the RFP or the Plan unless otherwise indicated.

Enclosed with or attached to this proposal is MMD's check in the amount of \$2,500.00 payable to the Commission in payment of the \$500 Redeveloper's Kit Fee and the \$2,000 Submission Fee, respectively, which MMD acknowledges is non-refundable.

In accordance with the requirements contained in Section III.A. of the RFP, MMD submits the following information:

1. **Proposed Developer Information.** MMD proposes that it be selected as the developer of the entire Plan Area described in the Plan. MMD's address is 9300 Ward Parkway, Kansas City, Missouri 64114 and the names and telephone numbers of the persons authorized by MMD to represent it and which constitute its initial "Redevelopment Team" are:

Mr. N. Les Clark  
Vice President, Information Systems Corporate Services  
(816-966-4000)

Mr. G. R. ("Bob") Jergens  
Director, Facilities Planning and Management  
(816-966-3433)

Owen K. Ball, Jr., Esq.  
Legal Counsel  
(816-966-3246)

Kenneth W. Spain, Esq.  
Seigfreid, Bingham, Levy, Selzer & Gee, P.C.  
2800 Commerce Tower  
Kansas City, Missouri 64015  
(816-421-4460).

2. **Proposed Developer's Background.** MMD is a global pharmaceutical organization involved in the discovery, development, manufacture and sale of prescription and over-the-counter products. Attached to this proposal you will find a copy of MMD's 1991 Annual Report which provides more detail as to its main business operations. MMD is not in the development or redevelopment business but rather is an end user of facilities. However, MMD is the owner of the largest parcels of real property within the Plan Area, has significant improvements on its sites and has the largest vested interest in seeing that the Plan is properly implemented. In addition to the research and development facilities presently located on one of its sites included within the Plan Area (as indicated on various Exhibits to the Plan), MMD owns, leases and maintains various other facilities within the Kansas City metropolitan area. It has extensive experience in connection with construction of various types of facilities in its capacity as owner or major tenant. As owner of its own facilities, it has supervised numerous major construction projects not the least of which is its existing research and development facilities on site in the Plan Area.

3. **Proposed Development of Plan Area.** Subject to the terms and conditions, including contingencies, set forth in this proposal, MMD proposes that it be selected by the Commission as the developer of the entire Plan Area under the Plan. In order to eliminate the blight and other adverse conditions in the Plan Area, MMD proposes to undertake the specific objectives of the Plan set forth in Exhibit 3 of the Plan which, among other items, calls for the following:

- (i) the construction of 700,000 square feet of headquarters' office space for MMD at Marion Park (North) including a third entrance to Marion Park from Hickman Mills Drive;

(ii) the construction of 300,000 square feet of research and development office facilities and 200,000 square feet of research and development laboratory, pilot plant and clinical manufacturing facilities for MMD at Marion Park (South);

(iii) the reconstruction of Hickman Mills Drive from 95th Street to I-470 to four (4) lanes with curb, gutter, storm drainage and street lighting meeting the standards and specifications of the City of Kansas City, Missouri (the "City");

(iv) the widening and realignment of Hickman Mills Road at Elmwood from two (2) lanes to four (4) lanes per City design specifications and standards;

(v) the removal of the abandoned railroad bridge at 103rd Street and Hickman Mills Drive;

(vi) the installation, repair, construction, reconstruction and relocation of streets, utilities, sidewalk improvements and other amenities essential to the preparation of the Plan Area as set forth in the Plan;

(vii) the upgrading and refurbishing of utilities and other infrastructure facilities serving the Plan Area;

(viii) the relocation of the City Public Works and the Missouri State Highway Department maintenance operations located within the Plan Area; and

(ix) the acquisition, demolition and clearance of various sites within the Plan Area which are deemed to be inconsistent with the objectives of the Plan and their conversion to either green spaces or pad sites for future development of office (or office with limited storage) usage.

To achieve those objectives, the properties identified on new Exhibit 5A, entitled "Land Acquisition Map", attached, will need to be acquired, cleared (as indicated in Exhibit 5B entitled "Schedule of Demolished Structures", attached) and then sold, leased, dedicated or retained for the purposes set forth in Section IV.A.1. of the Plan. MMD agrees that it will, if selected as developer, provide relocation assistance to all eligible displaced occupants in conformance with the relocation plan in Section IV.A.2 of the proposed Plan. In response to comments at the last public hearing and discussions with the Commission's staff, MMD proposes

that the time frame within which acquisition of the properties scheduled for purchase in the Plan Area be reduced to two (2) years following the adoption of the Plan and the execution by the Commission and the developer of a binding TIF Contract.

MMD presently estimates that the timing and schedule for development or redevelopment of the Plan Area will be as set forth in new Exhibit 6 attached to this proposal which shows thirteen (13) Phases and indicates in which phase each of the specific objectives of the Plan is expected to be implemented. After completion of Phase I [including, as indicated on new Exhibit 6 entitled "Schedule of Improvements" and "Phasing of Development Plan", attached, most of the improvements to the Hickman Mills corridor (i.e. removing the railroad bridge, reconstructing Hickman Mills Drive, developing the green belt, etc.)], the precise objectives to be implemented in each following Phase will depend on MMD's anticipated needs at the time each respective Redevelopment Project Area is designated by ordinance, as well as the availability, on acceptable terms, of appropriate additional financing.

Implementation of the specific objectives of the Plan is a massive undertaking. Exhibit 7 to the proposed Plan sets forth a schedule of the estimated Project Redevelopment Costs. At the last public hearing, various members of the Commission requested a more detailed breakdown of those costs including a definitive explanation of those which were aggregated under the caption "Infrastructure/Public Improvements" in that Exhibit 7 and the costs for other projects under the Plan including those for improvements and new facilities at the MMD locations. Accordingly, attached to this proposal are new Exhibit 7 and new Exhibits 7A and 7B (which provide details of lines 7 and 8 of Exhibit 7) providing additional information. More detailed information will be available at the Commission's hearing scheduled for September 9, 1992.

Given the scope of the Plan, even a developer with the financial capability of MMD could not undertake this Plan without the assurance of using the PILOTS (except for that portion which MMD has agreed to have declared as surplus and which would flow to the other taxing jurisdictions) and the Economic Activity Taxes as shown in Exhibits 8 and 9 of the Plan. Of the total estimated Redevelopment Project Costs, less than 50% is expected to be reimbursed over time from PILOTS and Economic Activity Taxes. MMD fully expects that, if it is selected as developer, it will be able to utilize the PILOTS and Economic Activity Taxes in the manner shown in those Exhibits to reimburse approved Redevelopment Project Costs on either pay-as-you-go basis or to retire bonds or other obligations issued in connection with any financing under the Plan or a combination thereof. If selected as developer, MMD expects the Commission to approve from time to time reimbursement requests (upon receipt of proper documentation) for expenditures for such items including those expenditures relating to MMD's facilities to be constructed on its sites.

General land use, zoning, additional land use controls and design criteria are discussed later in this proposal.



4. Site Plan. The site plan and architectural sketches which are available have already been submitted and attached as Exhibits to the proposed Plan and show the limits of the Plan Area, the estimated building locations and sizes, parking layouts, ingress and egress, landscape areas, streetways, etc. after implementation of the Plan. MMD agrees to provide to the Commission or its staff any other renderings, drawings or sketches as it may from time to time reasonably require.

5. Funding Commitment. If MMD is selected as developer for implementation of the entire Plan, if it can reasonably be assured of receiving reimbursement from expected PILOTS and Economic Activity Taxes as described above, and subject to reasonable contingencies, MMD commits that it will provide such funds as may be necessary to proceed on a pay as you go basis or obtain reasonable equity or debt financing for the projects described in the Plan and MMD will endeavor to provide, at the appropriate times, commitments of suitable and acceptable financial institutions for funding, either through private placement or the public issuance of bonds or other obligations, of the debt portion of the Plan projects as shown in the Exhibits to the Plan and the Exhibits attached hereto. MMD has not yet, at the time of submission of this proposal, determined whether to proceed on a pay-as-you-go basis or request the issuance of bonds or other obligations for financing all or parts of the expected costs of the projects or some combination of both. If selected as developer, MMD would expect the Commission to entertain from time to time reasonable proposals for issuance by the Commission of taxable or tax exempt bonds or other obligations in connection with financing of the projects under the Plan.

6. Sales, Rents and Marketing Plan. The proposed Plan has only a few "pad sites" which are anticipated to be acquired, cleared and then made available for sale or other disposition. MMD has not yet determined any anticipated sales value of those properties. MMD anticipates seeking the input of the Commission staff and other qualified real estate professionals, including brokers, agents and appraisers, to determine the value of those pad sites at the appropriate times and will keep the Commission advised from time to time with respect thereto. Accordingly, there is no present formal plan for marketing these properties.

7. Municipal Assistance Requested. In order to complete the development or redevelopment anticipated under the Plan, MMD, if selected as developer, requests the assistance of the Commission and its staff in the following areas:

A. The use and assistance of the Commission's professional staff in coordinating and arranging for land acquisition and relocation services including the arranging of appropriate appraisals, negotiations with existing property owners respecting purchase or acquisition of their properties and relocation of those affected persons and, if necessary, the assistance of the Commission and its staff in exercise of the Commission's powers of eminent domain or condemnation in connection with necessary

land assemblage. MMD further expects the Commission to provide such financial aid and incentives as it has customarily provided to other developers under other redevelopment tax increment financing plans previously approved by the Commission. MMD, if selected as developer, wishes to reserve the right to employ, whenever it deems necessary, (and to receive reimbursement of expenditures related to such employment) outside real estate professionals (i.e. real estate brokers, appraisers or attorneys) to facilitate land acquisition and assemblage especially since, in light of concerns of affected property owners, MMD wishes to accelerate the time frame within which acquisition should reasonably be expected to be completed to two (2) years from the date of execution of an acceptable form of TIF Contract with the Commission.

B. Tax increment financing may be requested from time to time of the Commission by MMD, if selected as developer, in order to finance all or a portion of the projects specified in the proposed Plan.

8. **Affirmative Action Representations.** MMD recognizes that the Commission has adopted a policy to encourage participation in the bidding processes respecting the various Plan projects by socially and economically disadvantaged business concerns and that the Commission has developed an affirmative action process and an MBE/WBE participation goal of fifteen percent (15%) for all phases of redevelopment projects. MMD states that it fully intends to work and cooperate with the Commission and its staff to accomplish the Commission's affirmative action goals. MMD anticipates soliciting bids for any prime contractors involved in various of the projects from MBE/WBE prime contractors of which it is aware or made aware by the Commission's staff or the City and requiring good faith efforts on the part of any prime contractor selected for major contracts on any project contemplated by the Plan to solicit bids from Commission or City approved lists of MBE/WBE subcontractors. MMD agrees to use its reasonable best efforts to encourage all contractors and subcontractors with whom it may deal with respect to any project under the Plan to seek to accomplish the Commission's participation goal.

9. **Design Review.** MMD acknowledges that the Commission has adopted a design review process involving the review of all proposed improvements in the Plan Area and that, if selected as developer under the Plan, MMD would have to submit for review and approval the plans and specifications for all improvements located within the Plan Area. MMD expects that the Commission and its staff would coordinate with and respect the desires of the developer, especially with regard to site improvements on the MMD owned sites, in order to achieve aesthetic and functional compatibility with existing or remaining properties in the Plan Area and that such design review process would not unnecessarily impose any undue or substantial burdens on the developer in excess of those reasonably deemed necessary by the developer's architects or other professional consultants.

10. Commission Expenses. MMD acknowledges and understands that the Commission shall be reimbursed for all those expenses it incurs which are directly attributable to the Plan and the projects contemplated thereunder as well as costs incidental thereto. MMD further recognizes, as set forth in the Plan, that up to five percent (5%) of annual TIF revenues may be retained by the Commission. It is expected that such amount will be calculated and allocated prior to the allocation of any other Reimbursable Project Costs as set forth on Exhibit 7 to the proposed Plan. If calculated at the maximum five percent level, MMD estimates that this amount will average approximately \$418,758 per year over the full 33 years of the Plan. MMD expects that the actual terms and conditions of reimbursement of the Commission's fees and expenses will be as mutually agreed upon in a definitive form of TIF Contract acceptable to both parties.

11. **MMD's Public Disclosure and Qualifications and Financial Responsibility Statements.** As required by the RFP, attached hereto are the Redeveloper's Statement for Public Disclosure and the Redeveloper's Statement of Qualifications and Financial Responsibility duly executed by MMD.

12. **General Land Use, Zoning and Additional Land Use Restrictions.** As set forth in the Plan, and as evidenced by testimony at the public hearing, the Plan Area is currently utilized for a variety of land uses including single-family residential, retail, commercial, office, light industrial, mixed-use, vacant land use and other uses, some of which contravene the City's present zoning ordinances. In order to properly implement the Plan, MMD has determined that land and building use controls will need to be implemented if it is to be selected as the developer under the Plan. MMD proposes the following with respect to land and building usage:

A. **Zoning.** The Plan Area must be rezoned to either District URD (Urban Redevelopment District) or a similar planned development district acceptable to the developer, the Commission and the City which would limit the use of land and buildings within the Plan Area to office and/or office with limited storage purposes for all property within the Plan Area other than the Marion Park South site on which light manufacturing/industrial use is made by MMD and would continue, subject to the continuation of non-conforming uses on properties which are not scheduled for acquisition/demolition under the Plan. Such new zoning district or designation must have, among other things, specific requirements pertaining to building height, floor area ratio, yard set-backs, parking, signs and use restrictions that would be compatible with and not in contravention of the additional land use controls described below. MMD expects the Commission and its staff to assist MMD in obtaining such zoning and will insist that it be a contingency to implementation of the Plan if MMD is selected as developer.

B. **Additional Land Use Controls.** In order to fully implement the Plan, eliminate blighted conditions and prevent their return, MMD has determined that it would be necessary to impose additional land use controls on all property within the Plan Area. Attached to this proposal as new Exhibit 10 is a preliminary draft of a proposed "Declaration of Covenants, Conditions, Restrictions and Easements" that is an example of the type of land use controls which MMD, in cooperation and with the assistance of the Commission and the City, would impose. That imposition would take the form of recorded declarations of covenants and restrictions imposed during or following land assemblage and by or in connection with private agreements with those properties remaining in the Plan Area. Under the terms of those private agreements with remaining property owners, MMD would agree to fund, through the Commission, as reimbursable Redevelopment Project Costs, funds necessary for existing property owners to upgrade their properties to comply with these new land use control standards upon approval of plans and specifications by the Commission and the developer. Such



agreements would provide that, if the affected remaining owners do not complete the agreed upon upgrades to their properties and otherwise come into compliance with the additional land use control standards within two (2) years from the date of adoption of the Plan, they would either sell their properties to the developer at a mutually agreed upon or to be agreed upon price (determined by appraisal or otherwise) or agree to subject themselves and their properties to condemnation. MMD anticipates that several of the properties shown in the new land acquisition map attached to this proposal may in this fashion be rehabilitated rather than demolished and removed. The final Plan needs to take this alternative into account.

13. Contingencies. Given the length of time over which the Plan is to be implemented and the substantial costs MMD expects to incur in excess of the maximum projected reimbursement from PILOTS and Economic Activity Taxes, this proposal of MMD to be selected by the Commission as the developer of the Plan is expressly subject to and contingent upon the following:

A. The selection of MMD as the sole developer for all of the Redevelopment Projects described in the entire Plan;

B. The approval by the Commission of the Plan (with the changes thereto indicated in or requested by this proposal including the power of MMD to modify or adjust the timing and alter and adjust the scope of the Plan by downsizing or eliminating portions of the Plan or particular projects to the extent MMD is unable to obtain suitable supplemental financing on reasonable terms, whether due to economic conditions, the cost of borrowing, or otherwise, provided that nothing included under the caption or line item entitled "Redevelopment Area" in new Exhibit 7A attached hereto would be affected by any reduction in scope);

C. The approval of the final Plan (as so revised) ~~and the selection of MMD as sole developer by the City Council;~~

D. MMD's and/or the Commission's obtaining the written consent and agreement of the City and the State of Missouri, respectively, to move and relocate the City Public Works and Missouri State Highway Department maintenance operations located on the two (2) parcels within the Plan Area shown on the site plan attached to the Plan and/or their respective agreements to submit to condemnation;

E. The negotiation and execution of a Tax Increment Financing Contract in definitive form containing terms and conditions mutually acceptable and agreeable to both the Commission and its counsel and MMD and its counsel; and

F. Implementation of the zoning changes and imposition on the properties in the Plan Area of the additional land use controls described above.

We look forward to discussing this proposal with the Commission at its meeting scheduled for September 9, 1992. In the interim, if the members of the Commission or the Commission's staff have any questions concerning this proposal, please contact the undersigned.

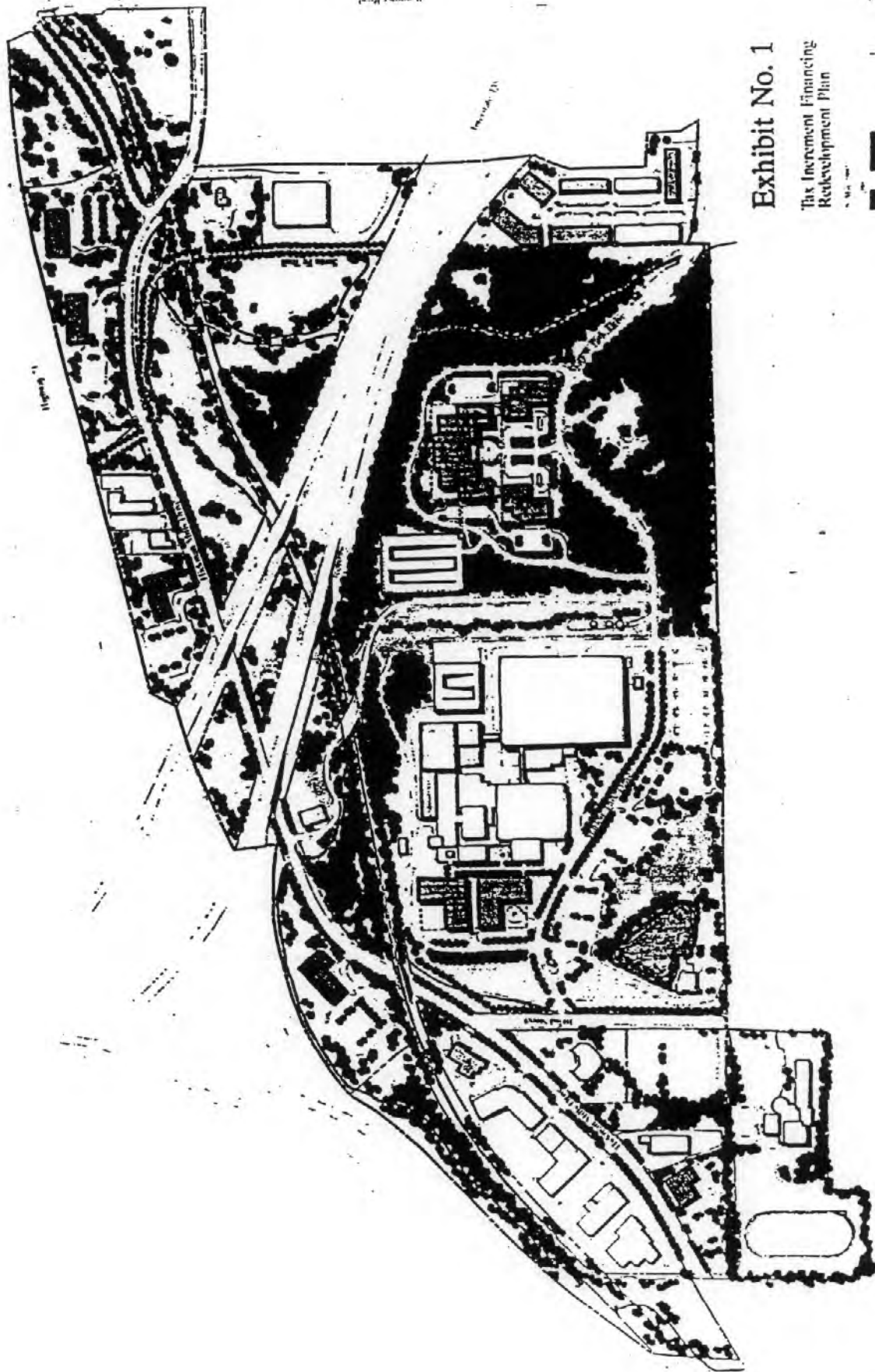
Very truly yours,

MARION MERRELL DOW INC.

By: 

N. Les Clark,  
Vice President

Attachments

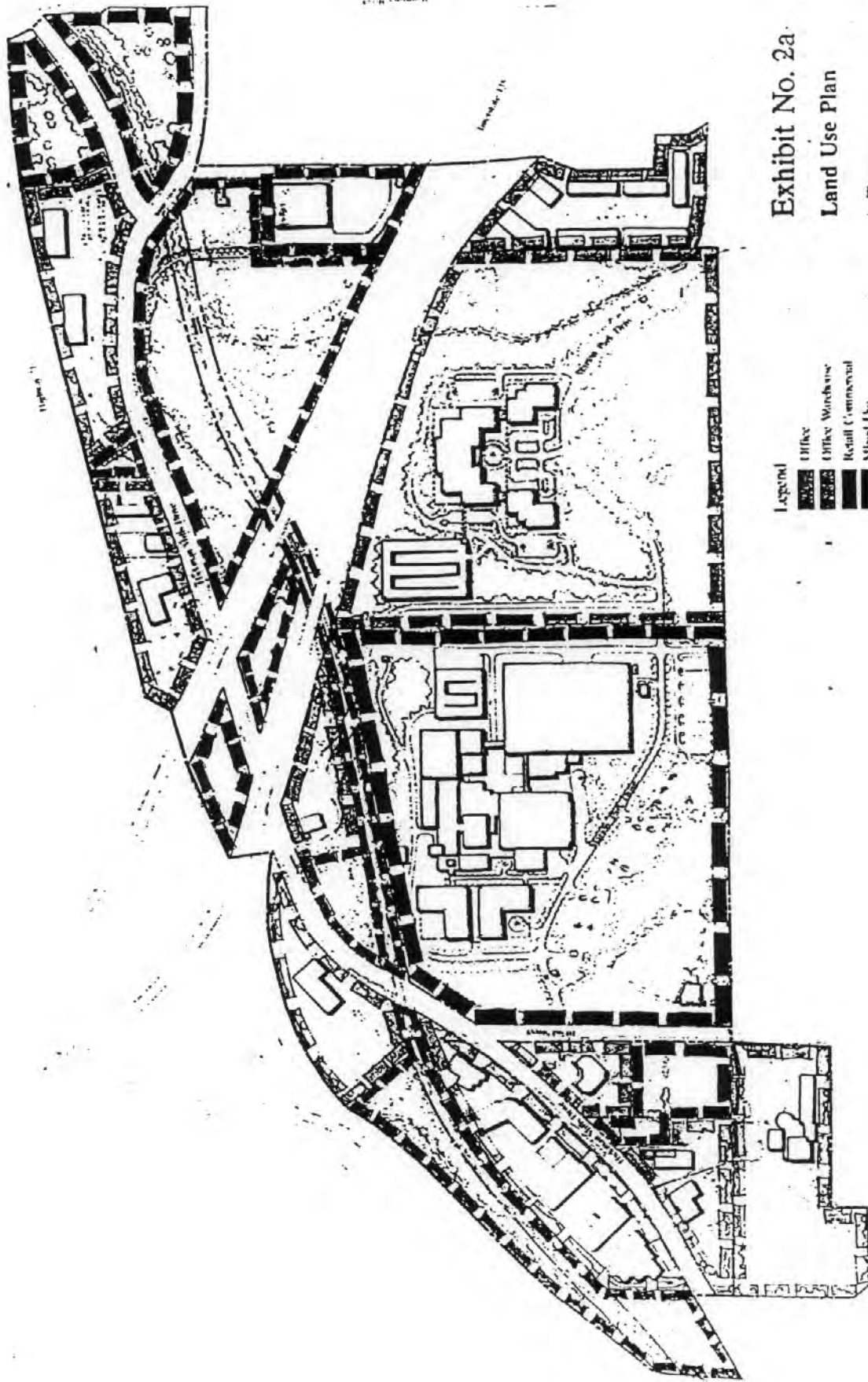


# Exhibit No. 1

Tax Increment Financing  
Redevelopment Plan

Scale: 1" = 100'





Phase	Use	Begin Const.	End Const.
I	R.A.D. Office No. 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 1995	1st Qtr 1996
V	R.A.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	Remount Buildings Park School	2nd Qtr 1997	2nd Qtr 1998
IX	HQ Annex No. 1	1st Qtr 1998	1st Qtr 2000
X	Office Warehouse No. 3	1st Qtr 2000	1st Qtr 2001
XI	HQ Annex No. 2	1st Qtr 2003	1st Qtr 2005
XII	Office Warehouse No. 4	1st Qtr 2004	1st Qtr 2005
XIII	Office Warehouse No. 5	2nd Qtr 2005	2nd Qtr 2006

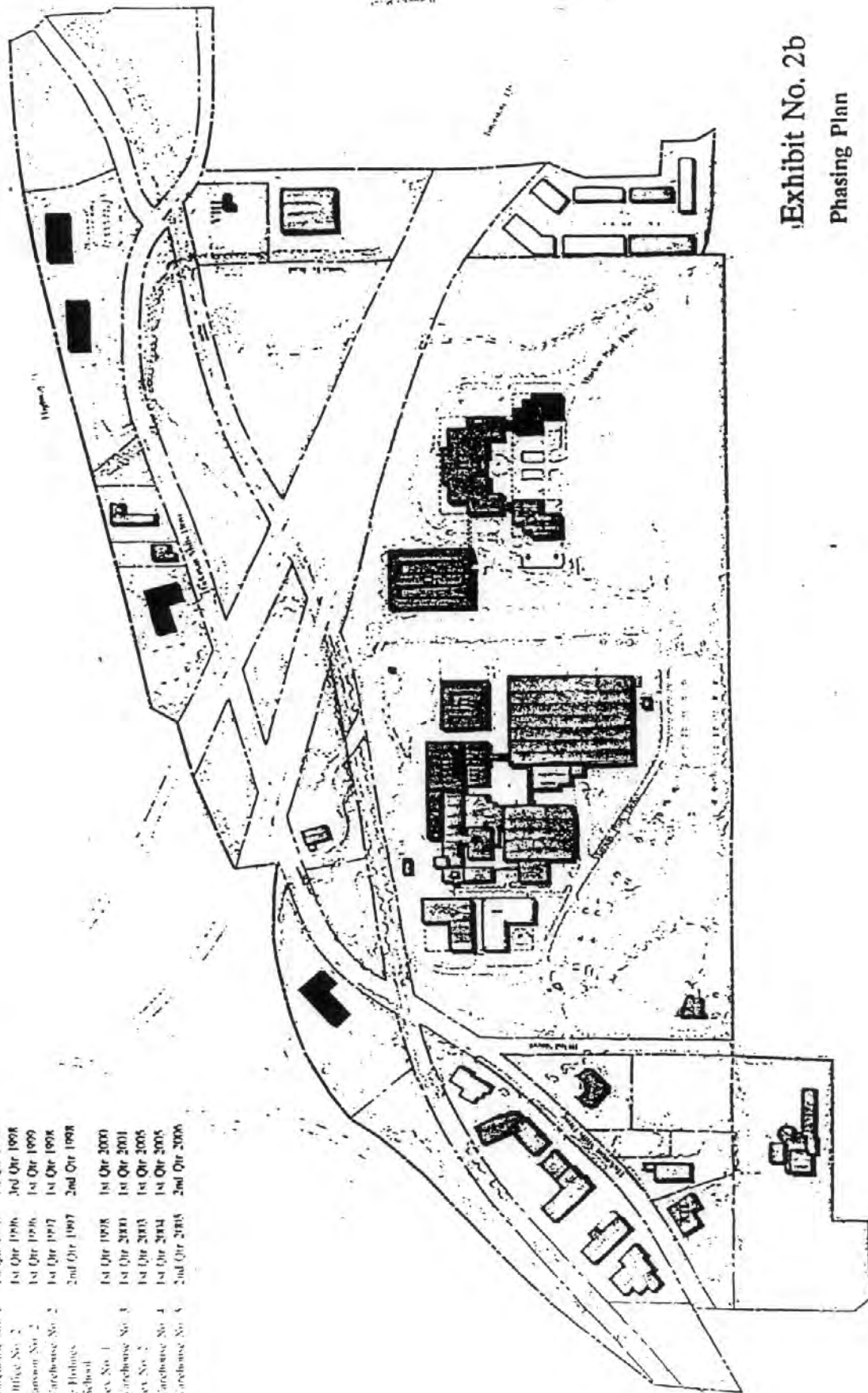


Exhibit No. 2b  
Phasing Plan



Map Scale 1" = 1/4 Mile

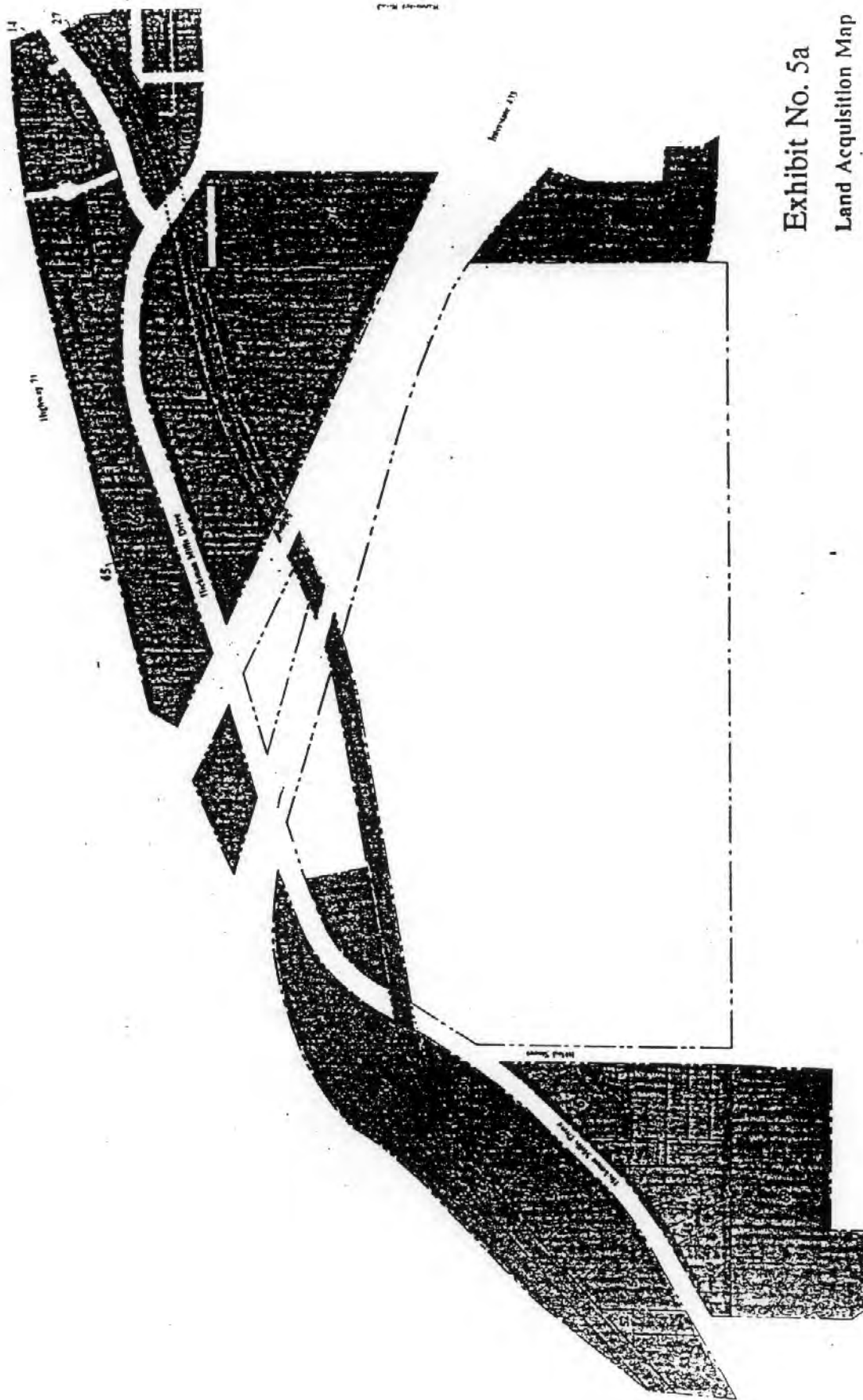


Exhibit No. 5a

Land Acquisition Map



*Additional properties  
to be added to land  
acquisition map*

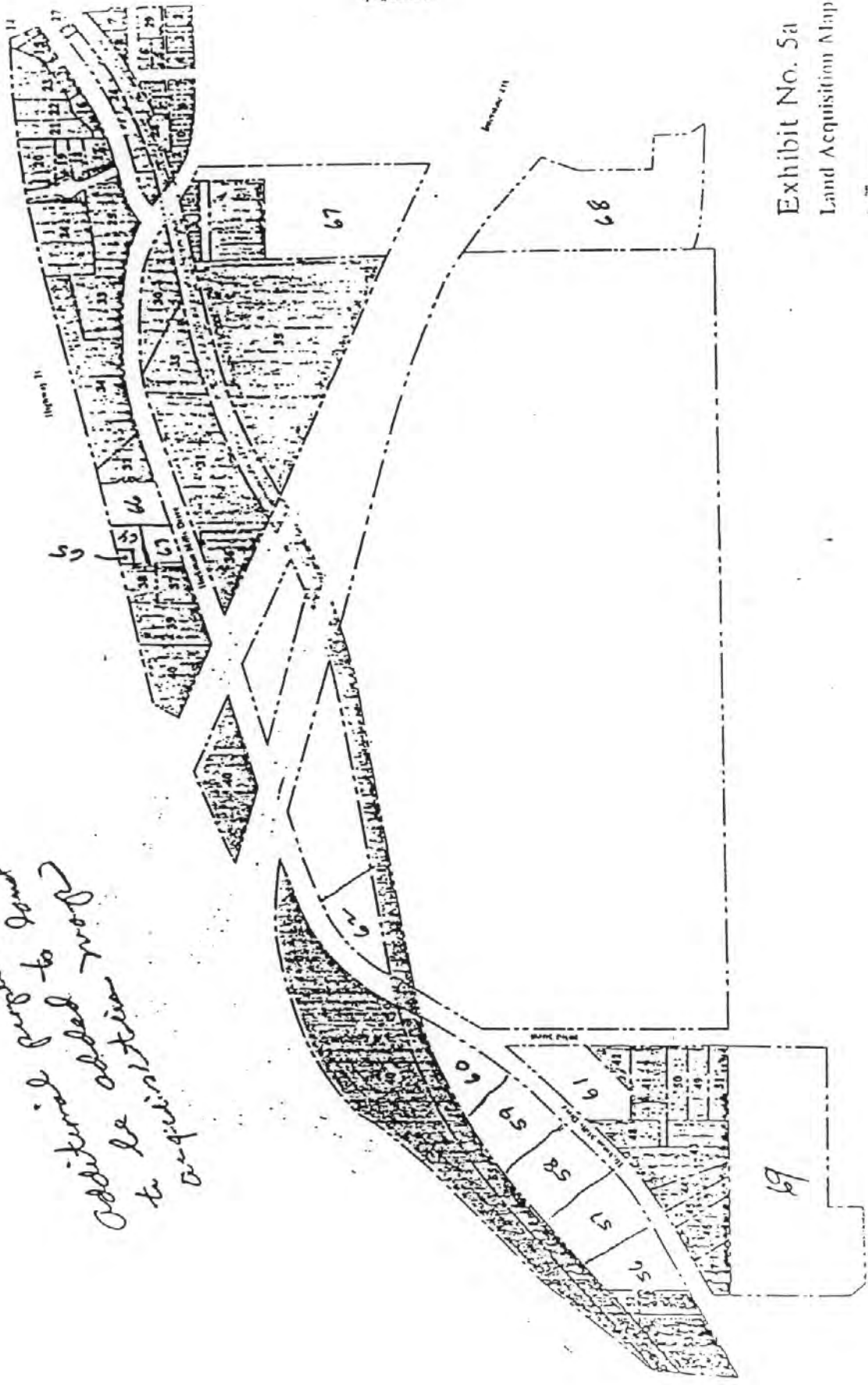


Exhibit No. 5a  
Land Acquisition Map



SCHEDULE OF DEMOLISHED STRUCTURES \*

<u>Number</u>	<u>Description</u>	<u>Address</u>	
1	School Maintenance Bldg.	9611 Elmwood	086 0961/030.00
2	Small Business Structure	9502 Elmwood	086 0962/001.01
3	Single Family Residence	9512 Elmwood	086 0962/004.00
4	Single Family Residence	9516 Elmwood	086 0962/005.00
5	Single Family Residence	4502 E. 95th Terr.	086 0962/006.00
6	Single Family Residence	4504 E. 95th Terr.	086 0962/007.00
7	Small Business Structure	9500 Cypress	086 0962/011.01
8	N/A	Lots 5-10 H.P.	500 0962/012.02
9	Small Business Structure	9526 Elmwood	086 0962/013.01
10	N/A	9550 Elmwood	086 0962/016.00
11	Small Business/Duplex	4501 E. 95th Terr.	086 0962/017.00
12	Single Family Residence	9600 Elmwood	086 0962/018.00
13	Small Business Structure	9700 Elmwood	086 0962/024.00
14	Liquor Store	9508 H.M. Drive	086 0962/029.04
15	Lounge	9512 H.M. Drive	086 0962/029.05
16	N/A	9644 H.M. Drive	086 0962/031.02
17	N/A	Lot 120	086 0962/031.03
18	N/A	4316 Woodfield	086 0962/033.00
19	N/A	4312 Woodfield	086 0962/034.00
20	Single Family Residence	4300 Woodfield	086 0962/035.00
21	N/A	9605 Spruce	086 0962/036.00
22	Single Family Residence	9601 Spruce	086 0962/037.00
23	N/A	Lots 112-114, 124	086 0962/038.01
24	Lounge	4207 Woodfield	086 0962/048.01
25	N/A	Lots 135-138	086 0962/050.02
26	Lounge	9601 H.M. Drive	086 0962/057.00
27	N/A	Lot 147	086 0962/058.00
28	N/A	Railroad	086 0962/062.02
29	Retail Shopping Structure	4501 Bannister	086 0962/063.00
30	N/A	9807 H.M. Drive	086 0963/001.00
31	N/A		086 0963/005.00
32	N/A		086 0963/006.00
33	N/A		086 0963/010.01
34	Three Storage Structures	9806 H.M. Drive	086 0963/010.02
35	Five Maint/Office Struct.	9701 Elmwood	086 0964/001.00
36	Five Motel Structures	10101 H.M. Drive	086 0987/001.00
37	Three Motel Structures	9910 H.M. Drive	086 0988/002.01
38	Small Office Structure	9912 H.M. Drive	086 0988/002.02
39	Small Office Structure	9914 H.M. Drive	086 0988/003.00
40	Maint/Const Offices	10120 H.M. Drive	089 1035/004.00
41	Office/Warehouse	5303 E. 103rd St.	090 1042/001.01
42	Office/Warehouse	5301 E. 103rd St.	090 1042/004.00
43	N/A (Assume Variance)	10403 H.M. Drive	090 1042/009.01
44	Office Structure	10405 H.M. Drive	090 1042/010.00
45	Retail Shop/S.F. Resid.	10409 H.M. Drive	090 1042/011.00
46	Warehouse	10411 H.M. Drive	090 1042/012.00
47	Meeting Hall	10415 H.M. Drive	090 1042/014.00
48	Restaurant	10401 H.M. Drive	090 1042/019.00
49	Office/Warehouse	5313 103rd St.	090 1042/020.01
50	Office/Warehouse	5309 103rd St.	090 1042/020.02
51	Office/Warehouse	5317 103rd St.	090 1042/020.03
52	N/A		090 1043/001.07
53	N/A		090 1043/003.00
54	Two Small Bus. Struct.	10500 H.M. Drive	090 1043/004.00
55	N/A	Railroad	090 1043/005.01

56	N/A (Assume Variance)	10450 H.M. Drive	090 1042/024.00
57	N/A (Assume Variance)	10410 H.M. Drive	090 1042/023.00
58	N/A (Assume Variance)	10400 H.M. Drive	090 1042/022.01
59	N/A (Assume Variance)	10330 H.M. Drive	090 1042/022.01
60	N/A	Lot 1	090 1042/022.02
61	N/A (Assume Variance)	10307 H.M. Drive	090 1042/005.01
62	N/A		
63	N/A (Assume Variance)	9904 H.M. Drive	086 0988/001.05
64	Small Business Structure	9906 H.M. Drive	086 0988/001.06
65	Outdoor Sign	N/A	086 0988/001.07
66	N/A (Assume Variance)	9876 H.M. Drive	086 0963/002.01
67	N/A (Assume Variance)	9607 Elmwood	086 0961/042.00
68	N/A (Assume Variance)	9600 M.P. Drive	086 1016/006-012.00
69	N/A (Assume Variance)	5401 103rd	090 1041/001.00

\* At the request of the Commission staff, MMD has reconsidered whether all properties in the Plan Area must be acquired and has determined that certain properties may remain under their present ownership if brought into conformity with the Declaration of Covenants, Conditions, Restrictions, and Easements that will be filed with respect to all properties in the Plan Area.

## EXHIBIT 6

### SCHEDULE OF IMPROVEMENTS

Phase I:	150,000 S.F. R&D office Building
Phase II:	500,000 S.F. Corporate Headquarters Office Building
Phase III:	136,000 S.F. R&D Laboratory Expansion
Phase IV:	43,000 S.F. Office/Warehouse Building
Phase V:	150,000 S.F. R&D Office Building
Phase VI:	70,000 S.F. R&D Laboratory Expansion
Phase VII:	53,000 S.F. Office/Warehouse Building
Phase VIII:	Renovate Homes Park School
Phase IX:	100,000 S.F. Headquarters Office Expansion
Phase X:	43,000 S.F. Office/Warehouse Building
Phase XI:	100,000 S.F. Headquarters Office Expansion
Phase XII:	41,000 S.F. Office Warehouse Building
Phase XIII	54,000 S.F. Office Warehouse Building

✓ NOTE: Public improvements to the Hickman Mills Corridor (i.e. remove railroad bridge, reconstruct Hickman Mills Drive, develop green belt, preserve Santa Fe Trail) are planned to occur during the first three years of the Redevelopment Plan.



### PHASING OF DEVELOPMENT PLAN

<u>Phase</u>	<u>Acquisition (Otr/Yr)</u>	<u>Construction (Otr/Yr)</u> <u>Start/End</u>
I	N/A	01-93/02-96
II	N/A	01-93/01-96
III	N/A	01-93/03-96
IV	03/93	01-95/01-96
V	N/A	01-96/03-98
VI	N/A	01-96/01-99
VII	01/95	01-97/01-98
VIII	01/97	02-97/02-98
IX	N/A	01-98/01-00
X	03/96	01-00/01-01
XI	N/A	01-03/01-05
XII	01/97	01-04/01-05
XIII	02/95	01-05/01-06

**EXHIBIT 7**  
**ESTIMATED PROJECT REDEVELOPMENT COSTS**

<u>EXPENSES</u>		<u>AMOUNT</u>	<u>TYPE I</u> <u>1-3 YRS.</u>	<u>TYPE II</u> <u>4-5 YRS.</u>	<u>TYPE III</u> <u>5-33 YRS.</u>
1.	Estimated Costs for Plan Implementation	\$ 50,000	\$ 50,000		
2.	Estimated TIF Commission Fees				
A.	Final Development Plan Approval Fees (\$ .05 per square foot of commercial space)	69,300	69,300		
B.	Land Acquisition Fees (@ 4% of estimated acquisition)	491,476	491,476		
C.	Offer to Purchase Fee (@ 1% of estimated acquisition)	<u>122,862</u>	<u>122,862</u>		
	TIF Costs Subtotal	\$733,645	\$733,645		
3.	Acquisition	12,286,920	12,286,920		
4.	Relocation	196,940	196,940		
5.	Demolition	2,750,600	2,750,600		
6.	Consultants				
	Legal	300,000	200,000	100,000	
	Engineering (Civil)	1,000,000	500,000	500,000	
	Other	100,000	50,000	50,000	
7.	Infrastructure/Site Improvements	<u>70,274,296</u>	<u>52,445,355</u>	<u>5,538,609</u>	<u>12,290,332</u>
	Non-Hard Costs Sub-Total	\$ 87,642,401	\$ 69,163,460	\$ 6,188,609	\$ 12,290,332
8.	Hard Construction Costs	<u>190,632,890</u>	<u>107,226,075</u>	<u>20,835,721</u>	<u>62,571,094</u>
	Total Project Costs	\$278,275,291	\$176,389,535	\$27,024,330	\$ 74,861,426
9.	Interest Costs (if incurred)				
	Related to Hard Costs	258,212,539	29,877,797	27,848,560	200,486,871
	Related to Other Costs	<u>118,711,765</u>	<u>13,736,150</u>	<u>12,803,219</u>	<u>92,172,713</u>
	Interest Cost Sub-Total	\$376,924,304	\$ 43,613,947	\$40,651,779	\$292,659,584
	Total Project Costs (with debt financing)	\$655,199,595	\$220,003,482	\$67,676,109	\$367,521,010

\* Includes only earnings and sales taxes from Marlon Merrell Dmw development activities. Other developments would add additional taxes to these projections.

\*\* Approximately \$57,000,000 of this amount would flow to the appropriate taxing entities.

Revised 9/3/92

## EXHIBIT 7A

## INFRASTRUCTURE/SITE IMPROVEMENTS

(Detail of Line Item #7, Exhibit 7)

	<u>Cost Estimate</u>
Phase I 150,000 S.F. R&D Office Bldg.	\$14,133,868
Phase II 500,000 S.F. Corp. H.Q. Bldg.	22,086,695
Phase III 130,000 S.F. R&D Lab. Exp	12,099,042
Phase V R&D Office Bldg.	20,835,721
Phase VI 70,000 S.F. R&D Lab Exp.	33,567,202
Phase IX 100,000 S.F. Corp. H.Q. Exp.	13,105,650
Phase XI 100,000 S.F. Corp. H.Q. Exp.	<u>15,898,242</u>
Sub-Total	\$66,148,546 *
Redevelopment Area	4,125,750 **
** Includes:	
Hickman Mills Drive Replacement	
Widen Elmwood	
Remove Railroad Bridge	
Repair Streets/Sidewalks	
Utility Upgrades	
Renovate Homes Park School	
Park/Greenspace Improvements	
Total	<u>\$70,274,296</u>

- \* Includes:
- Sitework (grading)
  - Utilities
  - Parking Lots/Structures
  - Architectural/Engineering Fees
  - Testing/Inspection Services

## EXHIBIT 7B

## HARD CONSTRUCTION COSTS

(Detail of Line Item #8, Exhibit 7)

<u>TYPE</u>	<u>PHASE</u>	<u>START/END (Qtr/Yr)</u>	<u>COST ESTIMATE</u>
I - I	150,000 S.F. R&D Office Bldg.	01-93/02-96	\$ 20,138,386
- II	500,000 S.F. Corp H.Q. Bldg.	01-93/01-96	57,014,483
- III	130,000 S.F. R&D Lab Exp.	01-93/03-96	30,073,206
II - V	150,000 S.F. R&D Office Bldg.	01-96/03-98	20,835,721
III - VI	70,000 S.F. R&D Lab Exp.	01-96/01-99	33,567,202
- IX	100,000 S.F. Corp. H.Q. Exp.	01-98/01-00	13,105,650
- XI	100,000 S.F. Corp. H.Q. Exp.	01-03/01-05	<u>15,898,242</u>
Total			\$190,632,890 *

## \* Includes:

Building Shell  
HVAC  
Interior Finishes



**EXHIBIT 10**  
**(Additional Land Use Controls)**

**DECLARATION OF  
COVENANTS, CONDITIONS, RESTRICTIONS  
AND EASEMENTS**

**THIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS** (this "Declaration") is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 19\_\_, by **MARION MERRELL DOW INC.**, a Delaware corporation (the "Developer"), and \_\_\_\_\_ a \_\_\_\_\_ (the "Owner"), with respect to the following facts and objectives:

**RECITALS:**

A. The Owner owns that certain tract of land located in Kansas City, Jackson County, Missouri, legally described as set forth on **EXHIBIT A** attached hereto and incorporated herein by this reference (the "Property").

B. The Property is within the "Plan Area" described in the Hickman Mills Corridor Tax Increment Financing Plan dated September \_\_\_, 1992 (the "Plan"), duly adopted by the Tax Increment Financing Commission of Kansas City, Missouri, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Section 99.800 et seq., of the Revised Statutes of Missouri, 1986, as amended (the "Act"), which Plan calls for the redevelopment of the Plan Area including the Property.

C. In furtherance of the objectives of and to implement the Plan, the Developer and Owner desire that the Property be subjected to certain covenants, conditions, restrictions and easements in order to arrest and reverse the blighting and other adverse conditions presently existing in the Plan Area and in order to facilitate the development or redevelopment of the Property and the other properties in the Plan Area.

D. The Owner desires to subject the Property, and any subdivisions or lot-splits thereof hereinafter performed, to the covenants, conditions, restrictions and easements set forth below which are for the purposes hereinafter described, including protection of the value and desirability of the Property as well as adjacent properties owned by the Developer or others within the Plan Area.

E. Accordingly, the Owner and the Developer hereby declare that the Property shall be held, developed, redeveloped, improved, sold, conveyed or transferred subject to the covenants, conditions, restrictions and easements set forth below, which restrictive covenants, conditions, restrictions and easements are and shall be covenants running with the land and which

shall apply to and be binding upon all purchasers or transferees of the Property or any part thereof, their successors, assigns, heirs, devisees and representatives.

## **ARTICLE I** **PURPOSES**

The purposes of this Declaration are: to insure proper use and appropriate development, redevelopment and improvement of the Property in accordance with and as part of implementation of the Plan; to protect the owners of other properties in the Plan Area from improper use, development or redevelopment of the Property in contravention of the purposes of the Plan and to prevent depreciation of the value of their properties; to guard against the erection or remodeling on the Property of structures built of improper or unsuitable materials; to insure adequate and reasonable development, redevelopment and improvement of the Property; to encourage the erection, remodeling, or rehabilitation of attractive improvements thereon including screening and landscaping; to prevent haphazard and inharmonious improvement of the Property contrary to the intent and objectives of the Plan; and to secure set backs from streets and adequate free or green spaces and appropriate usages of the Property to provide adequately for a first-class, high type and quality of improvements on and the development or redevelopment of the Property.

## **ARTICLE II** **GENERAL RESTRICTIONS**

1. **Set Backs.** No structures or buildings of any kind shall be located closer than twenty (20) feet from any front street right-of-way without the prior written approval of the Developer. No sign, automobile parking area, or other improvements of any kind shall be constructed nearer than twenty (20) feet to the front street right-of-way line of the Property fronting on a street except that sidewalks and driveways may be constructed across said twenty (20) foot green belt strip for the purpose of ingress and egress to and from the Property, and the design of curbs and sidewalks adjacent to Hickman Mills Drive shall be subject to the prior approval of the Developer. Any drive constructed for access to the front entrance of a building shall be so constructed that all parts of the driveway in front of such entrance shall not be nearer than twenty (20) feet to said front street right-of-way line and the ingress and egress for driveways across said twenty (20) foot green belt strip of land, shall be at not less than forty-five (45) degree angles to the street centerline. It being the purpose and intent hereof that such twenty (20) foot green belt strip shall be used for utility easements and lawn, tree, shrub and planting purposes, except for driveways and sidewalks as provided above.

2. **Side and Rear Yards.** All structures or buildings shall be at least the lesser of (a) fifteen (15) feet from any common boundary or property line dividing two or more adjoining

sites or parcels or (b) the minimum side and rear yard set-backs permitted in the zoning classification or zoning district in which the Property is located under the Zoning Ordinance of the City of Kansas City, Missouri ("City"). Corner lots shall adhere to the front yard set backs set forth in the preceding paragraph and shall set any or all improvements and buildings at least twenty (20) feet from the street right-of-way line in common with the side street.

3. Front Yard Use. All green belt strips facing roads between the street curb and the twenty (20) foot line from the front street right-of-way line, with the exception of driveways, sidewalks, and other walkways, shall be used exclusively for the planting and growing of lawns, trees, shrubs, and other ground covering or material as hereinafter set forth and approved by the Developer.

4. Parking and Loading Standards. All entrance, access, service and circulation or other driveways, parking lots, service or loading areas and related vehicular use areas must be constructed of concrete or asphalt pavement (gravel or rock is not permitted) and maintained in good and serviceable condition at all times to provide a dust-free, all-weather surface. All such paved areas must have concrete curbs and gutter edges constructed pursuant to the standards thereof set forth from time to time by the City and maintained in good and serviceable condition at all times. Set backs for such paved areas shall be as set forth above. To insure adequate overall facilities, space for parking and loading shall be related to both the size of buildings and improvements and the number of expected employees or patrons. In addition, adequate space must be allocated to permit expansion of parking area upon any reasonably expected conversion of permitted use. Specifically, the parking requirements shall be the greater of either: (a) the parking requirements then in effect for the Property under its applicable zoning classification or district under the City's Zoning Ordinance; or (b) one (1) space for each 400 square feet of office floor area, one (1) space for each 100 gross feet of floor area used for storage, warehousing, and distribution, one (1) space for each one and one half employee and one (1) visitor parking space for each ten employees. No loading dock shall be permitted on the front of any building or structure and, except where the Property or any portion thereof is bounded by three (3) or more roads, no loading docks shall be permitted on the side of any building facing a road. If loading docks are permitted on the side of any building facing a road, they must be adequately screened from view from the street with architecturally sound walls and/or appropriate landscaping of sufficient height. All loading docks shall be limited to low bay facilities. All parking and loading shall be done on the Property site with on-street parking and loading not permitted.

5. Corner Visibility. No fence, wall, hedge, shrub, plant or tree, which obstructs sight lines at elevations between two (2) and six (6) feet above the roadway shall be placed or permitted to remain on any corner within the triangular area formed by street right-of-way lines and a line connecting them at points fifty (50) feet from the intersection of the street lines.



6. Surface Water. The Owner of the Property or any portion thereof shall make provision on the Property for adequate drainage at all times of surface water so as to carry the same to public storm sewers in adjacent streets.

7. Landscape Requirements. All street rights-of-way and set back areas must be landscaped and maintained in good condition by the Property Owner at all times. All such green belt strips must be planted with appropriate blue grass, zoysia, or other perennial grasses suitable for the existing climate or other acceptable ground covering. At least one large tree shall be planted for every twenty-five (25) lineal feet of set back area. All parking lots fronting public streets must be screened from street view by a continuous landscape hedge. This screen element shall be a minimum of three (3) feet in height and constantly maintained in good, serviceable and attractive condition. Other visual barriers shall be composed of trees, shrubs, or other natural materials. Parking lots shall include landscape islands with street tree type plantings at a ratio of one (1) tree per fifteen (15) vehicles. All public street edges shall have a double colonnade of street trees planted and maintained in the street right-of-way or adjacent front yard (as site conditions permit). Specific tree types shall be as approved from time to time by the Developer but must be of types suitable for long term growth in the existing climate. A minimum of thirty percent (30%) of the Property shall be preserved as open space, free of buildings or other structures, paving or related improvements. Open space areas must have and maintain a designed landscape as green belts or areas with a combination of trees, shrubs and lawn or other suitable ground cover and at all times will be maintained in good and trimmed condition. Minimum newly planted plant material sizes must be at least: four (4) inch caliper shade trees, two (2) inch caliper ornamental trees, eight (8) foot tall evergreen trees, and thirty (30) inch tall shrubs. All plans for landscaping require the prior approval of the Developer.

8. Lighting Standards. All parking lots, loading areas and entrance areas shall be adequately illuminated for evening use, safety and aesthetics. Any street light fixtures installed by the Property Owner or at its direction along public streets shall be consistent in use and treatment with those already in existence or planned for the remainder of the properties along such street. Unless otherwise approved by the Developer, a show box type fixture with maximum height of thirty (30) feet shall be utilized. All exterior lighting shall be subject to prior approval of the Developer.

9. Easements. The Owner retains such rights-of-way and easements as may be necessary for the purpose of erecting, constructing, maintaining and operating underground, but not above-ground, utility services over, across, under, and through the twenty (20) foot set-back areas elsewhere herein provided, including conduits and pipes for lighting, power, telephone, gas, sanitary sewer, storm sewer and water, and the Owner shall have the right to grant right-of-way easements to others to carry out such purposes. No above ground lines, wires, conduits or pipes shall be permitted without the prior consent and approval of the Developer. Utilities access structures and locations and permitted above ground utilities shall be adequately screened from view from the street with architecturally sound walls and/or appropriate landscaping of sufficient



height. Any contract for the laying of such lines, wires, conduits, pipes or sewers shall also provide that the Property and all green belt areas shall be restored to the same condition as it was prior to the doing of such work or otherwise comply with the provisions of this Declaration with respect thereto.

10. Fences. Fences are not except along the outer boundary of the Plan Area. Fences shall be of decorative wood or masonry construction, and may be combined with landscaping.

11. Exterior Tanks, Storage, Refuse. Exterior tanks, storage, and refuse and related structures are not permitted on the front of any building or structure, and must be adequately screened from view from the street with architecturally sound walls and/or appropriate landscaping of sufficient height.

12. Noise; Nuisance. Owner shall not engage in any activity on the property or otherwise within the Plan Area that generates sound in excess of 70 decibels, noxious or hazardous fumes, or smoke, or otherwise constitutes or causes a public or private nuisance or that, in the sole judgment of the Developer, negatively affects any property within the Plan Area or any owner or lessee thereof.

### **ARTICLE III IMPROVEMENTS**

1. Building Use. No building or other structure at any time erected, located or used on the Property shall be used for any purpose other than offices or office with directly related warehousing, storage and distribution.

2. Plan Approval. No buildings, structures, or other improvements shall be commenced, erected, constructed, renovated or improved, nor shall any addition thereto or change or alteration therein be made (except to the interior of a building), nor shall any change in the use of any of the Property be made, until the definitive plans and specifications therefor, showing the nature, kind, shape, height, materials, color scheme, lighting and location on the Property of the proposed improvements, grading, landscaping, or alterations in the proposed use or change in use of the Property, shall have been submitted to and approved in writing by the Developer and a copy of such plans and specifications, as finally approved, lodged permanently with the Developer. All such improvements shall be designed to minimize their impact on other property within the Plan Area and the Plan Area in its entirety. The Developer shall have the right to refuse to approve any such plans or specifications or proposed use of the Property for any reason which the Developer, in its sole discretion, may deem in the best interest of the Property and the Plan Area and the owners, lessees or prospective owners or lessees of other properties in the Plan Area. Any disapproval of submitted plans or specifications shall be made within thirty (30) days of submission and failure to do so shall be deemed approval as presented.

3. Sign Approval. A scale drawing in color of any sign, trademark or advertising device to be used on the Property or the exterior of any building or structure shall be submitted to the Developer in triplicate for written approval by the Developer. Billboards shall not be constructed, erected, used or maintained on the Property. All permitted signs shall be ground mounted signs with a maximum height of seven (7) feet or shall be building facade signs meeting the standards for the zoning district or classification in which the Property is located of the City. Elevated pole mounted signs shall not be permitted on the Property.

4. Exterior Approval. No building or structure shall be painted, repainted, stuccoed, or be surfaced with any material unless and until the Developer approves the color and/or the material in writing. All building materials shall be in the earth tone range.

5. Building Materials. All buildings or other structures at any time erected or located on the Property must be of steel or concrete construction. The outside walls of all buildings erected or constructed on the Property shall be of face brick, masonry, stone, or pre-cast concrete or other fire proof or fire resistant material as has been approved in writing by the Developer for use in the Plan Area. The outside walls of any building or other structure facing a public street must be constructed entirely of such acceptable materials. Side or rear walls not facing the public street may, at the discretion of the Developer, consist of other materials including fabricated steel or other metals. Generally, the use of concrete masonry units, including concrete block or cinder block, for outside facing of exterior walls shall not be permitted and, any fabricated or other metal walls approved by the Developer must be insulated and with at least a 20-year exterior applied finish of acceptable color. Roofs visible from the street shall be black or dark earth tones.

#### ARTICLE IV MAINTENANCE

1. Grounds. The Owner of the Property or any part thereof shall at all times keep its premises, buildings, improvements and appurtenances in a safe, clean, neat, sanitary and improved condition, and shall comply with all laws, ordinances and regulations pertaining to health and safety. Each such Owner shall provide for the removal of trash and rubbish from its premises and it shall be kept in sanitary containers. Incinerators, if ever permitted by law, shall be kept neat and clean. If the Property or any portion thereof is not properly maintained, the Developer may undertake such maintenance as may be necessary, at the expense of the occupant or Owner, and shall be entitled to reimbursement for all such expenses from the Owner of the Property or any affected part thereof.

2. During Construction. During construction of any improvements, buildings or other structures, it shall be the responsibility of the Owner of the Property to insure that

construction sites are kept free of unsightly accumulations of rubbish and scrap materials and that construction materials, trailers, shacks and the like are kept in a neat and orderly manner.

3. Nuisances. Each owner of the Property or any part thereof shall not allow the same to be used or occupied for any use which constitutes a nuisance or for any use which is noxious or offensive by reason of the emission of dust, odor, gas, fumes, harmful sewage, excess water drainage, excessive noise, smoke or similar or other uses which adversely affect adjacent properties.

4. Outside Storage. No materials or supplies shall be stored or permitted to remain on any part of the Property outside enclosed buildings or structures constructed thereon.

#### **ARTICLE V** **VARIANCES, WAIVER OR INVALIDATION**

1. Variances. The Developer reserves and shall have the right to issue variances from any and all provisions of this Declaration which it, in its sole judgment, deems necessary or desirable for the orderly development and maintenance of the integrity of the Plan Area and adjacent ground or properties and which shall not materially change the plan and scheme of development for the Plan Area previously embarked upon by the Developer. Any such variance may be granted at any time by the Developer whether for a prior or existing non-conforming use with conditions as to upgrade of the Property within a time certain by the Owner or otherwise.

2. Waiver or Invalidity. Any waiver or failure to enforce any provisions of this Declaration in a particular situation shall not be deemed a waiver or abandonment of such provision as it may apply to any other situation, or to the same or a similar situation at any other location in the Plan Area or adjacent lands owned by the Developer or others, or of any other provision hereof. Invalidation by a court adjudication of any provisions of these covenants and restrictions contained in this Declaration shall not affect the validity of any other provision and all other provisions hereof shall remain in full force and effect.

#### **ARTICLE VI** **REMEDIES**

The violation or breach of any of the covenants, conditions or restrictions or other agreements contained in this Declaration shall give the Developer or its assigns, in addition to

all other remedies it may have at law or in equity, the right (but not the obligation) to enter upon the Property and summarily to abate and remove any buildings, structures, erections or things, or correct any condition that may constitute such violation or breach, at the expense of the then owner of the Property, which expense shall be a lien on the Property enforceable at law and in equity; provided, however, that no such entry shall be made unless the violation or breach has not been remedied within thirty (30) days after delivery of written notice of such violation or breach from the Developer, or its assigns, to the then owner or occupant of the Property or, in the alternative, within thirty (30) days after mailing such notice by first class mail, postage prepaid, to the record owner of the Property at its last known address. The Developer, its successors or assigns, shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of the conditions, covenants and restrictions above set forth, or to pursue any other remedy, either legal or equitable, but the violation of the provisions of this Declaration shall not defeat nor render invalid the lien of any mortgage or trust deed made in good faith and for value, nor shall any violation cause the Property to revert or any interest therein to be forfeited. In the event the Developer, its successors or assigns, pursues legal action to enforce any of its right or remedies under this Declaration, the Developer may recover from the Property owner all fees and expenses of its attorneys or other consultants incurred in connection therewith whether before or at trial or on appeal.

## ARTICLE VII DURATION AND AMENDMENT

Each of the conditions, covenants, restrictions and reservations set forth above shall continue and be binding for a period of thirty-three (33) years from the date first set forth above and automatically shall be continued thereafter for successive periods of twenty-five (25) years each; provided, however, that the owners of record of seventy-five percent (75%) of all property located within the Plan Area may, with but only with the prior written consent of the Developer, its successors or assigns, change, modify, add to, or nullify, any of the conditions, covenants and restrictions contained in this Declaration. Anything herein contained to the contrary notwithstanding, the Developer may at any time change, modify, add to, or nullify, any of the conditions, covenants and restrictions contained in this Declaration if required or requested to do so by the Commission in connection with implementation of the Plan under and pursuant to the Act or under any provision of any contract between the Developer and the Commission. Any such change or amendment shall be in writing and shall be executed and acknowledged by appropriate written agreement and filed for record in the Office of the Director of Records for Jackson County, Missouri, at the appropriate office.

**IN WITNESS WHEREOF**, the Developer and the Owner have caused this Declaration to be executed by their duly authorized officers, representatives or agents as of the day and year first above written.

**MARION MERRELL DOW INC.**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

[Seal]

**ATTEST:**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**OWNER:**

\_\_\_\_\_



**ACKNOWLEDGEMENTS**

STATE OF MISSOURI                    )  
  ) SS.  
COUNTY OF JACKSON                )

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned notary public, appeared \_\_\_\_\_, to me personally known, who, being by me being duly sworn, did say that he is the \_\_\_\_\_ President of Marion Merrell Dow Inc., a Delaware corporation duly qualified to do business in the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Kansas City, Missouri, the day and year last above written.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Typed or Printed Name of Notary

{Seal}

My commission expires:

\_\_\_\_\_, 19\_\_\_\_.

**[ADD APPROPRIATE INDIVIDUAL, PARTNERSHIP OR  
CORPORATE ACKNOWLEDGEMENT FOR OWNER]**

**[ADD LEGAL DESCRIPTION OF PROPERTY AS EXHIBIT A]**

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Marion Merrell Dow Inc.

b. Address and ZIP Code of Redeveloper: 9300 Ward Parkway, Kansas City, MO 64114

c. IRS Number of Redeveloper: 44-0565557

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Kansas City, Missouri, Tax Increment Financing Commission

(Name of Local Public Agency)

Hickman Mills Corridor Tax Increment Financing Plan

(Name of Urban Renewal or Redevelopment Project Area)

is the City of Kansas City Missouri

is described as follows<sup>2</sup>

See attached legal description

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Delaware

☒ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: July 9, 1964

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and interests of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

Not applicable\*

<sup>1</sup>If space on this form is inadequate for any required information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

<sup>2</sup>Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

\* Redeveloper is a corporation that files periodic reports with the federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934. Therefore, items 5, 6, and 7 do not apply.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION, TITLE (If any) AND PERCENT OF INTEREST OR  
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper).

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Not applicable.

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above.

Not applicable.

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

Not applicable.

If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment ..... \$
- b. Cost per dwelling unit of any residential redevelopment ..... \$
- c. Total cost of any residential rehabilitation ..... \$
- d. Cost per dwelling unit of any residential rehabilitation ..... \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rental:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

### CERTIFICATION

I (we) N. Les Clark

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.

Dated: \_\_\_\_\_

Dated: September 3, 1992

Signature

Signature

Title

Vice President

Title

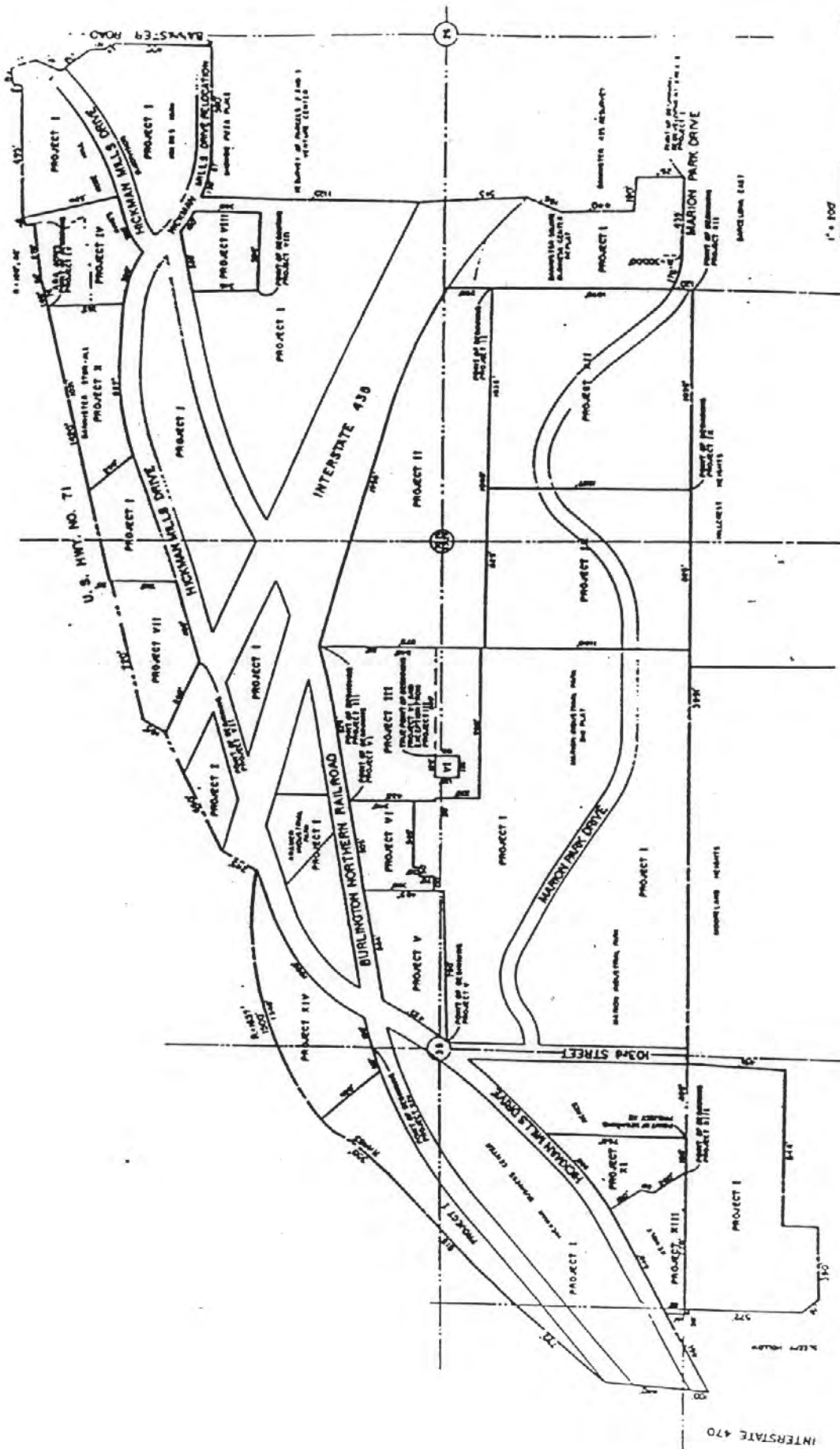
9300 Ward Parkway, P.O. Box 8480  
Kansas City, MO 64114-0480

Address and ZIP Code

Address and ZIP Code

- 1 If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
- 2 Penalties for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

LEGAL DESCRIPTION  
**HICKMAN MILLS CORRIDOR**  
 TIF PLAN  
 EXHIBIT 1



**WILLIAMSON**  
 N 50.000000  
 DATE AUGUST 10, 1992  
 SCALE 1" = 1000'



LEGAL DESCRIPTION  
HICKMAN MILLS CORRIDOR  
TIF PLAN  
EXHIBIT 1

REDEVELOPMENT AREA

ALL OR PART OF THE FOLLOWING SUBDIVISIONS: "BANNISTER SQUARE BUSINESS CENTER REPLAT", "MARION INDUSTRIAL PARK", "MARION INDUSTRIAL PARK 2ND PLAT", "KEMBLE ACRES", "HICKMAN BUSINESS CENTER", "KRAMER INDUSTRIAL PARK", "BANNISTER STORAGE", "A & A ACRES", "KING'S ROSE HILL SUBDIVISION", "HOLMES PARK", "REPLAT OF HOLMES PARK", "SHOWBIZ PIZZA PLACE", AND "RESURVEY OF PARCELS 2 AND 3 VENTURE CENTER", ALL SUBDIVISIONS ACCORDING TO THE RECORDED PLATS THEREOF, INCLUDING THE FOLLOWING STREETS, DRIVES, AVENUES, HIGHWAYS, AND ALLEYS; MARION PARK DRIVE, 103RD STREET, HICKMAN MILLS DRIVE, INTERSTATE 470, U.S. HIGHWAY NO. 71, INTERSTATE 435, WOODFIELD DRIVE, CYPRESS AVENUE, 95TH STREET TERRACE, 96TH STREET, KING'S HIGHWAY, ELMWOOD AVENUE, AND THE ALLEYS IN BLOCKS 1 AND 3, HOLMES PARK, AS SAID STREETS, DRIVES, AVENUES, HIGHWAYS, AND ALLEYS ARE NOW ESTABLISHED AND THE RIGHT-OF-WAY OF THE BURLINGTON NORTHERN RAILROAD (FORMERLY THE ST. LOUIS AND SAN FRANCISCO RAILROAD), TOGETHER WITH OTHER LANDS SITUATED IN SECTION 26, TOWNSHIP 48, RANGE 33, AND IN SECTION 35, TOWNSHIP 48, RANGE 33, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND LYING GENERALLY SOUTH OF BANNISTER ROAD; NORTH OF INTERSTATE 470 AND EASTERLY OF U.S. HIGHWAY NO. 71.

THE BOUNDARY OF THE REDEVELOPMENT AREA IS MORE SPECIFICALLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 1, "BANNISTER SQUARE BUSINESS CENTER REPLAT"; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 AND ALONG THE EAST LINE OF LOT 3 IN SAID "BANNISTER SQUARE BUSINESS CENTER REPLAT", A DISTANCE OF 439 FEET; THENCE IN A SOUTHERLY AND SOUTHWESTERLY DIRECTION ALONG THE EAST LINE OF SAID LOT 3 AND ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 176 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING ON THE NORTH LINE OF THE SOUTHWEST

1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48, RANGE 33; THENCE EAST 120 FEET TO THE NORTHEAST CORNER OF SAID 1/4 1/4 SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID 1/4 1/4 SECTION AND ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 48, RANGE 33 AND ALONG THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 3991 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 103RD STREET, AS NOW ESTABLISHED; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 491 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF "SLEEPY HOLLOW", A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE THE FOLLOWING COURSES ALONG THE WESTERLY BOUNDARY LINES OF SAID "SLEEPY HOLLOW" SUBDIVISION: SOUTH 844 FEET, EAST 200 FEET, SOUTH 390 FEET, SOUTHWESTERLY 91 FEET, WEST 572 FEET, SOUTH 30 FEET, WEST 141 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE, AS NOW ESTABLISHED; THENCE SOUTHEASTERLY 461 FEET TO THE SOUTHWEST CORNER OF SAID "SLEEPY HOLLOW" SUBDIVISION; THENCE WESTERLY, DEPARTING FROM SAID SUBDIVISION BOUNDARY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 470, AS NOW ESTABLISHED, 100 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID HICKMAN MILLS DRIVE, SAID POINT ALSO BEING OPPOSITE AND 209 FEET NORTHERLY OF STATION 47+85 OF THE RIGHT-OF-WAY BASE LINE OF THE EASTBOUND LANES OF SAID INTERSTATE 470, AS NOW ESTABLISHED; THENCE WESTERLY ALONG THE LAST SAID RIGHT-OF-WAY LINE, 440 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD THAT IS OPPOSITE AND 30 FEET NORTHERLY OF STATION 43+55 OF SAID RIGHT-OF-WAY BASE LINE; THENCE NORTHWESTERLY 795 FEET, MORE OR LESS, TO A POINT OPPOSITE AND 50 FEET NORTHEASTERLY OF STATION 35+51.26 OF SAID RIGHT-OF-WAY BASE LINE; THENCE NORTHWESTERLY, PARALLEL WITH SAID RIGHT-OF-WAY BASE LINE, A DISTANCE OF 818 FEET; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 1483 FEET, AN ARC DISTANCE OF 355 FEET; THENCE IN A NORTHWESTERLY AND NORTHERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1637 FEET, AN ARC DISTANCE OF 1500 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID HICKMAN MILLS DRIVE AND THE PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 435, AS NOW ESTABLISHED; THENCE NORTH 60° WEST, A DISTANCE OF 245 FEET; THENCE NORTH 23°-30' WEST, A DISTANCE OF 660 FEET; THENCE NORTH 35° WEST, A DISTANCE OF 165 FEET, MORE OR LESS, TO A

POINT ON THE SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 71, AS NOW ESTABLISHED; THENCE NORTHERLY ALONG SAID PROLONGATION AND ALONG THE LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 720 FEET TO A JOG IN SAID RIGHT-OF-WAY LINE; THENCE WEST ALONG SAID JOG, A DISTANCE OF 23 FEET; THENCE NORTHERLY ALONG THE LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1420 FEET TO AN ANGLE POINT; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 140 FEET TO AN ANGLE POINT; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 52 FEET; THENCE NORTHERLY ALONG THE LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 270 FEET TO AN ANGLE POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODFIELD DRIVE, AS NOW ESTABLISHED; THENCE WESTERLY ALONG A JOG IN SAID EASTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 46 FEET; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50 FEET TO AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE THAT IS OPPOSITE AND 143 FEET EAST OF STATION 404+09 OF THE RIGHT-OF-WAY BASE LINE OF SAID U.S. HIGHWAY NO. 71; THENCE NORTH ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 695 FEET TO AN ANGLE POINT THEREIN THAT IS OPPOSITE AND 293 FEET EAST OF STATION 410+95 OF SAID RIGHT-OF-WAY BASE LINE; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 49 FEET TO AN ANGLE POINT THEREIN THAT IS OPPOSITE AND 248 FEET EAST OF STATION 411+16 OF SAID RIGHT-OF-WAY BASE LINE; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BANNISTER ROAD; THENCE NORTHEASTERLY ALONG LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 135 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 140 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE PROLONGATION THEREOF, A DISTANCE OF 180 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BANNISTER ROAD AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 80 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 45 FEET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 400 FEET; THENCE EASTERLY, A DISTANCE OF 80 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE EXTENSION, AS NOW ESTABLISHED; THENCE SOUTH ALONG THE LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 580 FEET; THENCE SOUTHWESTERLY ALONG THE LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 87 FEET TO A POINT ON THE WEST LINE OF LOT 2,

"SHOWBIZ PIZZA PLACE", A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE SOUTH ALONG THE LAST SAID WEST LINE, A DISTANCE OF 130 FEET TO THE SOUTHWEST CORNER OF THE LAST SAID LOT 2, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL 2, "RESURVEY OF PARCELS 2 AND 3, VENTURE CENTER"; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 1125 FEET TO THE NORTHEAST CORNER THEREOF; THENCE EASTERLY, A DISTANCE OF 545 FEET TO THE NORTHERLYMOST CORNER OF LOT 6, "BANNISTER SQUARE BUSINESS CENTER REPLAT", A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE SOUTHEASTERLY 166 FEET TO AN ANGLE POINT IN THE NORTH LINE OF LOT 4 IN THE LAST SAID SUBDIVISION; THENCE EAST ALONG THE NORTH LINES OF LOTS 4 AND 2 IN THE LAST SAID SUBDIVISION, A DISTANCE OF 440 FEET TO A POINT ON THE WEST LINE OF LOT 1 IN THE LAST SAID SUBDIVISION; THENCE NORTH 180 FEET TO THE NORTHWEST CORNER OF THE LAST SAID LOT 1; THENCE EAST, A DISTANCE OF 267 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART THEREOF IN PUBLIC THOROUGHFARES NOT SHOWN AS A PROJECT NUMBER ON EXHIBIT 1.



## REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes."

1. a. Name of Redeveloper: Marion Merrell Dow Inc.
- b. Address and ZIP Code of Redeveloper: 9300 Ward Parkway, Kansas City, MO 64114
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from
- Kansas City, Missouri, Tax-Increment Financing Commission
- (Name of Local Public Agency)
- is Hickman Mills Corridor Tax Increment Financing Plan
- (Name of Urban Renewal or Redevelopment Project Area)
- is in the City of Kansas City, State of Missouri
- is described as follows:

See attached legal description

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☒ YES ☐ NO
- If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and each other corporation or firm.
- The Dow Chemical Company, 2030 Dow Center, Midland, Michigan 48674, owns approximately 70% of the outstanding common stock of the Redeveloper. The two companies have five common directors: Joseph G. Temple, Jr.; Fred W. Lyons, Jr.; Enrique C. Falla; Frank P. Popoff; and William S. Stavropoulos.
4. a. The financial condition of the Redeveloper, as of June 30, 1992
- is as reflected in the attached financial statement 1991 Annual Report and Quarterly Report at June 30, 1992 attached.
- NOTE: Attach to this statement a certified financial statement showing the assets and liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old. Financial statements less than 60 days old not available.
- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:
- Deloitte & Touche, 1010 Grand Avenue, Suite 400, Kansas City, MO 64106-2211
5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land. In addition to its own funds, the Redeveloper intends to use Payments in Lieu of Taxes, Economic Activity Taxes, and possibly debt financing.



6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed underwriting:

a. In banks: See attached financial statements.

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT  
\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT  
\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE  
\$

MORTGAGE OR LIEN  
\$

7. Names and addresses of bank references:

Citibank, Charles F. Bohn, Jr., Vice President, Citicorp, 399 Park Avenue,  
New York, NY 10043, telephone 212-559-3172.

First National Bank of Chicago, Joanna M. Riopelle, Vice President, Mail Suite 0324,  
Chicago, IL 60670-0324, telephone 312-732-2947.

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation, or the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntarily or involuntarily, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court and (5) action taken. Attach any explanation deemed necessary.

9. a. Underwritings comparable to the proposed redevelopment work which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:  
The Redeveloper developed Marion Park, 10236 Marion Park Drive,  
Kansas City, MO. Detailed information is attached.

10-11  
... or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, in construction contractor or builder on substantialings comparable to the proposed redevelopment work. Name of such employee; name and address of employer; title of position, and brief description of work:

Not applicable.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

None.

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

Not applicable.

a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

If Yes, explain:

☐ YES ☒ NO

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ \_\_\_\_\_

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF  
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE  
COMPLETED

1

Brief statement respecting equipment, experience, financial capacity, and other resources available to each contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor.

Not applicable.

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES ☒ NO

If Yes, explain.

Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

N. Les Clark and Rebecca R. Tilden

that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

September 3, 1992

Dated: September 3, 1992

*Rebecca R. Tilden*  
Signature

Assistant Secretary

Title

300 Ward Parkway  
Kansas City, MO 64114

Address and ZIP Code

*N. Les Clark*  
Signature

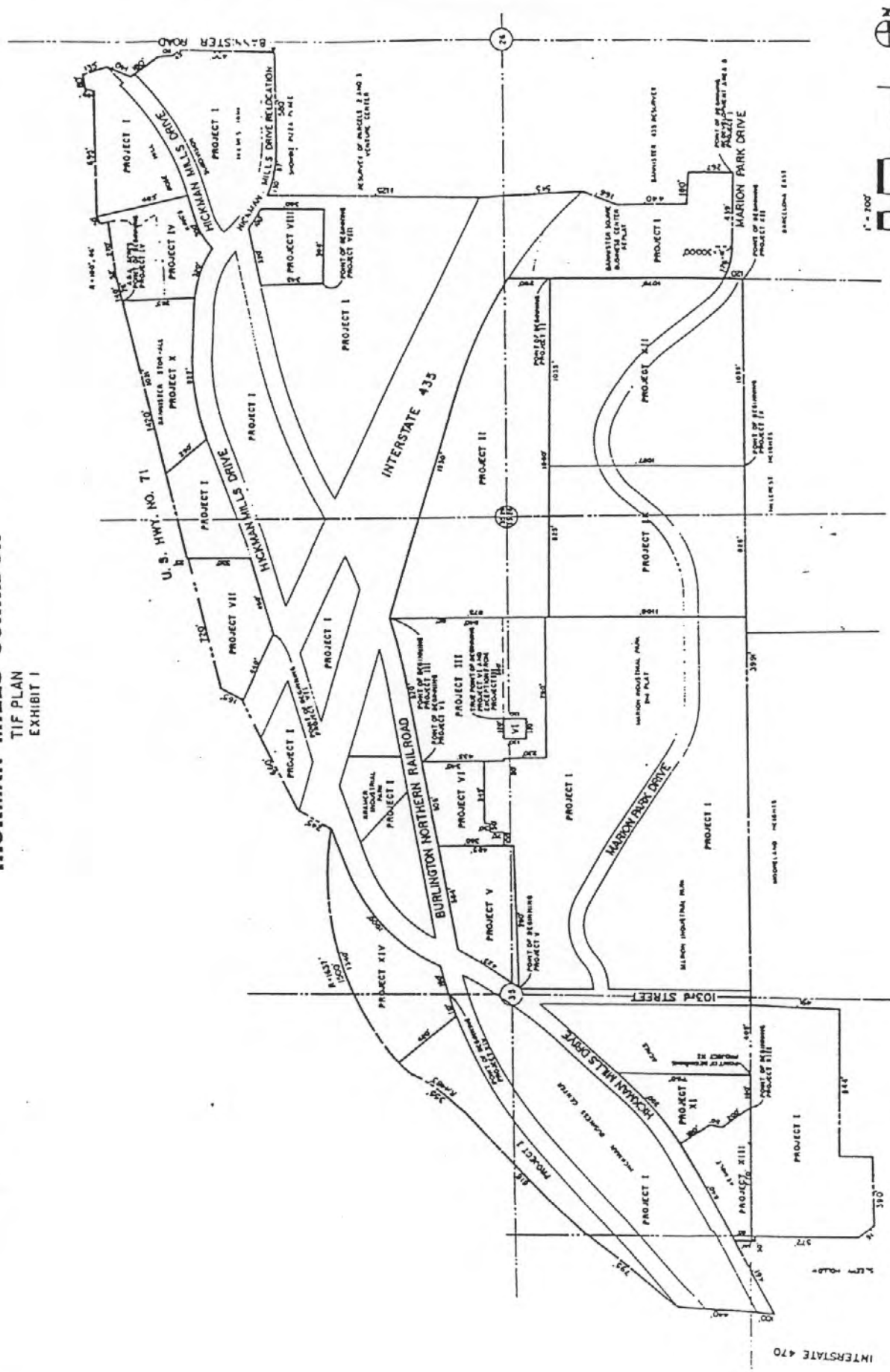
Vice President

9300 Ward Parkway  
Kansas City, MO 64114

Address and ZIP Code

Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

**Penalty for False Certification:** Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment for not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing it to contain any false, fictitious or fraudulent statements or entry in a matter within the jurisdiction of any Department or Agency of the United States.



LEGAL DESCRIPTION  
HICKMAN MILLS CORRIDOR  
TIF PLAN  
EXHIBIT 1

REDEVELOPMENT AREA

ALL OR PART OF THE FOLLOWING SUBDIVISIONS: "BANNISTER SQUARE BUSINESS CENTER REPLAT", "MARION INDUSTRIAL PARK", "MARION INDUSTRIAL PARK 2ND PLAT", "KEMBLE ACRES", "HICKMAN BUSINESS CENTER", "KRAMER INDUSTRIAL PARK", "BANNISTER STORAGE", "A & A ACRES", "KING'S ROSE HILL SUBDIVISION", "HOLMES PARK", "REPLAT OF HOLMES PARK", "SHOWBIZ PIZZA PLACE", AND "RESURVEY OF PARCELS 2 AND 3 VENTURE CENTER", ALL SUBDIVISIONS ACCORDING TO THE RECORDED PLATS THEREOF, INCLUDING THE FOLLOWING STREETS, DRIVES, AVENUES, HIGHWAYS, AND ALLEYS; MARION PARK DRIVE, 103RD STREET, HICKMAN MILLS DRIVE, INTERSTATE 470, U.S. HIGHWAY NO. 71, INTERSTATE 435, WOODFIELD DRIVE, CYPRESS AVENUE, 95TH STREET TERRACE, 96TH STREET, KING'S HIGHWAY, ELMWOOD AVENUE, AND THE ALLEYS IN BLOCKS 1 AND 3, HOLMES PARK, AS SAID STREETS, DRIVES, AVENUES, HIGHWAYS, AND ALLEYS ARE NOW ESTABLISHED AND THE RIGHT-OF-WAY OF THE BURLINGTON NORTHERN RAILROAD (FORMERLY THE ST. LOUIS AND SAN FRANCISCO RAILROAD), TOGETHER WITH OTHER LANDS SITUATED IN SECTION 26, TOWNSHIP 48, RANGE 33, AND IN SECTION 35, TOWNSHIP 48, RANGE 33, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND LYING GENERALLY SOUTH OF BANNISTER ROAD; NORTH OF INTERSTATE 470 AND EASTERLY OF U.S. HIGHWAY NO. 71.

THE BOUNDARY OF THE REDEVELOPMENT AREA IS MORE SPECIFICALLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 1, "BANNISTER SQUARE BUSINESS CENTER REPLAT"; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 AND ALONG THE EAST LINE OF LOT 3 IN SAID "BANNISTER SQUARE BUSINESS CENTER REPLAT", A DISTANCE OF 439 FEET; THENCE IN A SOUTHERLY AND SOUTHWESTERLY DIRECTION ALONG THE EAST LINE OF SAID LOT 3 AND ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 176 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING ON THE NORTH LINE OF THE SOUTHWEST



1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48, RANGE 33; THENCE EAST 120 FEET TO THE NORTHEAST CORNER OF SAID 1/4 1/4 SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID 1/4 1/4 SECTION AND ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 48, RANGE 33 AND ALONG THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 3991 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 103RD STREET, AS NOW ESTABLISHED; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 491 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF "SLEEPY HOLLOW", A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE THE FOLLOWING COURSES ALONG THE WESTERLY BOUNDARY LINES OF SAID "SLEEPY HOLLOW" SUBDIVISION: SOUTH 844 FEET, EAST 200 FEET, SOUTH 390 FEET, SOUTHWESTERLY 91 FEET, WEST 572 FEET, SOUTH 30 FEET, WEST 141 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE, AS NOW ESTABLISHED; THENCE SOUTHEASTERLY 461 FEET TO THE SOUTHWEST CORNER OF SAID "SLEEPY HOLLOW" SUBDIVISION; THENCE WESTERLY, DEPARTING FROM SAID SUBDIVISION BOUNDARY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 470, AS NOW ESTABLISHED, 100 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID HICKMAN MILLS DRIVE, SAID POINT ALSO BEING OPPOSITE AND 209 FEET NORTHERLY OF STATION 47+85 OF THE RIGHT-OF-WAY BASE LINE OF THE EASTBOUND LANES OF SAID INTERSTATE 470, AS NOW ESTABLISHED; THENCE WESTERLY ALONG THE LAST SAID RIGHT-OF-WAY LINE, 440 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD THAT IS OPPOSITE AND 30 FEET NORTHERLY OF STATION 43+55 OF SAID RIGHT-OF-WAY BASE LINE; THENCE NORTHWESTERLY 795 FEET, MORE OR LESS, TO A POINT OPPOSITE AND 50 FEET NORTHEASTERLY OF STATION 35+51.26 OF SAID RIGHT-OF-WAY BASE LINE; THENCE NORTHWESTERLY, PARALLEL WITH SAID RIGHT-OF-WAY BASE LINE, A DISTANCE OF 818 FEET; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 1483 FEET, AN ARC DISTANCE OF 355 FEET; THENCE IN A NORTHWESTERLY AND NORTHERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1637 FEET, AN ARC DISTANCE OF 1500 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID HICKMAN MILLS DRIVE AND THE PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 435, AS NOW ESTABLISHED; THENCE NORTH 60° WEST, A DISTANCE OF 245 FEET; THENCE NORTH 23°-30' WEST, A DISTANCE OF 660 FEET; THENCE NORTH 35° WEST, A DISTANCE OF 165 FEET, MORE OR LESS, TO A

POINT ON THE SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 71, AS NOW ESTABLISHED; THENCE NORTHERLY ALONG SAID PROLONGATION AND ALONG THE LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 720 FEET TO A JOG IN SAID RIGHT-OF-WAY LINE; THENCE WEST ALONG SAID JOG, A DISTANCE OF 23 FEET; THENCE NORTHERLY ALONG THE LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1420 FEET TO AN ANGLE POINT; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 140 FEET TO AN ANGLE POINT; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 52 FEET; THENCE NORTHERLY ALONG THE LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 270 FEET TO AN ANGLE POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODFIELD DRIVE, AS NOW ESTABLISHED; THENCE WESTERLY ALONG A JOG IN SAID EASTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 46 FEET; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50 FEET TO AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE THAT IS OPPOSITE AND 143 FEET EAST OF STATION 404+09 OF THE RIGHT-OF-WAY BASE LINE OF SAID U.S. HIGHWAY NO. 71; THENCE NORTH ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 695 FEET TO AN ANGLE POINT THEREIN THAT IS OPPOSITE AND 293 FEET EAST OF STATION 410+95 OF SAID RIGHT-OF-WAY BASE LINE; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 49 FEET TO AN ANGLE POINT THEREIN THAT IS OPPOSITE AND 248 FEET EAST OF STATION 411+16 OF SAID RIGHT-OF-WAY BASE LINE; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BANNISTER ROAD; THENCE NORTHEASTERLY ALONG LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 135 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 140 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE PROLONGATION THEREOF, A DISTANCE OF 180 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BANNISTER ROAD AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 80 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 45 FEET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 400 FEET; THENCE EASTERLY, A DISTANCE OF 80 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HICKMAN MILLS DRIVE EXTENSION, AS NOW ESTABLISHED; THENCE SOUTH ALONG THE LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 580 FEET; THENCE SOUTHWESTERLY ALONG THE LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 87 FEET TO A POINT ON THE WEST LINE OF LOT 2,

"SHOWBIZ PIZZA PLACE", A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE SOUTH ALONG THE LAST SAID WEST LINE, A DISTANCE OF 130 FEET TO THE SOUTHWEST CORNER OF THE LAST SAID LOT 2, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL 2, "RESURVEY OF PARCELS 2 AND 3, VENTURE CENTER"; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 1125 FEET TO THE NORTHEAST CORNER THEREOF; THENCE EASTERLY, A DISTANCE OF 545 FEET TO THE NORTHERLYMOST CORNER OF LOT 6, "BANNISTER SQUARE BUSINESS CENTER REPLAT", A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE SOUTHEASTERLY 166 FEET TO AN ANGLE POINT IN THE NORTH LINE OF LOT 4 IN THE LAST SAID SUBDIVISION; THENCE EAST ALONG THE NORTH LINES OF LOTS 4 AND 2 IN THE LAST SAID SUBDIVISION, A DISTANCE OF 440 FEET TO A POINT ON THE WEST LINE OF LOT 1 IN THE LAST SAID SUBDIVISION; THENCE NORTH 180 FEET TO THE NORTHWEST CORNER OF THE LAST SAID LOT 1; THENCE EAST, A DISTANCE OF 267 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART THEREOF IN PUBLIC THOROUGHFARES NOT SHOWN AS A PROJECT NUMBER ON EXHIBIT 1.

## HISTORY MARION PARK DEVELOPMENT

- 1963 - Purchased Marion Park (South), 113 acres. Rezoned from Agricultural to MP (Industrial Park).
- 1965 - Bldg. A (54,000 s.f.) - First building at Marion Park (South) occupied by Administrative Offices, Manufacturing, Packaging, Warehousing and Quality Control.
- 1966 - Purchased Marion Park (North), 67 acres.
- 1968 - First Bldg. A Expansion (41,000 s.f.) - Expansion space for Administrative Offices, Manufacturing and Packaging.
- 1969 - Second Bldg. A Expansion (25,000 s.f.) - Distribution Center for order-pick-and-pack and shipping. First major Quality Control laboratory facility.
- 1972 - Bldg. B (63,000 s.f.) - Occupied by Administrative Office, R&D laboratories, first Animal Colonies and first Computer Room.
- 1976 - Bldg. C (554,000 s.f.) - Occupied by Manufacturing, Packaging and Quality Control laboratories, Raw Material warehousing and Operations/TS offices. Rear of Bldg. A converted to Finished Goods Warehouse.
- First Master Site Plan developed for Marion Park



## HISTORY

### MARION PARK DEVELOPMENT

Page 2

- 1980 - Bldg. B Expansion and B Annex (38,000 s.f.) - Occupied by expanded R&D Labs First major pilot plant facility.
- 1983 - Rezoning of Marion Park (North) from agricultural to C-3a2 (commercial) to permit flexibility for construction of office buildings. First development plan.
- 1986 - Bldg. A - Converted to R&D use, Distribution relocated to College.
- 1987 - Rezoning of Marion Park (North) from C-3a2 (commercial) to M-1P (light industrial to permit flexibility for construction of offices, labs, and light manufacturing).
- 1989 - Bldg. D (57,171 s.f.) - First level occupied by new main cafeteria for Marion Park site. Second level occupied by expanded R&D Labs.  
  
Strategic facilities plan for Marion approved including new Master Site Plan (densified South plan) for Marion Park.
- 1991 - Bldg. E (73,831 s.f.) - Occupied by expanded R&D Labs, Pilot Plant, Clinical Supplies Mfg. and Warehouse.
  - Visitors Center (10,000 s.f.) - Occupied by exhibits of Marion Labs/Merrell Dow history, etc.





**EXHIBIT 8**  
**EXISTING CONDITIONS STUDY**

Under separate cover.

**EXHIBIT 8**

**DATA PERTAINING TO  
THE ADOPTION OF A FINDING OF BLIGHT  
FOR THE  
HICKMAN MILLS REDEVELOPMENT AREA**

**PREPARED BY THE TAX INCREMENT FINANCING COMMISSION  
OF KANSAS CITY, MISSOURI**

**AUGUST 28, 1992**

## **II. REDEVELOPMENT AREA**

### **A. General Location**

The Hickman Mills Redevelopment Area lies in the southern half of the City of Kansas City, Jackson County, Missouri and is included in the Blue Ridge Corridor Plan Area. The Redevelopment Area is generally described as being bound by Bannister Road on the north, the west boundary of Mooreland/Hillcrest Heights subdivisions (said line also being the east line of the Marion Merrell Dow property) on the east, I 470 on the south and U.S. 71 Highway on the west.

Exhibit A shows the location of the Hickman Mills Redevelopment Area.

### **B. Existing Conditions**

The Redevelopment Area consists of approximately 325 acres. This 325 acre tract contains a total of 80 ownership parcels owned by 52 separate property owners. A total of 66 structures stand in the area. The uses of the properties include residential, retail, commercial, office, light industrial, mixed uses, public/semi-public and vacant land. The zoning within the Area runs the gamut from agricultural (RA), residential (R2b, R1a), commercial (C1, C2), planned business centers (CP2, C3a1P, and C3a2P), light industrial (M1) and planned industrial (MP, M1P).

## **III. Blighting Conditions**

### **A. Defective or Inadequate Street Layout**

Defective and inadequate street conditions exist within the Area. Spruce Avenue, which provides the only access to three parcels, is not much more than a "paper street". This one lane gravel road is so over grown and littered with debris that vehicular access is barely possible.

Hickman Mills Drive, the major north-south thoroughfare through the Redevelopment Area, has been identified in the City's 1990 Blue Ridge Corridor Plan as being less than adequate to meet traffic demands. The Plan cites existing traffic congestion problems and a 1986 study done for the City by Crawford, Bunte, Brammeier/Jack Leisch and Associates projects increasing congestion. The Blue Ridge Plan also identifies the poor condition of the 99th Street bridge and the narrowness of the underpass as possible constraints to development. (Anecdotal evidence from area employees includes stories of trucks getting caught under the 99th Street bridge.) Another constraint mentioned in the Plan is the fact that Hickman Mills Drive ranges from two lanes to four lanes between Bannister Road and I470. The Blue Ridge Plan recommends that these constraints be remedied as City funds and/or developer contributions become available, but to date there has been no funding.

The majority of the remaining streets (i.e., Cypress, Elmwood, East 95th Terrace, and Woodfield) lack curbing, guttering, sidewalks, streetlighting and landscaping. These streets as well as Hickman Mills Drive shown signs of deterioration attributable to weather, heavy use and neglect.

B. Insanitary or Unsafe Conditions

The Area suffers from insanitary and unsafe conditions. These conditions include illegal dumping, improper outside storage of materials and equipment and poor property maintenance. A recent survey of the area revealed that most of the vacant lots and many of the developed lots were poorly maintained. The pictures, attached hereto as Exhibit B, show litter along the streets and parking lots, building debris and equipment left scattered about.

The occurrence of insanitary or unsafe conditions is evidenced by the number of zoning code violations. Since the Autumn of 1986 there have been 17 zoning code violations recorded by the City along Hickman Mills Drive. Currently six of these cases are still unresolved. Three of the unresolved cases deal with dumping and illegal storage at 10500 Hickman Mills Drive, two others deal with illegal dumping at 9807 and 10502 Hickman Mills Drive and the remaining violation deals with improper outdoor storage of contractor equipment at 9909 Hickman Mills Drive.

C. Deterioration of Site Improvements

All buildings in the area were inspected and evaluated as to the condition of visible building components and adequacy of facilities. Each building was given a general rating of excellent, good, fair, poor or very poor and assigned to one of the following three categories:

Category 1. Standard, requiring at most only normal maintenance:

This category is comprised of buildings which have no defects or only surface defects in structural and/or non-structural elements or components.

Category 2. Deficient:

This category is comprised of buildings which have intermediate or slight defects in primary or secondary structural elements or non- structural elements, or a single critical defect but not to the degree required for a rating of seriously deteriorated.

Category 3. Seriously Deteriorated:

Buildings in this category must have critical defects in at least two of the primary structural elements or components; or a critical defect in one of the primary structural elements or components in combination with intermediate defects in at least three of the remaining primary and/or secondary structural components; or intermediate defects in at least seven of the secondary structural or non-structural elements.

Buildings judged to fall in Category 1 are considered to be standard buildings. Buildings rated as Category 2 or Category 3 are deemed to be substandard buildings.

Exhibit C, attached, sets forth the detailed criteria for the structure surveys, the basis for the structure rating and a sample of the survey form used. The completed inspection forms for each individual building are submitted separately. The results of the structure surveys are set forth below.

1. Seriously Deteriorated Structures - Two structures, or 3% of the 66 structures rated were classified as seriously deteriorated. One structure was a single family residential structure which had been abandoned and was left open to the elements. The second structure was the remnants of a marble and



sandblasting operation which had a rusted roof, cement blocks missing from its wall and was literally buried in junk.

2. Deficient Structures - Fifty-six, or 85% of those structures rated, were classified as deficient. These structures tended to be older and show signs of wear or neglect. Some of the structures were used for distribution or warehousing or construction uses and showed signs of serious wear around loading docks and doors.

3. Standard Structures - Eight, or 12% of the structures were classified as standard. These structures had one or no intermediate defects and contained only slight defects, if any. These buildings generally were built in the past five to ten years and have been used for office use.

D. Improper Subdivision or Obsolete Platting

Much of the development in the Redevelopment Area occurred before the adoption of a land use plan. About one-third to one-half of the area is zoned under an older, "open" zoning classification. The term "open" zoning means that the a specific development plan was not required.

#### IV. REPORT OF FINDINGS

A. FINDING NUMBER 1: The Hickman Mills Redevelopment Area is a Blighted Area.

The Project Area exhibits a predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting. The present condition and use of the area constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare.

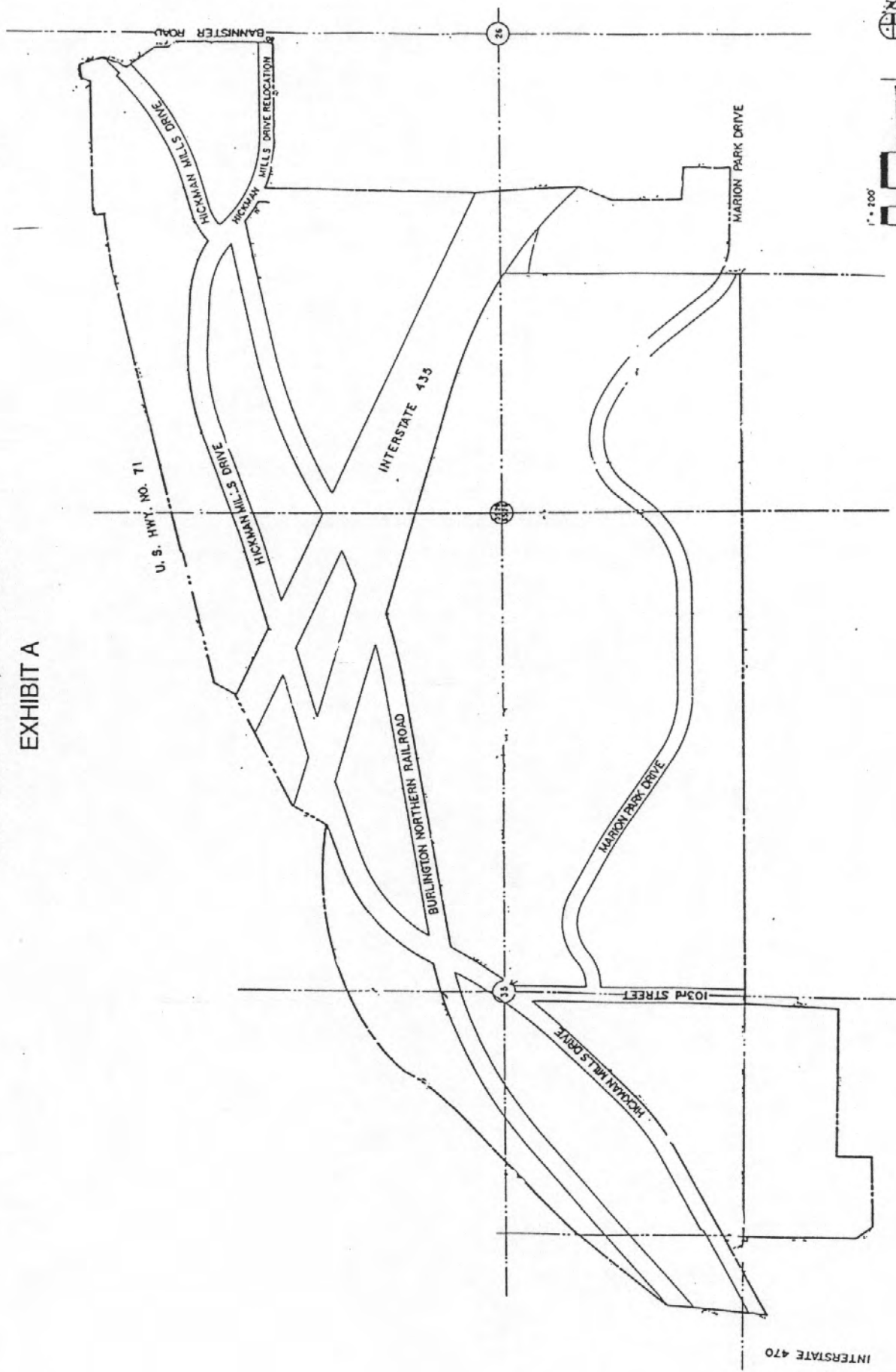
B. FINDING NUMBER 2: The Redevelopment Area has not been subject to growth and redevelopment by private enterprise.

Three development plans have been approved by the City for the area, but none of those plans have been undertaken. In May 1980 the City approved a plan for a car dealership along the west side of Hickman Mills Drive and in May 1988 an office/warehouse facility. Neither of these two plans has been implemented. In October of 1989 the City Council rezoned the land to the north of the Marion Merrell Dow building to M-1p (Light Industrial - limited uses) and approved a development plan for 1,194,000 sq. ft. of research and development space. Development of this parcel has be declared to be dependent upon the availability of TIF.

C. FINDING NUMBER 3: The Redevelopment Area would not reasonably be anticipated to be developed without the adoption of the Tax Increment Financing Plan.

Marion Merrell Dow Company, which has requested creation of a TIF Plan for the Redevelopment Area, has indicated that the development of the site would not be reasonable and may not occur without the assistance provided through TIF.

LEGAL DESCRIPTION  
**HICKMAN MILLS CORRIDOR**  
 EXHIBIT A



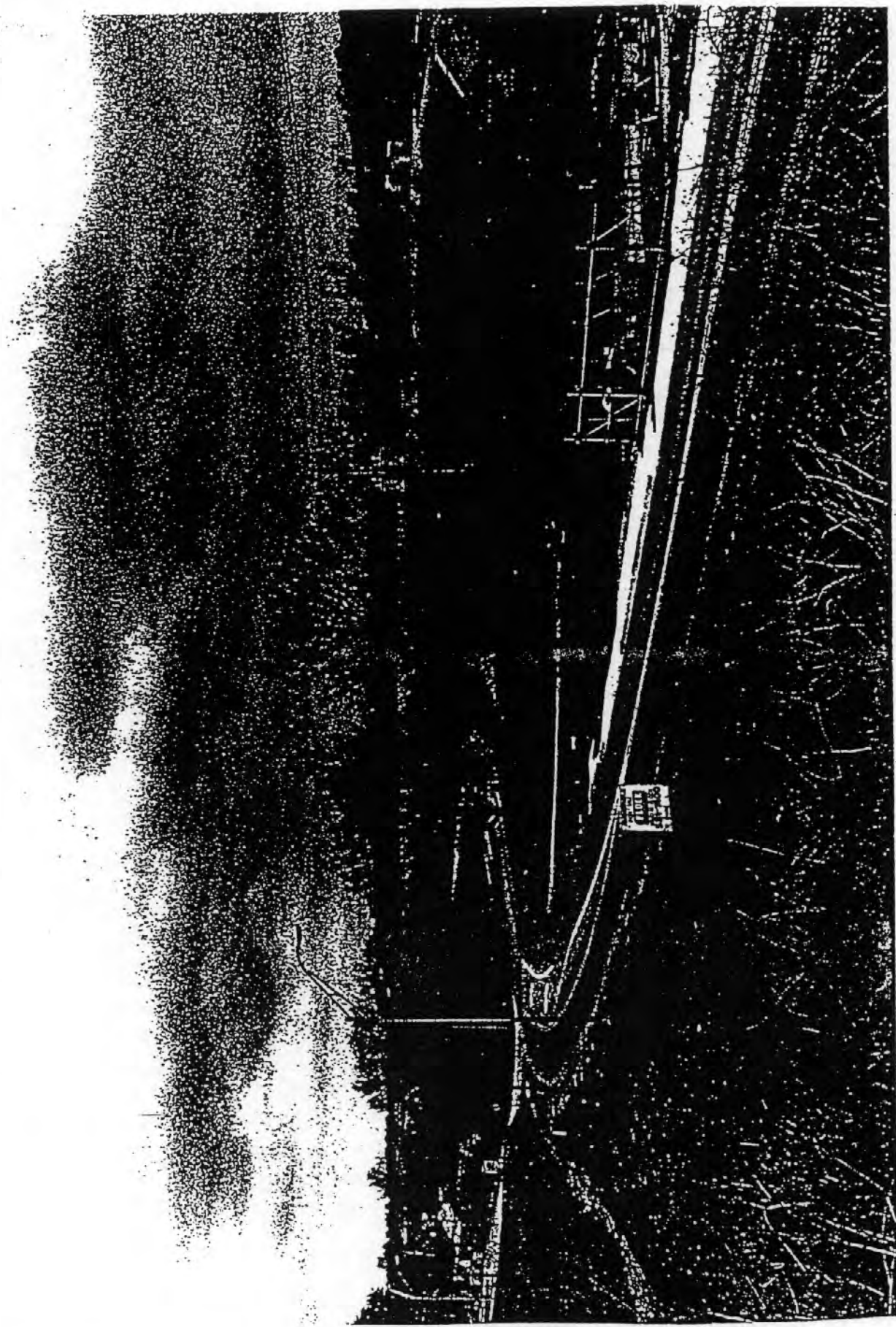
1" = 200'

0 100 200 400 600 ft.

DATE: AUGUST 10, 1992

**ANDERSON**  
 CIVIL ENGINEER  
 1001 10TH STREET  
 BOULDER CITY, NV 89001

EXHIBIT B



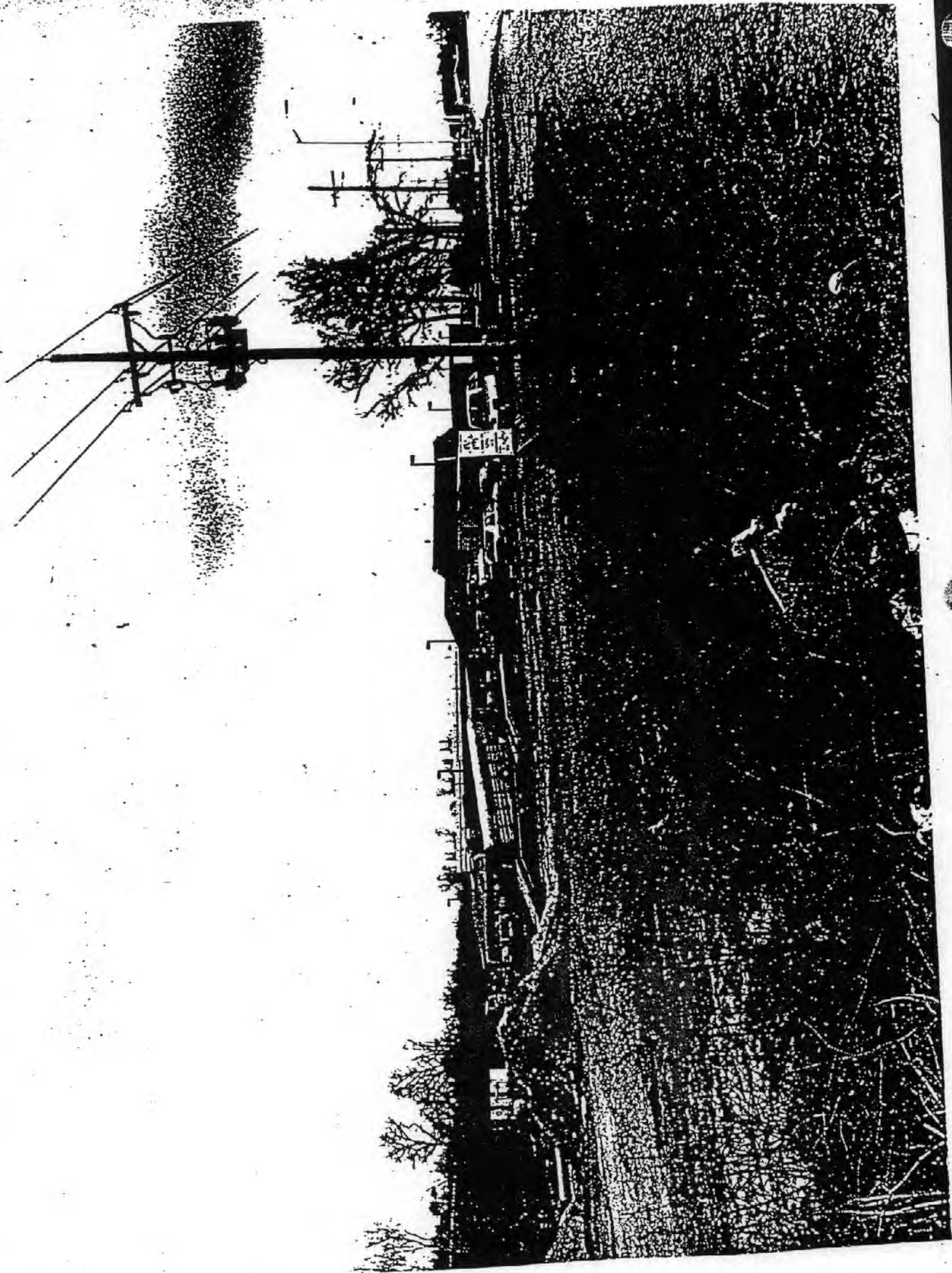


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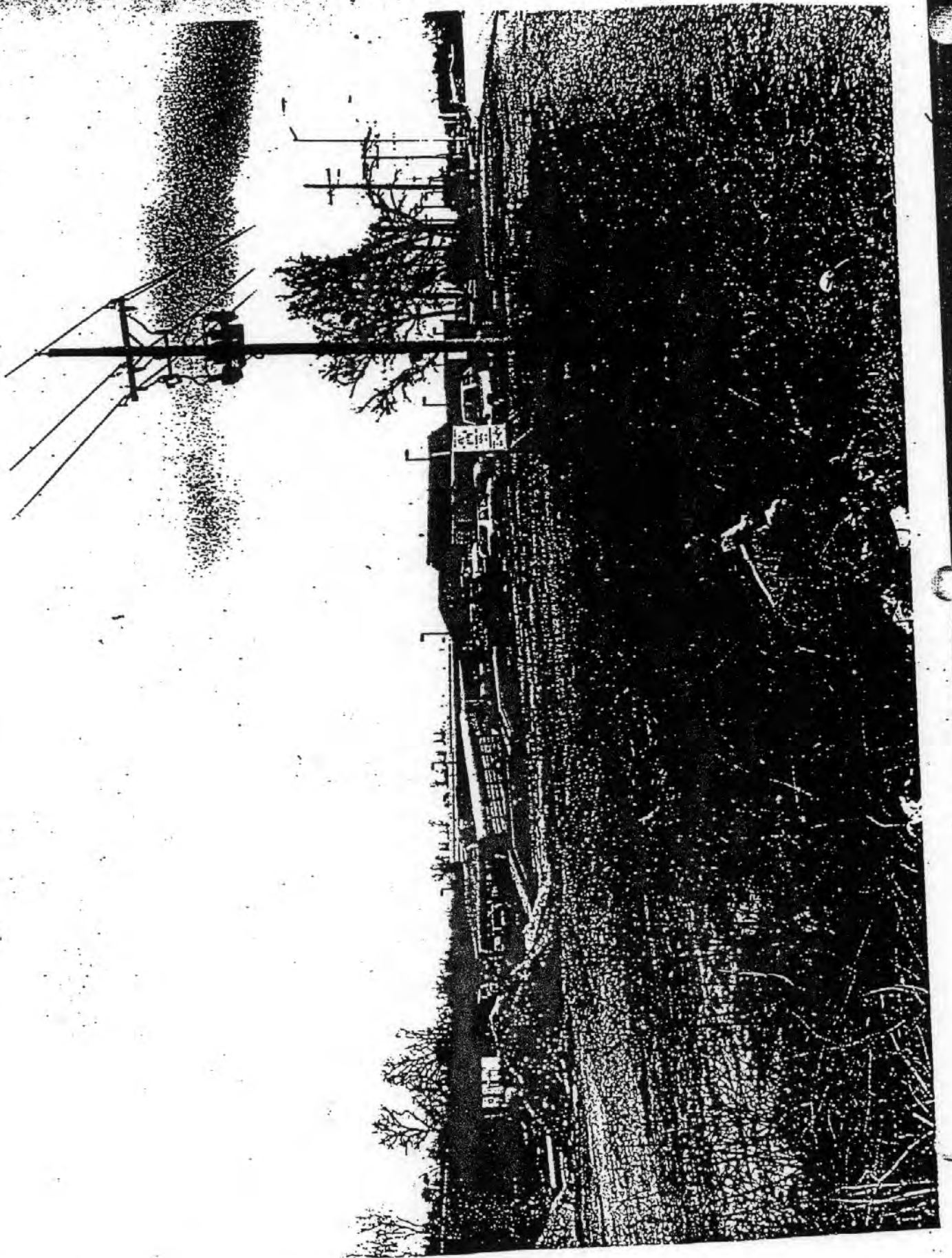






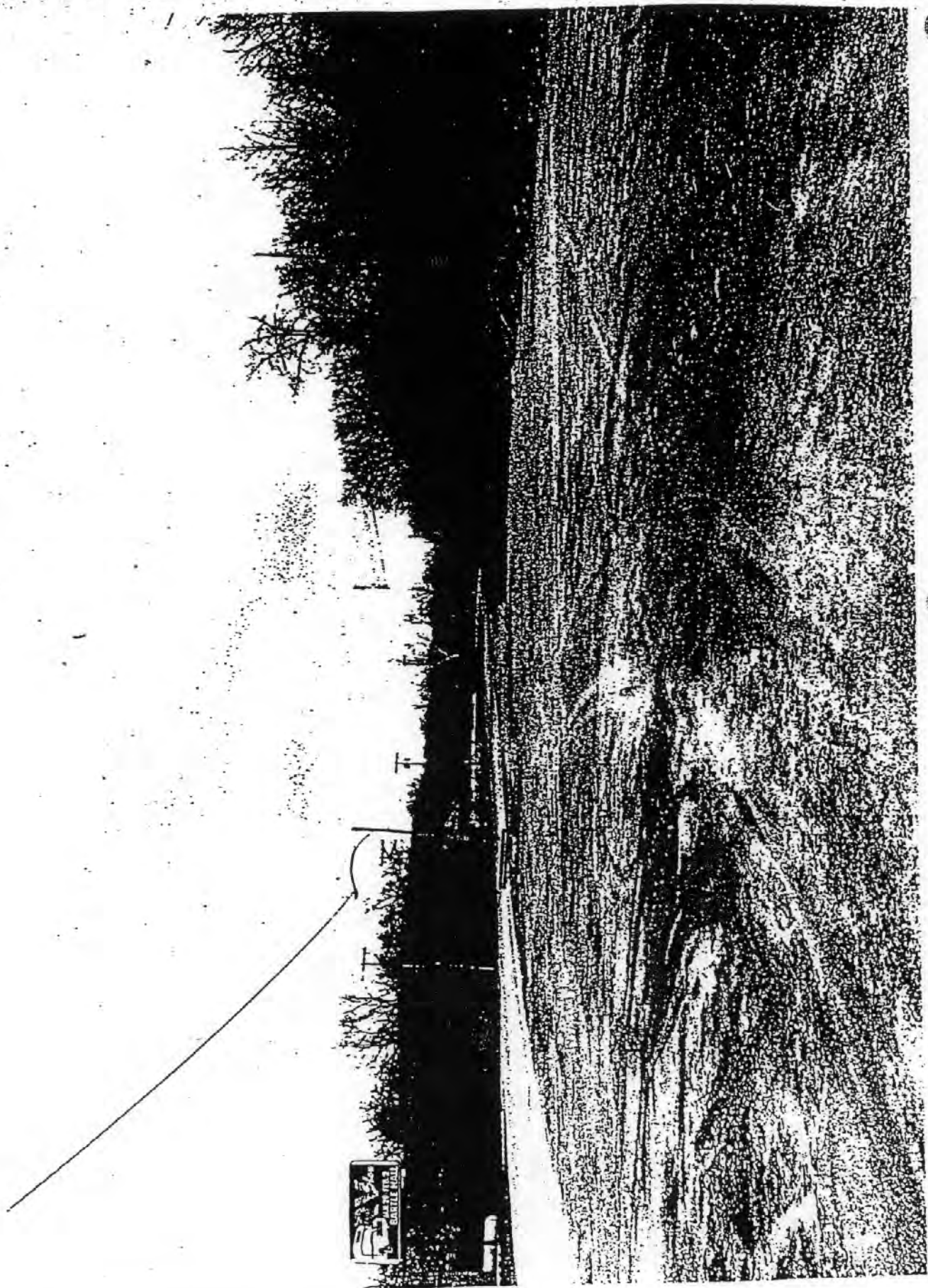




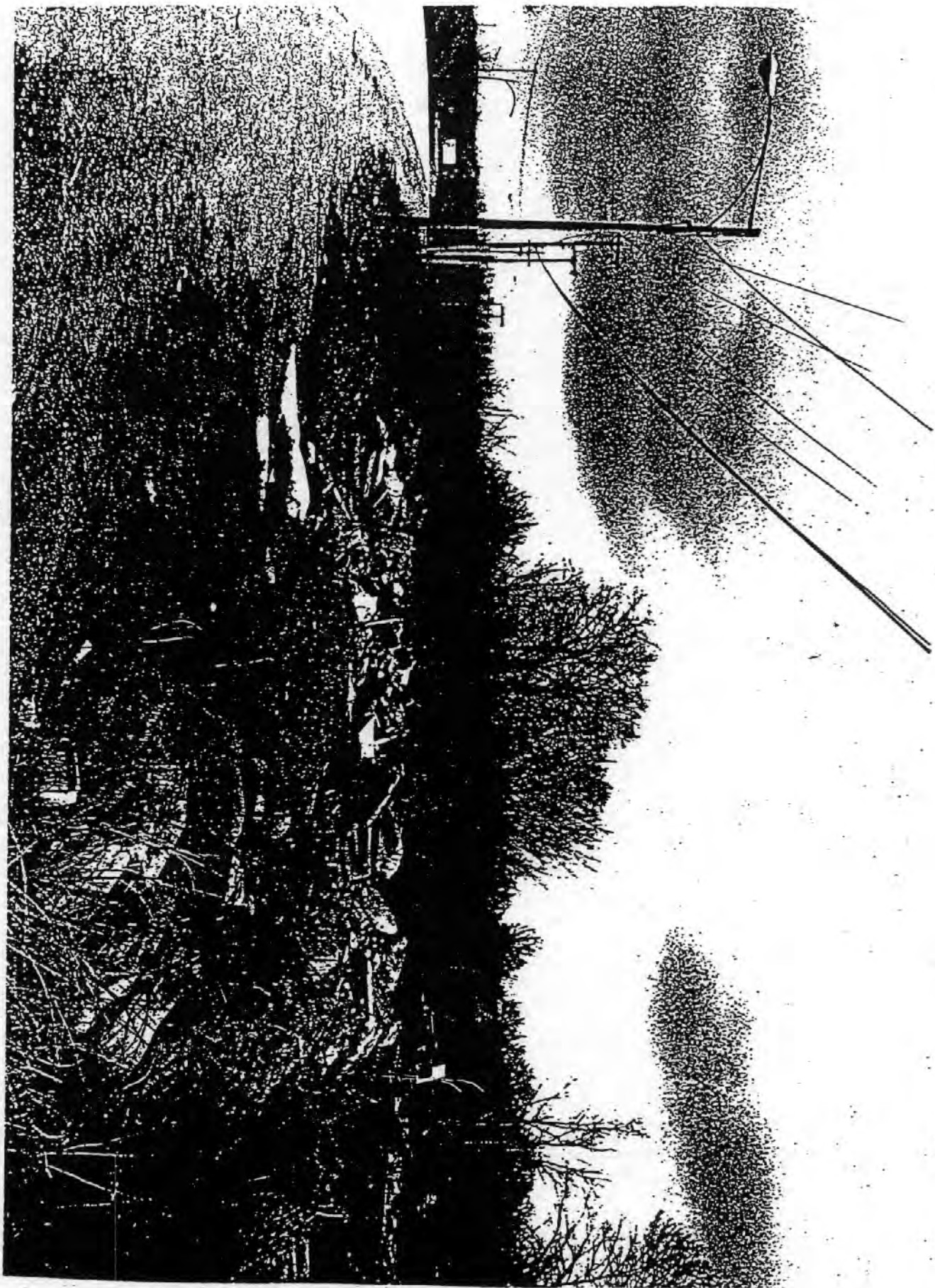








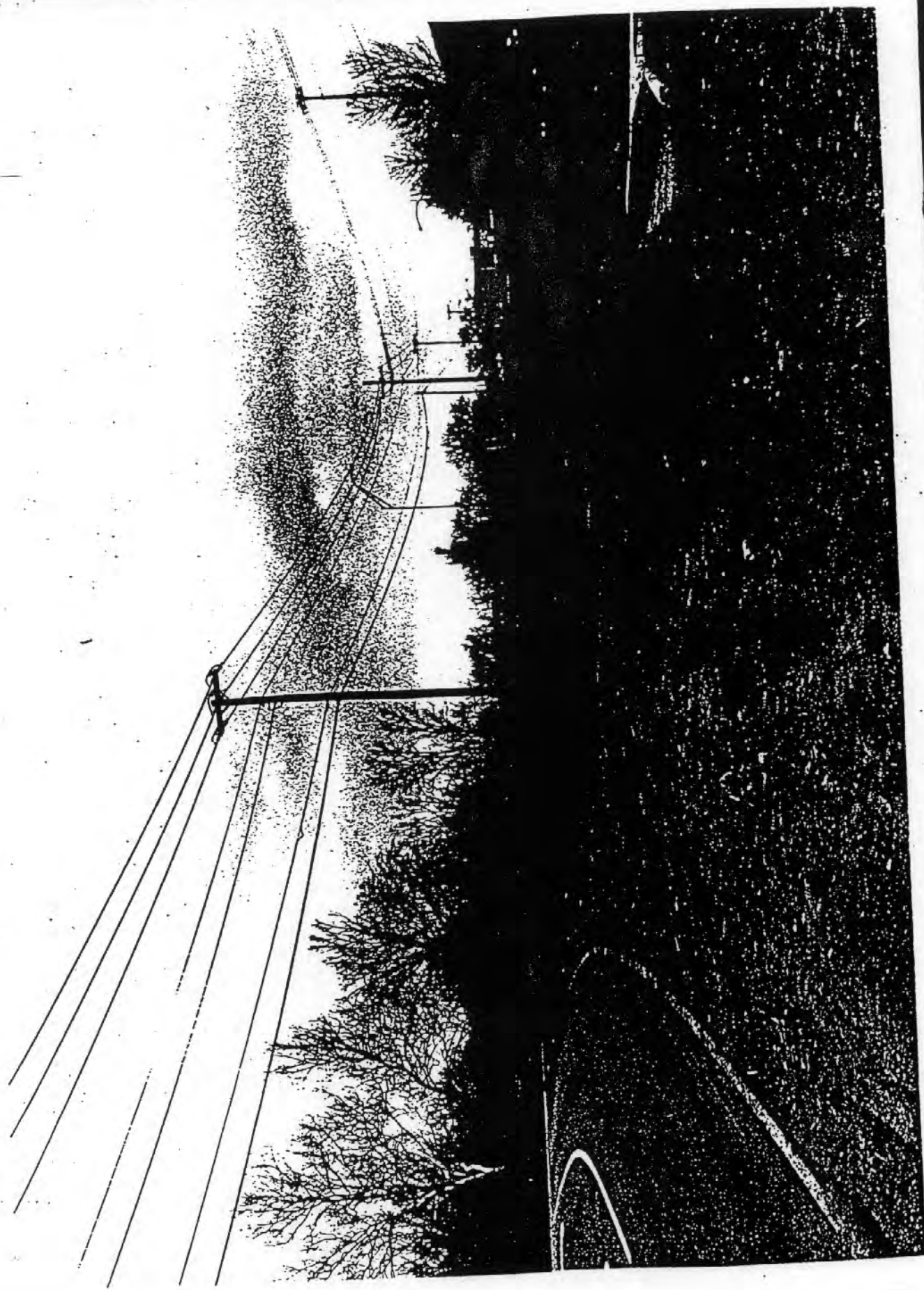


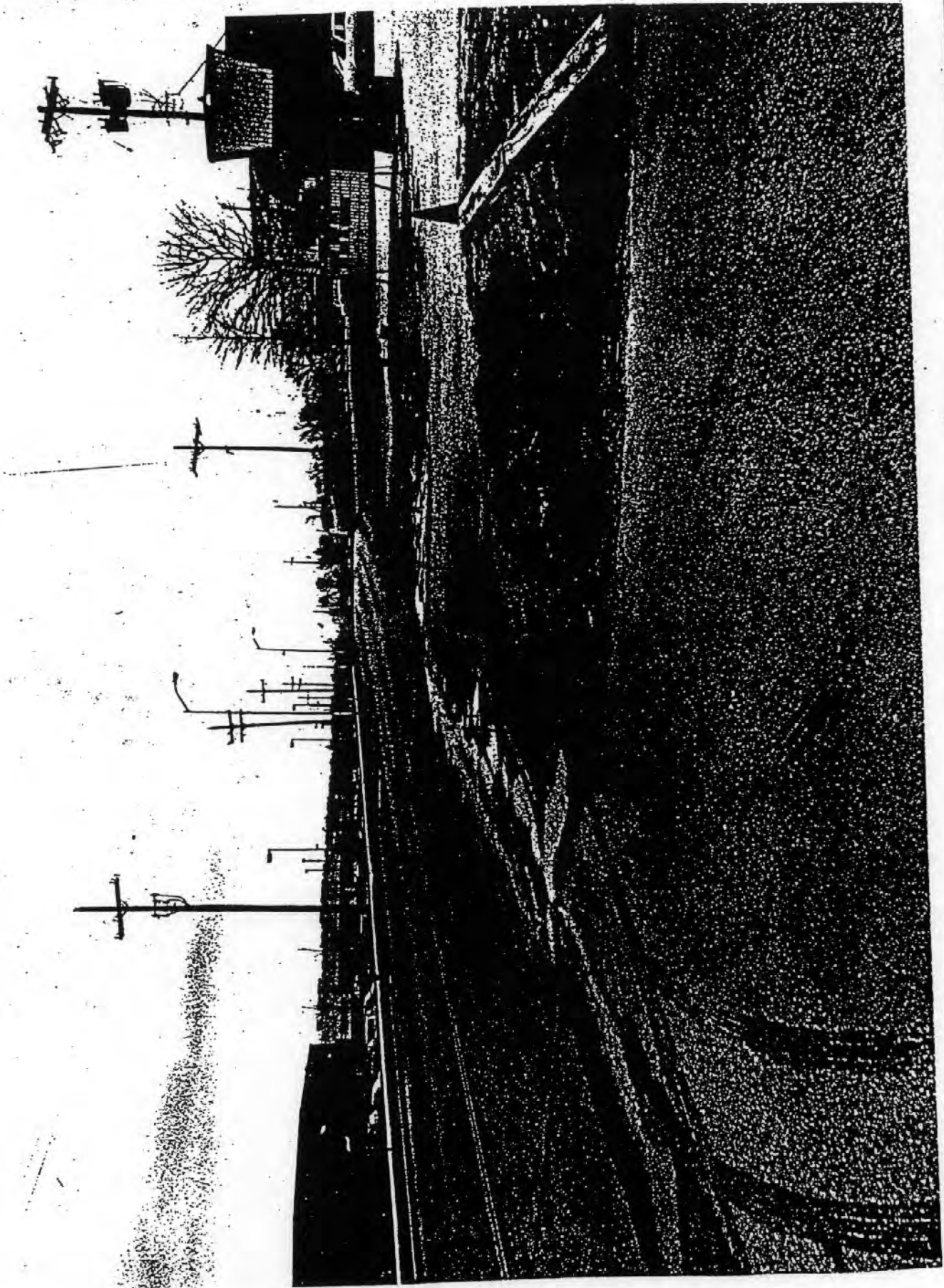










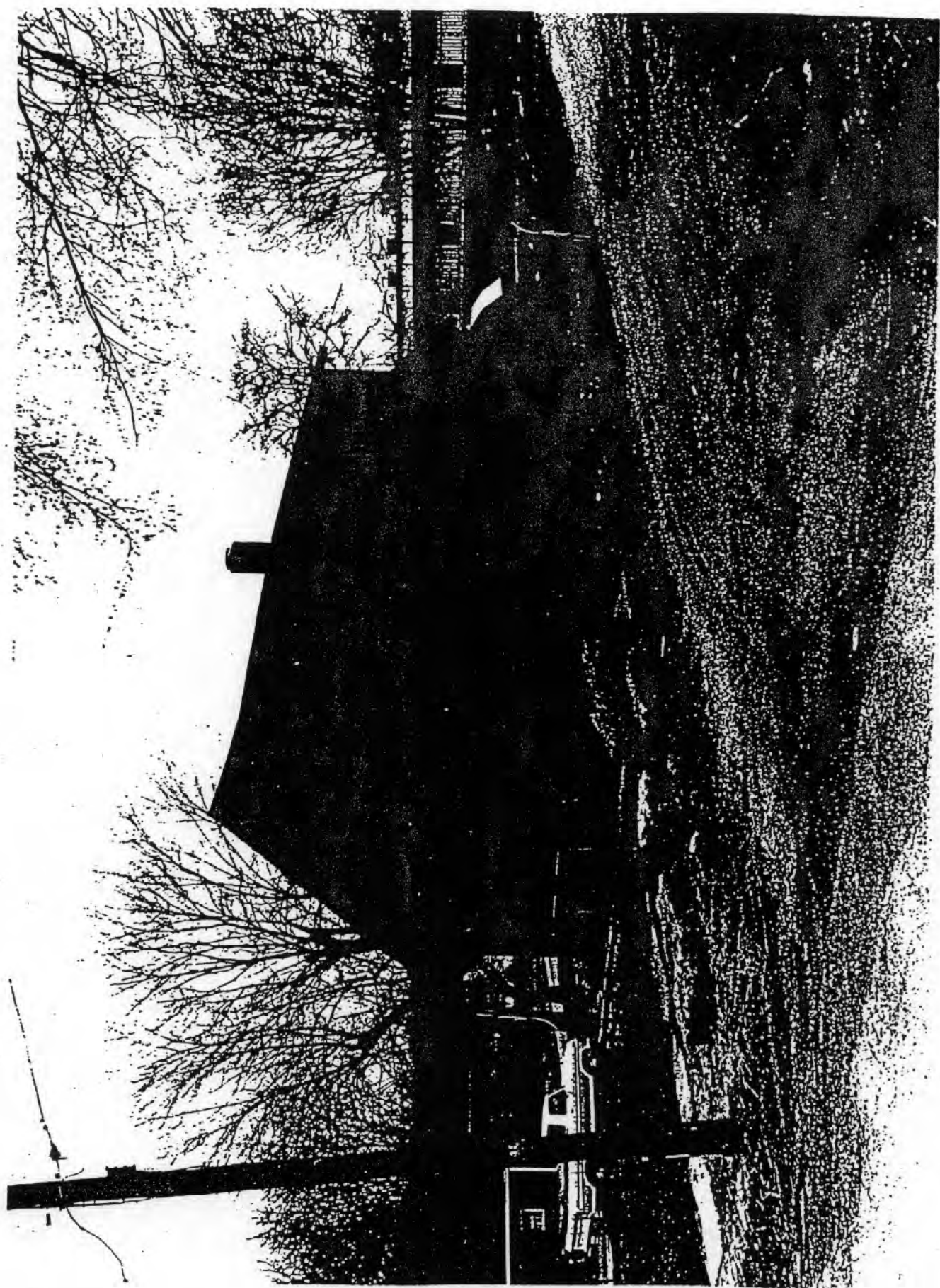


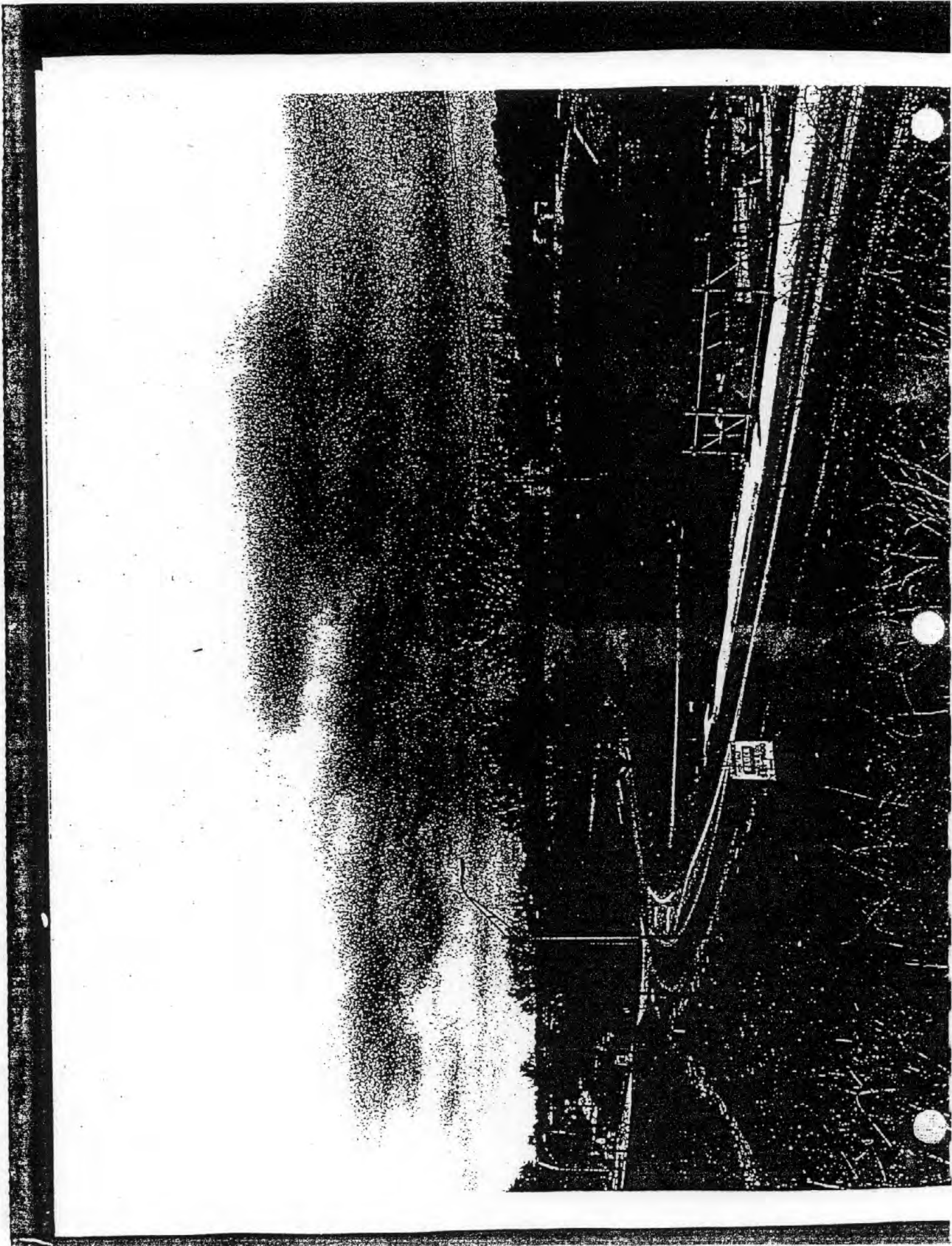






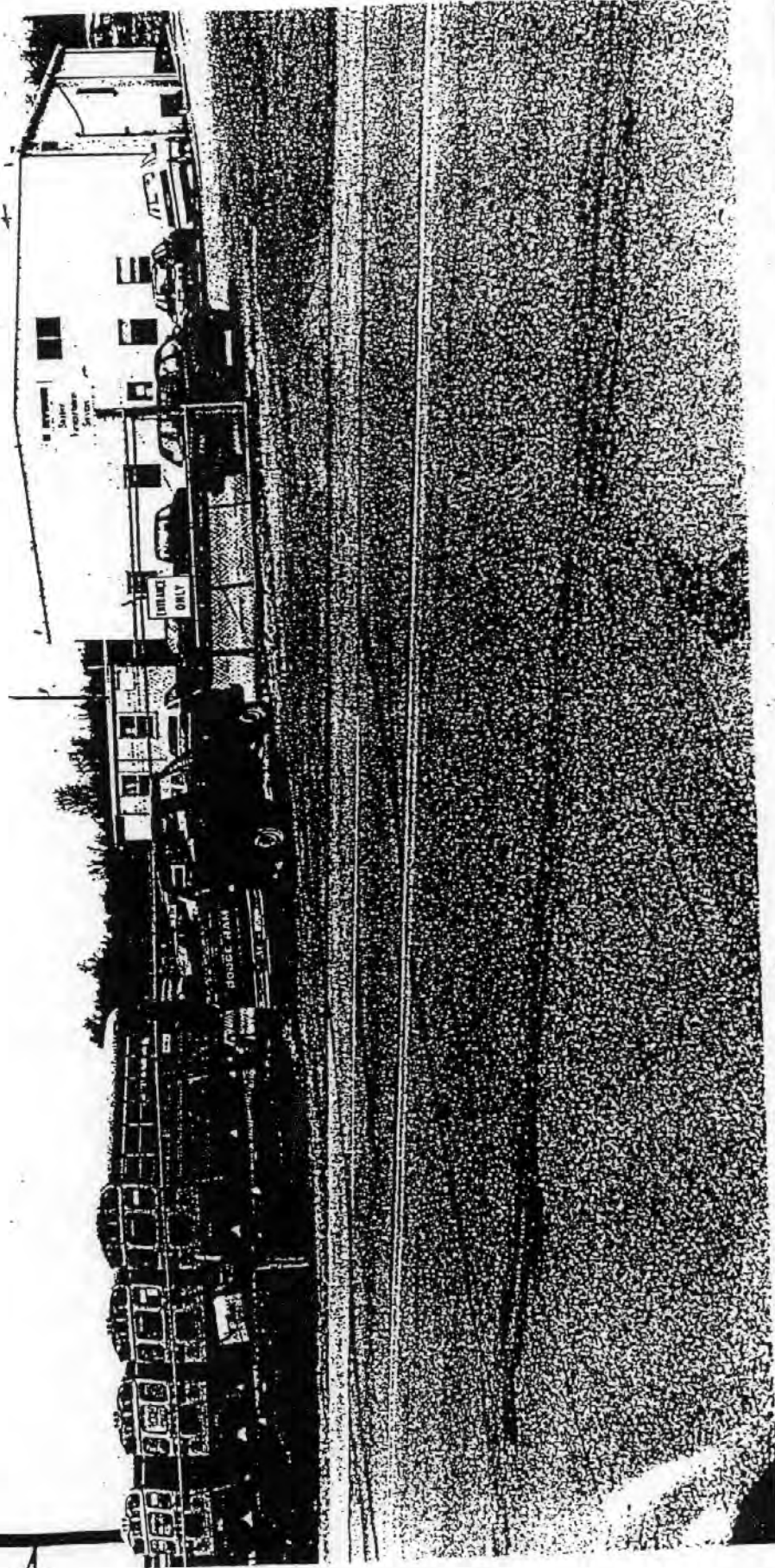


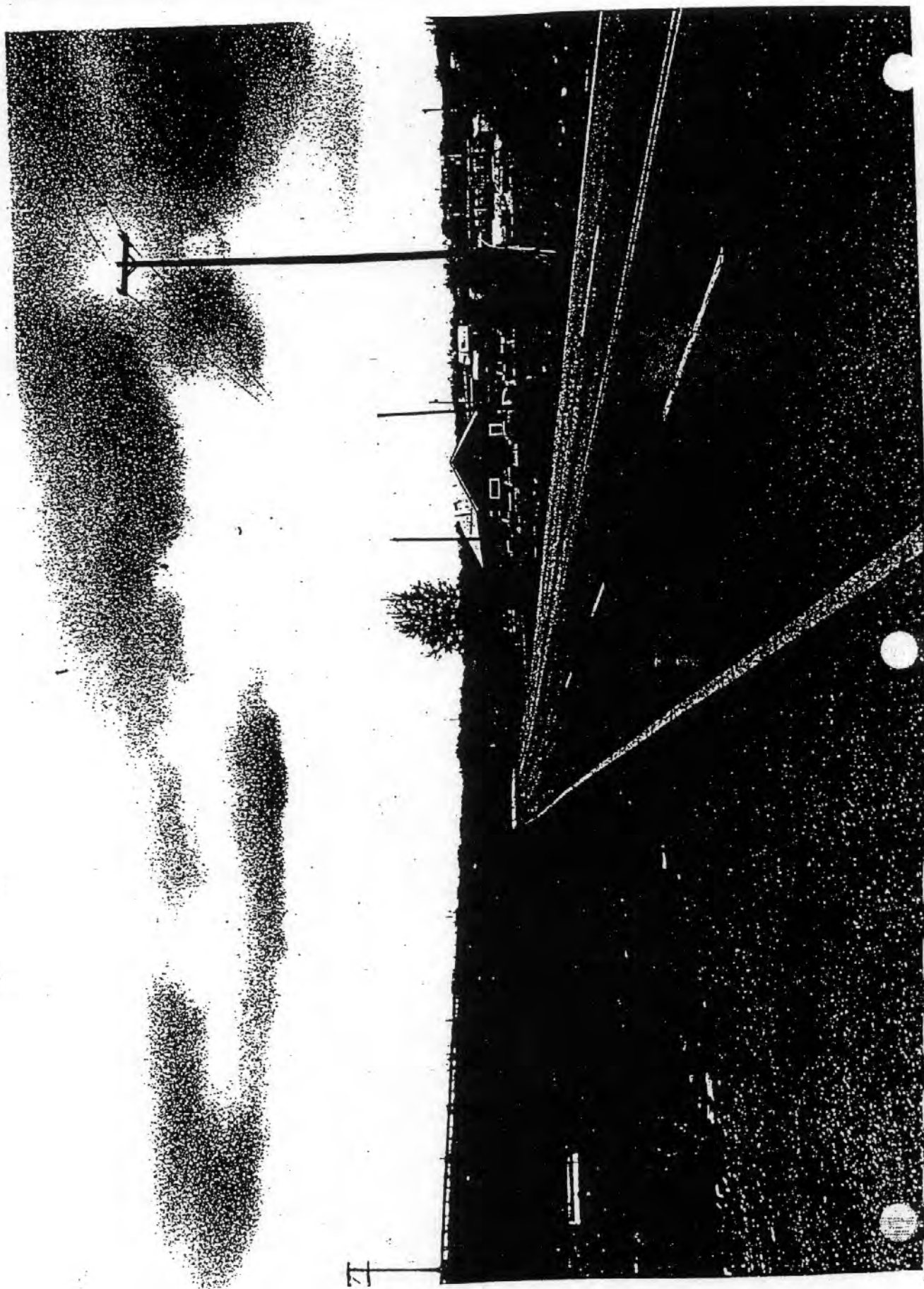




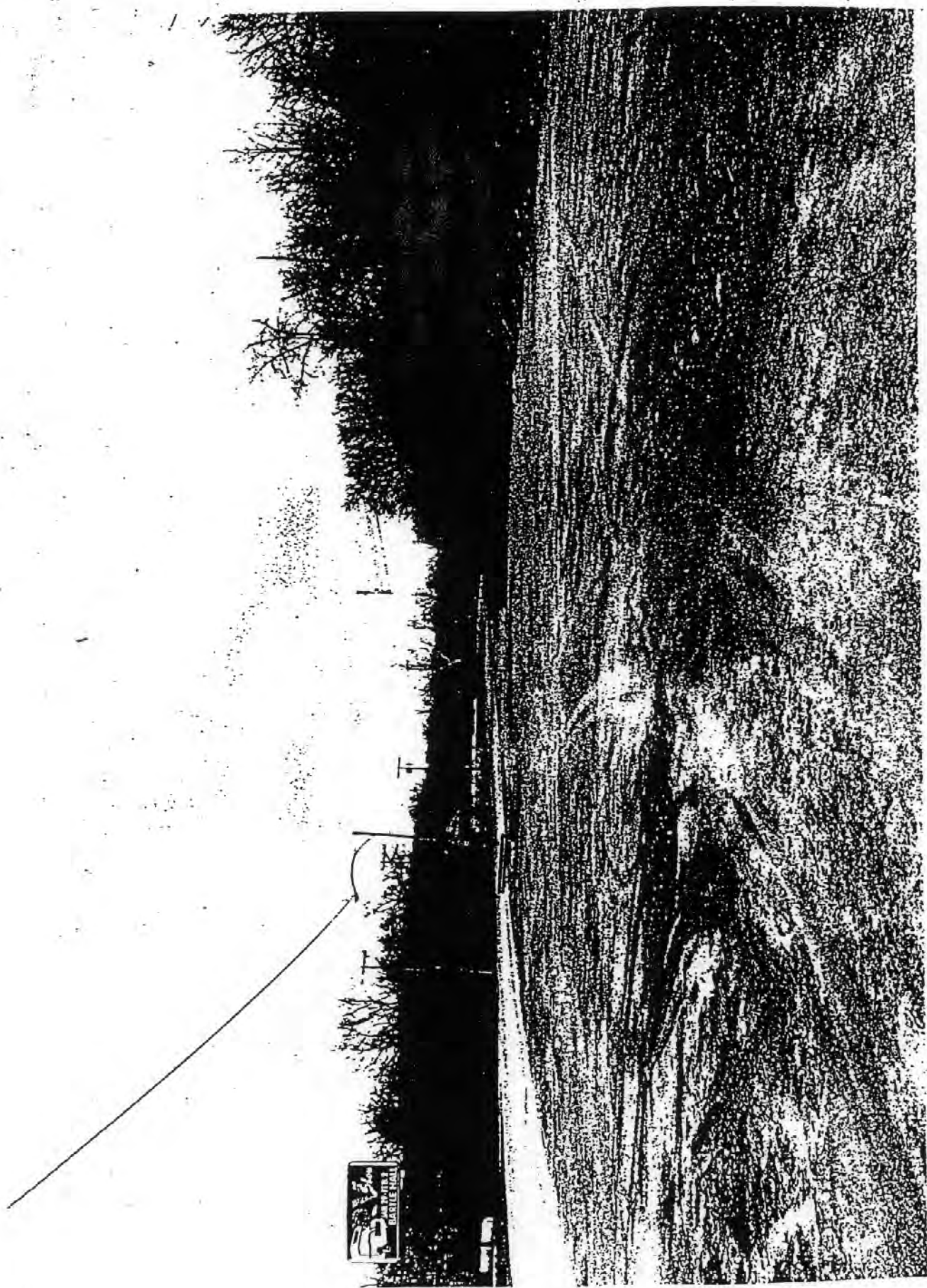


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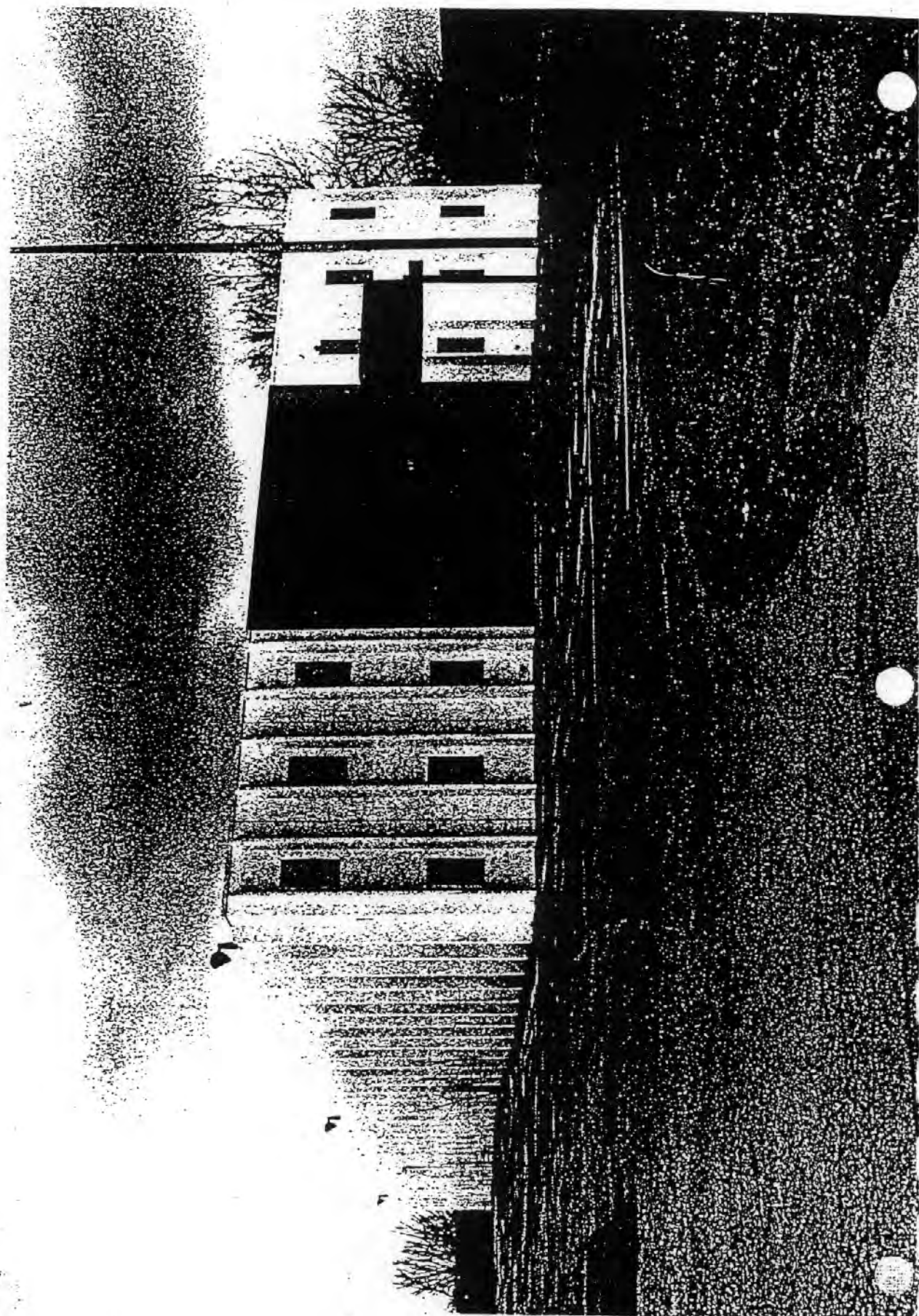
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بازار کھانا  
BASKET OF FRUIT



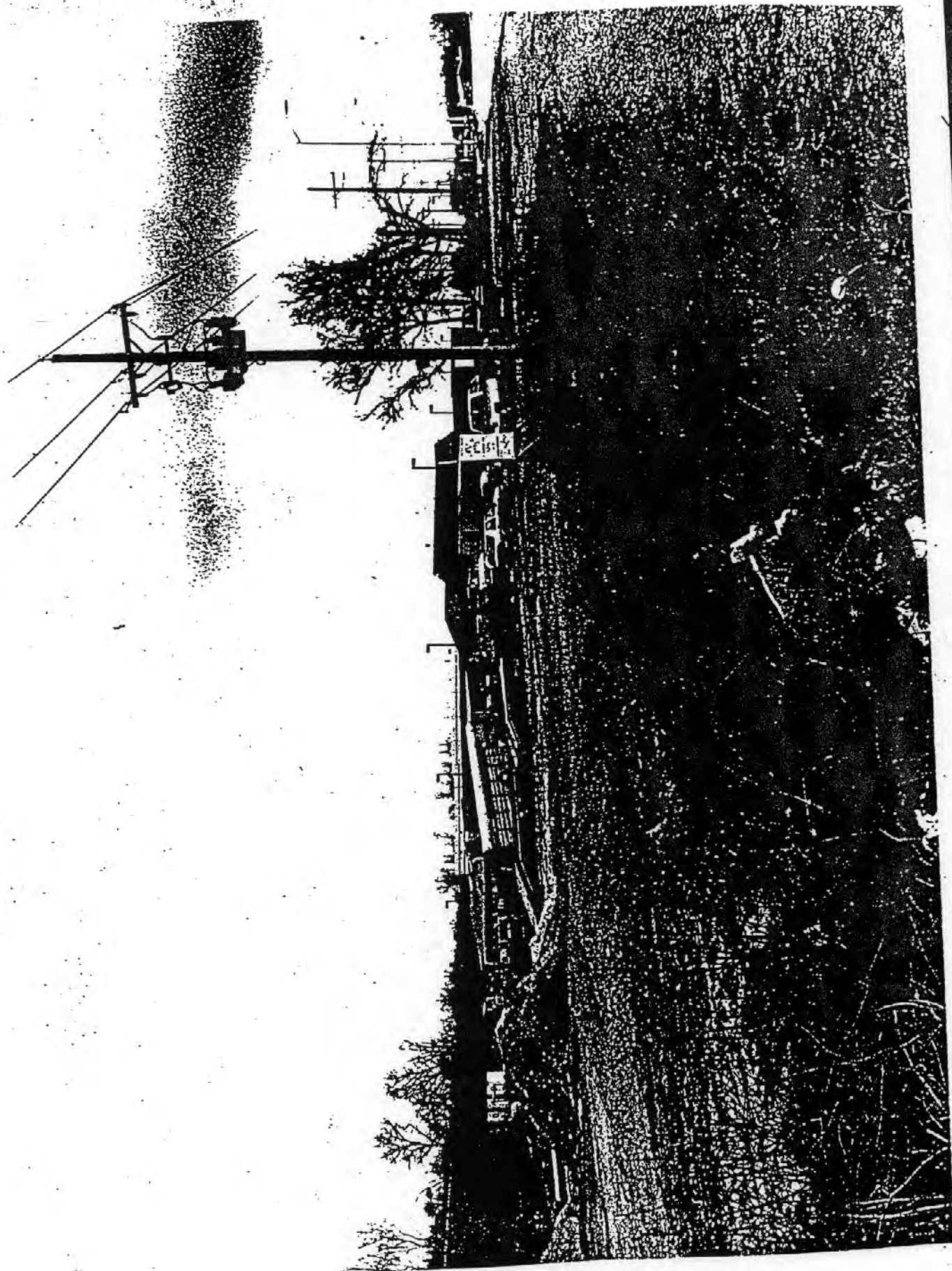
DONALD MILLER

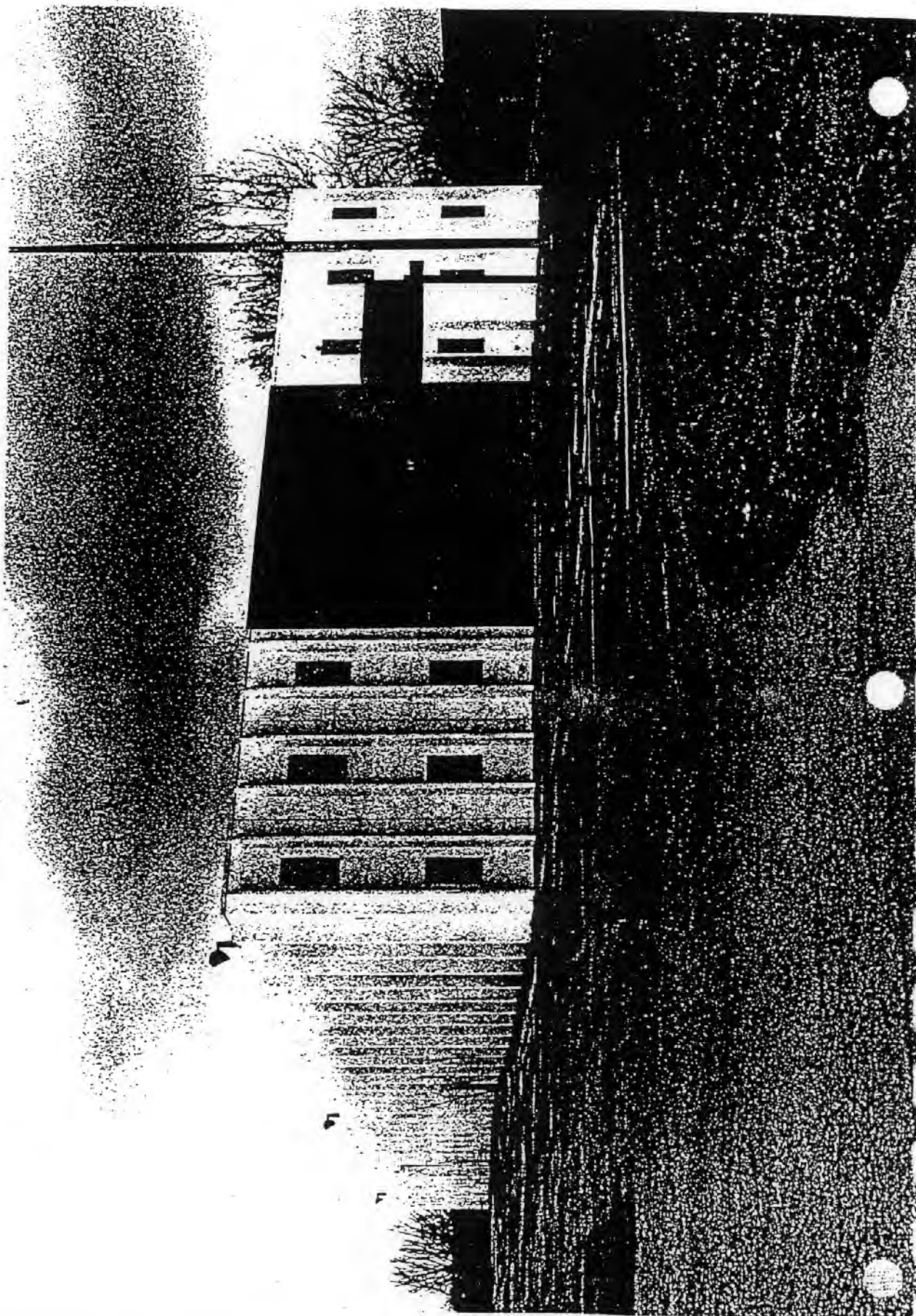




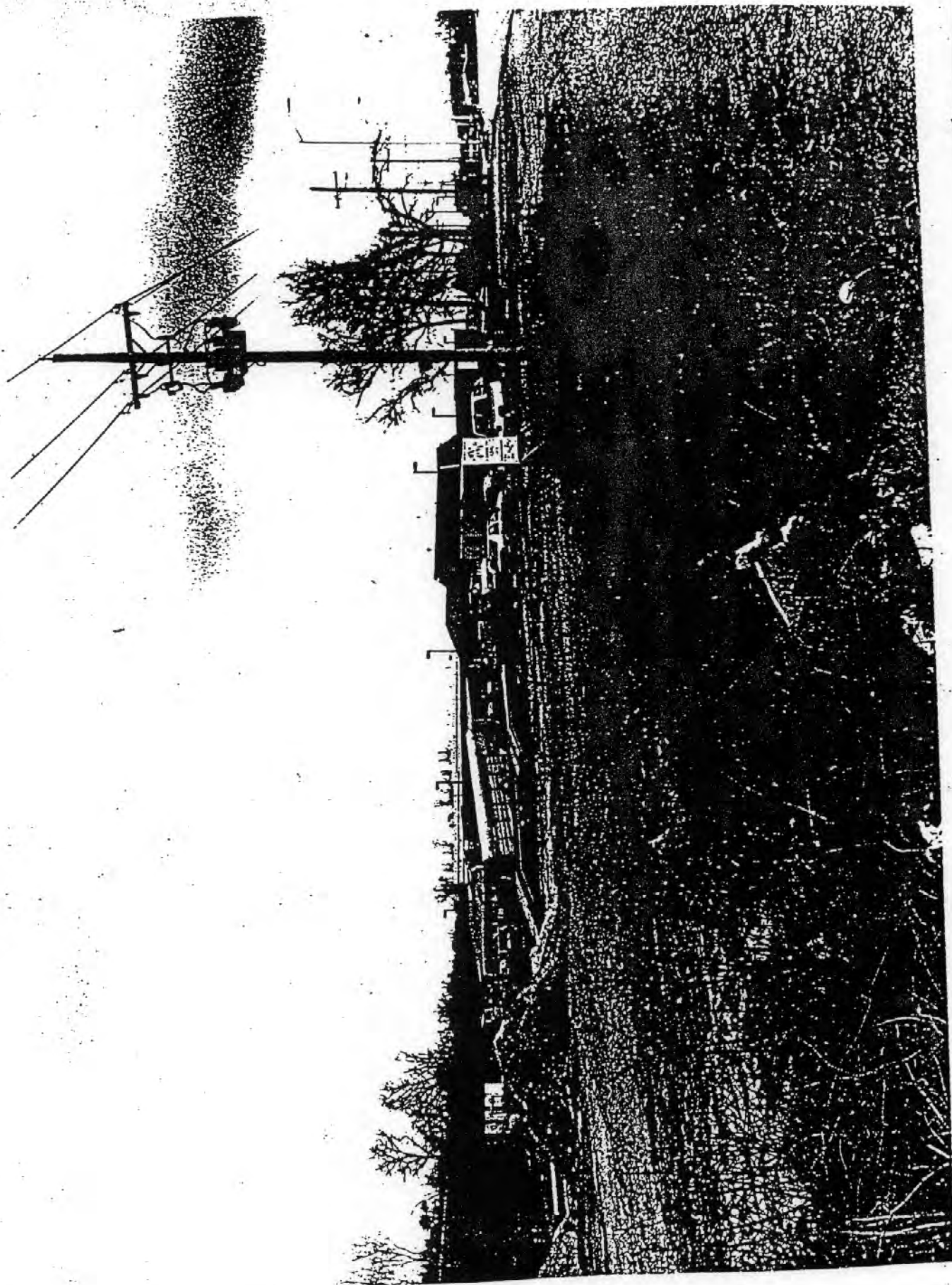






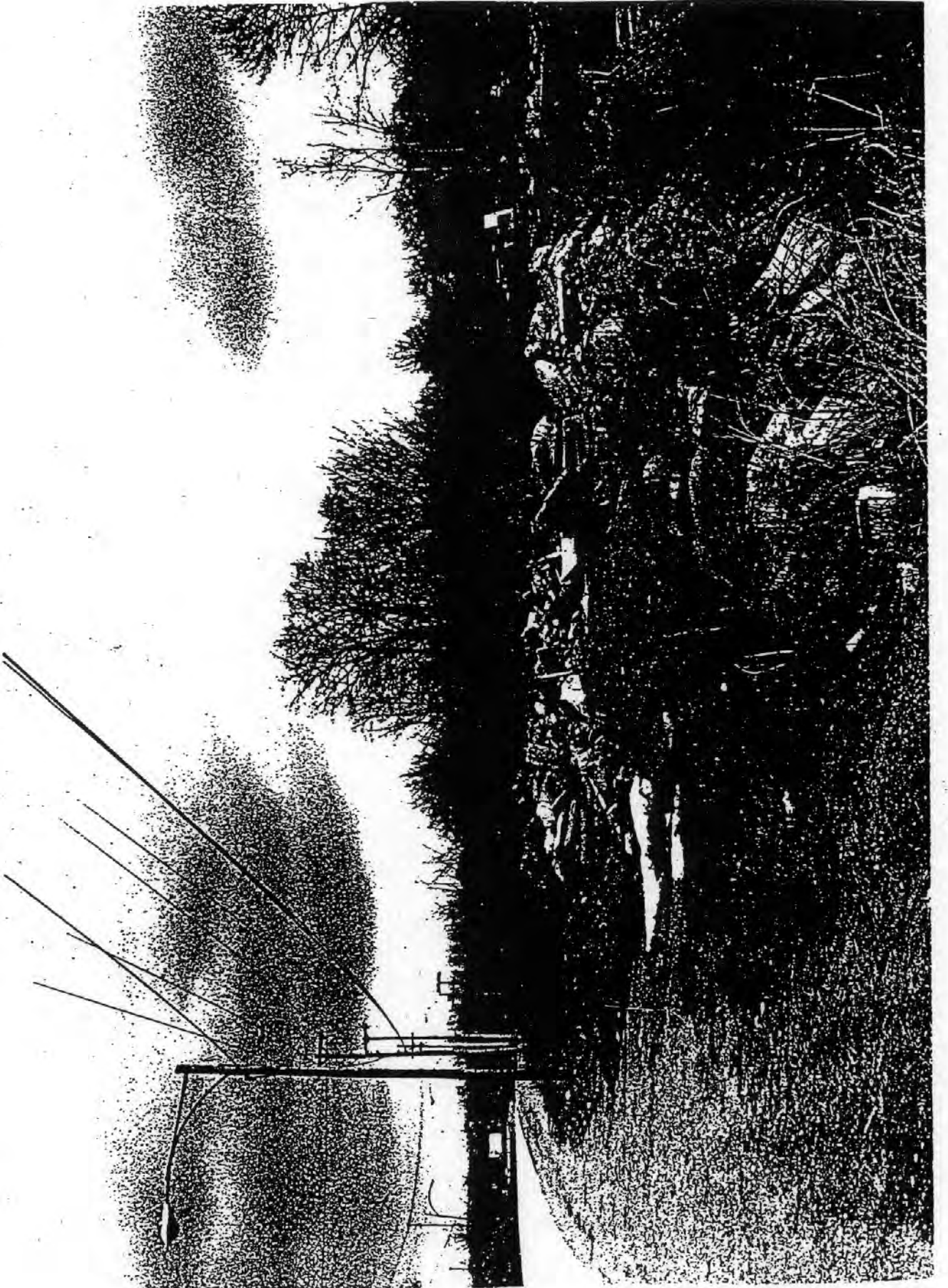




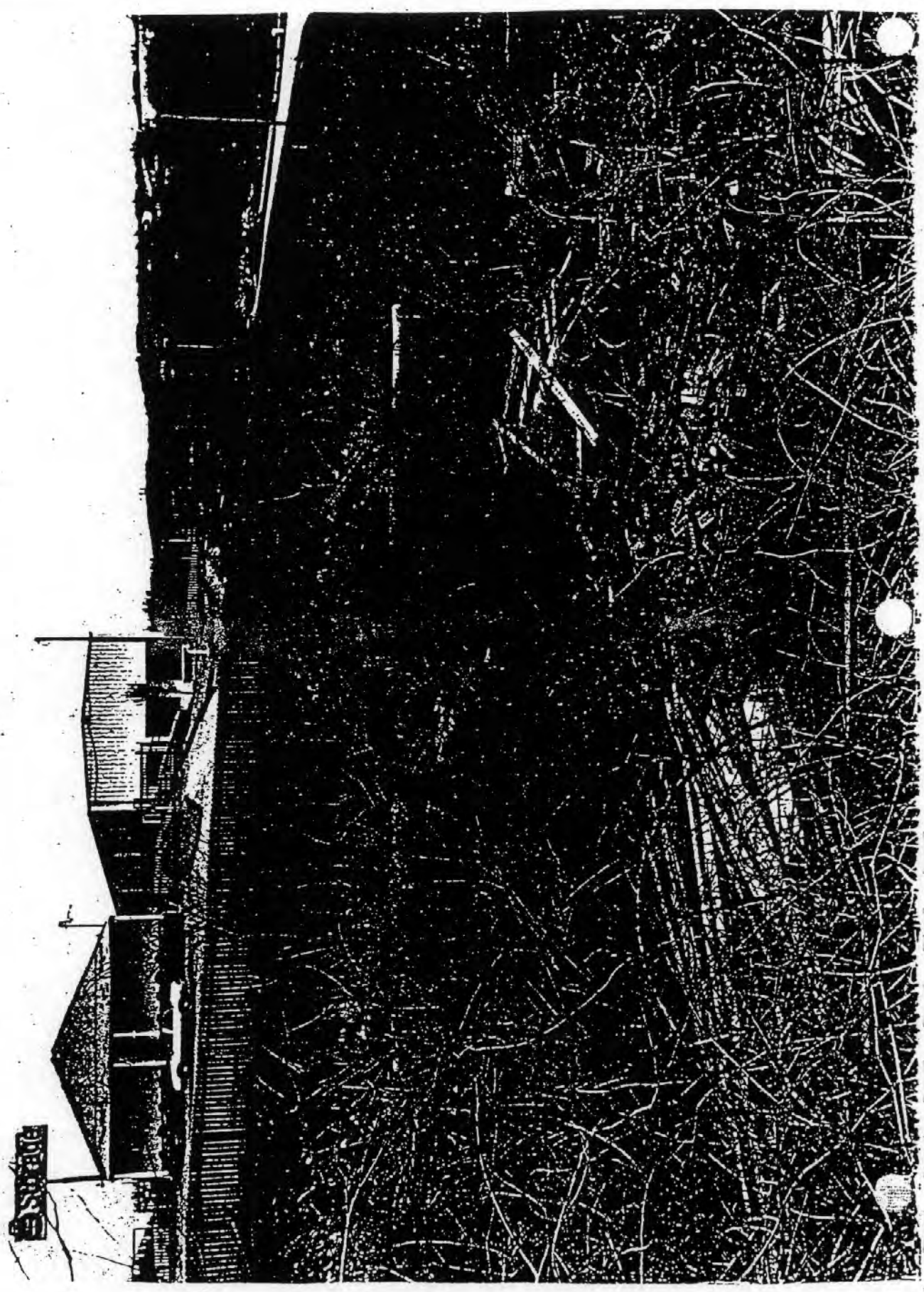




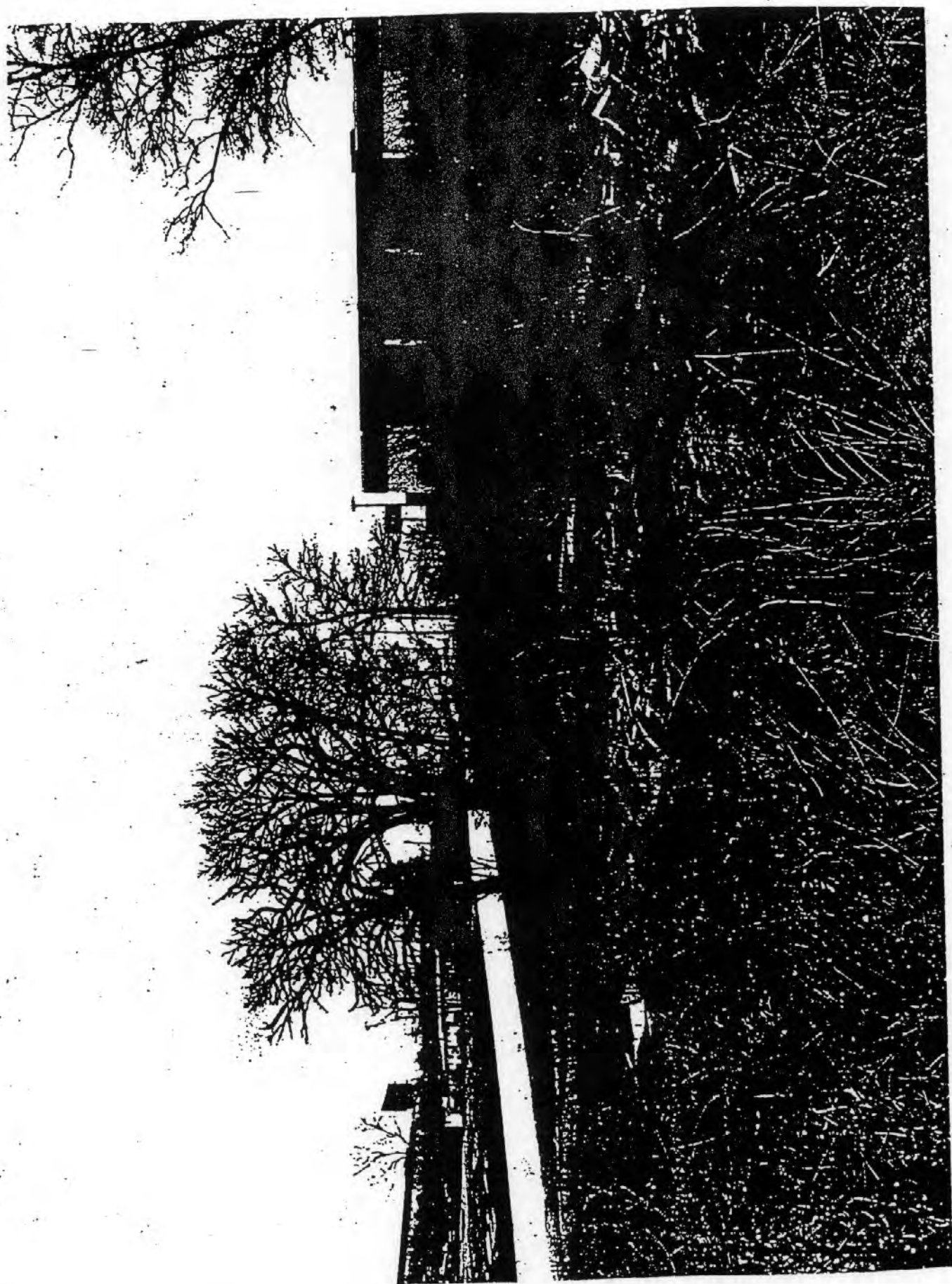




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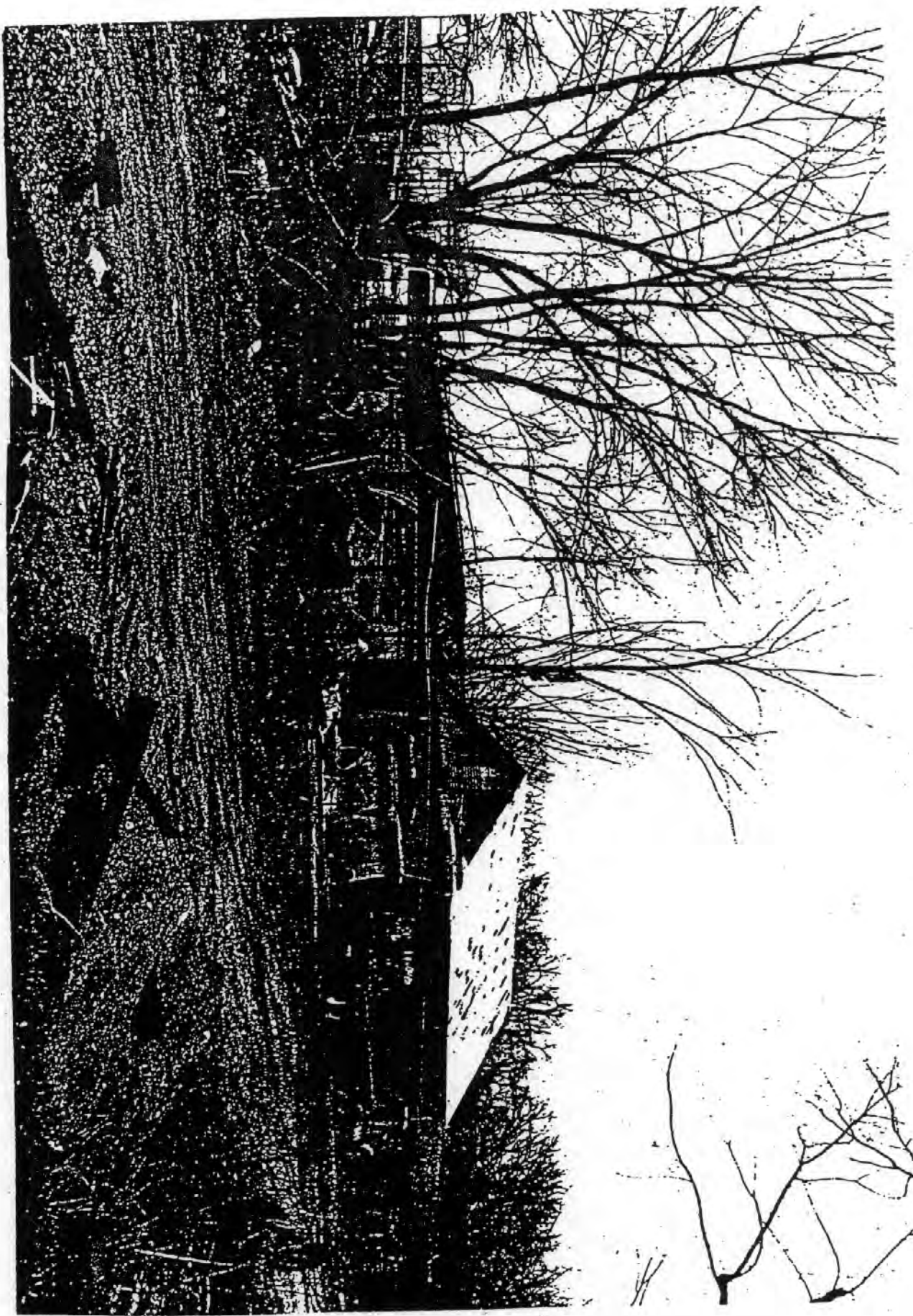






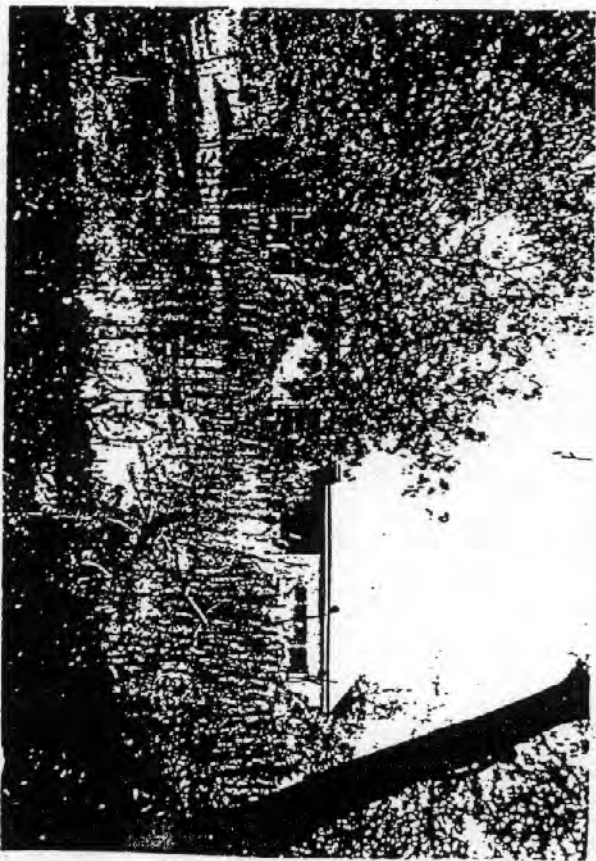
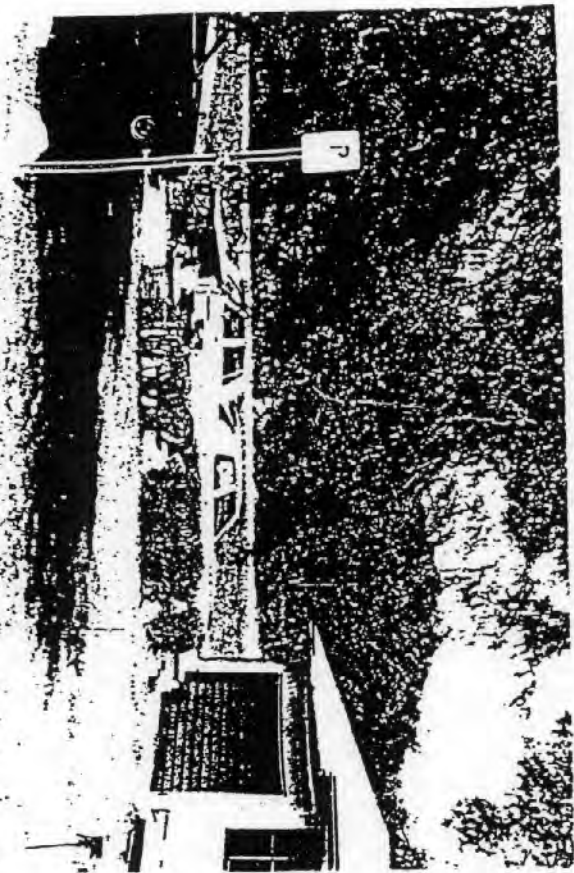
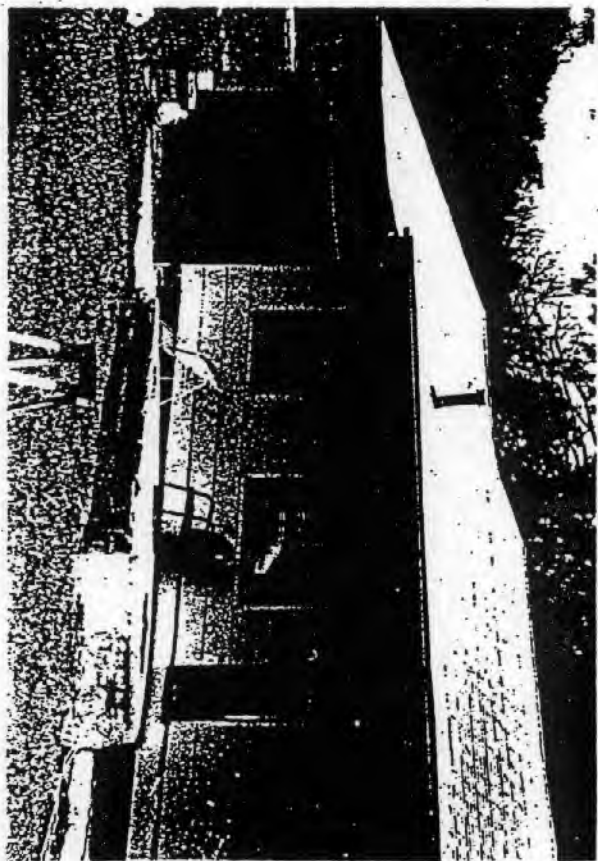
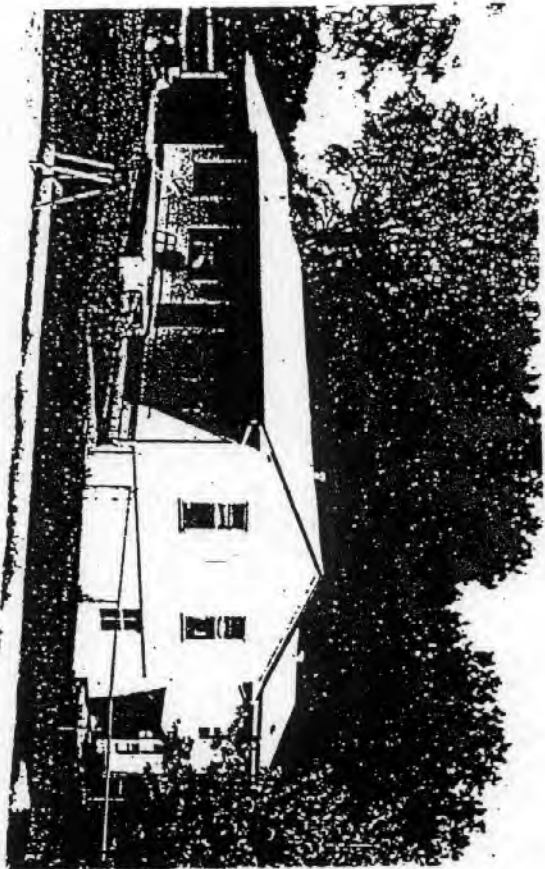


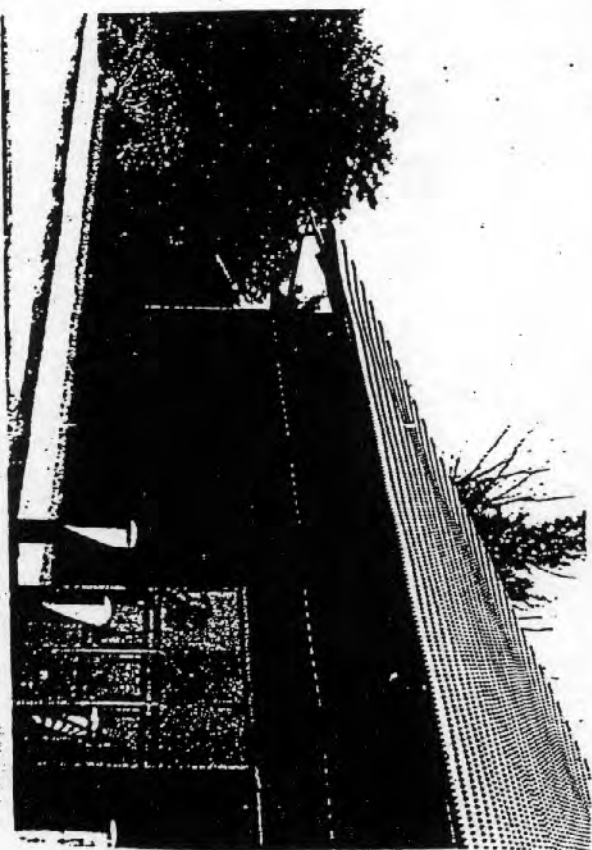
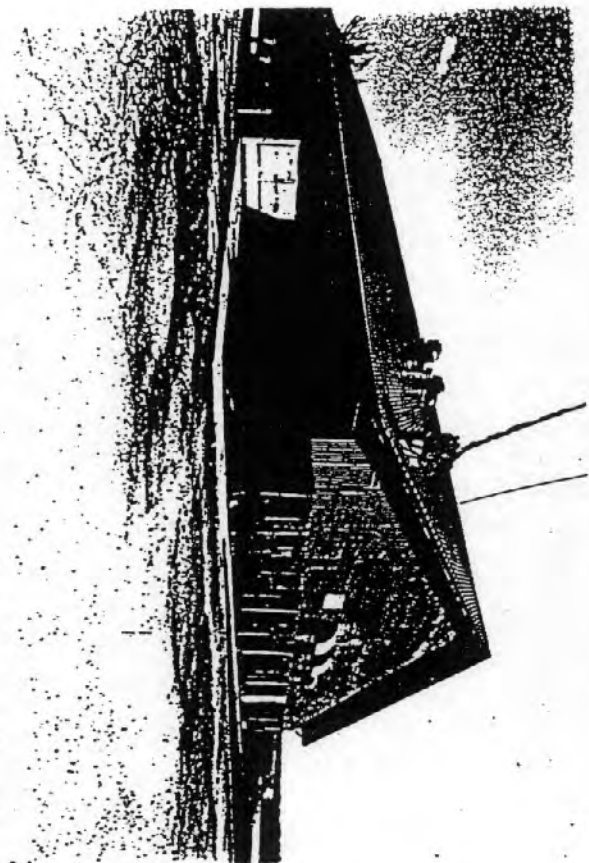
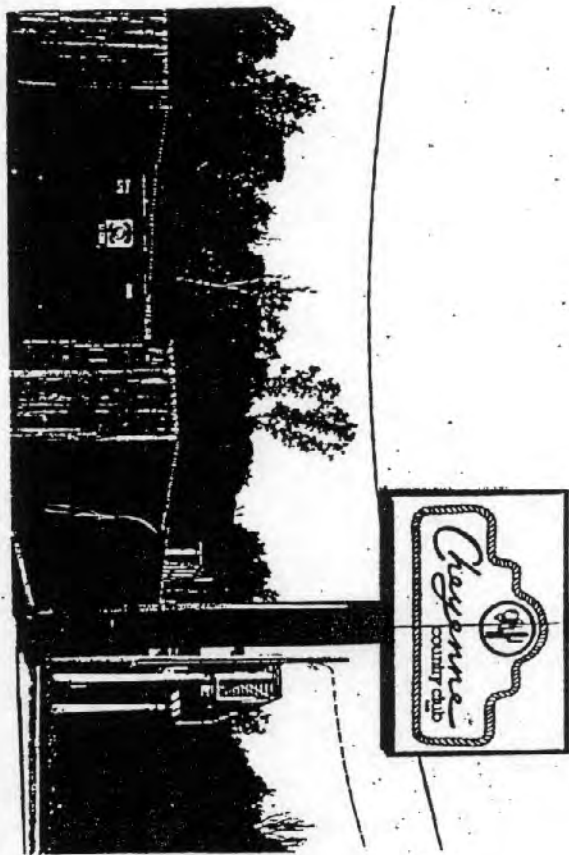
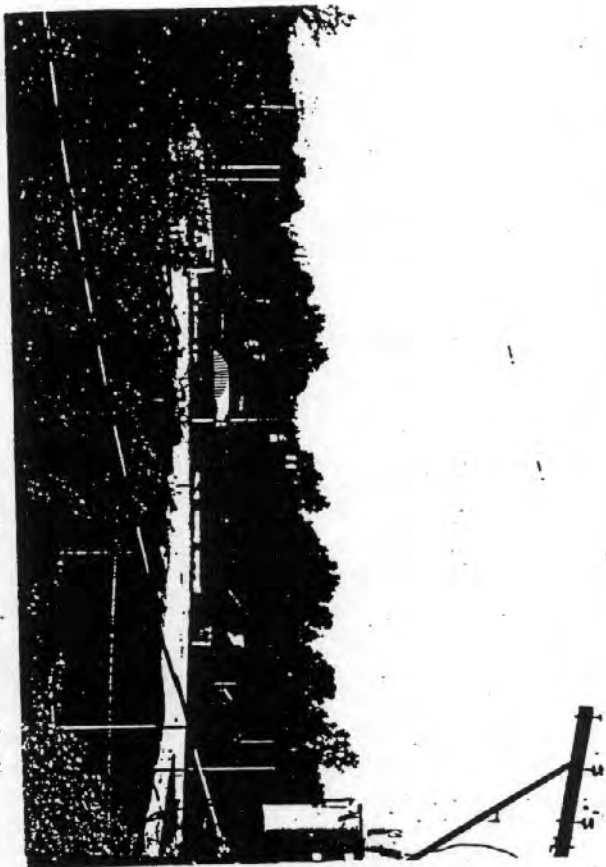




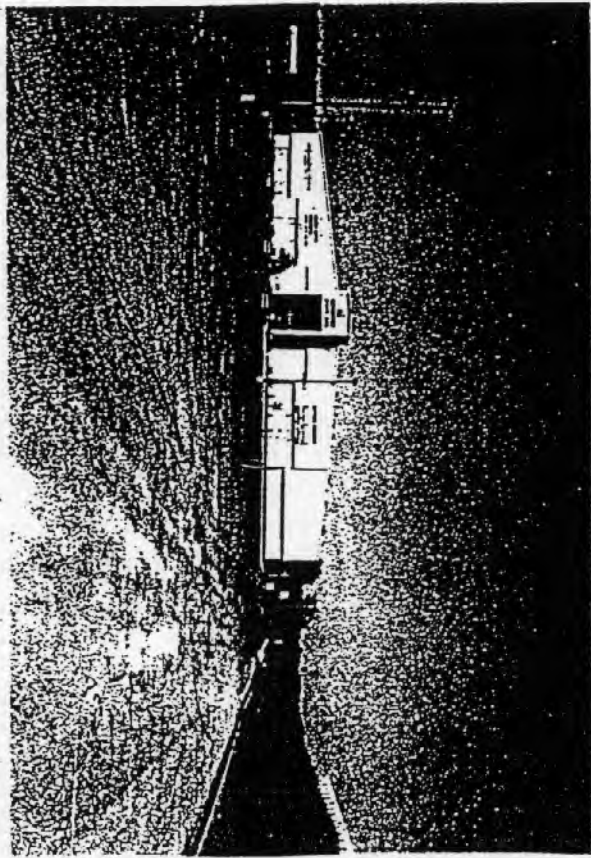
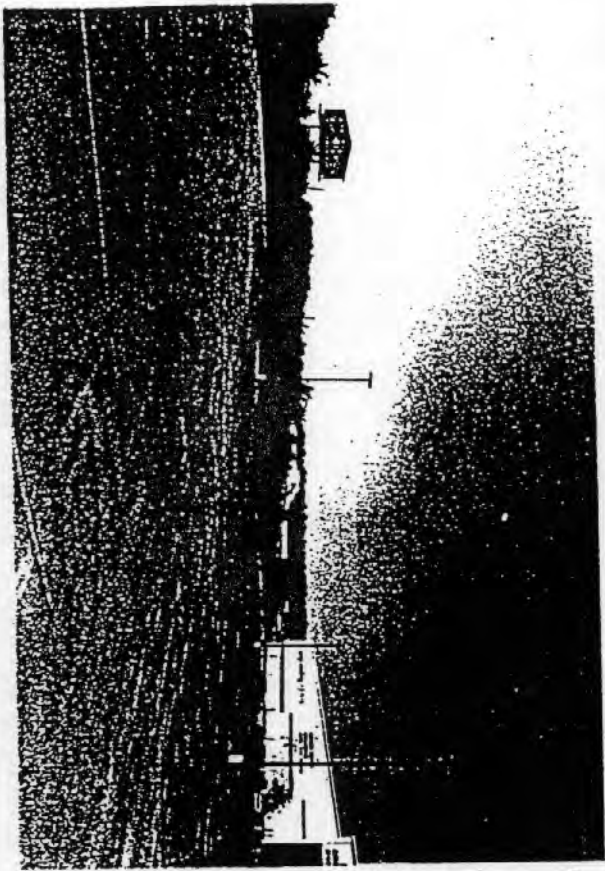


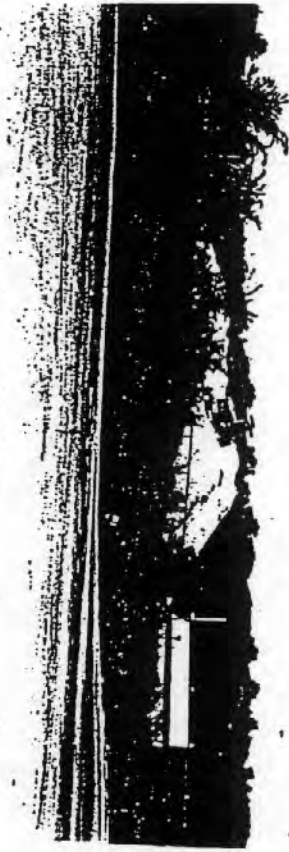
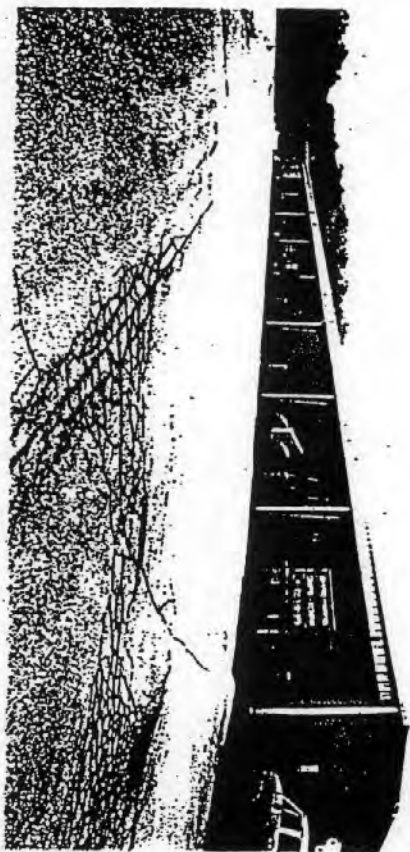
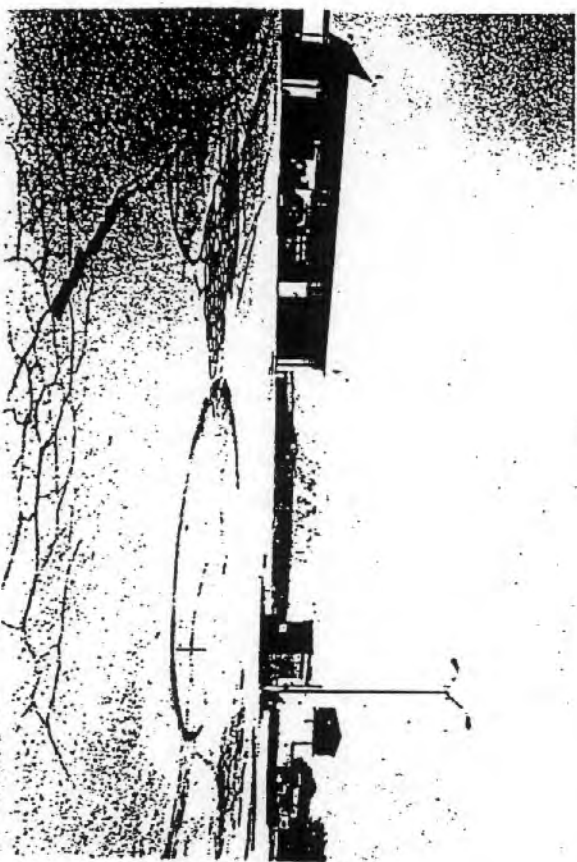
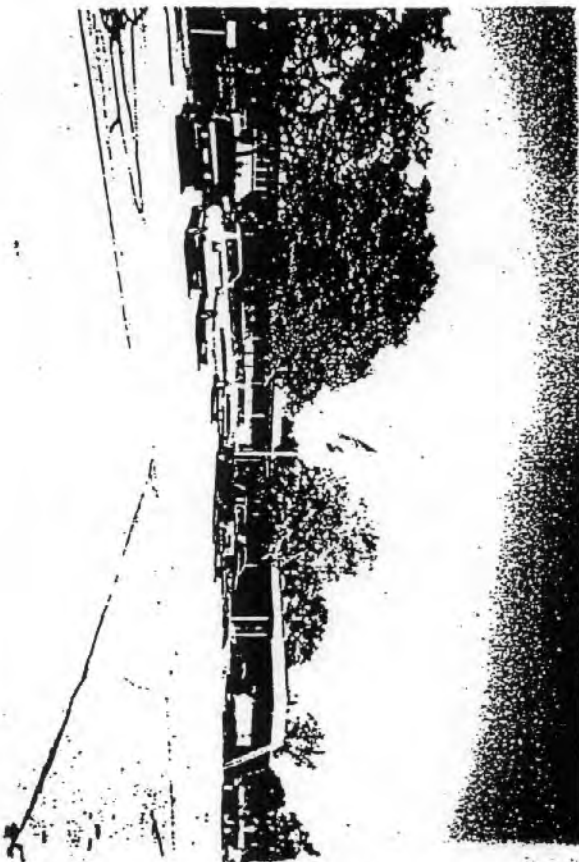




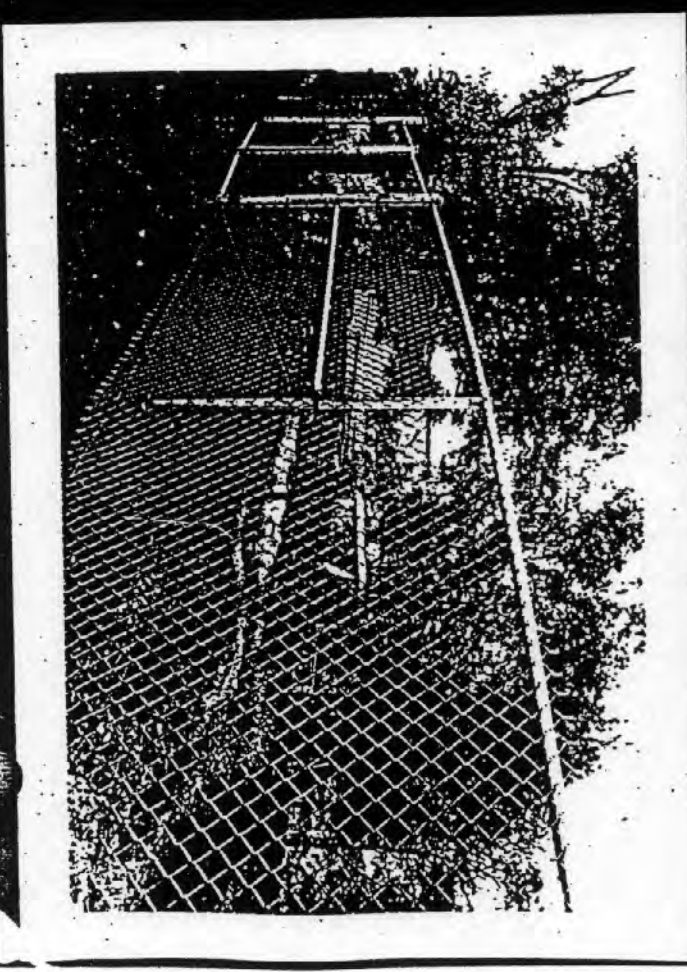
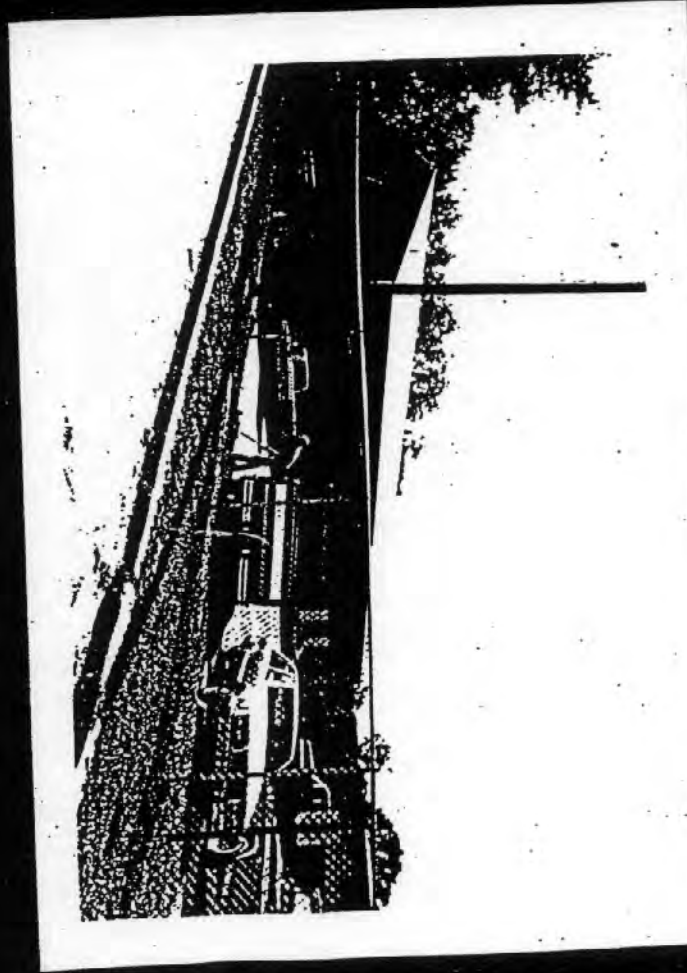


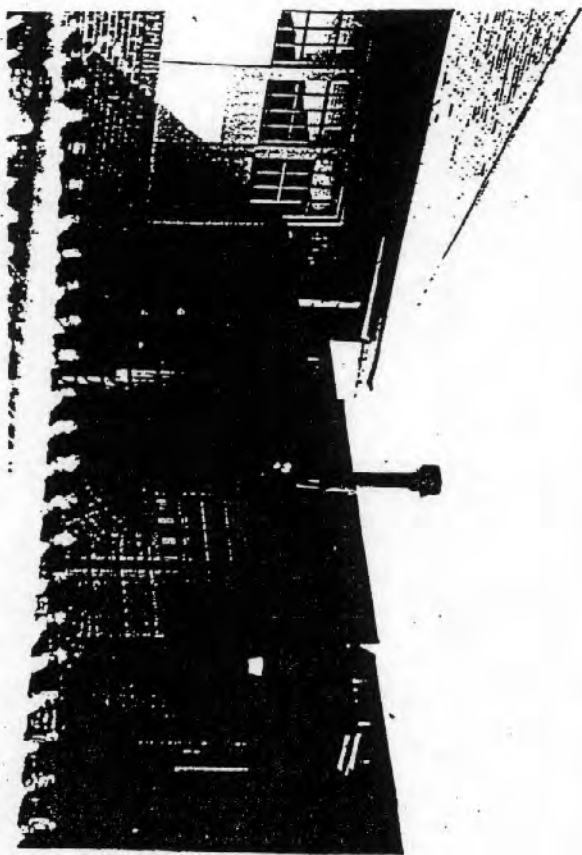
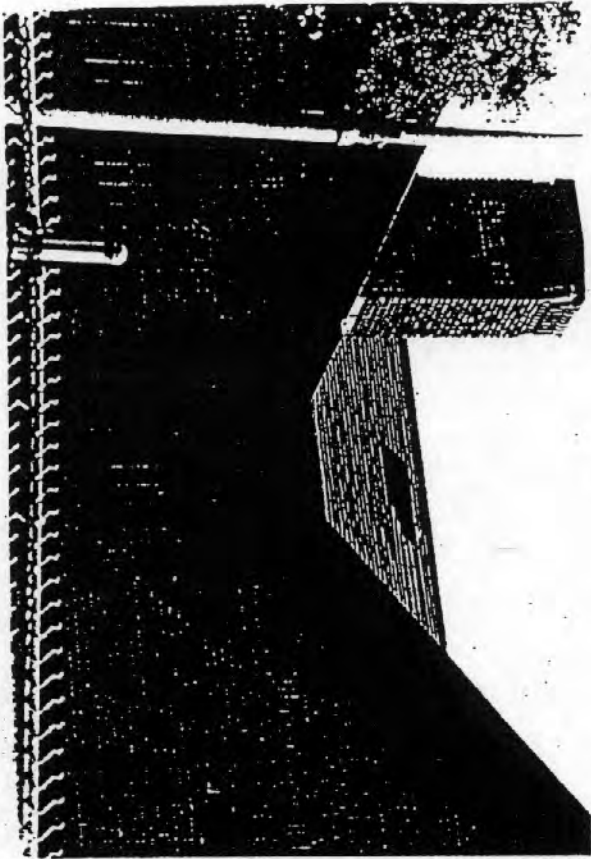
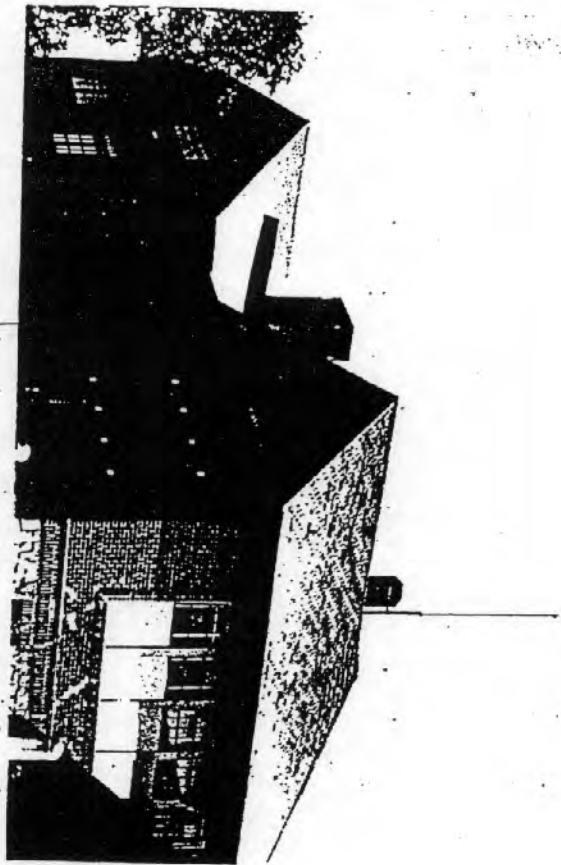




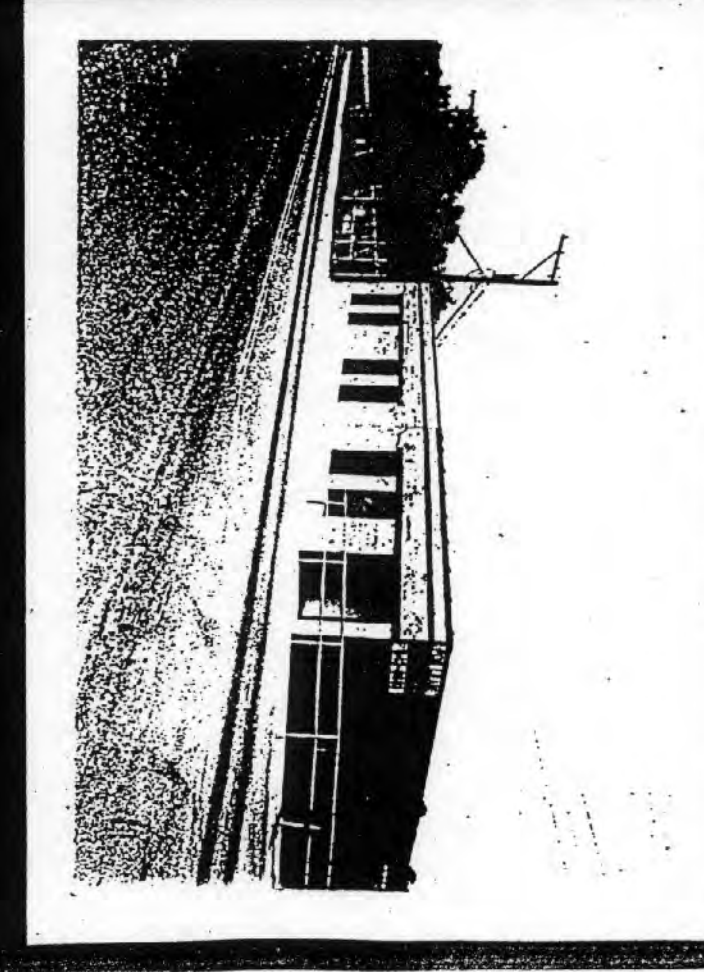
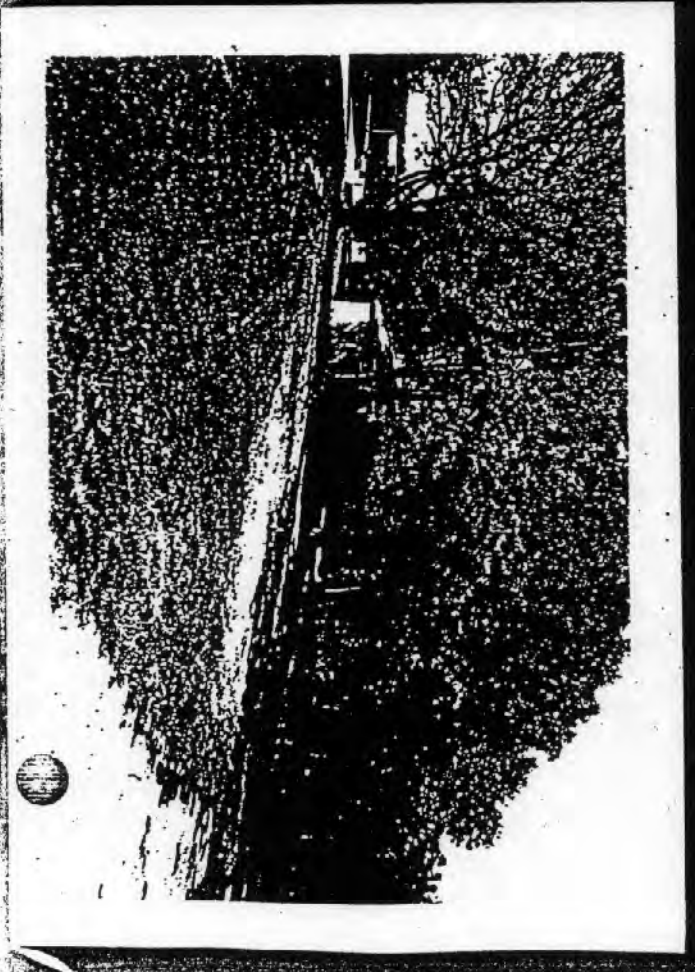
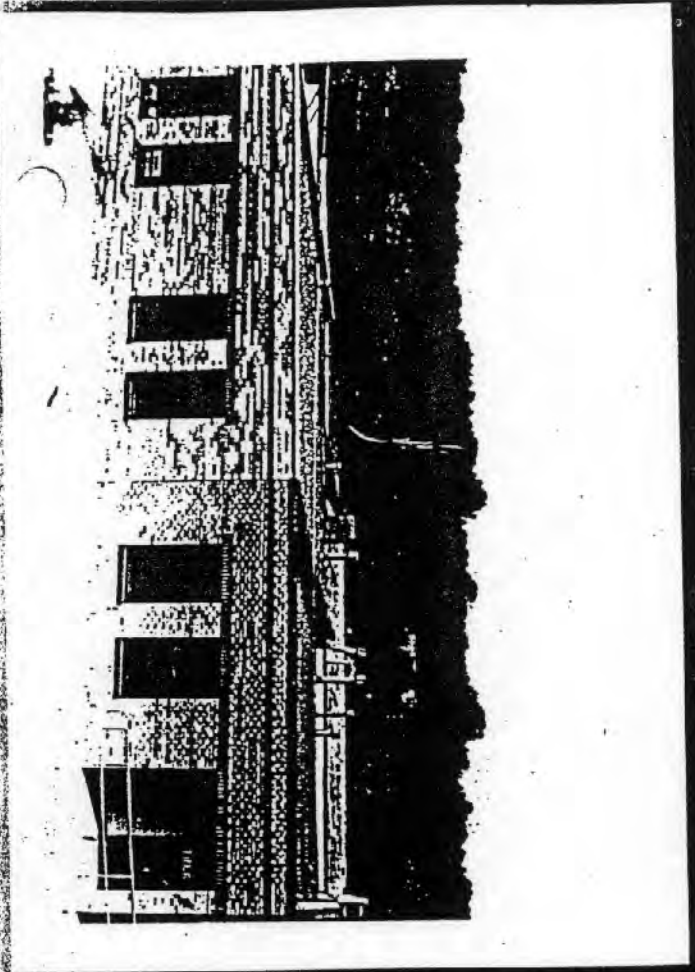


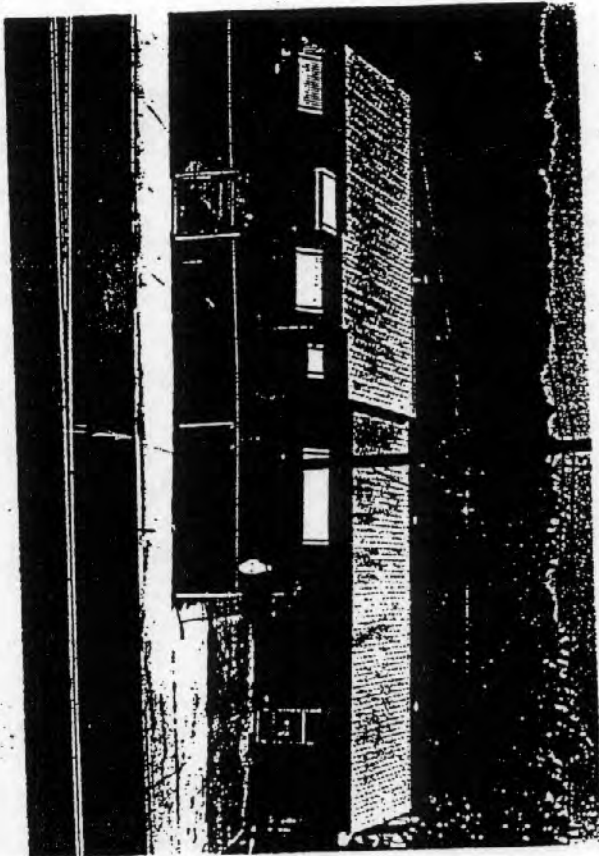
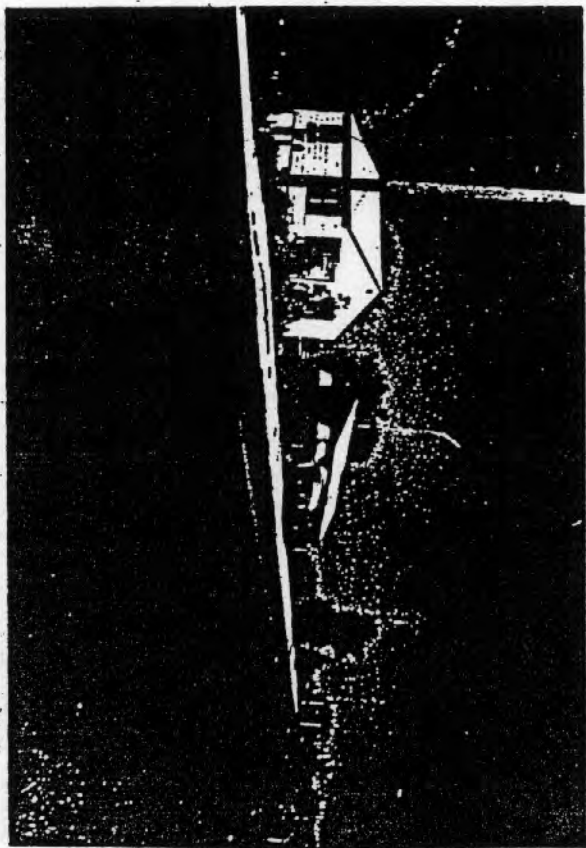
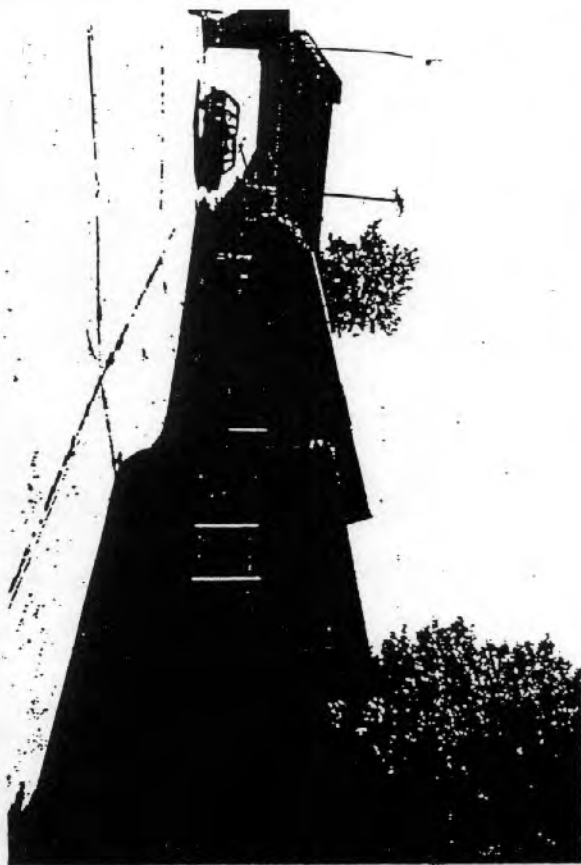
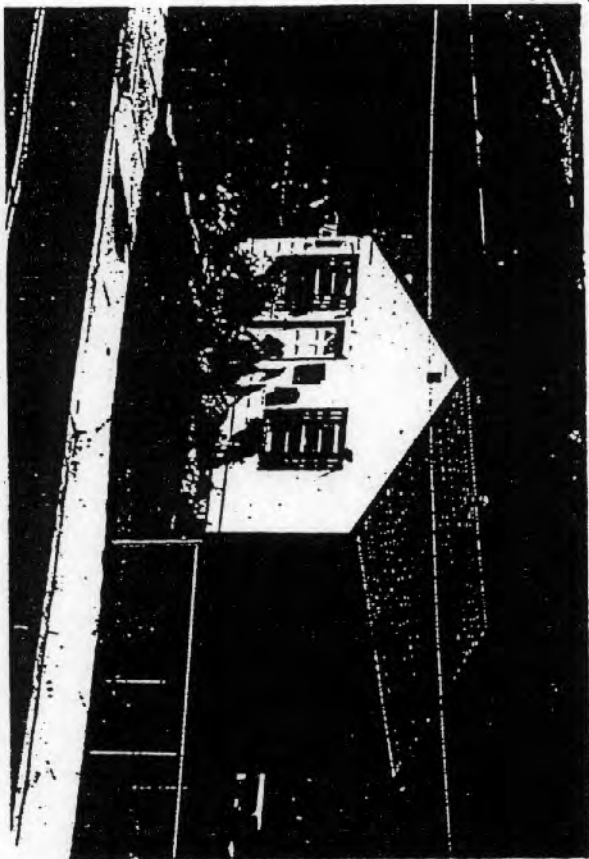




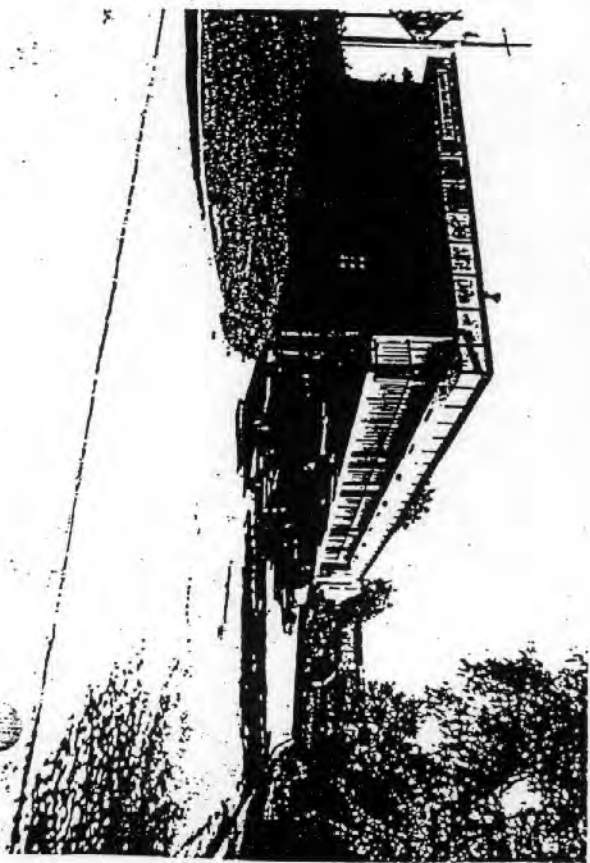
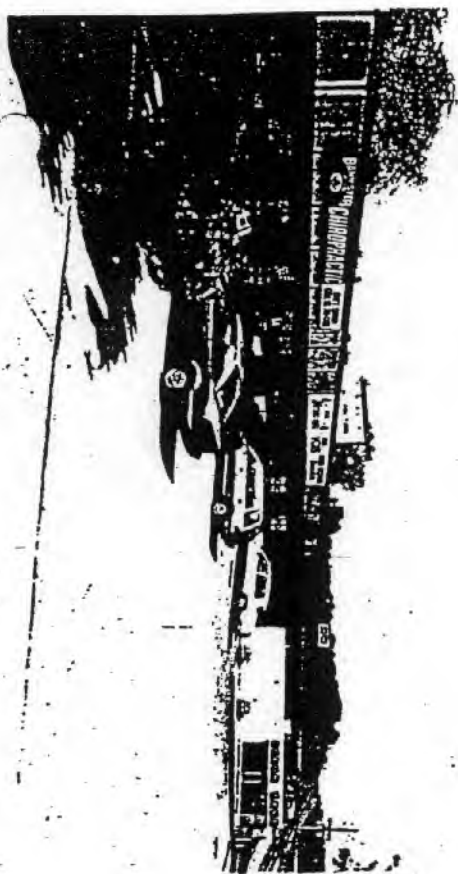
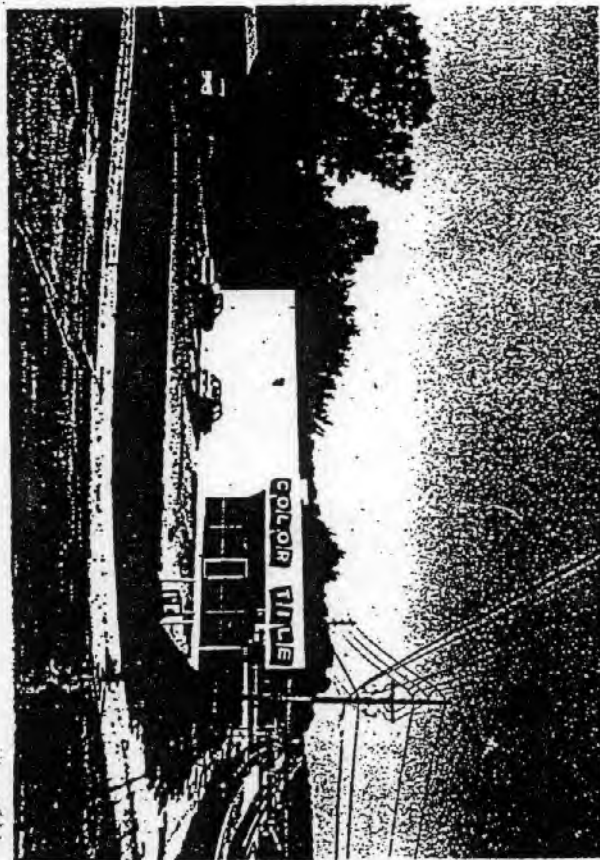
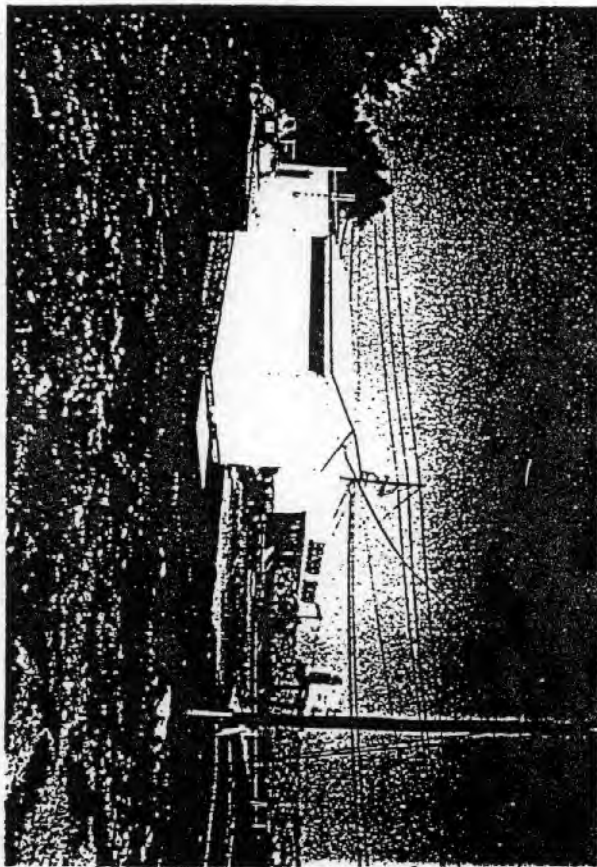


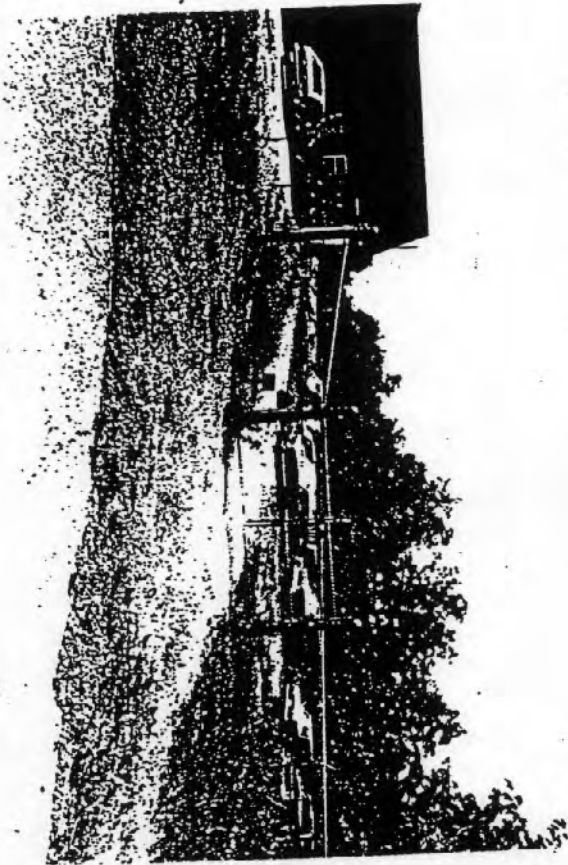
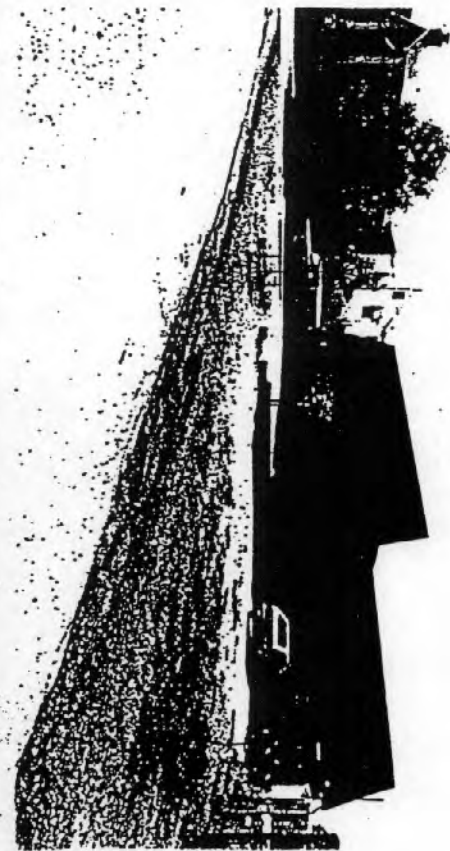
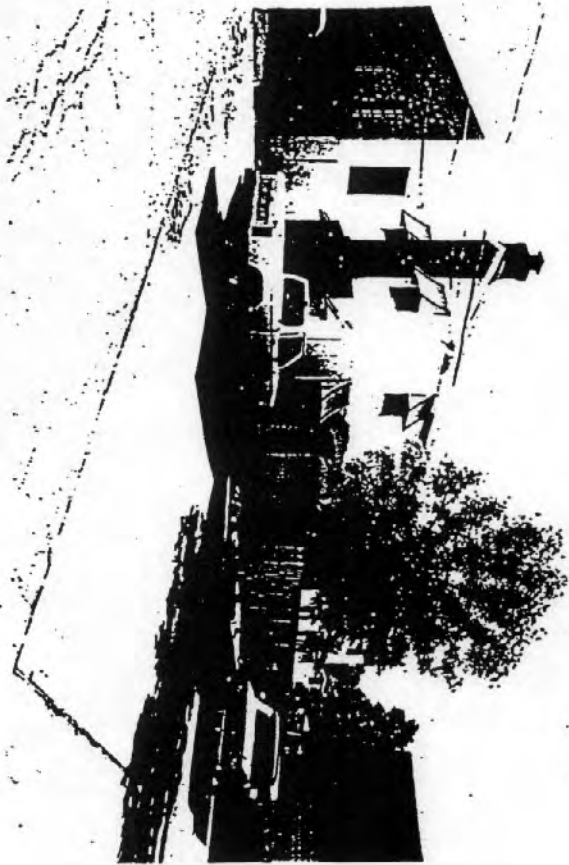




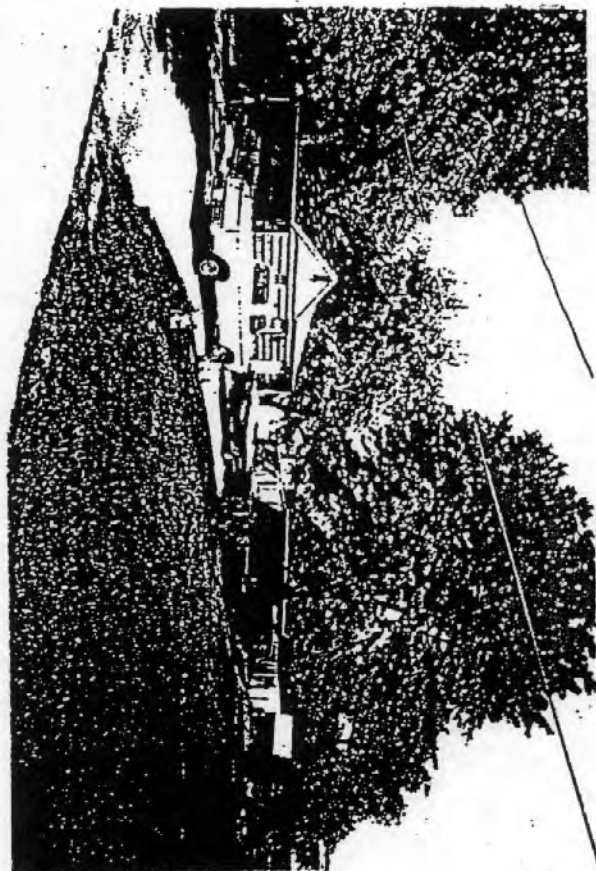


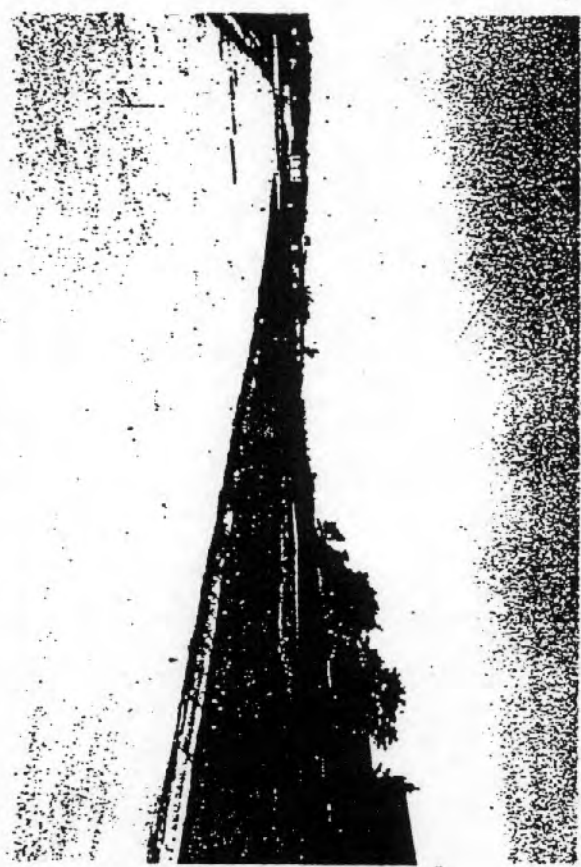
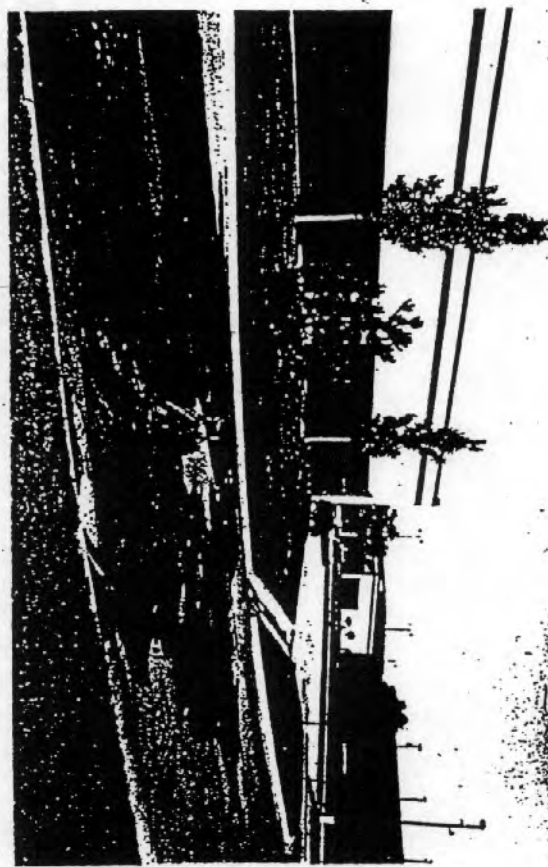


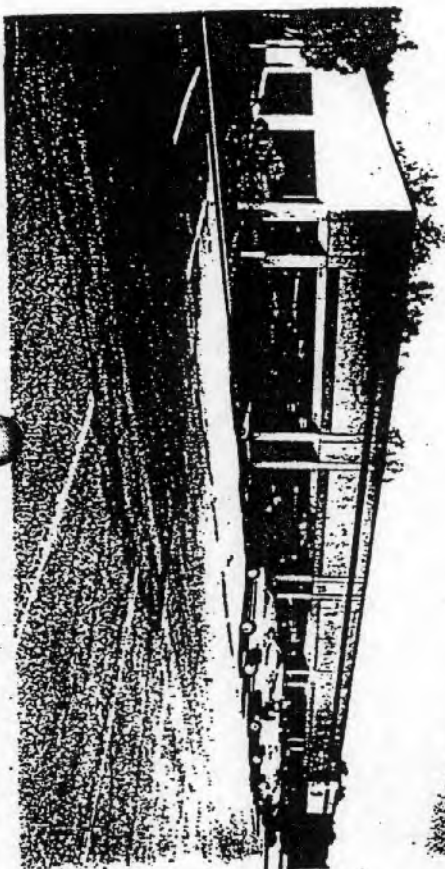
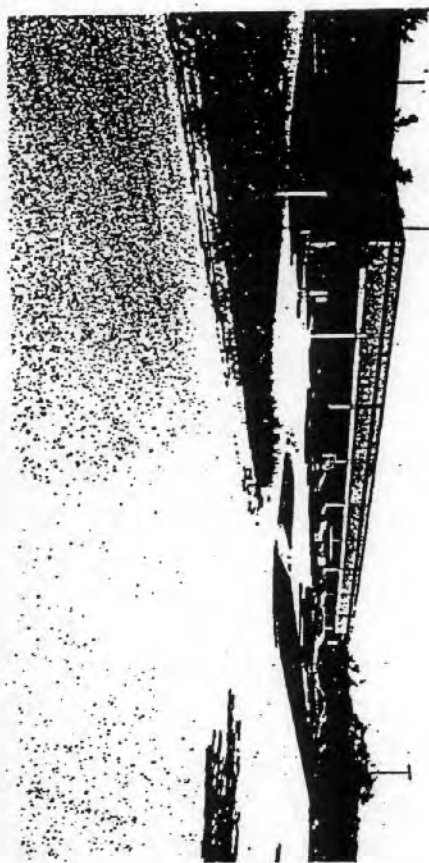
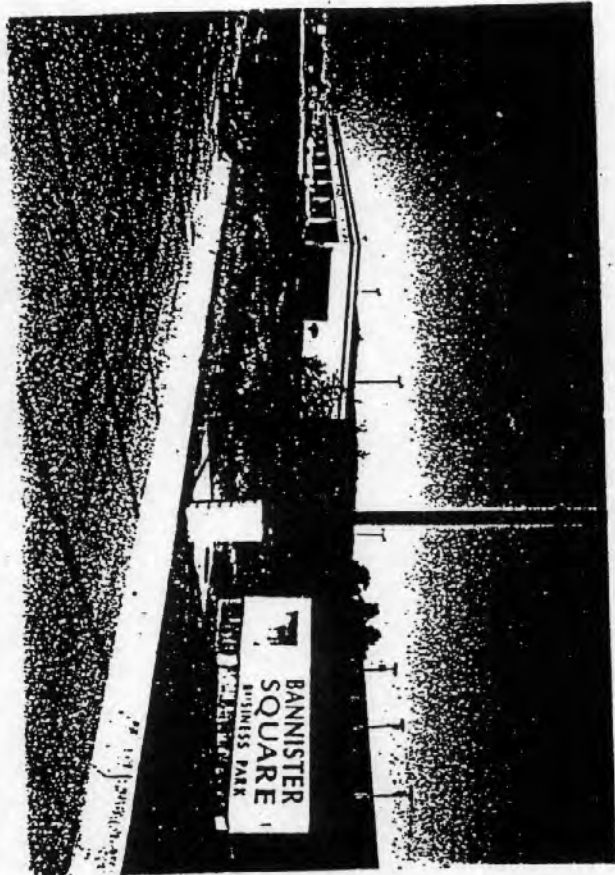




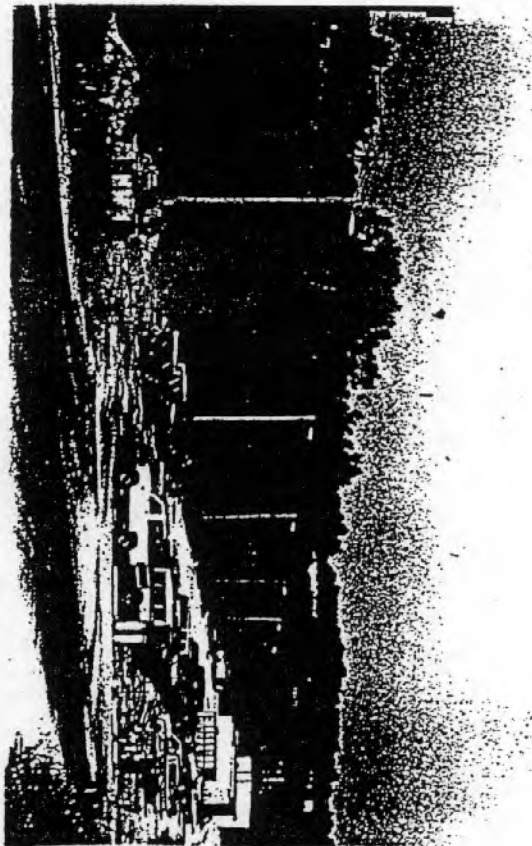
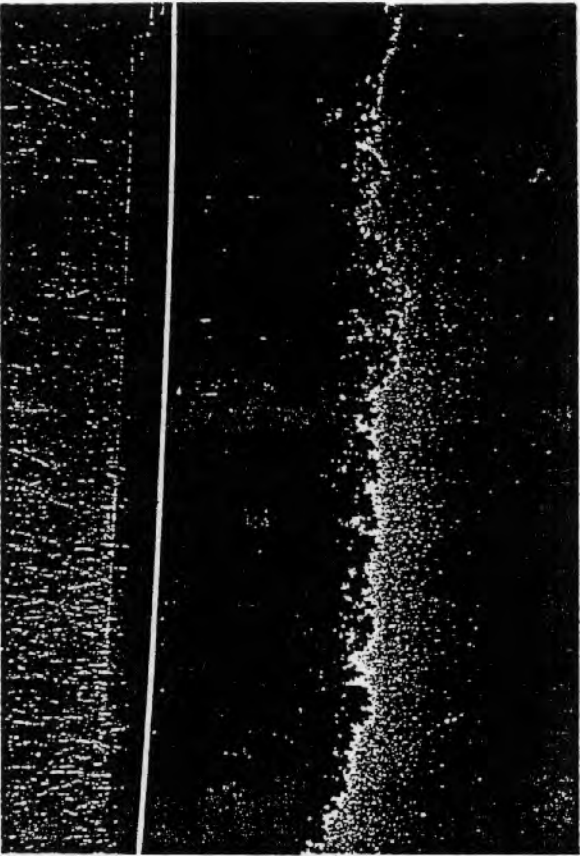
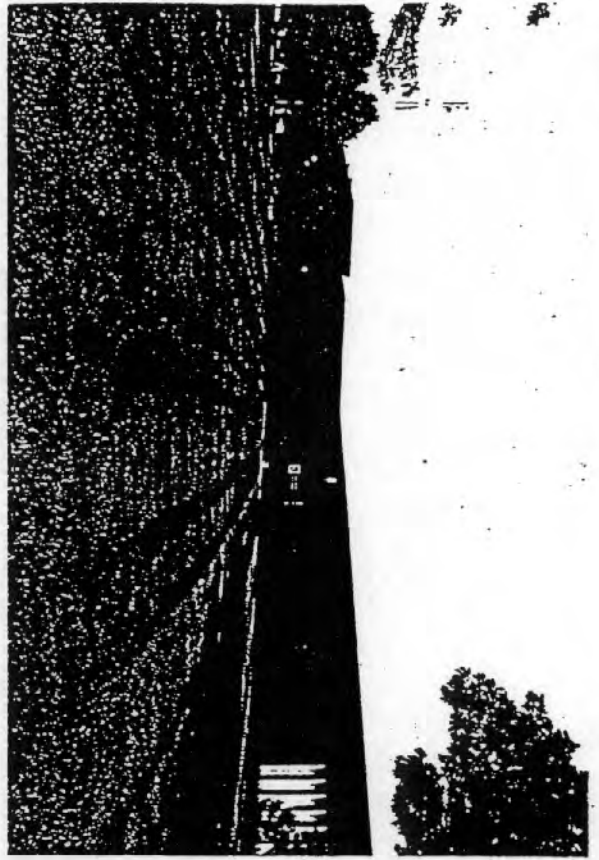




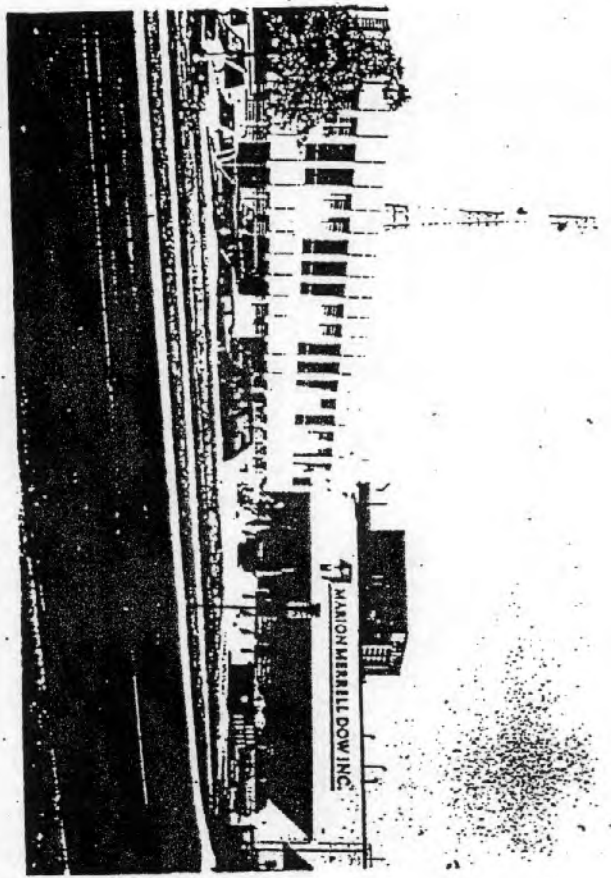


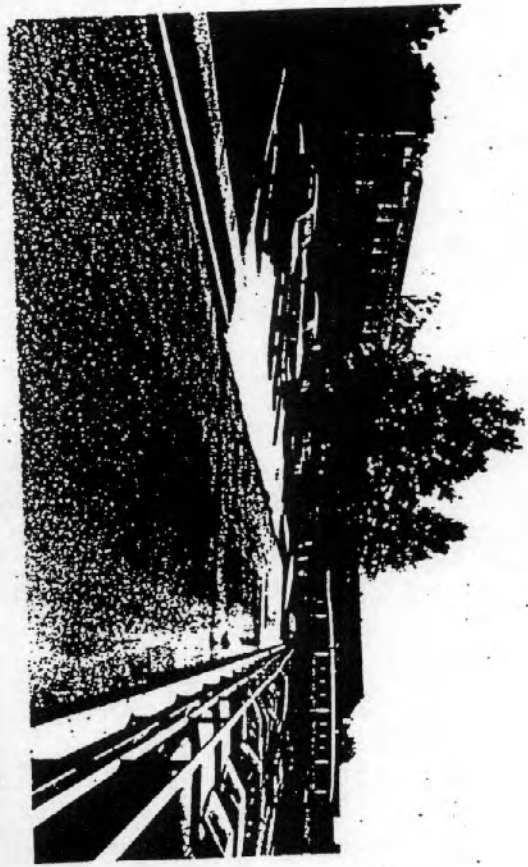
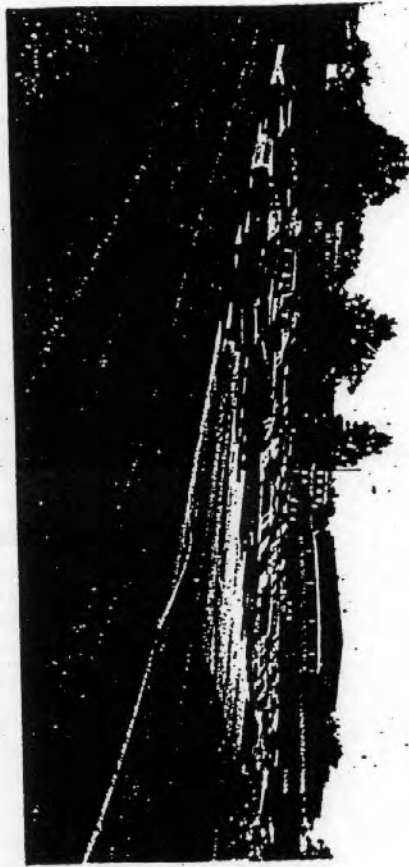
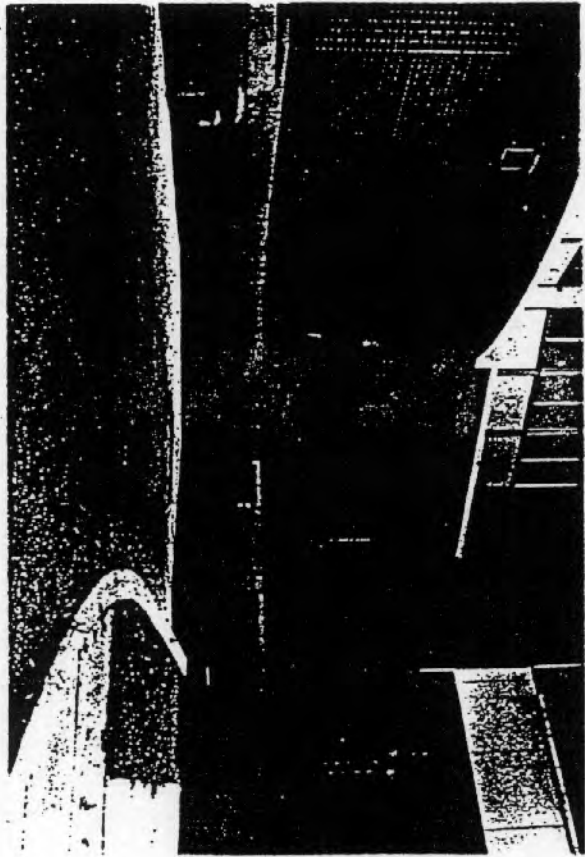


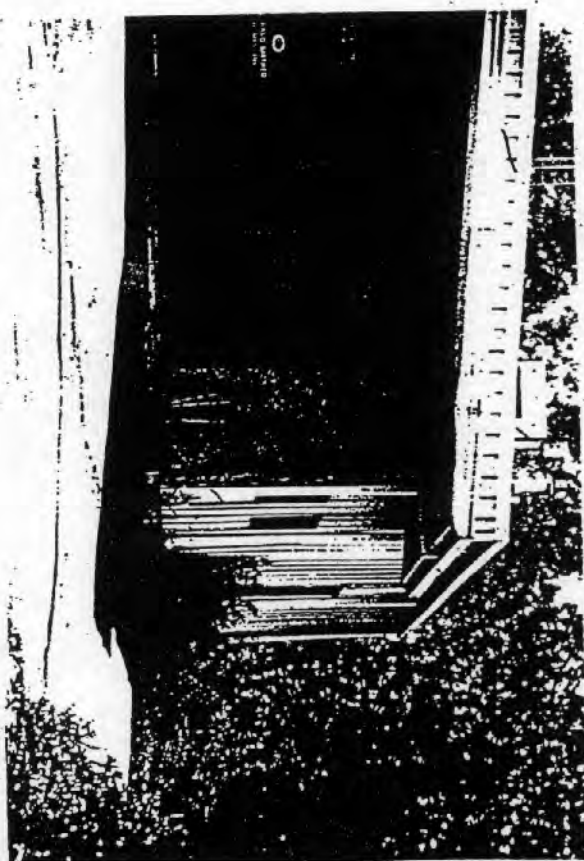
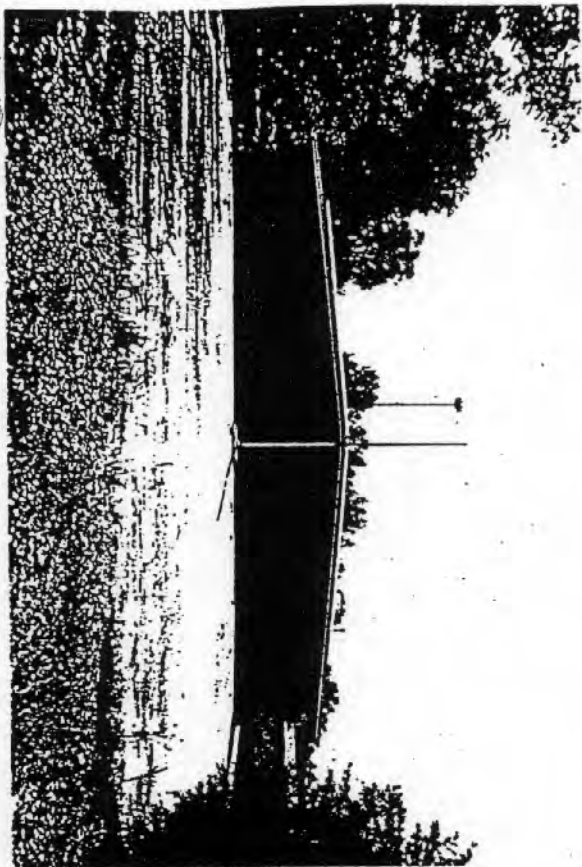
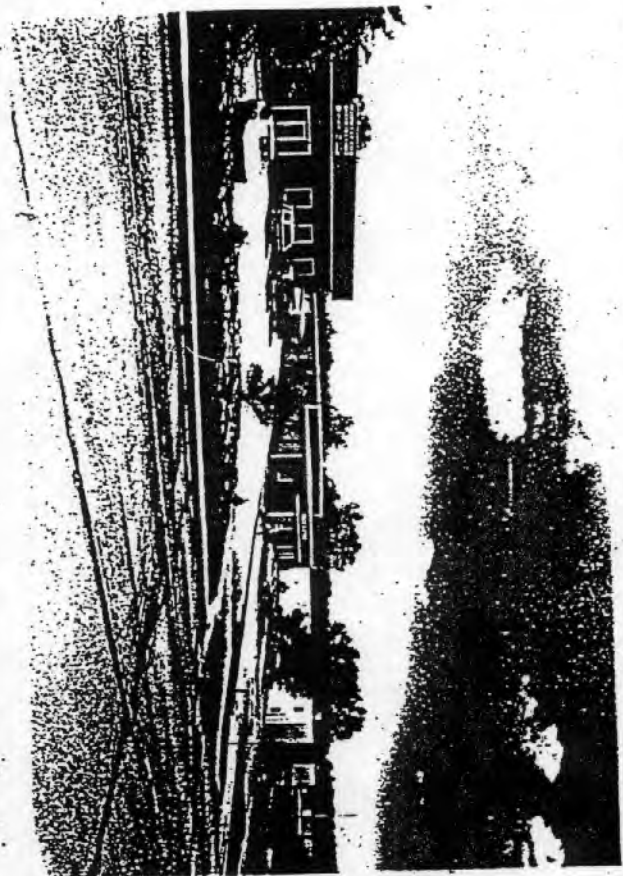




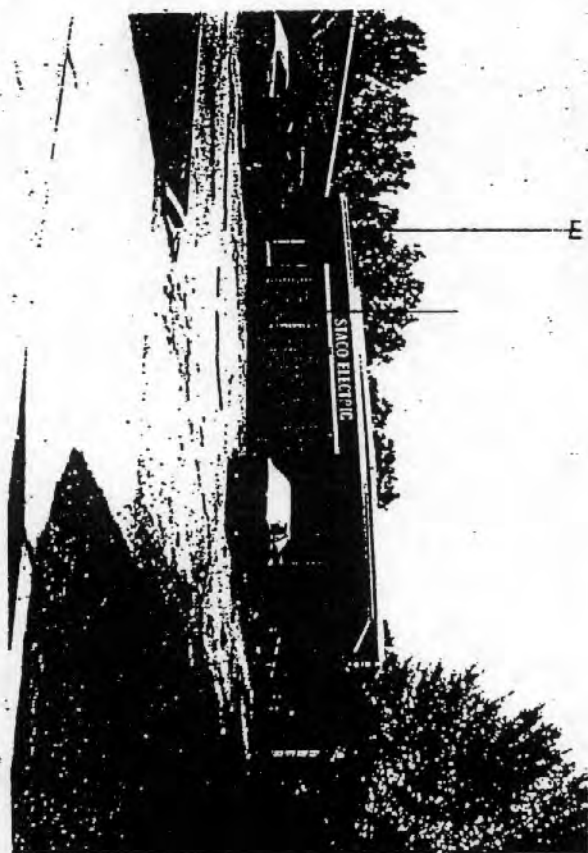
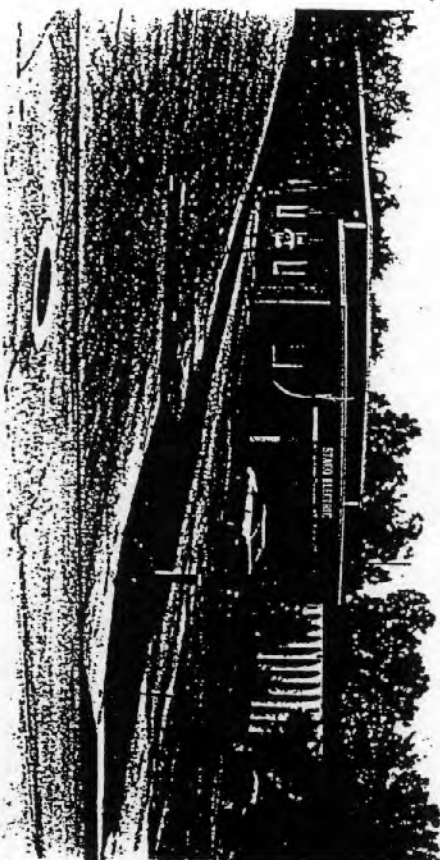
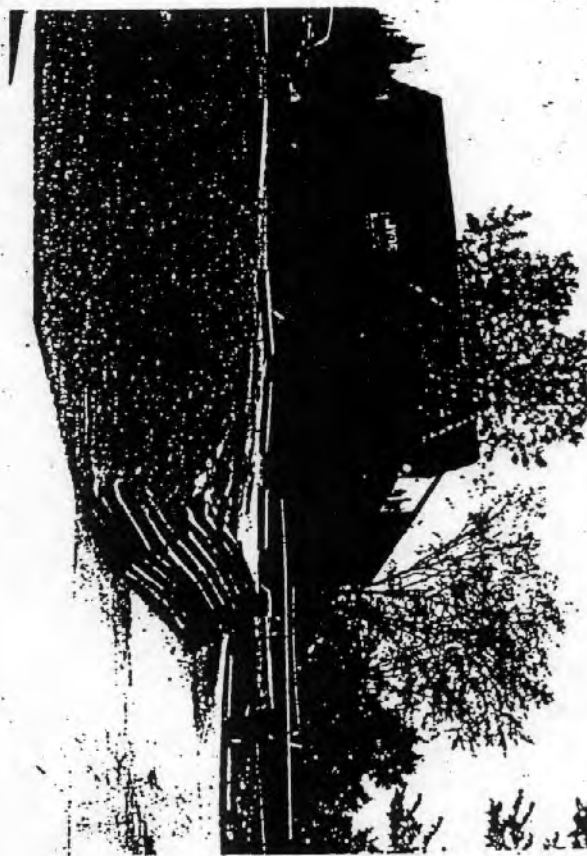
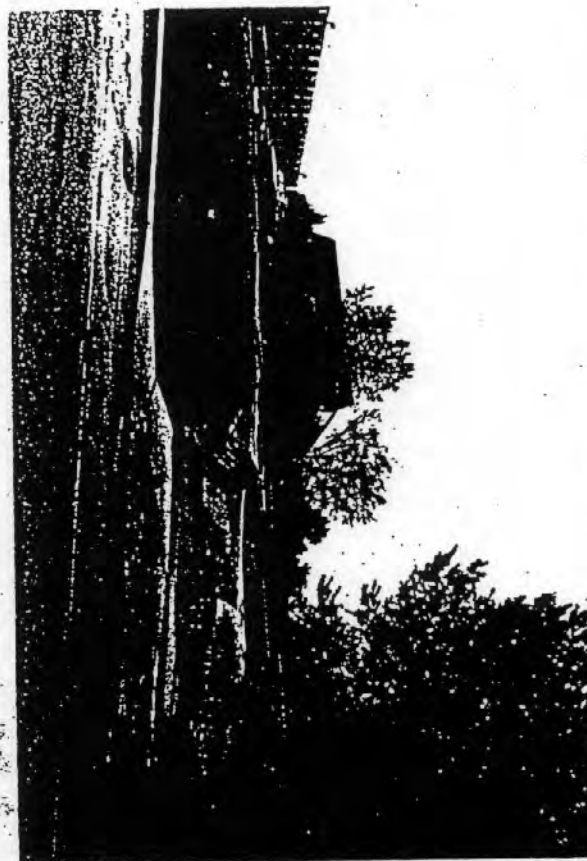




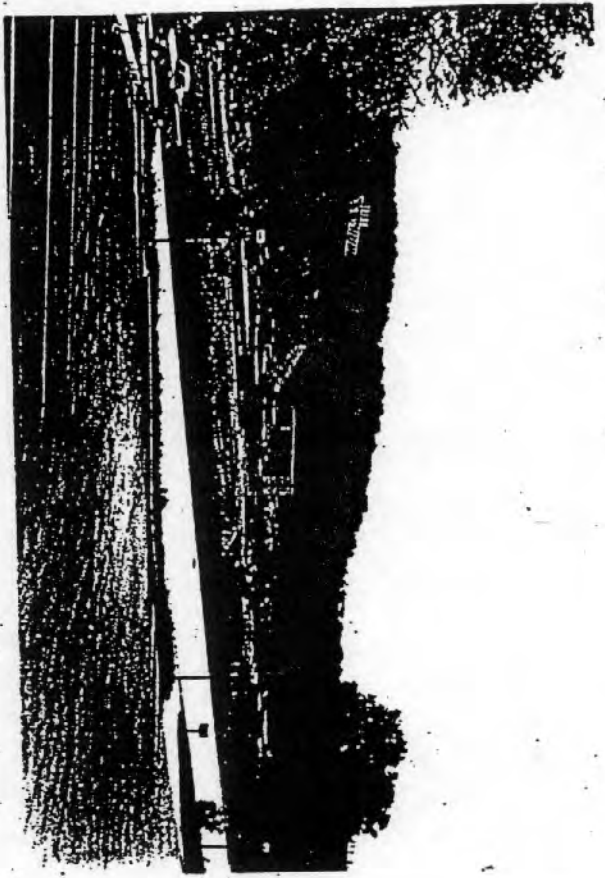


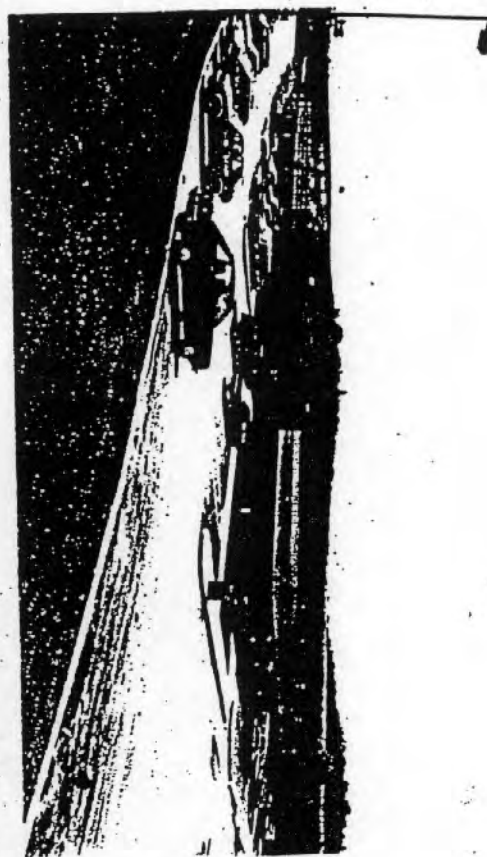
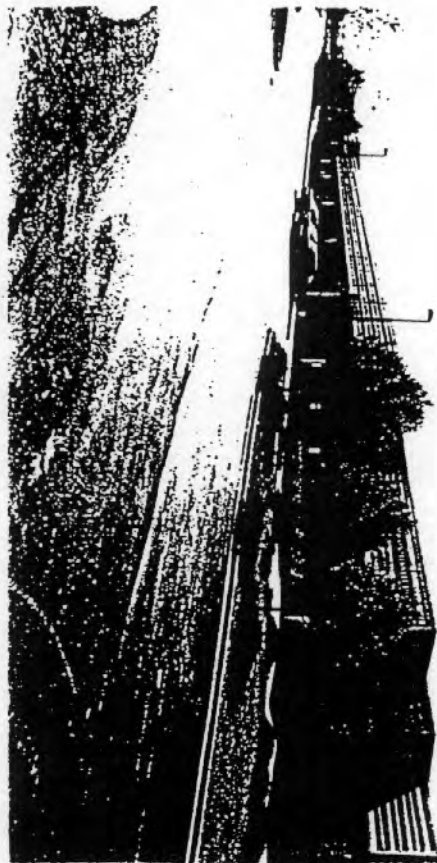


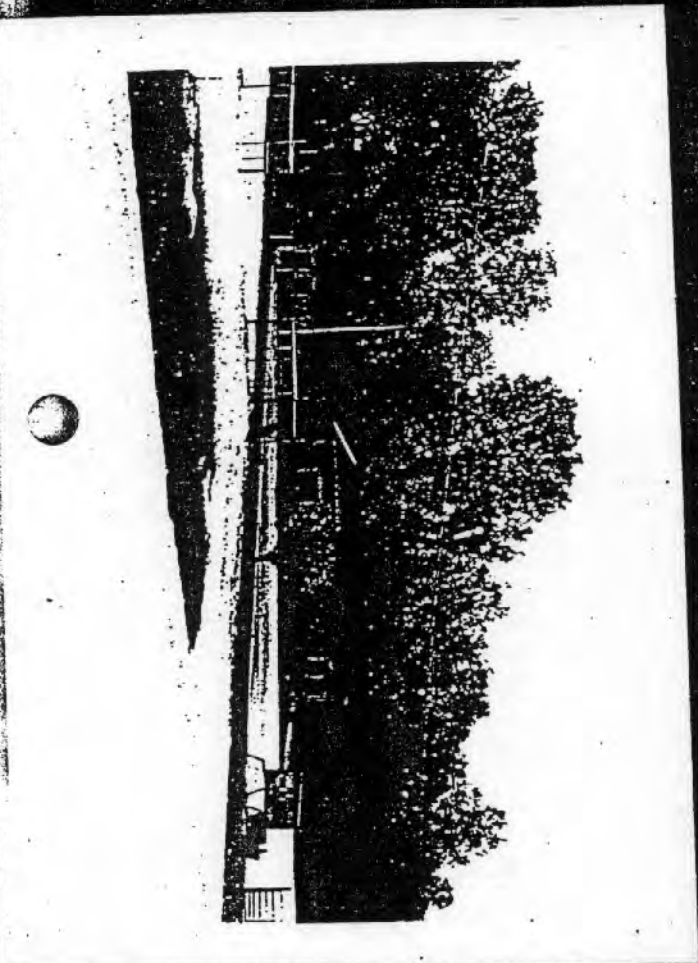
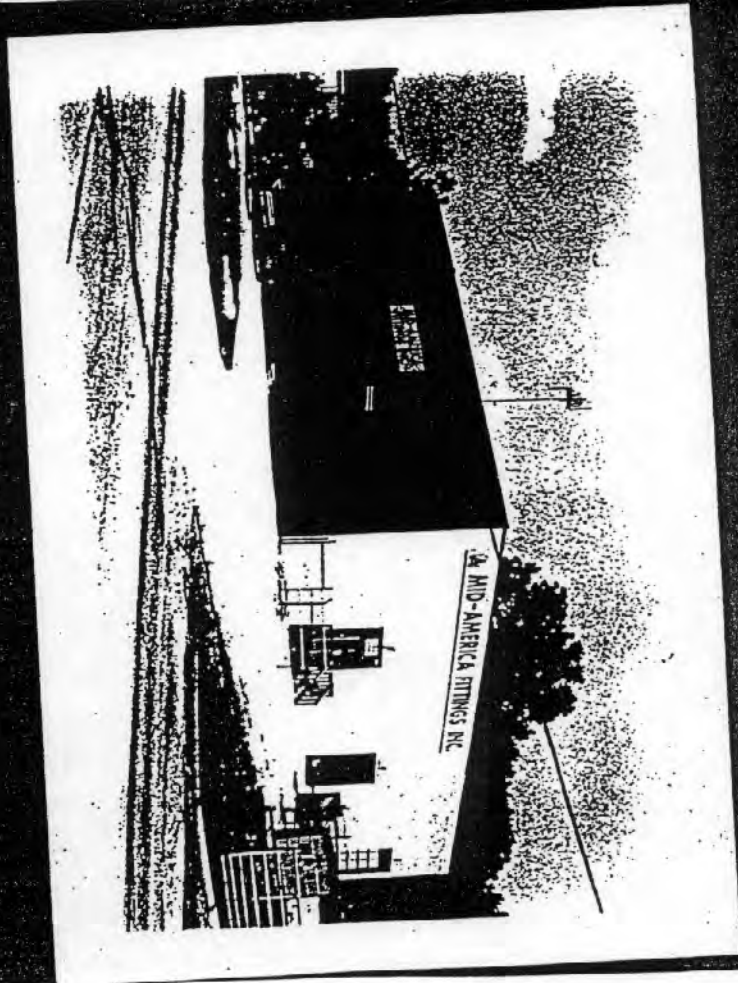
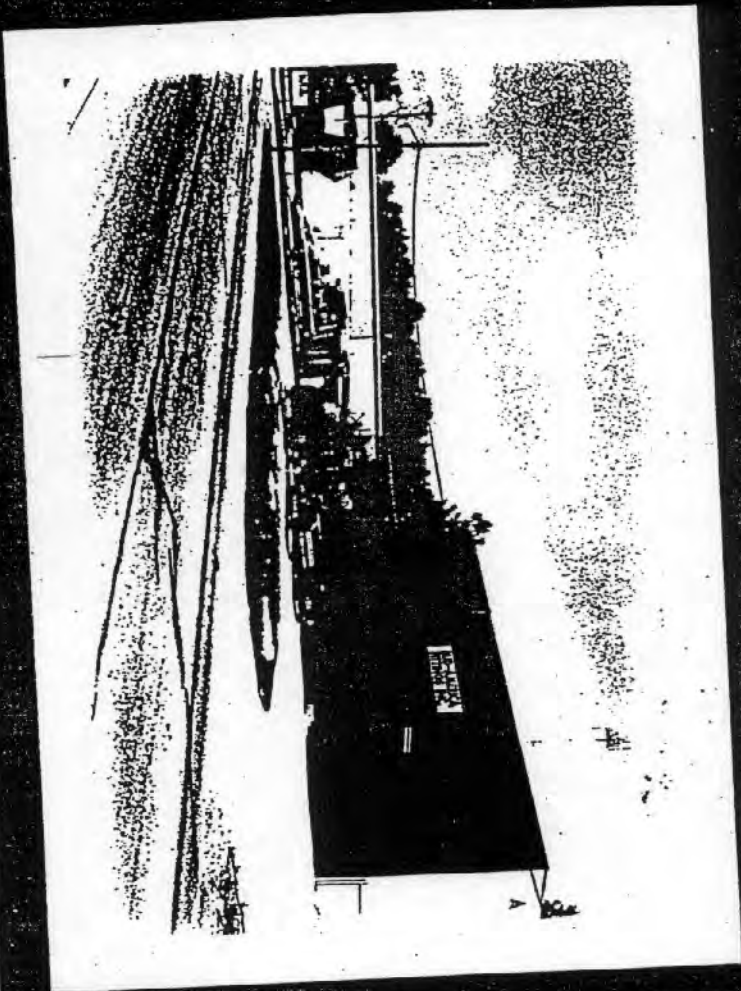




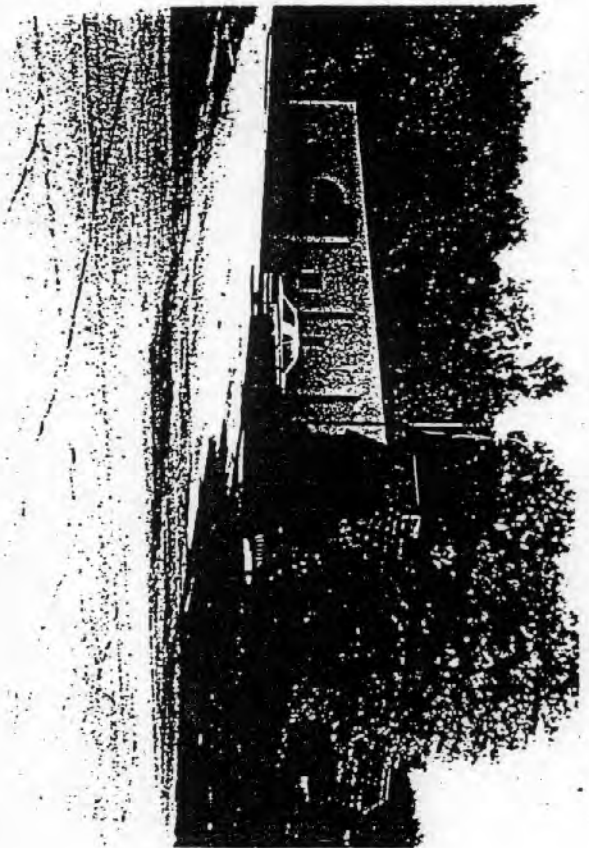
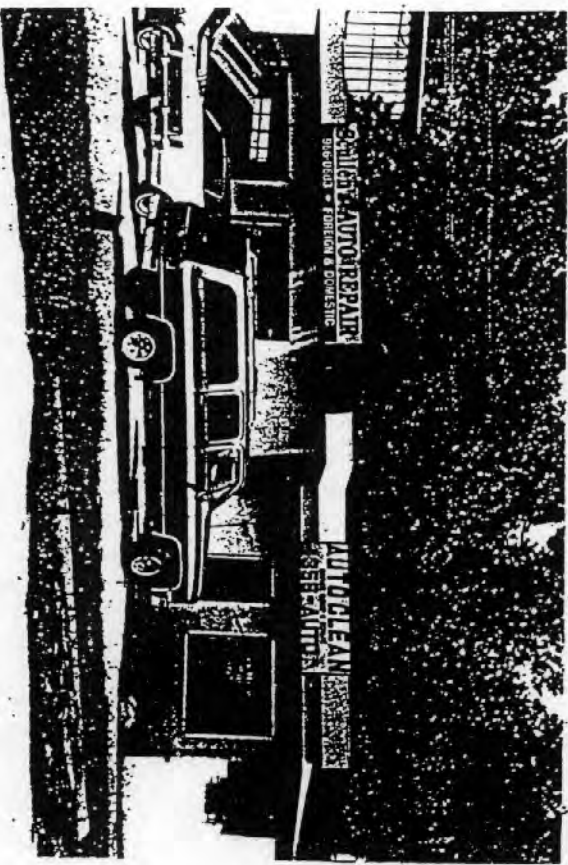
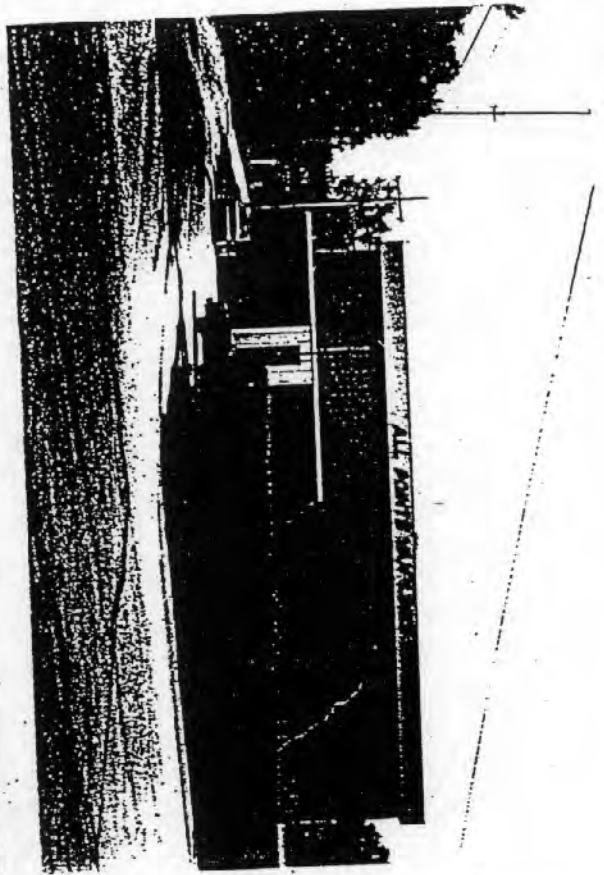




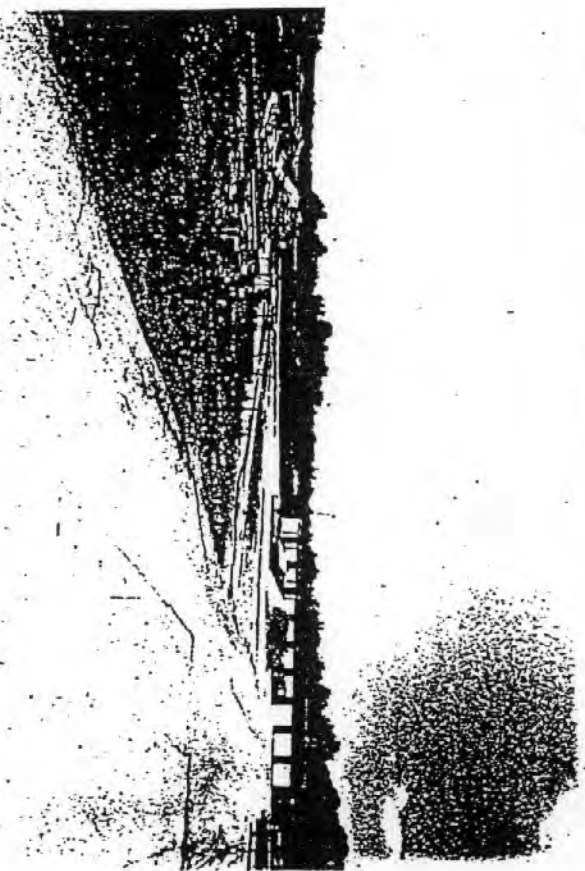
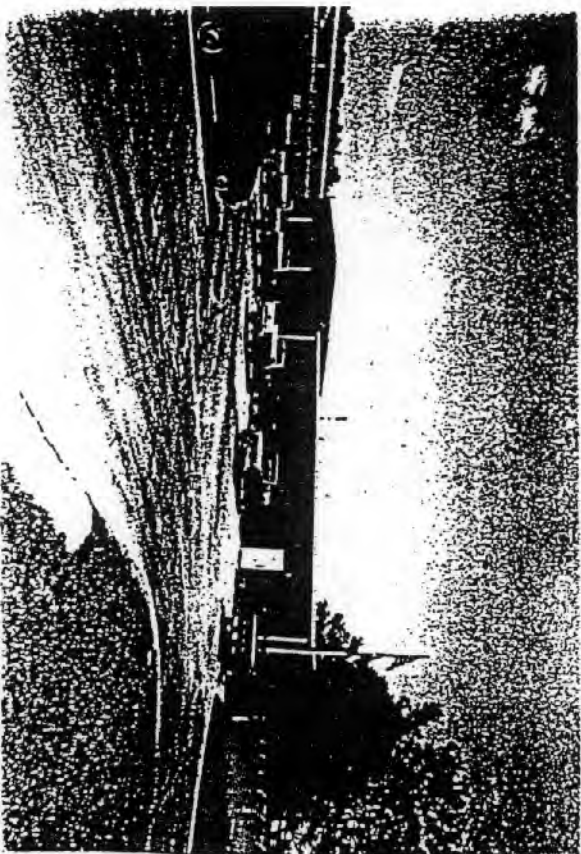
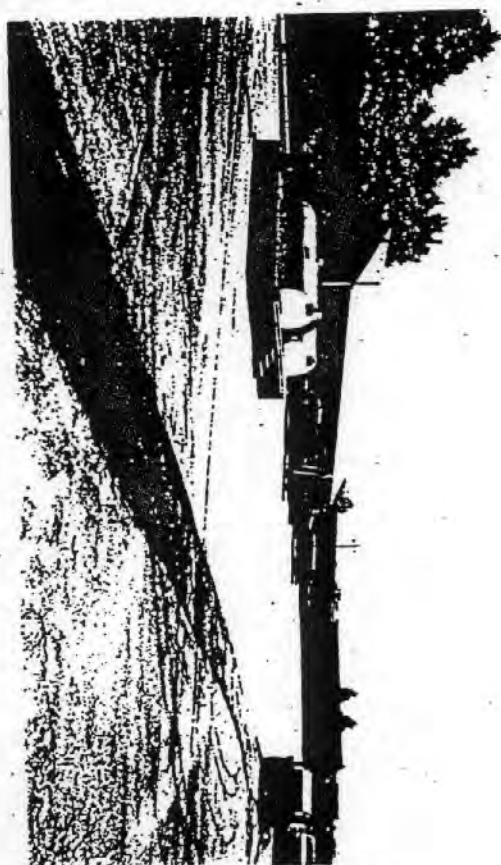
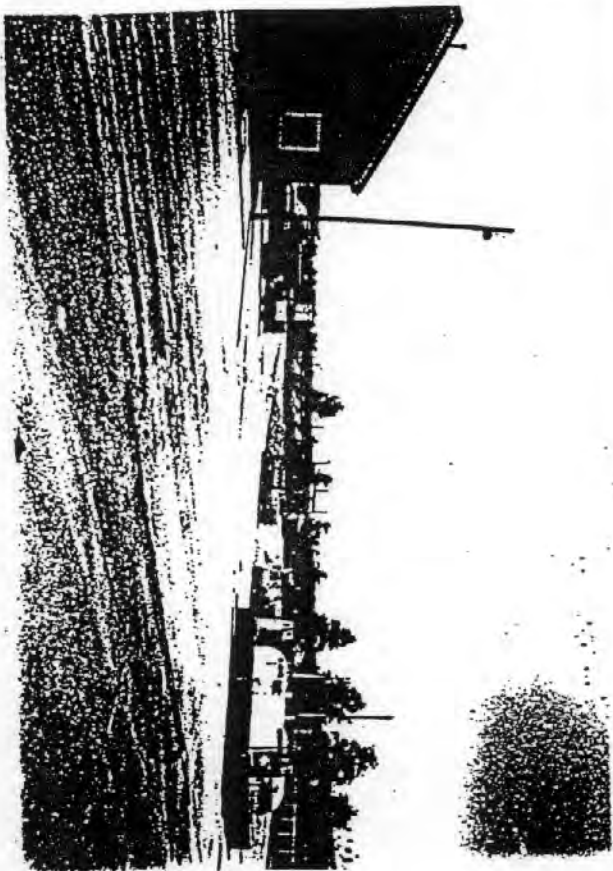


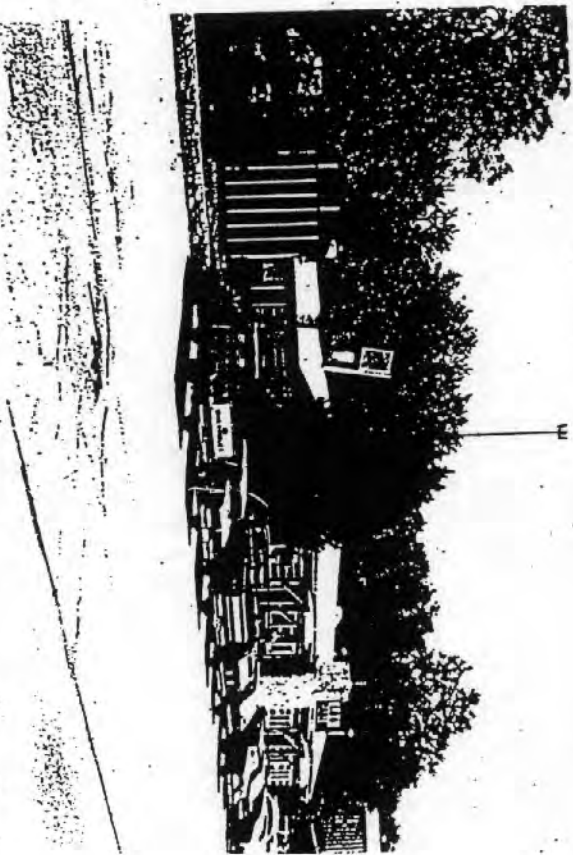
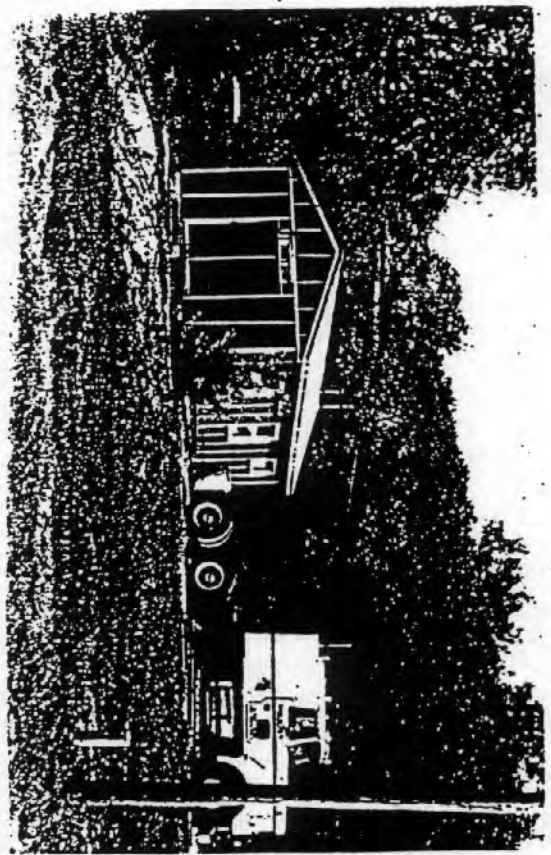
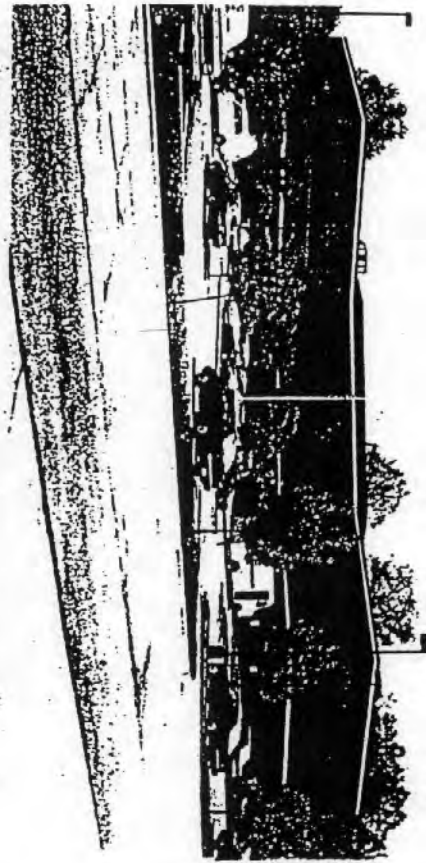


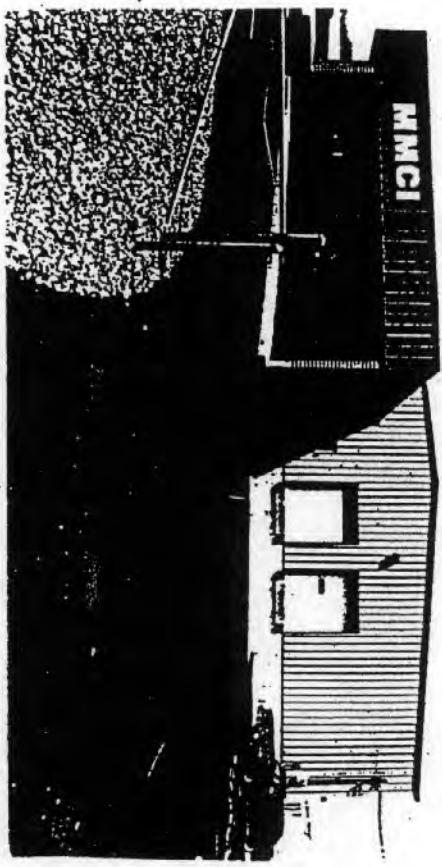
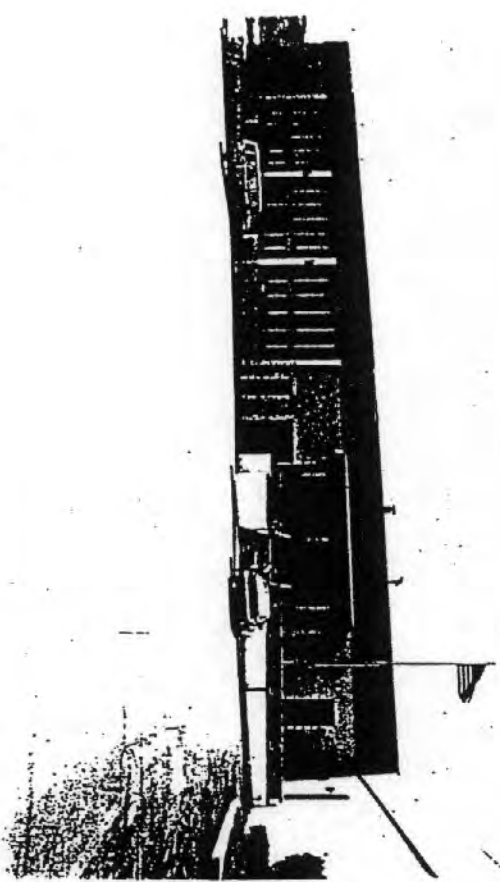
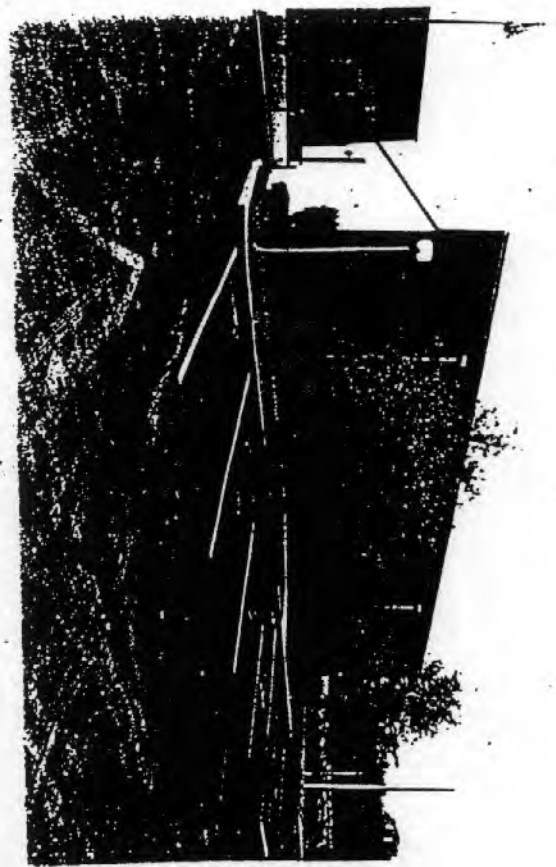
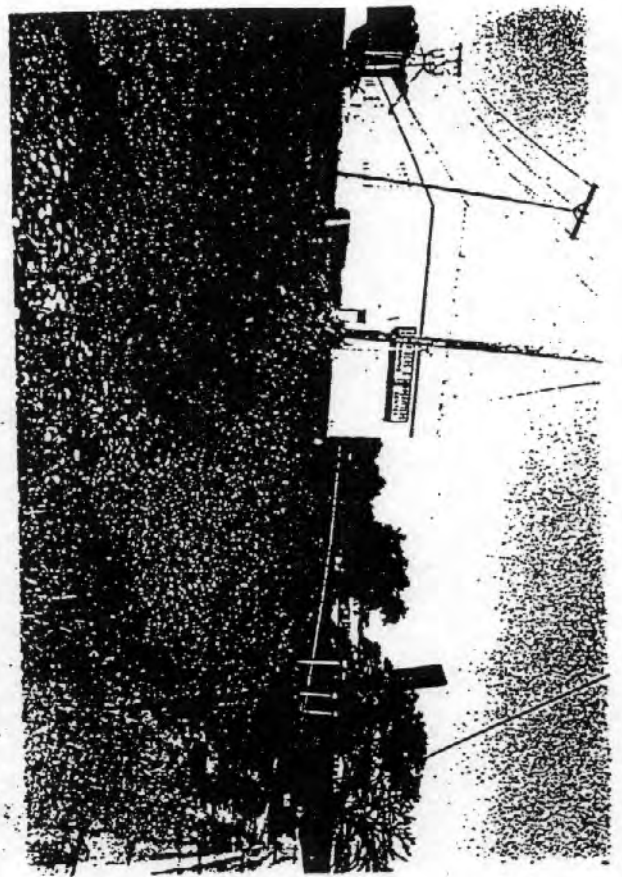




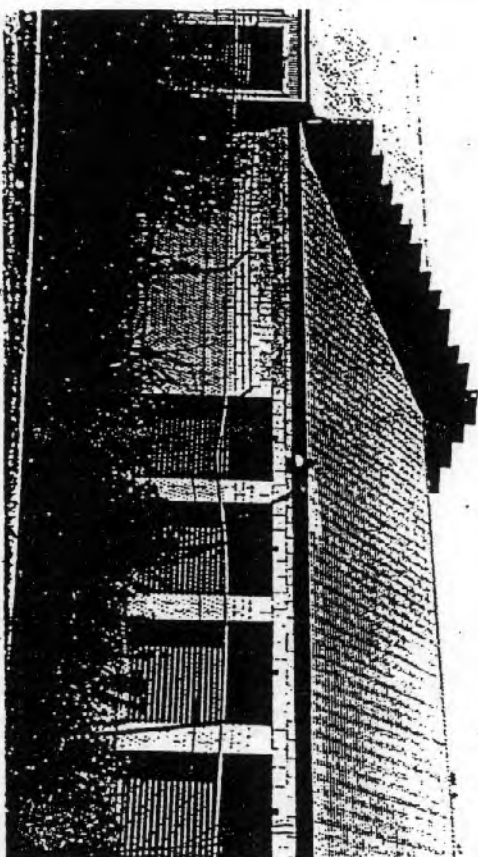
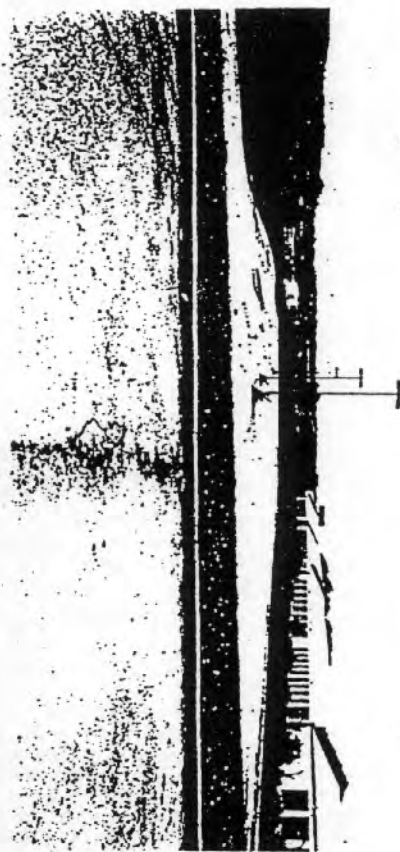
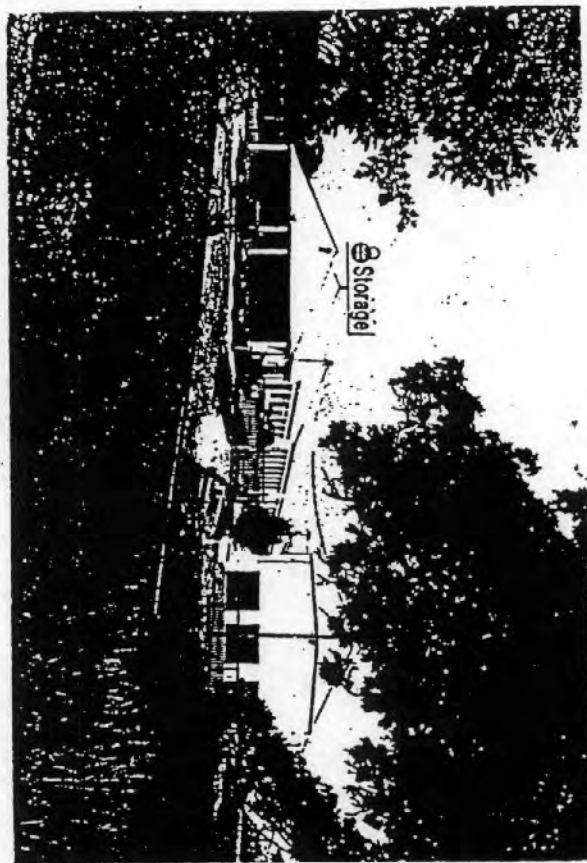




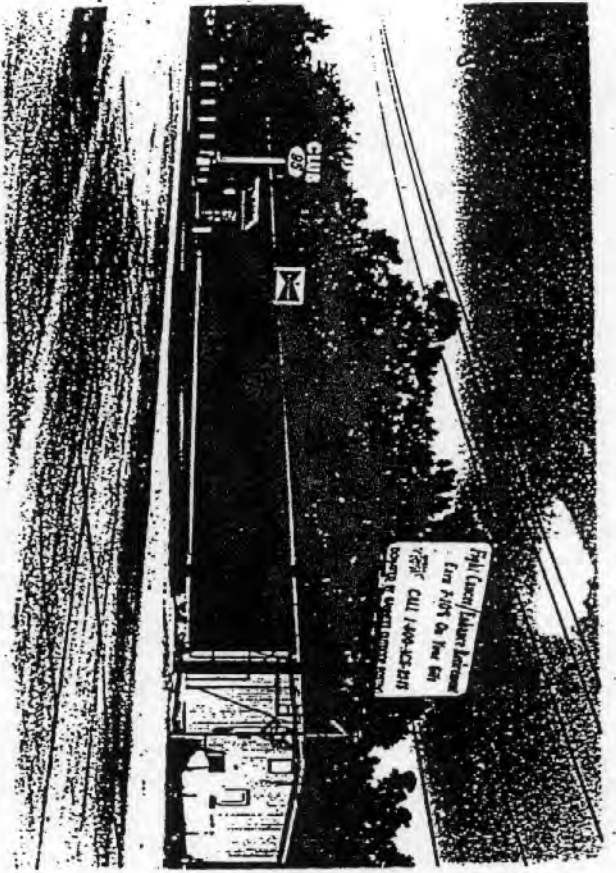
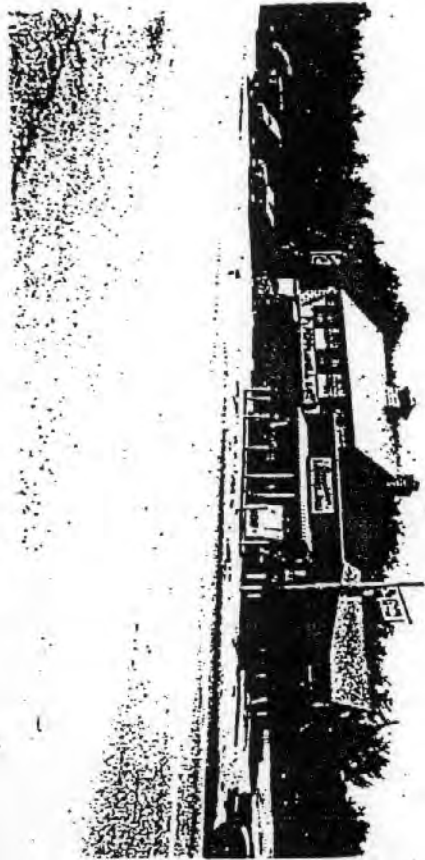
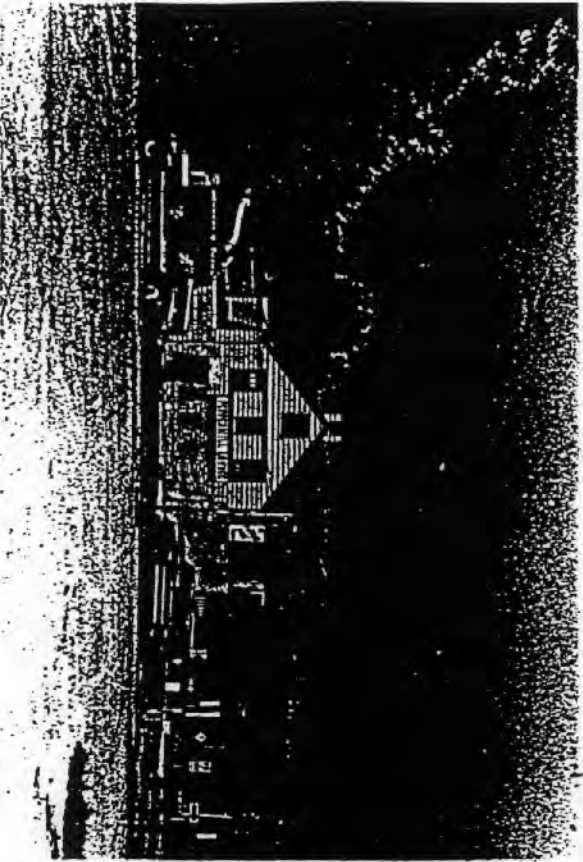
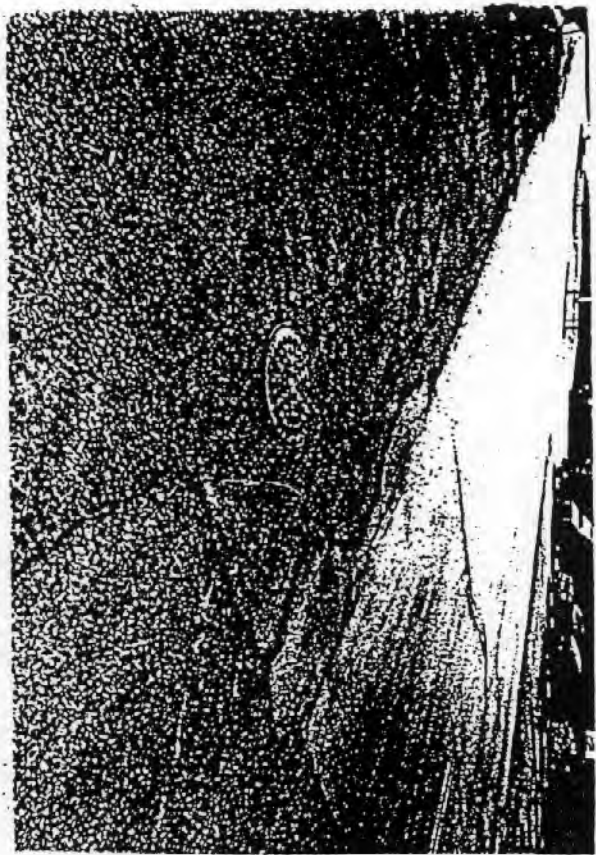






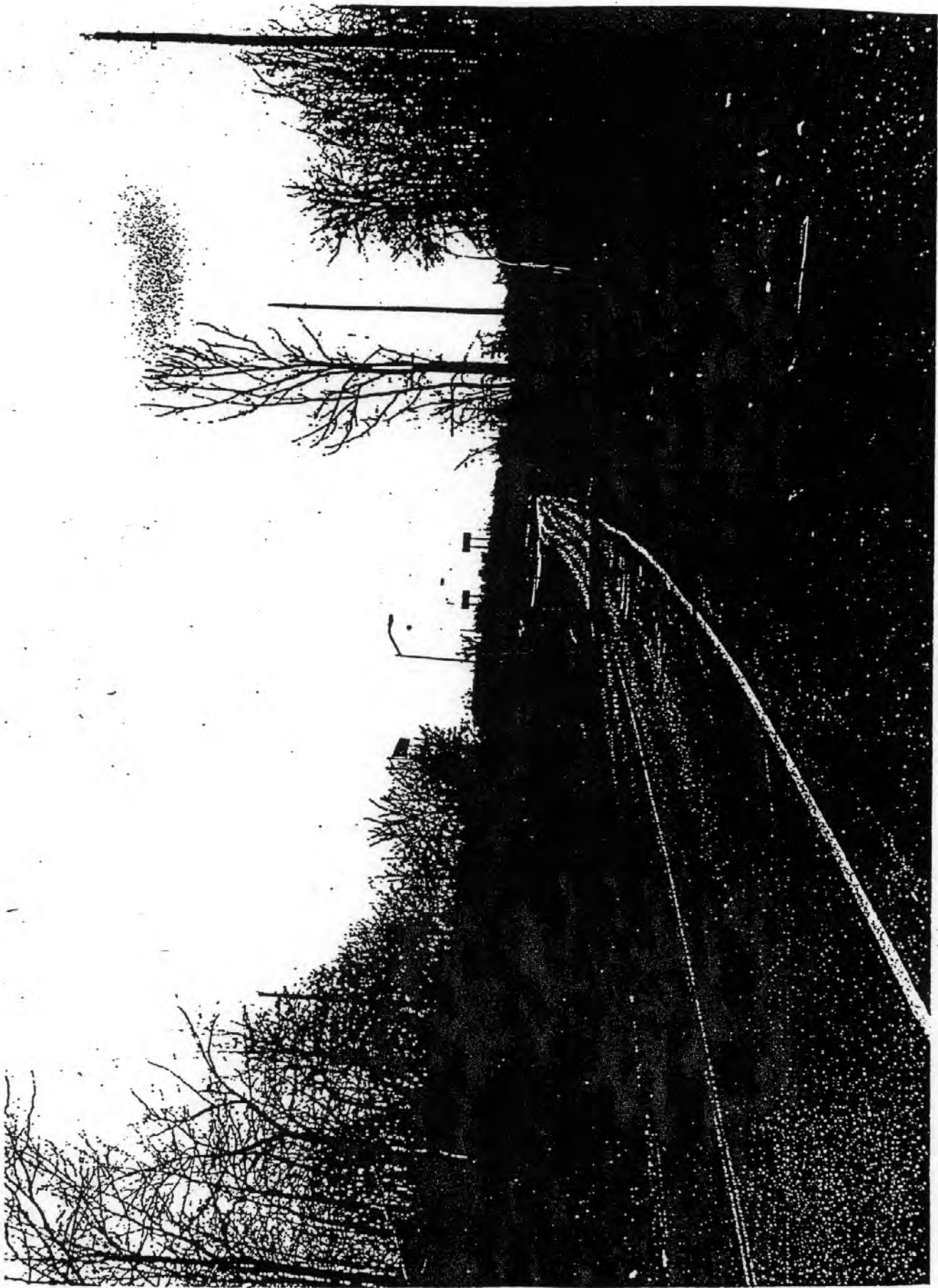


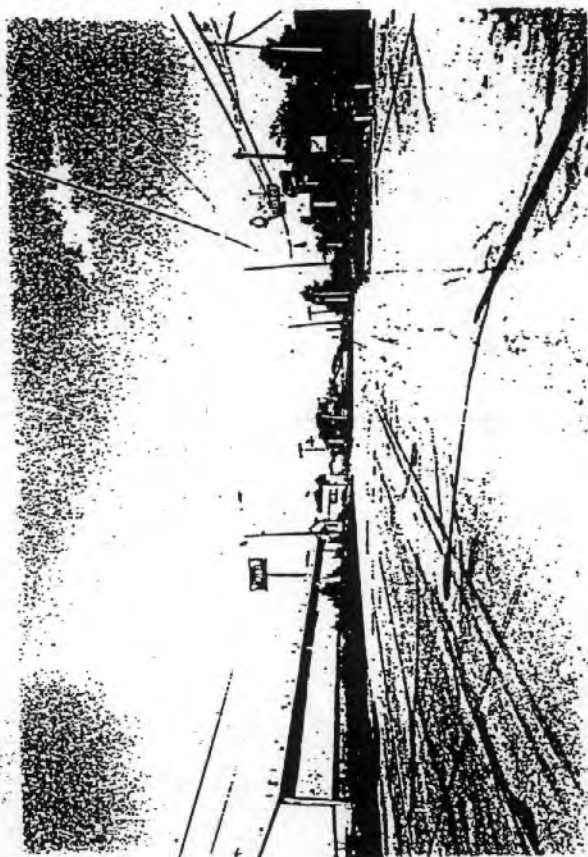
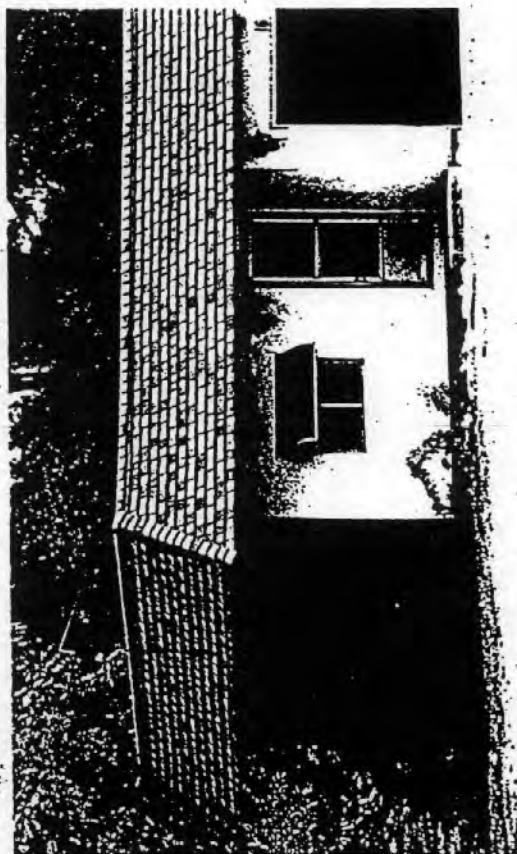
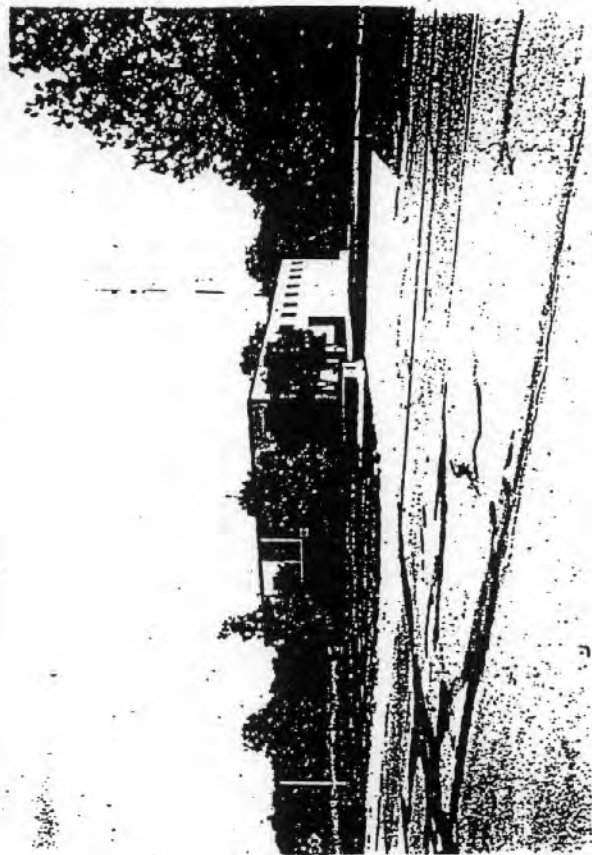




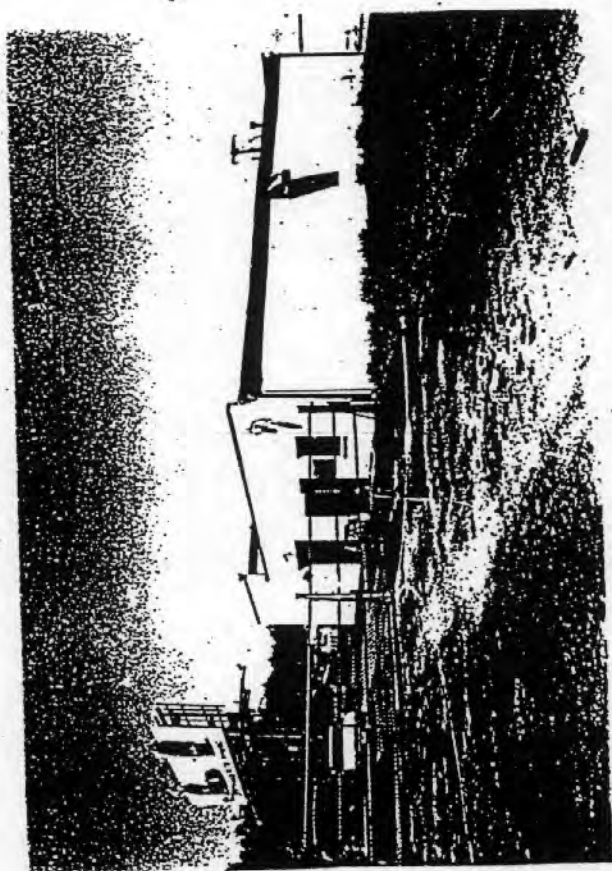
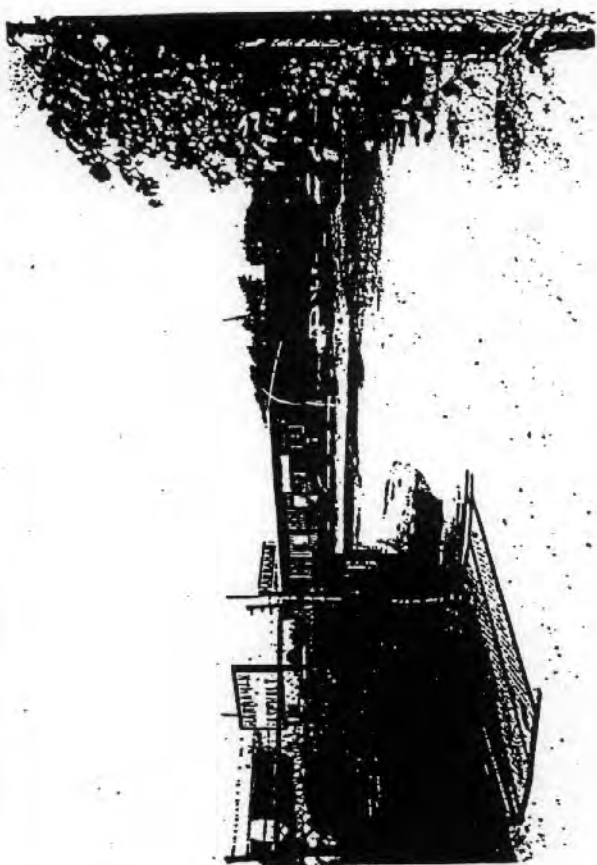












## CRITERIA FOR STRUCTURE SURVEYS

### CLASSIFICATION OF BUILDINGS

Building shall be classified, based on field inspection, according to the following categories, as defined below.

#### Standard Buildings

Category 1 Standard, requiring at most only normal maintenance:

This category is comprised of buildings which have no defects or only surface defects in structural and/or non-structural elements or components.

#### Substandard Buildings

Category 2 Deficient:

This category is comprised of buildings which have intermediate or slight defects in primary or secondary structural elements or non-structural elements, or a single critical defect.

Category 3 Seriously Deteriorated:

Buildings in this category must have critical defects in at least two of the primary structural elements or components; or, a critical defect in one of the primary structural elements or components in combination with intermediate defects in at least three of the remaining primary and/or



secondary structural components; or intermediate defects in at least seven of the secondary structural or non-structural elements.

#### DEFINITION OF COMPONENTS

	<u>Exterior</u>	<u>Interior</u>
<u>Primary Components</u>	Foundation Exterior wall Structure  Roof structure	Floor structure Beams, columns, jo Interior walls and partitions Building layout Elevators Secondary egress Plumbing Heating Electrical
<u>Secondary Components</u>	Siding material Roofing material Porches and exterior Stairs Windows and doors Chimneys	Flooring material Ceiling Doors and windows Light, air, ventilation Halls, stairs, rai

#### DEGREE OF DEFICIENCIES

- 1 SATISFACTORY - In need of only normal maintenance or less.
- 2 SLIGHT - Structural or non-structural item is worn, loose, cracked or otherwise requires remedial action beyond normal maintenance but not of a serious nature.
- 3 INTERMEDIATE - Structural or non-structural item is badly deteriorated and in need of major repair or partial replacement.
- 4 CRITICAL - Structural or non-structural item is badly deteriorated, sinking, leaning, non-operative or non-functional, out of plumb or unsafe to an extent requiring complete replacement.





The specific criteria to be utilized in determining whether exterior items are to be rated either 1-2-3- or 4 is as follows:

1. Foundation

Rated #1 If sound and solid, fully capable of supporting the super-structure and containing no cracks, holes or open spaces.

Rated #2 If basically sound and solid, but has cracks, small holes or open spaces correctable by minor repair work such as tuckpointing.

Rated #3 If deteriorated to the degree that partial replacement of materials is necessary, and the part to be replaced is not an integral part of the structure.

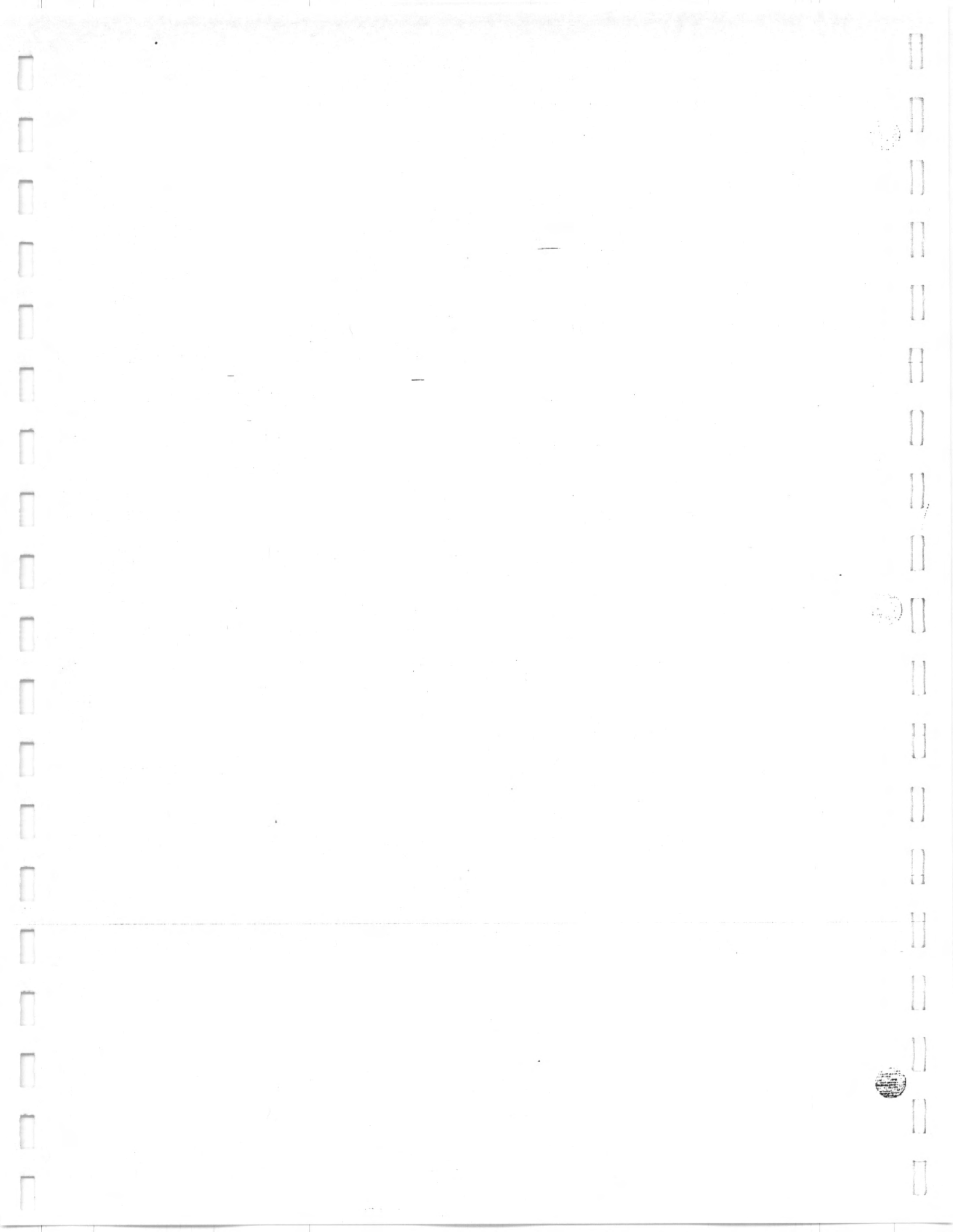
Rated #4 If deteriorated to the degree that total replacement is necessary.

2. Exterior Wall Structure

Rated #1 If walls are sound, plumb and do not require any repair.

Rated #2 If walls are basically sound and plumb and require minor repair but no replacement.

Rated #3 If walls are out of plumb but otherwise sound and capable of being reinforced.



Rated #4 If walls are bowed, sagging, or deteriorated to such a degree that complete replacement is necessary.

### 3. Roofing Structure

Rated #1 If the roof structure is sound and in proper alignment.

Rated #2 If the roof structure is out of line, but requiring only minor repair and no replacement.

Rated #3 If the roof structure is out of line or sagging and requires repair including partial replacement of covering materials and supporting structure.

Rated #4 If the roof structure is so deteriorated that it must be totally replaced.

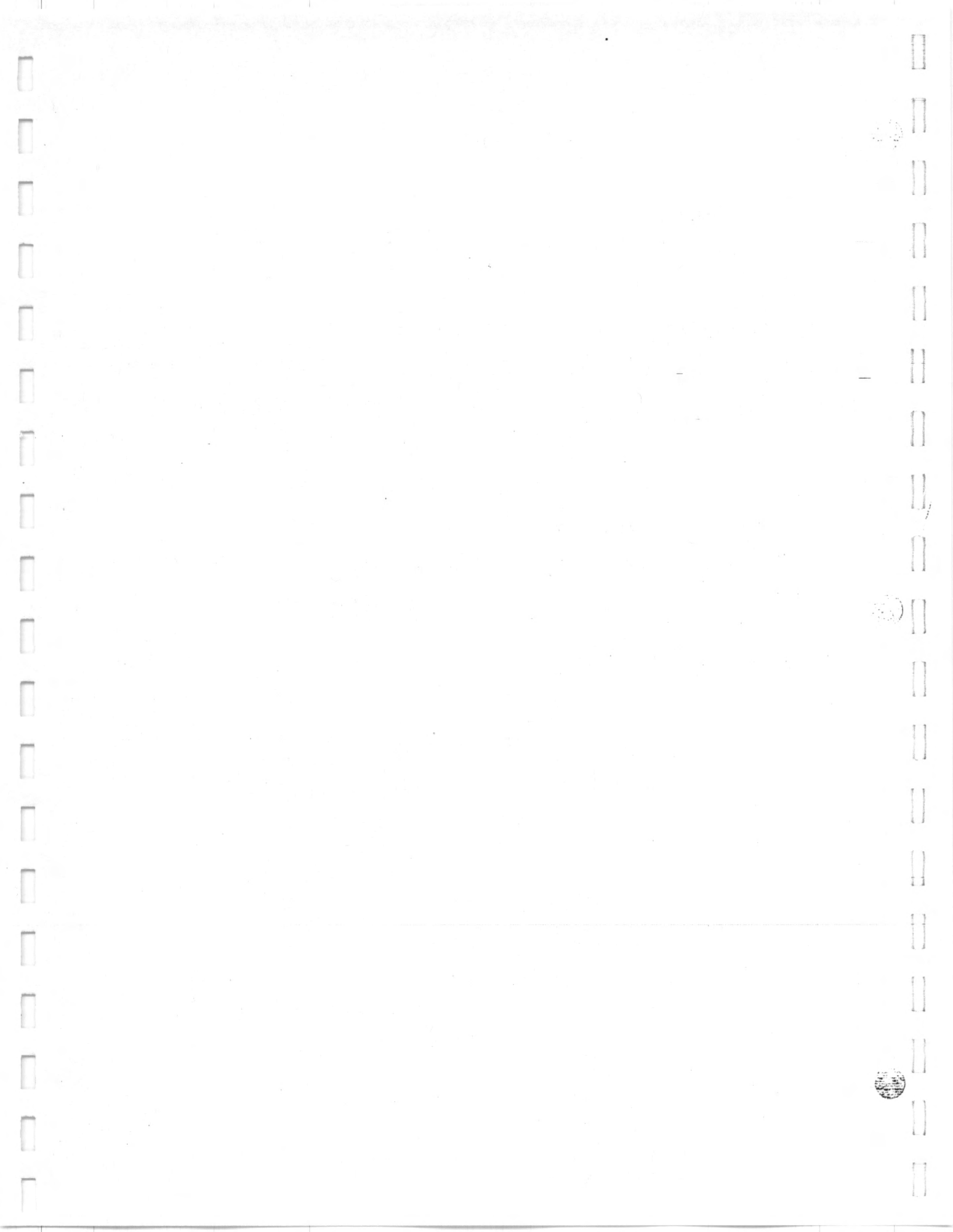
### 4. Siding Material

Rated #1 If the siding materials are properly applied and in a reasonably sound condition so as to provide full protection of the occupants from the elements.

Rated #2 If the siding material is beginning to require normal maintenance in order to return it to its original condition.

Rated #3 If the siding materials are deteriorated to the degree that replacement of a portion is necessary to return it to its original condition.





Rated #4 If the siding materials have deteriorated to the degree that complete replacement is necessary.

5. Roofing Material

Rated #1 If the roofing materials are properly applied and in a reasonably sound condition so as to provide full protection of the occupants from the elements.

Rated #2 If the roofing material is beginning to require normal maintenance in order to return it to its original condition such as replacement of a few shingles.

Rated #3 If the roofing materials are deteriorated to the degree that replacement of a sizeable portion is necessary to return it to its original condition.

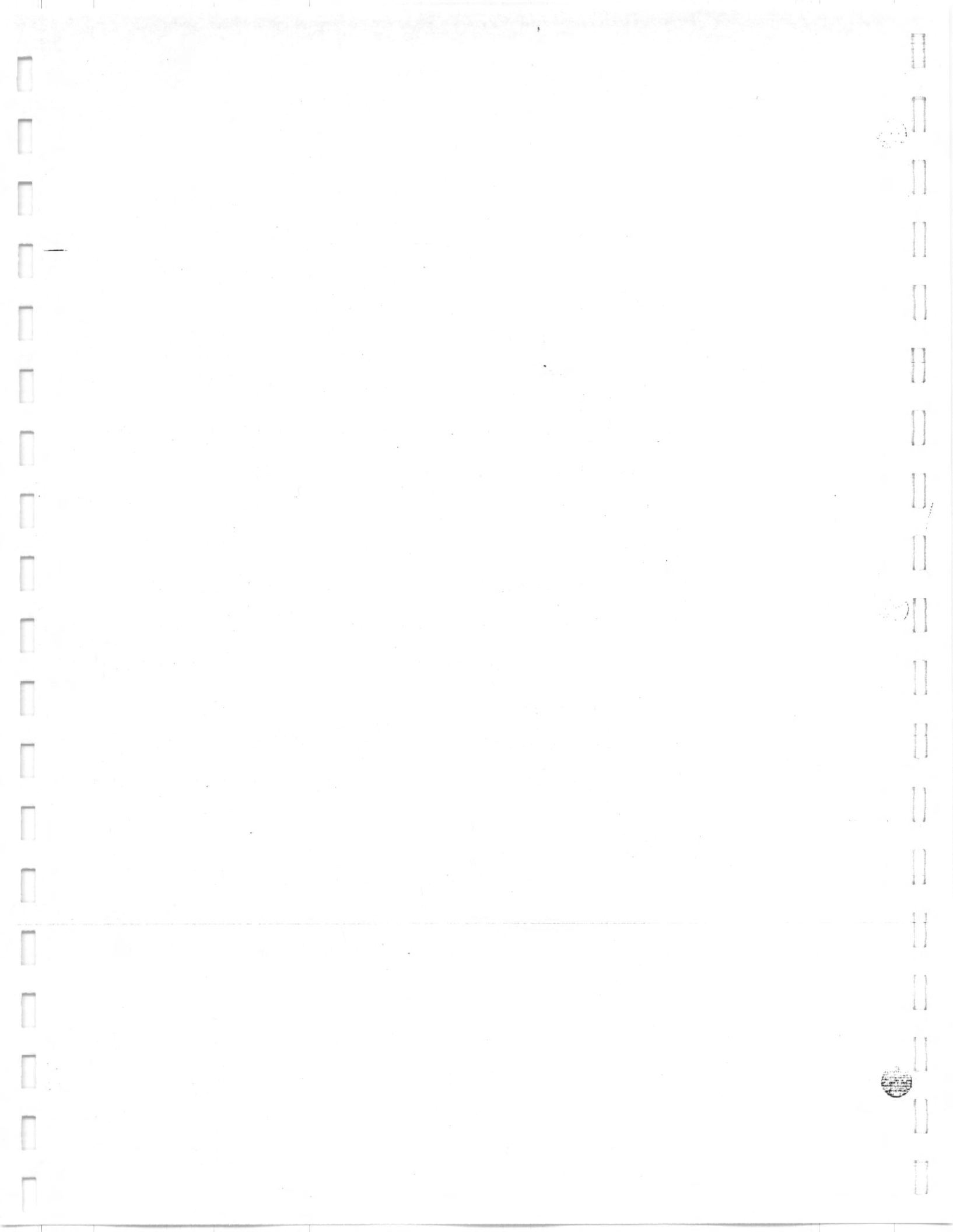
Rated #4 If the roofing materials have deteriorated to the degree that complete replacement is necessary.

6. Porches and Exterior Stairs

Rated #1 If they are sound and require no repair or replacement.

Rated #2 If they are basically sound but require minor repair but no replacement.

Rated #3 If they are sagging or deteriorating to such a degree that partial replacement of the floor or supporting structure is necessary.



Rated #4 If they are deteriorated and dangerous to such a degree that total replacement is necessary.

#### 7. Windows and Doors

Rated #1 If they are solid, weathertight, and workable, and require no repair.

Rated #2 If they are solid, weathertight, and workable, but require minor repair such as replacing missing putty.

Rated #3 If they are sagging, not completely workable or weathertight and require some replacement of broken panes, frames, sills, and sashes.

Rated #4 If they have deteriorated to such a degree that total replacement is necessary.

#### 8. Chimneys

Rated #1 If the chimney is solid, sound, of a type approved by the building code and does not require any repair.

Rated #2 If the chimney is solid, sound of a type approved by the building code but requires minor repair such as tuckpointing.

Rated #3 If the chimney is an approved type, and of solid construction, but contains holes, or other defects such as missing bricks or other material but is capable of being repaired.





Rated #4 If the chimney is not of the approved type or is totally lacking, or is so deteriorated that it must be replaced.

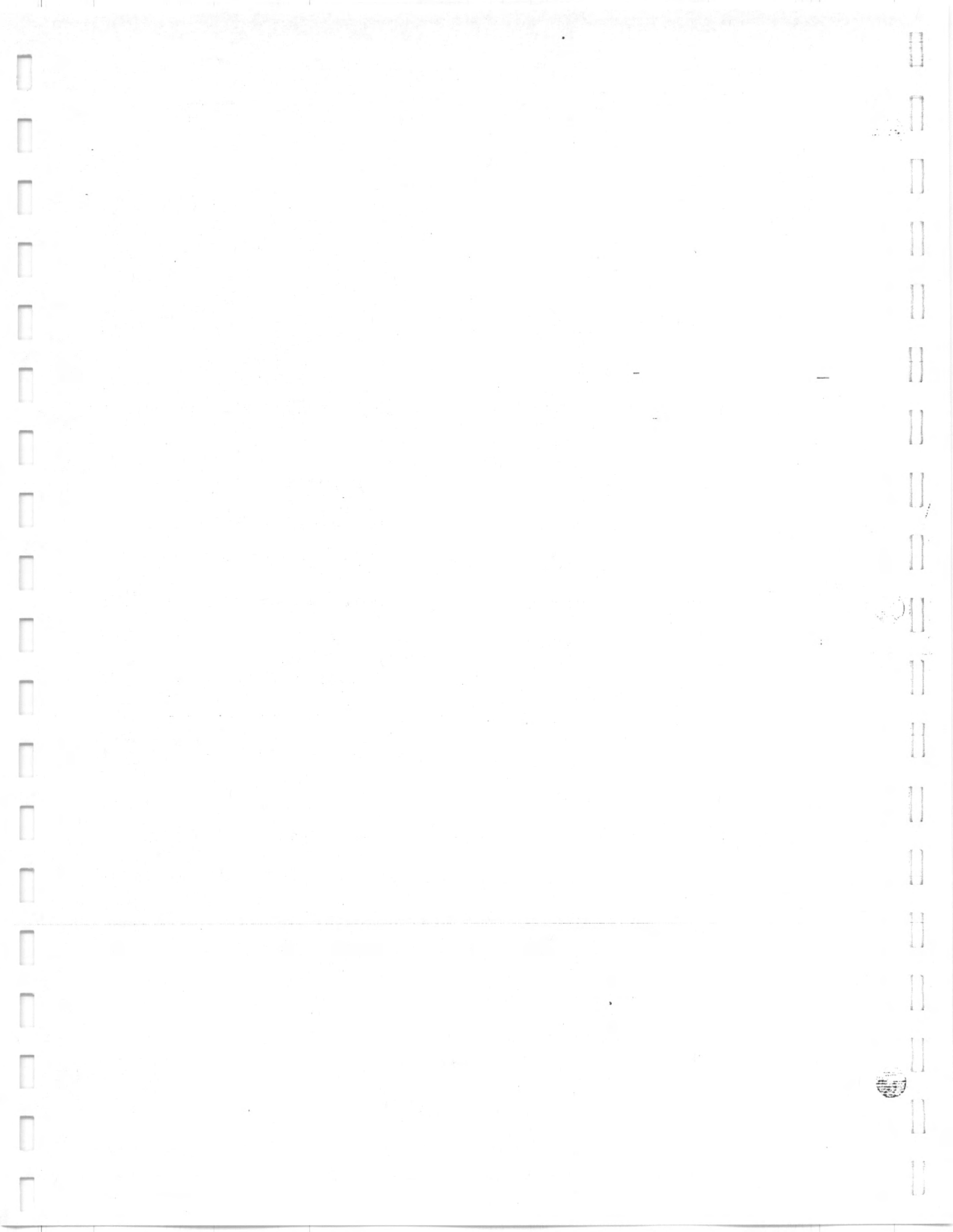
9. Facilities (appropriate to use and function of building)

Rated #1 If facility is present, in good operating condition and does not require repair.

Rated #2 If boilers or oil burners require repairs of a minor nature. If elevator equipment is defective resulting in occasional malfunction. If gas water heaters are unvented.

Rated #3 If boilers or oil burners do not provide adequate heat or if continued operation represents a safety hazard. If stairwells are inadequately fire proofed. If electric wiring is inadequate or unsafe. If light or ventilation is inadequate. If toilet facilities are inadequate. If elevator facilities are inadequate in relation to need and height of structure or inoperative.

Rated #4 If central heat or adequate and safe space heating is lacking. If adequate water supply is lacking. If elevators are lacking in multi-storied buildings. If electric wiring is lacking. If there is no second egress above the second floor.



7 Bldg 1916  
1981

# NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura W. [unclear]
City	Kansas City	Project/Survey Area	116 TIR
Address	9611 Elmwood Ave	Plot Block No.	No. 90
#D.U.'s	NA	#Stories	3
Material	Metal		
Building Use By Floor	1. Garage 2. Storage 3. [unclear] 4. [unclear]	5.	6.

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood [unclear] Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other Metal [unclear] Others

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation			✓		Some [unclear]
Walls, condition					
Walls, out of plumb			✓		
Roof					patching
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows			✓		fading
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					
Outside Storage					

## TOTAL DEFICIENCIES

(interior and exterior)      Slight      Intermediate      Critical

## RATING (see Definition of Ratings)

☐ Excellent    ☐ Good    ☐ Fair    ☐ Poor    ☐ Very Poor

Year Built: 1981

## BASIC REASONS FOR RATING (brief note):

Outside Storage which is not screened  
The metal building shows signs of hard wear



## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills
Address	9111 Elmwood	Plot Block No.	911 Parcel No. 30
#D.U.'s	NA	#Stories	Material Brick
Building Use By Floor	1. Offices	2.	3.
	4.	5.	6.
		Basement:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Brick wall / Stone Sdn	<input checked="" type="checkbox"/> Masonry Walls-Wood Floors and Roof
Reinforced Concrete		<input type="checkbox"/> Frame
Masonry Walls-Steel Framing		<input type="checkbox"/> Other

Addition consists of frame

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

Storage on Site

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☐ Excellent☐ Good☐ Fair☒ Poor☐ Very Poor

Year Built: 1916

## BASIC REASONS FOR RATING (brief note):

The building appears to be well maintained, but repairs tend to be bandaid/patching. There are signs of major cracking in the South wall, significant roof problems. There is at least one major patching job visible from west side of building and the patching job/new tuck pointing around window just under eaves, indicates water runoff problems.

# NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	9601 Elmwood	Plot	Block No. 961 Parcel No. 42
# D.U.'s	# Stories	Material	Basement: <input type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1. All American Sport	2.	3.
	4.	5.	6.

Soccer & Volley ball club

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing <input checked="" type="checkbox"/>	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint		<input checked="" type="checkbox"/>			Some discoloration
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance		<input checked="" type="checkbox"/>			Over grown around periphery

## TOTAL DEFICIENCIES

(interior and exterior) ☒ Slight ☐ Intermediate ☐ Critical

## RATING (see Definition of Ratings)

☐ Excellent ☒ Good ☐ Fair ☐ Poor ☐ Very Poor

## BASIC REASONS FOR RATING (brief note):

The building appears to be in fairly good condition. The periphery of the site is overgrown.

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

2 building

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	4502 Elmwood Ave / 4311 Bonanza Pl	Block No.	962 Parcel No. 1.0/
# D.U.'s	1	Basement:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Building Use By Floor	1	Material	3
	4		6

### TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

### STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

### GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

### TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

### RATING (see Definition of Ratings)

☐ Excellent
 ☐ Good
 ☐ Fair
 ☐ Poor
 ☐ Very Poor

### BASIC REASONS FOR RATING (brief note):



## RESIDENTIAL STRUCTURE SURVEY

Date: 9/20/92 Inspector: Laura Whitener  
 City: Kansas City Project/Survey Area: Hickman Mills TIF  
 Address: 8512 Elmwood Ave Plat: Block No. 962 Parcel No. 4  
 J.U.'s: 7 Stories Material: Frame Basement: ☒ Yes ☐ No  
 Building Use By Floor: SF

**BUILDING EXTERIOR** (List each non-residential use on back of sheet)

Item	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Weathered
Roof					
Arch					
Stairs (Front and Rear)					
Chimney					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Lack 2nd Egress above 2nd Fl.					
Inadequate Orig. Cons.					
Inadequate Drainage					
Inadequate Conversion					
Topography Problems					
Building out of Plumb					

**PUBLIC HALLWAY** If None Check Here ☒

Item	Satis.	Slight	Inter.	Critical	Comments
Floors					
Ceiling					
Stairs					
Lighting					
Electric Wiring					

**BASEMENT**

	Satisfactory	Req. Min. Rep.	Req. Maj. Rep.	Comments
Foundation Floor				
Foundation Walls				
Ceiling				
Staircase				
Columns				
Girders and Beams				
Plumbing Equipment				
Heating Equipment				
Chimney				
Ventilation				
Evidence of Moisture				
Rodent Control				
Electric Wiring				

**RATING** (see Definition of Ratings)

☐ Excellent 
 ☐ Good 
 ☒ Fair 
 ☐ Poor 
 ☐ Very Poor

Year Built: 1954

**BASIC REASONS FOR RATING** (brief note):

1. Weathered  
 2. No egress



## RESIDENTIAL STRUCTURE SURVEY

Date 8/20/92 Inspector Laura Whitener  
 City Kansas City Project/Survey Area Hickman Mills TIF  
 Address 4510 Elmwood Ave Plat Block No. 962 Parcel No. 5  
 # O.U.'s 1 # Stories 1 Material Frame / Siding Basement: ☒ Yes ☐ No  
 Building Use By Floor

(List each non-residential use on back of sheet)

## BUILDING EXTERIOR

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation			✓	✓	Cracks in Concrete Block Foundation Exterior is breaking off
Walls			✓		Worn & Stained
Roof					
Porch					
Stairs (Front and Rear)					
Chimney					
Doors					Shutter falling apart
Windows					
Exterior Paint					
Leaders and Gutters					
Lack 2nd Egress above 2nd Fl.					
Inadequate Orig. Cons.					
Inadequate Drainage					
Inadequate Conversion					
Topography Problems					
Building out of Plumb					

PUBLIC HALLWAY..... If None Check Here ☒

ITEM	Satis.	Slight	Inter.	Critical	Comments
Walls					
Floors					
Ceiling					
Stairs					
Lighting					
Electric Wiring					

BASEMENT	Satisfactory	Req. Min. Rep.	Req. Maj. Rep.	Comments
Foundation Floor				
Foundation Walls				
Ceiling				
Staircase				
Columns				
Girders and Beams				
Plumbing Equipment				
Heating Equipment				
Chimney				
Ventilation				
Evidence of Moisture				
Rodent Control				
Electric Wiring				

RATING (see Definition of Ratings)

☐ Excellent☐ Good☒ Fair☐ Poor☐ Very PoorYear R

BASIC REASONS FOR RATING (brief note):

Sidewalk uneven.

**BPPW<sup>2</sup> CONSULTANTS**  
**RESIDENTIAL STRUCTURE SURVEY**

Date: 8/20/92 Inspector: Laura Whitener  
City: Kansas City Project/Survey Area: Hickman Mills TIF  
Address: 4602 E. 95th Terr. Plot - Block No. 462 Parcel No. 6  
D.U.'s: 1 # Stories: 2 Material: Frame Basement: ☐ Yes ☒ No ?  
Building Use By Floor: Vacant SF

(List each non-residential use on back of sheet)

	Satis.	Slight	Inter.	Critical	Comments
FEM					
Foundation			✓		uniform, signs of uneven settling
Walls			✓		Signs of uneven settling
Roof			✓		
Porch					
Stairs (Front and Rear)					
Chimney					Boarded shut
Doors					Boarded shut
Windows					
Exterior Paint					
Leaders and Gutters					
Lack 2nd Egress above 2nd Fl.					
Inadequate Orig. Cons.					
Inadequate Drainage					
Inadequate Conversion					
Topography Problems					
Building out of Plumb					

**PUBLIC HALLWAY**..... If None Check Here ☒

	Satis.	Slight	Inter.	Critical	Comments
FEM					
Walls					
Floors					
Ceiling					
Stairs					
Lighting					
Electric Wiring					

BASEMENT	Satisfactory	Req. Min. Rep.	Req. Maj. Rep.	Comments
Foundation Floor				
Foundation Walls				
Ceiling				
Staircase				
Columns				
Girders and Beams				
Plumbing Equipment				
Heating Equipment				
Chimney				
Ventilation				
Evidence of Moisture				
Rodent Control				
Electric Wiring				

**RATING** (see Definition of Ratings)

☐ Excellent    ☐ Good    ☐ Fair    ☒ Poor    ☐ Very Poor

Year Built: 1923

**BASIC REASONS FOR RATING** (brief note):

Looks vacant. Boarded up  
Items piled on porch  
not maintained well on east side along gravel alley

# RESIDENTIAL STRUCTURE SURVEY

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TF
Address	4504 E 95TH TERR	Plot Block No.	962 Parcel No. 7
# O.U.'s	1	# Stories	Material Frame
Building Use By Floor		Basement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

## BUILDING EXTERIOR

(List each non-residential use on back of sheet)

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					some cracking & paint cracking
Walls					shakes weathered
Roof					Tarred roof, pulling away on NW corner
Porch					
Stairs (Front and Rear)					
Chimney					
Doors					
Windows					
Exterior Paint					pulling away on NW corner
Leaders and Gutters					
Lack 2nd Egress above 2nd Fl.					
Inadequate Orig. Cons.					
Inadequate Drainage					
Inadequate Conversion					
Topography Problems					
Building out of Plumb					

## PUBLIC HALLWAY

If None Check Here ☒

ITEM	Satis.	Slight	Inter.	Critical	Comments
Walls					
Floors					
Ceiling					
Stairs					
Lighting					
Electric Wiring					

## BASEMENT

	Satisfactory	Req. Min. Rep.	Req. Maj. Rep.	Comments
Foundation Floor				
Foundation Walls				
Ceiling				
Staircase				
Columns				
Girders and Beams				
Plumbing Equipment				
Heating Equipment				
Chimney				
Ventilation				
Evidence of Moisture				
Rodent Control				
Electric Wiring				

## RATING (see Definition of Ratings)

☐ Excellent
 ☐ Good
 ☐ Fair
 ☒ Poor
 ☐ Very Poor

Year Built: 1955

## BASIC REASONS FOR RATING (brief note):

Drive way crumbling





467-14

**PPW<sup>2</sup> CONSULTANTS**

# ION-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	9/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	9500 Cypress	Plot Block No.	962 Parcel No. 11-01
#D.U.'s	N/A	# Stories	1
		Material	Concrete Block
		Basement:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Building Use By Floor	1	2	3
	4	5	6

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☐ Excellent ☒ Good ☐ Fair ☐ Poor ☐ Very Poor

Year Built: 1983

BASIC REASONS FOR RATING (brief note):



(2)

Steve Barnes

RPPW<sup>2</sup> CONSULTANTS

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Haskman Mills TIF
Address	4526 Elmwood	Plat-Block No.	762 Parcel No. 1301
# D.U.'s		Material	concrete block & brick
# Stories		Basement:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1. _____	2. _____	3. _____
	4. _____	5. _____	6. _____

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					Shake shingles weathered
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					Door panels are worn
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☐ Excellent☐ Good☒ Fair☐ Poor☐ Very Poor

Year Built: 1988

## BASIC REASONS FOR RATING (brief note):

Out Door unsecured storage  
 Unpaved lot  
 2nd and 3rd floor units enclosed  
 Exterior part of building is vacant & in poor condition

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	4556 Elmwood Ave	Plot Block No.	962 Parcel No. 16
# D.U.'s	# Stories	Material	Basement: <input type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1.	2.	3.
	4.	5.	6.

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					10mm
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Very Poor

BASIC REASONS FOR RATING (brief note):

# RESIDENTIAL STRUCTURE SURVEY

2 Pages 1920 9/1982

Date 8/20/92 Inspector Laura Whitener  
 City Kansas City Project/Survey Area Hickman Mills TIF  
 Address 4501 E 95TH TERR Plot/Block No. 962 Parcel No. 17  
 # of Units 1 # Stories 2 Material Frame Basement: ☐ Yes ☒ No  
 Building Use By Floor

(List each non-residential use on back of sheet)

## BUILDING EXTERIOR

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls			✓		Some wear
Roof					
Porch					
Stairs (Front and Rear)					
Chimney					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Lack 2nd Egress above 2nd Fl.					
Inadequate Orig. Const.					
Inadequate Drainage					
Inadequate Conversion					
Topography Problems					
Building out of Plumb					

## PUBLIC HALLWAY

If None Check Here ☒

ITEM	Satis.	Slight	Inter.	Critical	Comments
Walls					
Floors					
Ceiling					
Stairs					
Lighting					
Electric Wiring					

## BASEMENT

	Satisfactory	Req. Min. Rep.	Req. Maj. Rep.	Comments
Foundation Floor				
Foundation Walls				
Ceiling				
Staircase				
Columns				
Girders and Beams				
Plumbing Equipment				
Heating Equipment				
Chimney				
Ventilation				
Evidence of Moisture				
Rodent Control				
Electric Wiring				

## RATING (see Definition of Ratings)

☐ Excellent

☐ Good

☒ Fair

☐ Poor

☐ Very Poor

Year P

## BASIC REASONS FOR RATING (brief note):

ASST X  
5/1/92  
10/1/92

Assessed on same Parcel as 4501 E 95th Terr



Shiag  
Whithman Anne  
Whithman  
Edgemon

# NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/91	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills
Address	4501 E 95th Terr	Plot	Block No. 960 Parcel No. 17
# D.U.'s	1	Material	Frame
Building Use By Floor	1	Basement	<input type="checkbox"/> Yes <input type="checkbox"/> No
	2		
	3		
	4		
	5		
	6		

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					Poor maintenance

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Very Poor

Year Built 1982

## BASIC REASONS FOR RATING (brief note):

Use property for Auto parts Business. Yard load with car bodies.



# RPPVZ CONSULTANTS

## RESIDENTIAL STRUCTURE SURVEY

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	4660 Elmwood Ave	Plot Block No.	962 Parcel No. 18
# O.U.'s	2 Stories	Material	Concrete Block
Building Use By Floor		Basement:	<input type="checkbox"/> Yes <input type="checkbox"/> No

### BUILDING EXTERIOR

(List each non-residential use on back of sheet)

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation			✓		Stained, weathered
Walls			✓		
Roof					
Porch					
Stairs (Front and Rear)					
Chimney					
Doors					
Windows					
Exterior Paint			✓		Fascia worn
Leaders and Gutters					
Lack 2nd Egress above 2nd Fl.					
Inadequate Orig. Cons.					
Inadequate Drainage					
Inadequate Conversion					
Topography Problems					
Building out of Plumb					

### PUBLIC HALLWAY

If None Check Here ☒

ITEM	Satis.	Slight	Inter.	Critical	Comments
Walls					
Floors					
Ceiling					
Stairs					
Lighting					
Electric Wiring					

### BASEMENT

	Satisfactory	Req. Min. Rep.	Req. Maj. Rep.	Comments
Foundation Floor				
Foundation Walls				
Ceiling				
Staircase				
Columns				
Girders and Beams				
Plumbing Equipment				
Heating Equipment				
Chimney				
Ventilation				
Evidence of Moisture				
Rodent Control				
Electric Wiring				

### RATING (see Definition of Ratings)

☐ Excellent

☐ Good

☒ Fair

☐ Poor

☐ Very Poor

Year Built: 1

### BASIC REASONS FOR RATING (brief note):

Looks empty.  
Lawn mowed as property was evaluated  
Sign selling Dirt next to building

(4)

1 year  
Mills TIF

PPW CONSULTANTS

# NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	4700 Elmwood	Plot Block No.	962 Parcel No. 24
#D.U.'s	1	Material	Concrete Block
#Stories	1	Basement	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Building Use By Floor	1. 4. 2. 3. 5. 6.		

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					Blocks missing. Stained
Chimney					Stained & rusted through
Porch					
Stairs					
Fire Escape					
Doors					broken
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☒ Very Poor

Year Built 19

## BASIC REASONS FOR RATING (brief note):

Sup. conc. Acc. masonry & concrete. One not appear to be active  
lower level. Equipment. Truck & other. The building is not  
fully built up.

# NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	9/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	9508 Hickman Mills Dr	Plot Block No.	962 Parcel No. 29.04
# D.U.'s	1	Material	Concrete Block
# Stories	1	Basement:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Building Use By Floor	1. 2. 3. 4. 5. 6.		

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Very Poor

## BASIC REASONS FOR RATING (brief note):

No. 10/10/92



2-3

Pepper mill house  
Guseli

PPW<sup>2</sup> CONSULTANTS

# NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	9512 Hickman Mills Dr	Plot Block No.	912 Parcel No. 29-05
# D.U.'s	2	# Stories	2
		Material	Basement: <input type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1. 2. 3.	4. 5. 6.	

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation			✓		Worm Sounding
Walls, condition			✓		
Walls, out of plumb					Worm Sounding
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Very Poor

## BASIC REASONS FOR RATING (brief note):

Exterior walls for condition



# RESIDENTIAL STRUCTURE SURVEY

Date: 8/20/92 Inspector: Laura Whitener  
 City: Kansas City Project/Survey Area: Hickman Mills Tr.  
 Address: 4300 Woodfield Pl. Block No. 912 Parcel No. 98.0  
 # U.U.'s: 2 Stories Material: Frame Basement: ☒ Yes ☐ No  
 Building Use By Floor: Residential

## BUILDING EXTERIOR

(List each non-residential use on back of sheet)

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					Cracks in concrete Block Foundation
Walls					
Roof					Front Stoop/Concrete Slab Crumbling
Porch					
Stairs (Front and Rear)					
Chimney					
Doors					Frames peeling & splintering
Windows					Gutters & Fascia deteriorating & pulling away
Exterior Paint					
Leaders and Gutters					
Lack 2nd Egress above 2nd Fl.					
Inadequate Orig. Cons.					
Inadequate Drainage					
Inadequate Conversion					
Topography Problems					
Building out of Plumb					

## PUBLIC HALLWAY

If None Check Here ☒

ITEM	Satis.	Slight	Inter.	Critical	Comments
Walls					
Floors					
Ceiling					
Stairs					
Lighting					
Electric Wiring					

## BASEMENT

Satisfactory Req. Min. Rep. Req. Maj. Rep.

Comments

Foundation Floor	Satisfactory	Req. Min. Rep.	Req. Maj. Rep.	Comments
Foundation Walls				
Ceiling				
Staircase				
Columns				
Girders and Beams				
Plumbing Equipment				
Heating Equipment				
Chimney				
Ventilation				
Evidence of Moisture				
Rodent Control				
Electric Wiring				

## RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Very Poor

## BASIC REASONS FOR RATING (brief note):

Cars on Blocks in Drive  
 Garage pulling away from house & pulling roof

## RESIDENTIAL STRUCTURE SURVEY

Date: 8/20/92  
 City: Kansas City  
 Address: 9601 Spruce  
 D.U.'s: 1  
 Building Use By Floor: Vacant  
 Inspector: Laura Whitener  
 Project/Survey Area: Hickman Mills TIF  
 Plat-Block-No. 9602 Parcel No. 37  
 Material: Frame  
 Basement: ☐ Yes ☒ No

## BUILDING EXTERIOR

(List each non-residential use on back of sheet)

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls					
Roof					
Porch					
Stairs (Front and Rear)					NA
Chimney					None
Doors					None
Windows					
Exterior Paint					
Leaders and Gutters					
Lack 2nd Egress above 2nd Fl.					
Inadequate Orig. Cons.					
Inadequate Drainage					
Inadequate Conversion					
Topography Problems					
Building out of Plumb					

## PUBLIC HALLWAY

If None Check Here ☒

ITEM	Satis.	Slight	Inter.	Critical	Comments
Floors					
Ceiling					
Stairs					
Lighting					
Electric Wiring					

## BASEMENT

	Satisfactory	Req. Min. Rep.	Req. Maj. Rep.	Comments
Foundation Floor				
Foundation Walls				
Ceiling				
Staircase				
Columns				
Girders and Beams				
Plumbing Equipment				
Heating Equipment				
Chimney				
Ventilation				
Evidence of Moisture				
Rodent Control				
Electric Wiring				

## RATING (see Definition of Ratings)

☐ Excellent☐ Good☐ Fair☐ Poor☒ Very Poor

Year Built: 1951

## BASIC REASONS FOR RATING (brief note):

Building is Vacant &amp; Gutted. All windows &amp; Doors Wide open.

Yard is filled with trash &amp; is overgrown.

Access is by way of a one lane gravel road which is almost all overgrown

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

McFadden Kansas City

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	4207 Woodfield Dr	Plot	Block No. 962 Parcel No. 48.01
#D.U.'s	118	#Stories	1
Material	Concrete	Basement	<input type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1. Country Western Lounge	2.	3.
	4.	5.	6.

### TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

### STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					Tile
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					Pulling away
Leaders and Gutters					
Store Front					

### GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading	✓				
Lack Off-Street Parking	✓				
Poor Site Maintenance					Beer bottles & cans litter site, particularly low parking lot

### TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

### RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Very Poor

### BASIC REASONS FOR RATING (brief note):

Front of Building Fairly well maintained. Rear of Building shows signs of neglect  
 Dented Signage - base of sign has been run into  
 Parking lot shows wear  
 Rusted AC  
 Fence has broken pickets  
 Lot - Trash, tires, etc. scattered around



Vacant Lots  
Open Storage

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	9701-9800 Hickman Mills Dr	Plot Block No.	962 Parcel No. 53.01
# D.U.'s	# Stories	Material	Basement: <input type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1	2	3
	4	5	6

### TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

### STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

### GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

### TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

### RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Very Poor

### BASIC REASONS FOR RATING (brief note):

Open Storage  
Danger  
Hickman Mills TIF



## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

See vacant lot adj  
access 55

Date	8/20/92	Inspector	Laura Whittear
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	9601 Hickman Mills Dr	Plat	Block No. 960 Parcel No. 57
# D.U.'s	1	Material	Metal
Building Use By Floor	1 Club 95	Basement	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	2		
	3		
	4		
	5		
	6		

### TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

### STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation			✓		Decayed metal lath
Walls, condition					
Walls, out of plumb					
Roof					
Chimney			✓		Roof is 11/11/11
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

### GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

### TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

### RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Very Poor

### BASIC REASONS FOR RATING (brief note):

No handrails  
Tall stairs  
Poor site maintenance  
Poor site maintenance

# NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

4505 Martin Luther King Jr. Bldg  
4707 vacant

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills Tr
Address	4501-11 E. Hannister Rd	Plot-Block No.	946 Parcel No. 63
#D.U.'s		# Stories	
		Material	Brick
		Basement:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1. <del>Commercial</del> 2. <del>Office</del> 3. <del>Warehouse</del>		
	4. <del>Warehouse</del> 5. <del>Warehouse</del> 6. <del>Warehouse</del>		

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation			<input checked="" type="checkbox"/>		Cracking in foundation
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Very Poor

Year Built: 1982

BASIC REASONS FOR RATING (brief note):

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date 8/20/92 Inspector Laura Whitener  
 City Kansas City Project/Survey Area Hickman Mills TIF  
 Address 9807 Hickman Mills Dr Plat Block No. 963 Parcel No. 1  
 # D.U.'s 1 Stories 2 Material 3 Basement: ☐ Yes ☒ No  
 Building Use By Floor: 1. 4 2. 5 3. 6

### TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

### STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

### GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

### TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

### RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Very Poor

### BASIC REASONS FOR RATING (brief note):

Storing lot  
 Has been used for storage of materials  
 damaged



PL

11/20/02 8:11 PM

PPW<sup>U</sup> CONSULTANTS

# NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/02	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	4976 Hickman Mills Dr	Plat Block No.	963 Parcel No. 201
# D.U.'s	1	Material	Concrete Block
# Stories	1	Basement:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Building Use By Floor	1. 4	2. 5	3. 6

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					Block Stained
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					Rust mark on door
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

## TOTAL DEFICIENCIES

(interior and exterior) ☒ Slight ☐ Intermediate ☐ Critical

## RATING (see Definition of Ratings)

☐ Excellent ☒ Good ☐ Fair ☐ Poor ☐ Very Poor

## BASIC REASONS FOR RATING (brief notes):

Block stained  
Rust mark on door  
Block stained



## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	4866 Hickman Mills Dr	Plot-Block No.	963 Parcel No. 10-02
# D.U.'s	# Stories	Material	Basement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Building Use By Floor	1	2	3
	4	5	6

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

600+hang

## RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Very Poor

BASIC REASONS FOR RATING (brief note):

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

*5mt' Structure*  
*Buildings Built*  
*1971, 1971, 1971,*  
*1940 & 1978*

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	9701 Elmwood Ave	Plot Block No.	469 Parcel No. 1
#D.U.'s	1	Material	Basement: <input type="checkbox"/> Yes <input type="checkbox"/> No
#Stories	4	Building Use By Floor	1. 2. 3. 4. 5. 6.

### TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

### STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

### GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

### TOTAL DEFICIENCIES

(Interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

### RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Very Poor

### BASIC REASONS FOR RATING (brief note):

*The building was found to be in poor condition due to the lack of maintenance and the fact that the building was built in 1940 and 1978.*

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	10101 Hickman Mills Dr	Plot-Block No.	987 Parcel No. /
#D.U.'s	# Stories	Material	Stucco over concrete block Basement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Building Use By Floor	1. 4.	2. 5.	3. 6.

### TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

### STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

### GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

### TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

### RATING (see Definition of Ratings)

☐ Excellent ☒ Good ☐ Fair ☐ Poor ☐ Very Poor

Year Built: 1954

### BASIC REASONS FOR RATING (brief note):



## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills Tr
Address	4464 Hickman Mills Dr	Plat Block No.	988 Parcel No. 1.05
# D.U.'s		# Stories	
		Material	Metal
		Basement:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1	2	3
	4	5	6

### TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

### STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					four dents in metal Building
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

### GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

### TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

### RATING (see Definition of Ratings)

☐ Excellent ☒ Good ☐ Fair ☐ Poor ☐ Very Poor

BASIC REASONS FOR RATING (brief note):



## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	9906 Hickman Mills Dr	Plot	Block No. 988 Parcel No. 1.06
#D.U.'s	# Stories	Material	Basement: <input type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1	2	3
	4	5	6

### TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

### STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

### GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

### TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

### RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Very Poor

### BASIC REASONS FOR RATING (brief note):

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	9910 Hickman Mills Dr	Plot Block No.	986 Parcel No. 2.0/
# D.U.'s	1	# Stories	1
Building Use By Floor	1. Haphelt Co	Material	Metal
	2.		3.
	4.		6.
		Basement:	<input type="checkbox"/> Yes <input type="checkbox"/> No

### TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

### STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

### GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

### TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

### RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Very Poor

### BASIC REASONS FOR RATING (brief note):

Mobile Building  
Outdoor Storage  
Outdoor Storage

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	4912 Hickman Mills Dr	Plat	Block No. 988 Parcel No. 2-02
# D.U.'s	# Stories	Material	Basement: <input type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1	2	3
	4	5	6

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					warped
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					warped
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Very Poor

BASIC REASONS FOR RATING (brief note):

2-3

Highway  
2600g

ION - RESIDENTIAL STRUCTURE SURVEY- EXTERIOR

Date	9/20/92	Inspector	Laura Whitener
City	Kansas City 1	Project/Survey Area	Hickman Mills TIF
Address	4414 Hickman Mills Dr	Plat Block No.	98P Parcel No. 3
# D.U.'s	# Stories	Material	Basement: <input type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1. 2. 3.	4. 5. 6.	

TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

TOTAL DEFICIENCIES

(interior and exterior)      Slight      Intermediate      Critical

RATING (see Definition of Ratings)

☐ Excellent    ☐ Good    ☒ Fair    ☐ Poor    ☐ Very Poor

Year Built: 1976

BASIC REASONS FOR RATING (brief note):

Grand 2  
1st + 2nd floor school built  
helped  
Ward



## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	9570-86 Marion Park Dr	Plot	Block No. 10/6 Parcel No. 7
F.D.U.'s	NA	# Stories	Basement: <input type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1. Office	2.	3.
	4.	5.	6.

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☒ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Very Poor

Built: within last 5 years

## BASIC REASONS FOR RATING (brief note):

Deterioration in Parking lot  
Security problems  
1 of 3 buildings in development. Adjacent land remains undeveloped

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	9148-88 Marion Park Dr	Plot	Block No. 1016 Parcel No. 8
#D.U.'s	ND	#Stories	1
		Material	Brick
		Basement:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1 Office	2	3
	4	5	6

### TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

### STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation	✓				
Walls, condition	✓				
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors	✓				
Windows	✓				
Exterior Paint	✓				
Leaders and Gutters	✓				
Store Front	✓				

### GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

### TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

### RATING (see Definition of Ratings)

☒ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Very Poor

Year Built: within last 5 years

### BASIC REASONS FOR RATING (brief note):

Shared parking lot has some pot holes  
 The 70 Breakins have caused the hiring of armed security.  
 This is one of 3 new buildings in development. Adjacent land remains undeveloped

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitaker
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	9646-1041 Marion Park Dr	Plot/Block No.	10/10 Parcel No. 10
#D.U.'s	NA	#Stories	1
Material	Brick	Basement:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1 office	2	3
	4	5	6

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	<input checked="" type="checkbox"/>	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	<input type="checkbox"/>	Frame
Masonry Walls-Steel Framing	<input type="checkbox"/>	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation	<input checked="" type="checkbox"/>				
Walls, condition	<input checked="" type="checkbox"/>				
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors	<input checked="" type="checkbox"/>				
Windows	<input checked="" type="checkbox"/>				
Exterior Paint	<input checked="" type="checkbox"/>				
Leaders and Gutters	<input checked="" type="checkbox"/>				
Store Front	<input checked="" type="checkbox"/>				

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☒ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Very Poor

Year Built \_\_\_\_\_

## BASIC REASONS FOR RATING (brief note):

Parking lot already showing wear. There are a few potholes already.  
 Security is a problem on site. The situation has required Arm guards  
 This is one of 3 buildings in the development. Future development on adjacent  
 The project has been reclaimed by Bank.



## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92		Inspector	Laura Whitener	
City	Kansas City		Project/Survey Area	Hickman Mills TIF	
Address	16121 Hickman Mills Dr		Plat	Block No. 1035	Parcel No. 1
# D.U.'s	# Stories	Material	Basement:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Building Use By Floor	1. Varnish	2.	3.	4.	5.
	4.	5.	6.		

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation			✓		Tall crumbling
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows			✓		Fading
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Very Poor

BASIC REASONS FOR RATING (brief note):



# NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	KANSAS CITY	Project/Survey Area	Hickman Mills TIF
Address	10236 & 10245 Marion Park Dr	Plot	Block No. 1033 Parcel No. 1.0
F.O.U.'s	NA	# Stories	Multi
Material	Masonry & Concrete	Basement	<input type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1. 2. 3. 4. 5. 6.		

## TYPE OF CONSTRUCTION

Building used for Office, Labs, manufacturing

Mill Construction (Brick Wall)	most facades	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	at rear	Frame
Masonry Walls-Steel Framing		Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation		✓			
Walls, condition		✓			
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape	✓				
Doors	✓				
Windows	✓				
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor	✓				
Inadequate Conversion	✓				
Topography Problem	✓				
Lack Off-Street Loading	✓				
Lack Off-Street Parking	✓				
Poor Site Maintenance	✓				

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☐ Excellent ☒ Good ☐ Fair ☐ Poor ☐ Very Poor

Year Built: After 1965

## BASIC REASONS FOR RATING (brief note):

- This is a Series of Interconnected Buildings. Many of the facades are brick/masonry. At the rear of the Building at the loading docks, the building is constructed with Tilt up Concrete Panels. This area around the loading dock includes stained patches of concrete and places where the concrete is crumbling because trucks have run into the wall.
- Also on the site is a brand new visitors center & a guards station

# NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	10120 Hickman Mills Dr	Plat	Block No. 1035 Parcel No. 4
# D.U.'s	1	Basement:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1. 2. 3. 4. 5. 6.		

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Very Poor

## BASIC REASONS FOR RATING (brief note):

Shed is in poor condition and needs major repairs

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	5401 E 103rd ST	Plot Block No.	1041 Parcel No. 1
#D.U.'s	# Stories	Material	Basement: <input type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1. 4.	2. 5.	3. 6.

### TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

### STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

### GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

### TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

### RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Very Poor

Year Built: 1960

### BASIC REASONS FOR RATING (brief note):

Walls & Foundation, some bad, but  
 Windows & Siding OK - no signs of water  
 - no other major problems



# NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/90	Inspector	Leura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	5303 E. 103rd ST	Plat	Block No. 1042 Parcel No. 1.01
# D.U.'s	2	Material	T-1
Building Use By Floor	1. 4. 2. 5. 3. 6.	Basement:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation			✓		chipped concrete porch
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch			✓		rotted plumb, strong crumbling
Stairs			✓		
Fire Escape			✓		
Doors			✓		splittered, making
Windows			✓		broken windows
Exterior Paint			✓		chipped & discolored
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking			✓		trash around pt.
Poor Site Maintenance					

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Very Poor

## BASIC REASONS FOR RATING (brief note):

Visual Condition: Bordered of  
Paving & parking & vegetation around building  
Some brick work



Ybk

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	5301 E 103rd	Plot Block No.	1092 Parcel No. 4
#D.U.'s		Basement:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1. 2. 3. 4. 5. 6.	Material	Flam & Bmk

### TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

### STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

### GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

### TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

### RATING (see Definition of Ratings)

☐ Excellent
 ☐ Good
 ☒ Fair
 ☐ Poor
 ☐ Very Poor

### BASIC REASONS FOR RATING (brief note):

Down to main Street. Car Fender Scraped

# NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	10307 Hickman Mills Dr	Plot Block No.	1042 Parcel No. 5.01
#D.U.'s	# Stories 2	Material	Brick
Building Use By Floor		Basement:	<input type="checkbox"/> Yes <input type="checkbox"/> No
1	2	3	
4	5	6	

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☒ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Very Poor

BASIC REASONS FOR RATING (brief note):

End 5/92

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/90	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	10463 Hickman Mills Dr	Plat	Block No. 104 Q Parcel No. 9.0
# D.U.'s	NA	# Stories	1
Building Use By Floor	1 All Parts Van Line	2	3
	4	5	6

Distribute &amp; Service Office Electronic Equipment. Some assemblage

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other Metal Bldg

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation			✓		Shows some cracks
Walls, condition			✓		Metal walls dinged
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance		✓			Over grown in Rear

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Very Poor

Year Built: 1970

## BASIC REASONS FOR RATING (brief note):

Recent Expansion

Loading docks show wear &amp; deterioration

Some minor leaks

Wdman

# NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	10465 Hickman Mills DR	Plot-Block No.	1042 Parcel No. 10
#D.U.'s	NA	# Stories	1
		Material	Concrete Block
		Basement:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Building Use By Floor	1. Abbott's Supermarket	2.	3.
	4.	5.	6.

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☐ Excellent ☒ Good ☐ Fair ☐ Poor ☐ Very Poor

Year Built: 1971

BASIC REASONS FOR RATING (brief note):



## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	10409 Hickman Mills Dr	Plat-Block No.	1040 Parcel No. 11
#D.U.'s	NA	#Stories	1
Building Use By Floor	1. Sewer Auto	Material	Concrete Block
	2.		3.
	4.		5.
			6.
		Basement:	<input type="checkbox"/> Yes <input type="checkbox"/> No

### TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

### STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					stained
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					Dinged
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					Poor Appearance

### GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

### TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

### RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Very Poor

Year Built: 1954

### BASIC REASONS FOR RATING (brief note):

There are 2 Structures on site. There is a residential property (single family at rear) and garage/business close to street. Residential is in poor condition.

Miscel Shop  
Mendocino Juv

# NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	10911 Hickman Mills Dr	Plot Block No.	1012 Parcel No. 12
F.D.U.'s	# Stories	Material	Concrete Block Brick Basement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Building Use By Floor	1. Mid America Fittings 2.		3.
	4.	5.	6.

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					Rusty stair railing
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Very Poor

Year Built: 1968

## BASIC REASONS FOR RATING (brief notes):

Wear & deterioration around docks.  
Some staining on walls  
Gravel parking lots

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIT
Address	10415 Hickman Mills Dr	Plot Block No.	1042 Parcel No. 14
#D.U.'s	NA	#Stories	1
		Material	Concrete Block
Building Use By Floor	1. Knights of Columbus	2.	3.
	4.	5.	6.
		Basement:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

### TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

### STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb		✓			
Roof					inter
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

### GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

### TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

### RATING (see Definition of Ratings)

☐ Excellent ☒ Good ☐ Fair ☐ Poor ☐ Very Poor

### BASIC REASONS FOR RATING (brief note):

Well maintained  
Lot paved

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Reed  
3 Bldgs 4r Built  
1929

Date	8/20/82	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	1040 Hickman Mills Dr	Plot Block No.	1040 Parcel No. 19.01
#D.U.'s	NA	# Stories	1
Building Use By Floor	1 Thrift Shop	Material	Frame
	2	Basement:	<input type="checkbox"/> Yes <input type="checkbox"/> No
	3		
	4		
	5		
	6		

### TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

### STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation			✓		Signs of wear
Walls, condition			✓		Signs of wear
Walls, out of plumb			✓		Signs of wear
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

### GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

### TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

### RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Very Poor

Built: 1929

### BASIC REASONS FOR RATING (brief note):

1st floor wood frame built  
2nd floor concrete frame  
3rd floor concrete frame  
4th floor concrete frame

1st floor wood frame built  
2nd floor concrete frame  
3rd floor concrete frame  
4th floor concrete frame



## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitney
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	5313 E. 103rd St	Plat	Block No. 1042 Parcel No. 20.1
# D.U.'s	# Stories	Material	Basement: <input type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1	2	3
	4	5	6

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☐ Excellent☐ Good☒ Fair☐ Poor☐ Very Poor

BASIC REASONS FOR RATING (brief note):

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	5309 E 103rd	Plot Block No.	1042 Parcel No. 20.02
#D.U.'s	# Stories	Material	Basement: <input type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1.	2.	3.
	4.	5.	6.

### TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

### STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

### GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

### TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

### RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Very Poor

### BASIC REASONS FOR RATING (brief note):

Exterior walls in poor condition  
Basement walls in poor condition

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/98	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	5317 E. 103rd St	Plot	Block No. 1042 Parcel No. 20.03
# D.U.'s		Basement:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1. 2. 3. 4. 5. 6.	Material	

### TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

### STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

### GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

### TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

### RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Very Poor

### BASIC REASONS FOR RATING (brief note):

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	10350-10400 Hickman Mills Dr	Plot Block No.	1692 Parcel No. 22-01
# D.U.'s	# Stories	Material	Basement: <input type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1.	2.	3.
	4.	5.	6.

### TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

### STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

### GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

### TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

### RATING (see Definition of Ratings)

☒ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Very Poor

BASIC REASONS FOR RATING (brief note):



## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	10410 Hickman Mills Dr	Plot Block No.	1042 Parcel No. 23
#D.U.'s	NA	#Stories	1
Building Use By Floor	1. Federal Express-Distrib.	Material metal & Crst	Basement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	2.	3.	
	4.	5.	6.

### TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

### STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

### GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

### TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

### RATING (see Definition of Ratings)

☒ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Very Poor

### BASIC REASONS FOR RATING (brief note):

New & Well maintained. Part of Hickman Mills business Park

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/12	Inspector	Laura Whitener
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	10450 Hickman Mills Dr	Plot Block No.	1042 Parcel No. 24
# D.U.'s	NA	# Stories	2
Material	Metal & Brick	Basement	<input type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1. Office	2.	3.
	4.	5.	6.

TYPE OF CONSTRUCTION Part of Hickman Mills Business Park

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

### STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

### GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading	✓				
Lack Off-Street Parking	✓				
Poor Site Maintenance	✓				

### TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

### RATING (see Definition of Ratings)

☒ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Very Poor

### BASIC REASONS FOR RATING (brief note):

Relatively new buildings (last 5 years)  
 New & well maintained

## NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date	8/20/92	Inspector	Laura Whitney
City	Kansas City	Project/Survey Area	Hickman Mills TIF
Address	10500 Hickman Mills Dr	Plot Block No.	1043 Parcel No. 4
# D.U.'s	NA	# Stories	1
Building Use By Floor	1. Office	Material	Frame
	2.		3.
	4.		6.
		Basement:	<input type="checkbox"/> Yes <input type="checkbox"/> No

## TYPE OF CONSTRUCTION

Mill Construction (Brick Wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, out of plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escape					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Floor					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

## TOTAL DEFICIENCIES

(interior and exterior) \_\_\_\_\_ Slight \_\_\_\_\_ Intermediate \_\_\_\_\_ Critical

## RATING (see Definition of Ratings)

☐ Excellent☐ Good☐ Fair☒ Poor☐ Very Poor

Year Built

## BASIC REASONS FOR RATING (brief notes):

Use Residential structure for office. Structure appears to be in fair condition

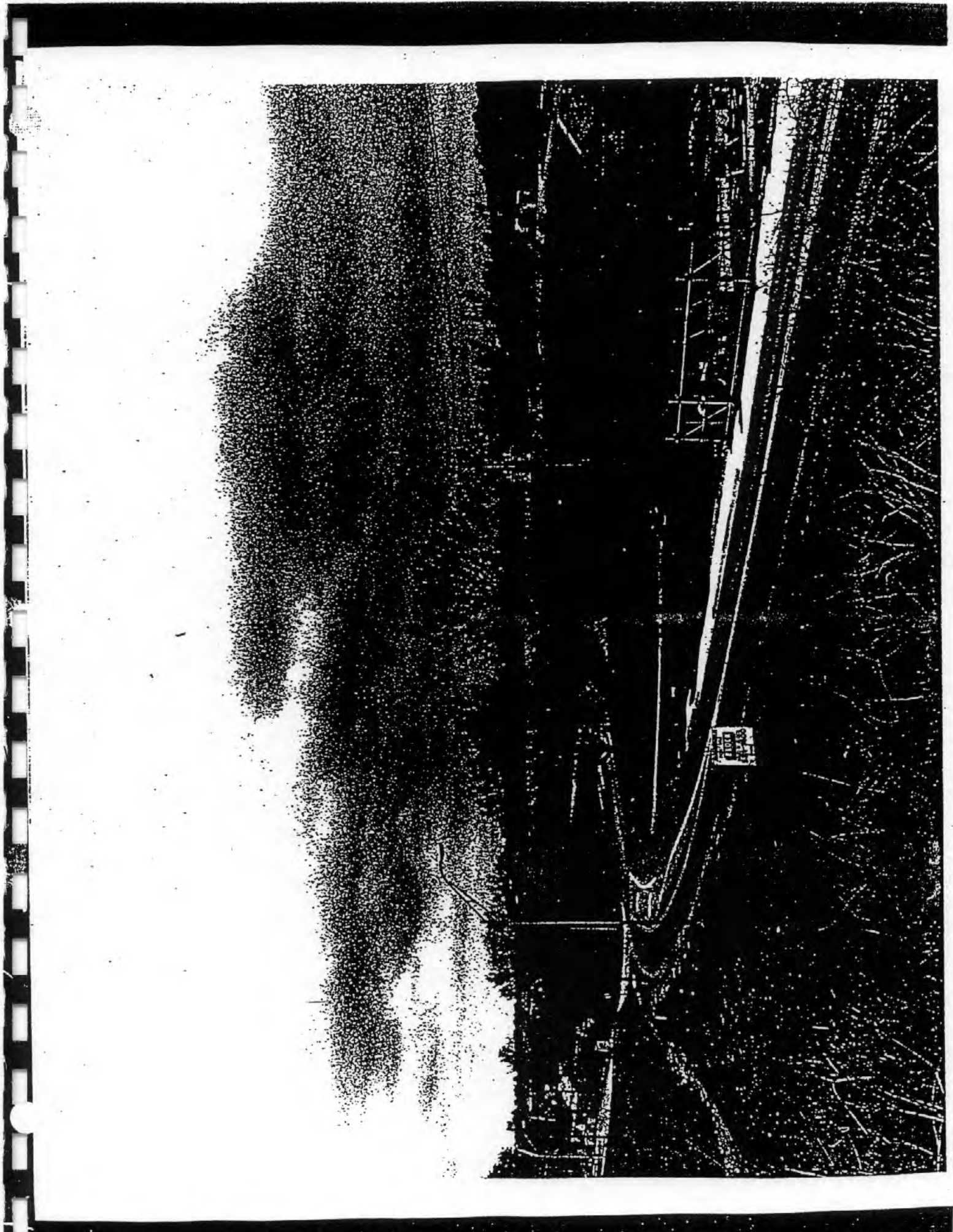
The site is predominantly used for open storage & parking

The rear of the site is poorly maintained

2 storage buildings to rear of property. Cannot view structures except for roofs. Roofs are patched

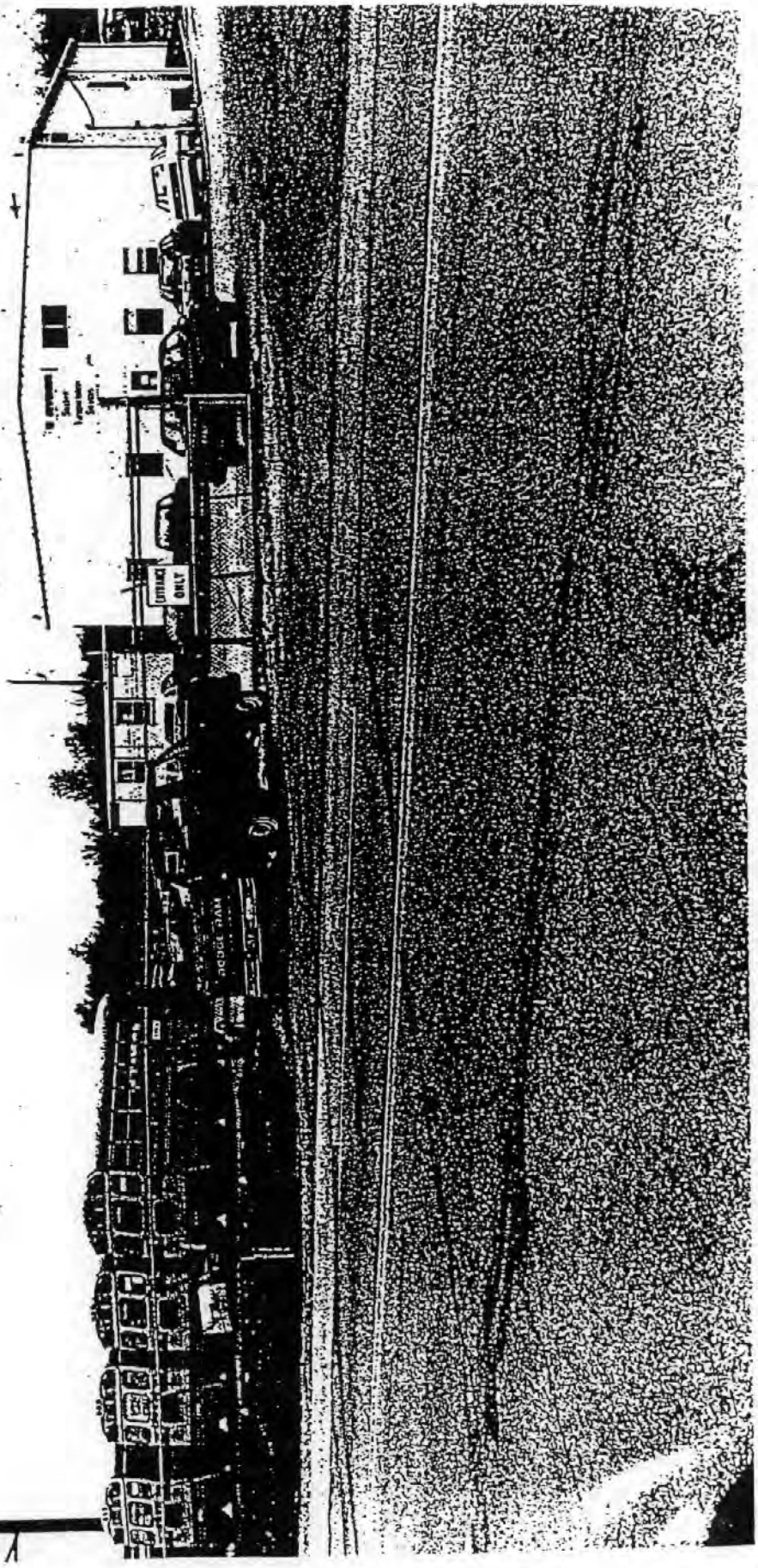
3 zoning code compliance are out of line with the proposed, go out local

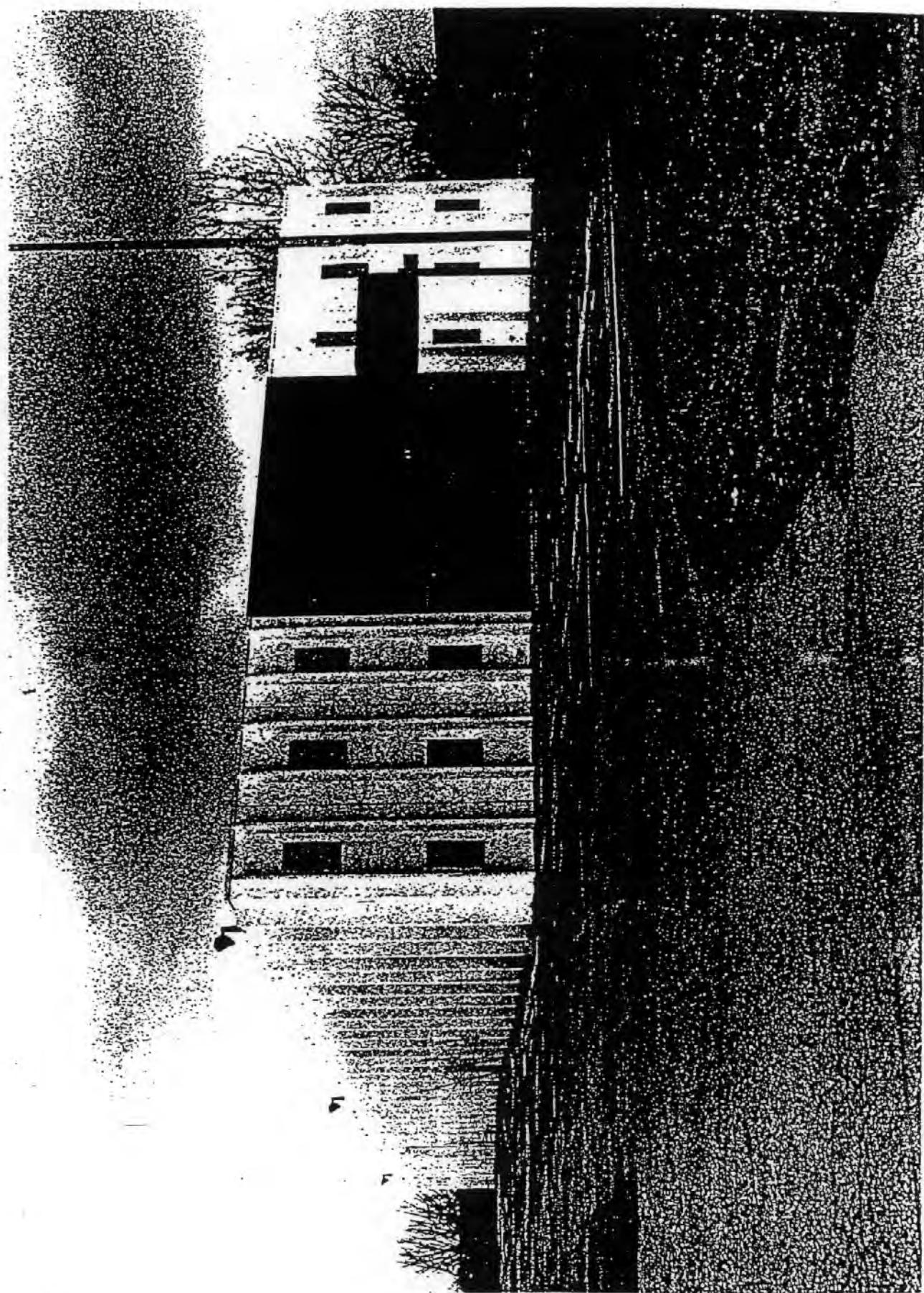




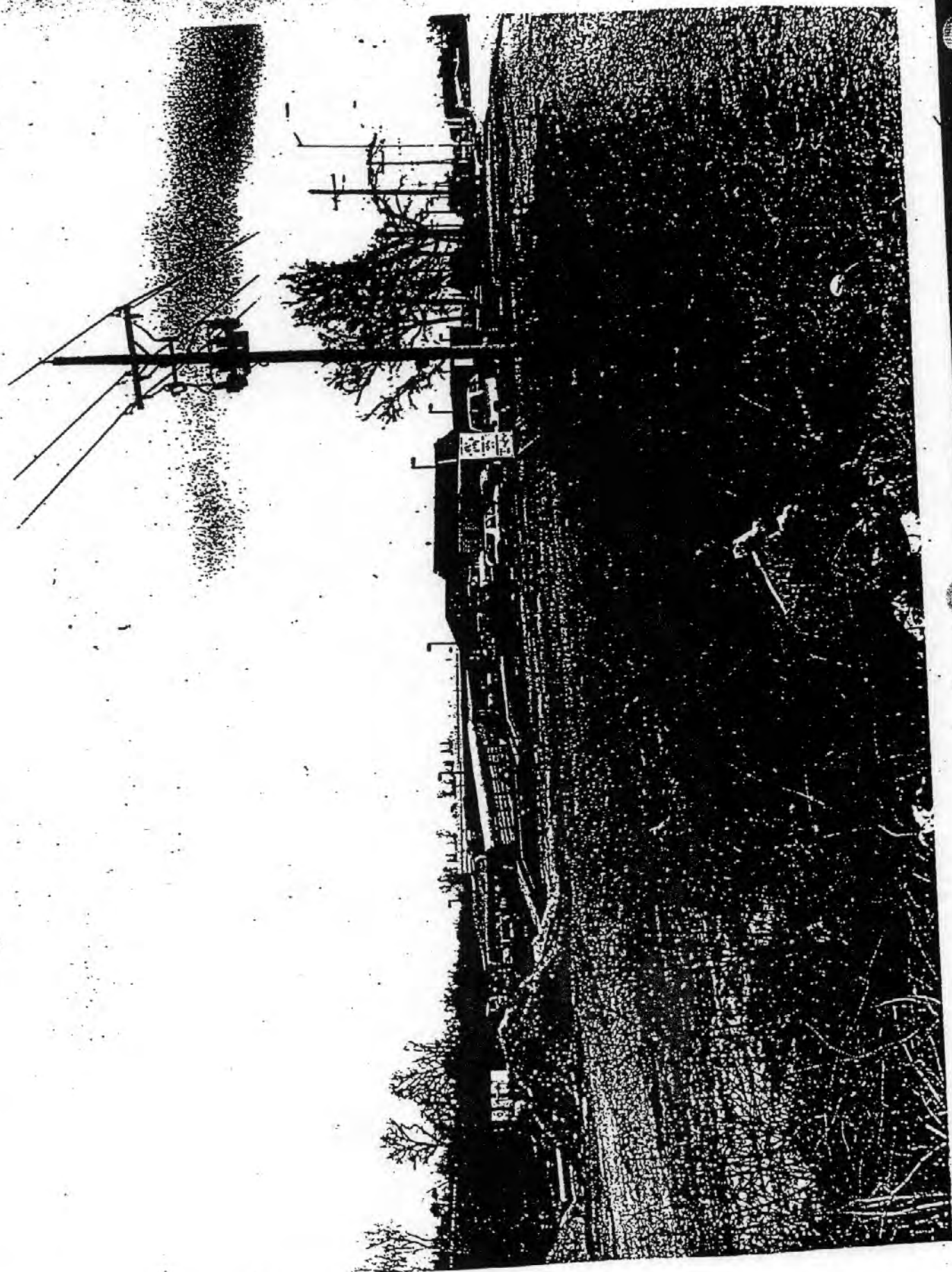


480 AM  
wsRadio  
LIFE



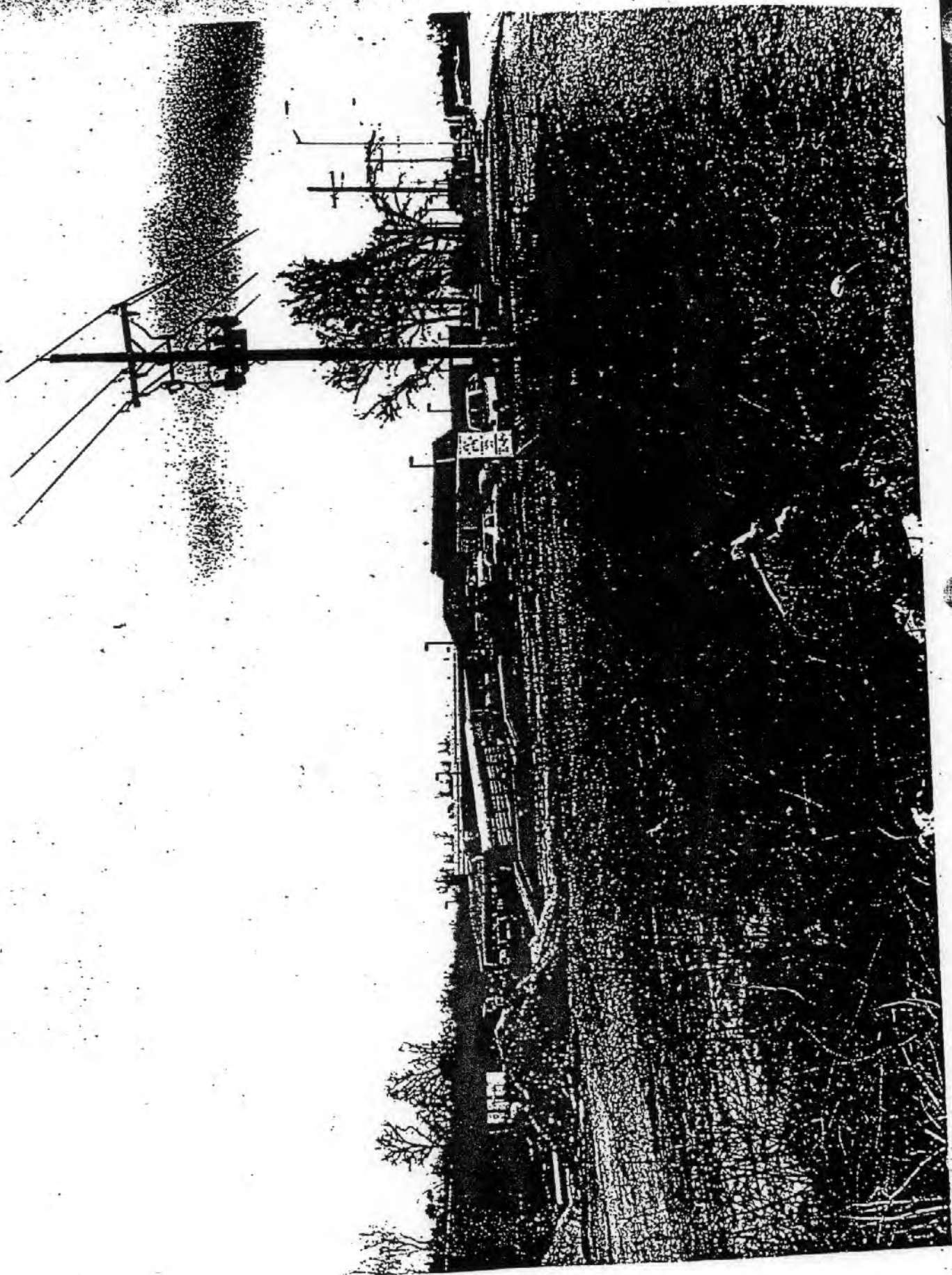




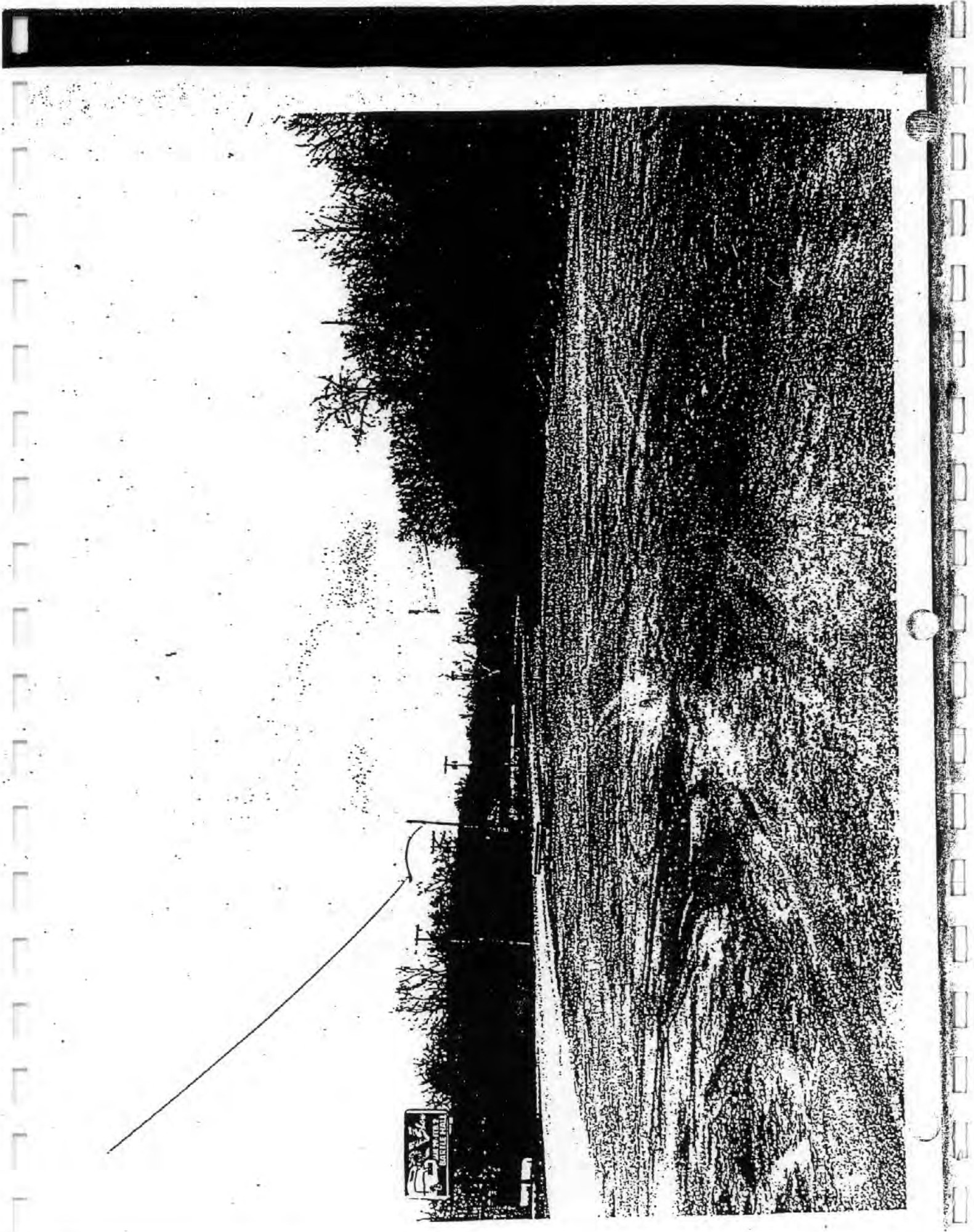








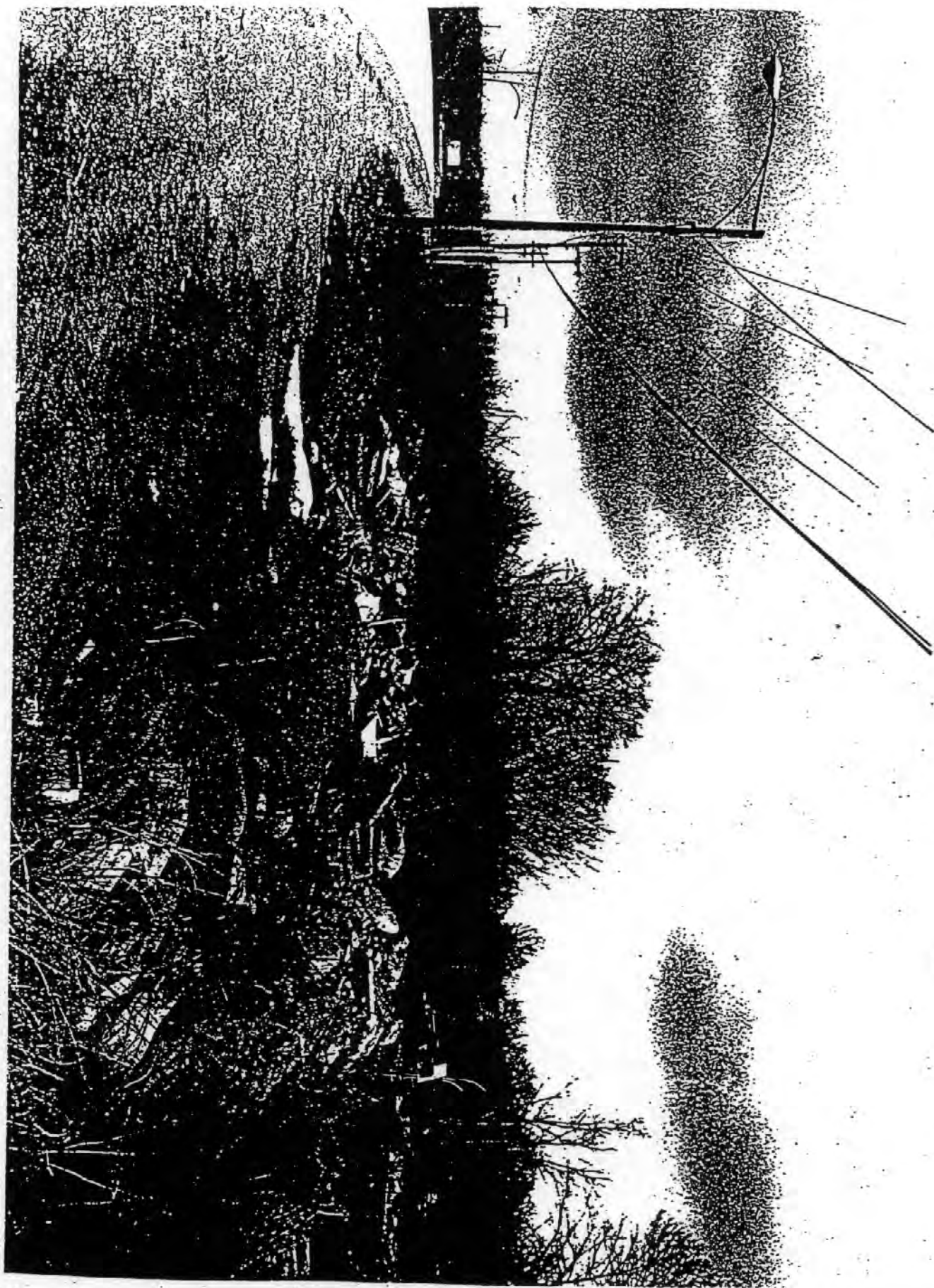


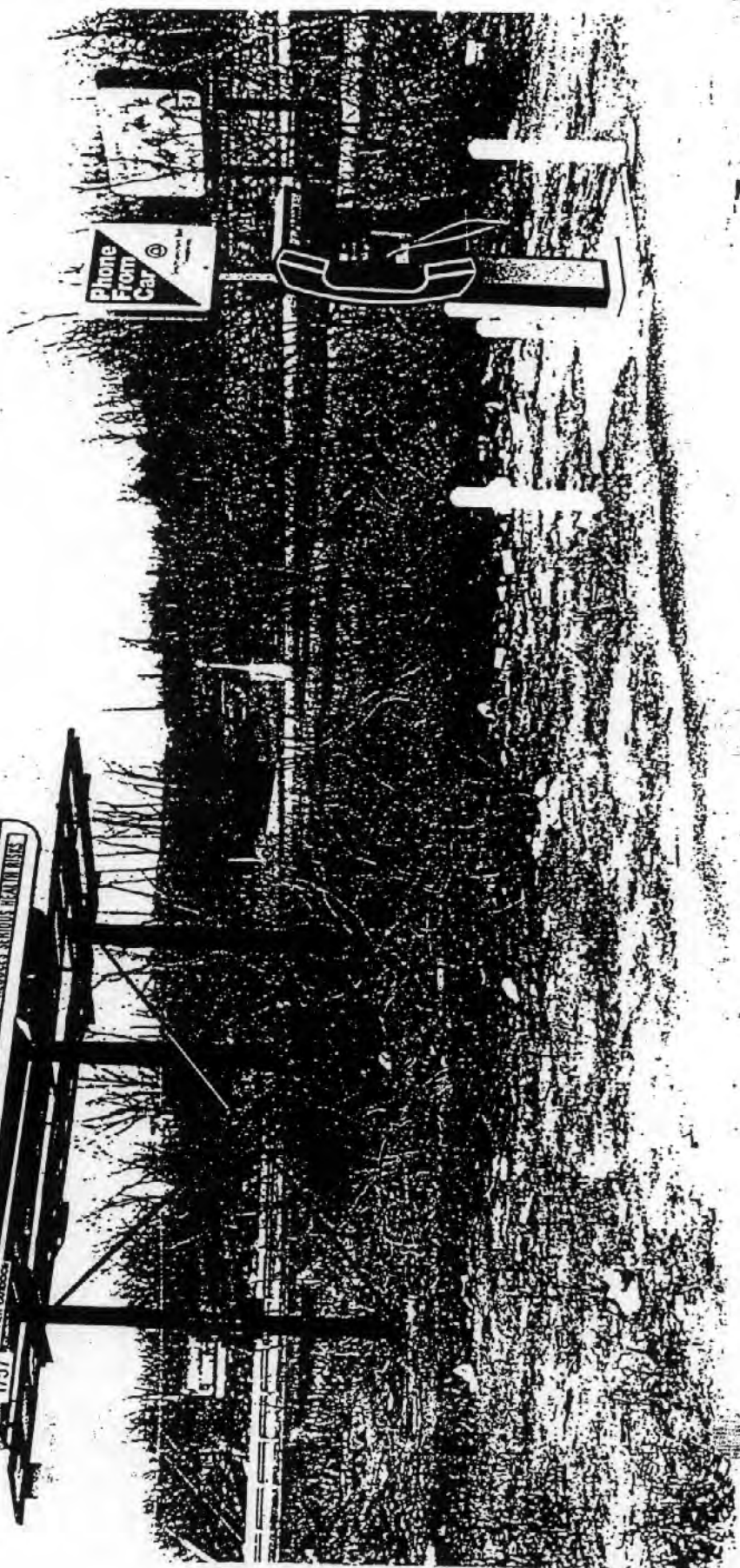
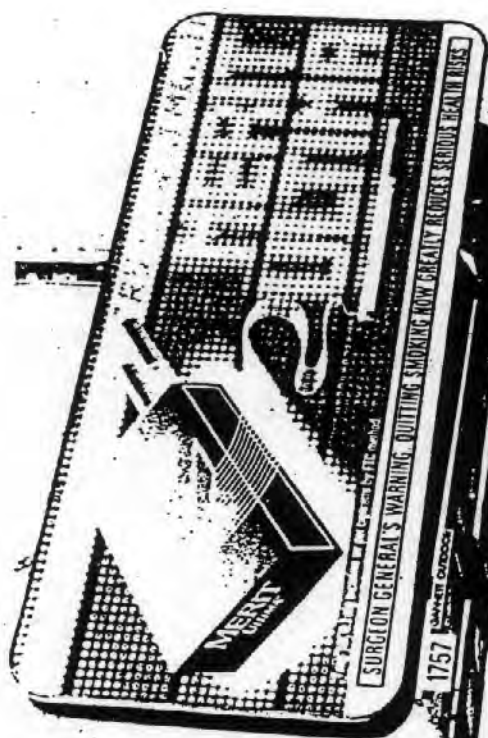


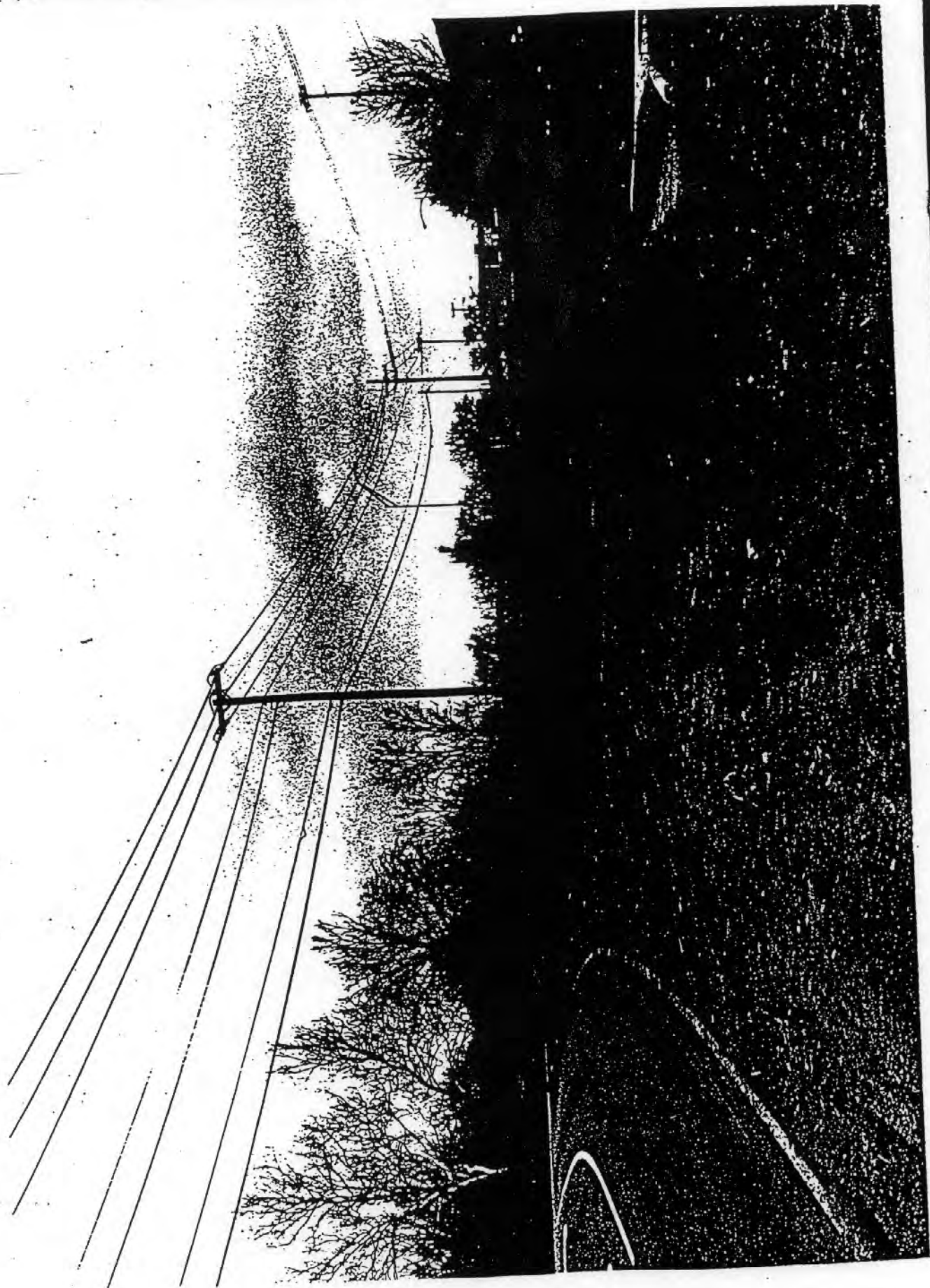




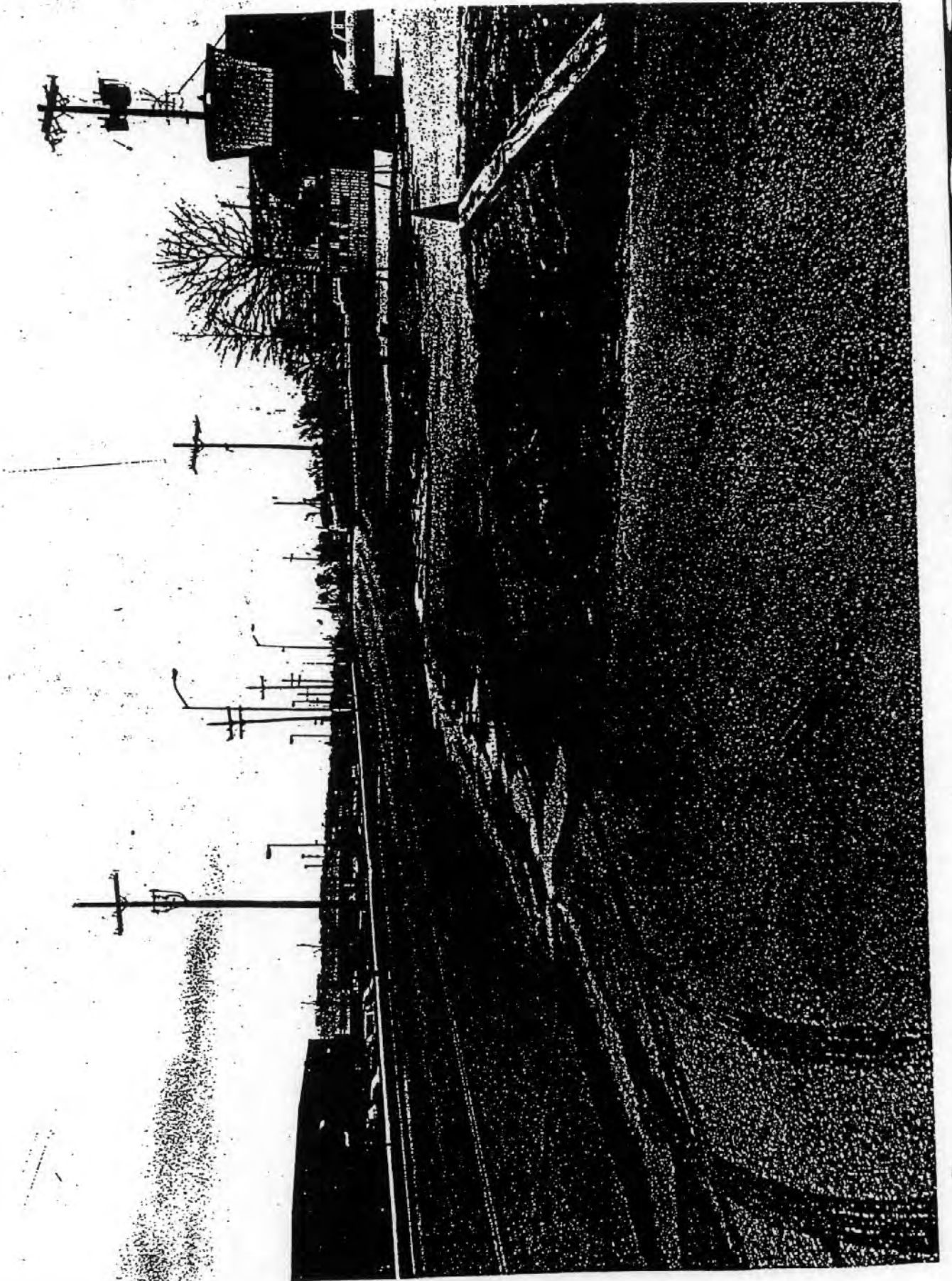




















**EXHIBIT 9**  
**DEVELOPMENT SCHEDULE**

Phase I:	150,000 S.F. R&D office Building
Phase II:	500,000 S.F. Corporate Headquarters Office Building
Phase III:	136,000 S.F. R&D Laboratory Expansion
Phase IV:	43,000 S.F. Office/Warehouse Building
Phase V:	150,000 S.F. R&D Office Building
Phase VI:	70,000 S.F. R&D Laboratory Expansion
Phase VII:	53,000 S.F. Office/Warehouse Building
Phase VIII:	Renovate Homes Park School
Phase IX:	100,000 S.F. Headquarters Office Expansion
Phase X:	43,000 S.F. Office/Warehouse Building
Phase XI:	100,000 S.F. Headquarters Office Expansion
Phase XII:	41,000 S.F. Office Warehouse Building
Phase XIII:	54,000 S.F. Office Warehouse Building

NOTE: Public improvements to the Hickman Mills Corridor (i.e. remove railroad bridge, reconstruct Hickman Mills Drive, develop green belt, preserve Santa Fe Trail) are planned to occur during the first three years of the Redevelopment Plan.



# PHASING OF DEVELOPMENT PLAN

<u>Phase</u>	<u>Acquisition (Otr/Yr)</u>	<u>Construction (Otr/Yr)</u> <u>Start/End</u>
I	N/A	01-93/02-96
II	N/A	01-93/01-96
III	N/A	01-93/03-96
IV	03/93	01-95/01-96
V	N/A	01-96/03-98
VI	N/A	01-96/01-99
VII	01/95	01-97/01-98
VIII	12/95	02-97/02-98
IX	N/A	01-98/01-00
X	12/95	01-00/01-01
XI	N/A	01-03/01-05
XII	12/95	01-04/01-05
XIII	02/95	01-05/01-06



## **EXHIBIT 10. RELOCATION ASSISTANCE PLAN**

It is not anticipated that any businesses or occupants will be relocated because of this Plan. If this situation changes between the time of approval of this Plan and its implementation, the developer will be required to provide relocation assistance to all eligible displaced occupants in conformance with the following Relocation Plan:

a. Displaced Business: "Displaced business" shall mean any business that moves from real property within the Redevelopment Area permanently and voluntarily as a direct result of the acquisition, rehabilitation or demolition of, or the written notice of intent to acquire such real property, in whole or in part, for a public purpose.

b. Displaced Person: "Displaced person" shall mean any person who moves from real property or moves his/her personal property from the real property within the Redevelopment Area permanently and voluntarily as a direct result of the acquisition, rehabilitation or demolition of, or the written notice of intent to acquire such real property, in whole or in part, for a public purpose.

c. Eligibility: The Developer will make payments to all displaced persons and displaced businesses which occupied the property to be acquired for not less than ninety (90) days prior to the initiation of negotiations.

d. Special Needs of Displaced: The Developer will identify special needs of displaced persons and displaced businesses with specific consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities, and vacancy rates of affordable facilities.

e. Referrals to New Quarters: The developer will provide displaced persons with a minimum of three (3) decent, safe and sanitary housing referrals for residential persons or suitable referral sites for displaced businesses, a minimum of ninety (90) days notice of referral sites for handicapped displaced persons and sixty (60) days notice of referral sites for all other displaced persons and displaced businesses prior to the date such displaced persons or displaced businesses are required to vacate the premises and arrangements for transportation to inspect referral sites to be provided to displaced occupants hereinafter identified as "Designated occupants".

f. Notice to Vacate: Every displaced person and every displaced business shall be given a ninety (90) day notice to vacate prior to the date such displaced person or displaced business is required to vacate; provided, however, that the developer may elect to reduce the notice time if the developer extends the relocation payments to any affected displaced person or displaced business by said reduction.

g. "Designated Occupants" shall mean handicapped displaced persons and those displaced persons who are 65 years of age or older at the time of the notice to vacate or who have an income less than the

average median income for the metropolitan area as certified annually by the Director of City Development based upon the standards established by the Department of Housing and Community Development.

h. Payments to Displaced Persons: All displaced persons eligible for payments shall be provided with relocation payments based upon one of the following, at the option of the person:

(1) A \$500 fixed payment to be paid at least thirty (30) days prior to the date the occupant is required to vacate the premises; or

(2) Actual reasonable costs of relocation including actual moving costs, utility deposits, key deposits, storage of personal property up to one month, utility transfer and connection fees, and other initial rehousing deposits including first and last month's rent and security deposit.

i. Payments to Handicapped Persons: In addition to the payments provided herein an additional relocation payment shall be provided to handicapped displaced persons which shall equal the amount, if any, necessary to adapt a replacement dwelling to substantially conform with the accessibility and usability of such occupant's prior residence, such amount not to exceed four hundred dollars (\$400.00).

j. Payments to Business: All displaced businesses eligible for payment shall be provided with relocation payments based upon the following, at the option of the business:

(1) A one thousand five hundred dollar (\$1,500.00) fixed payment to be paid at least thirty (30) days prior to the date the business is required to vacate the premises; or

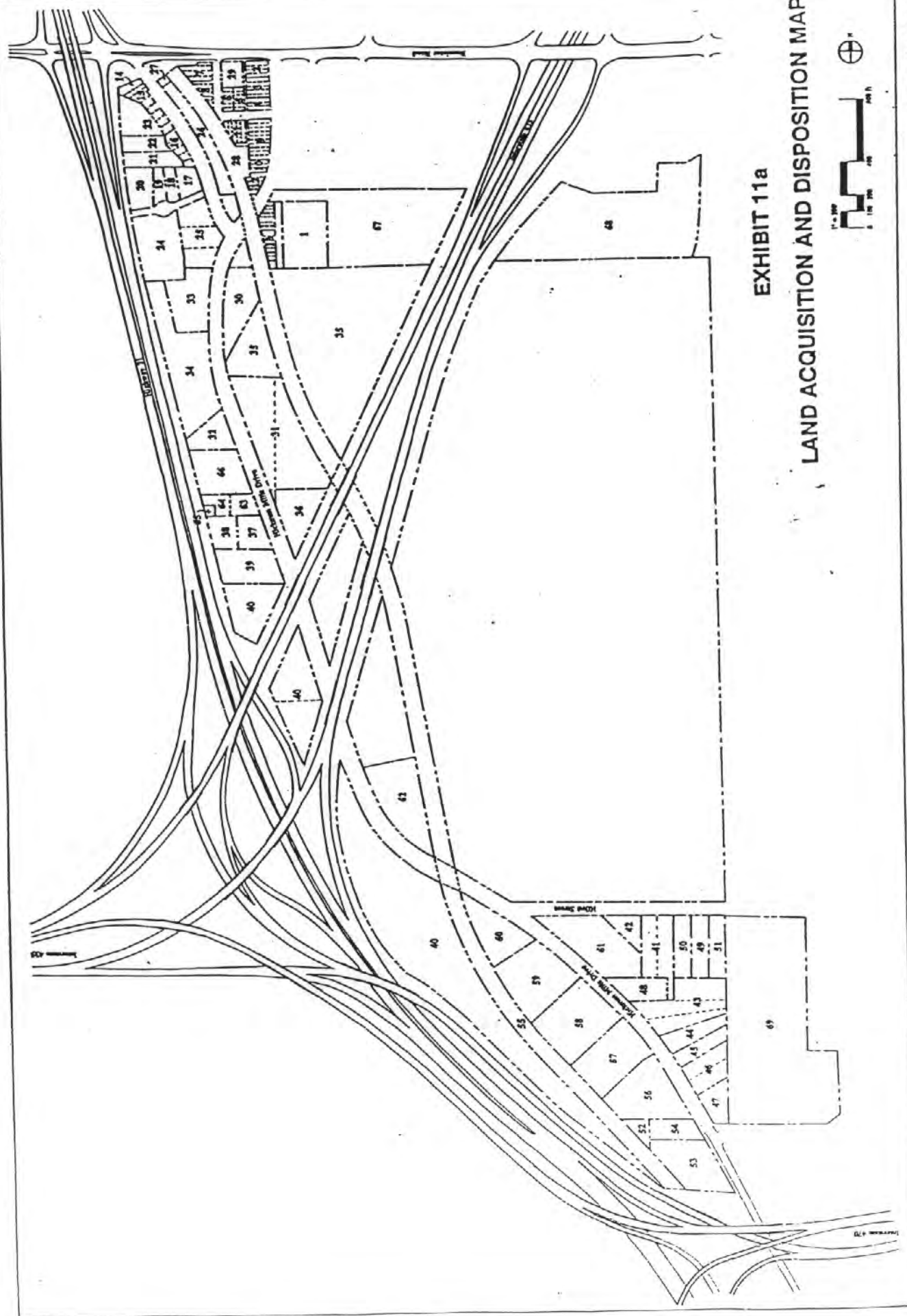
(2) Actual costs of moving including costs for packing, crating, disconnection, dismantling, reassembling and installing of all personal equipment and costs for relettering similar signs and similar replacement stationery.

k. Waiver of Payments: Any displaced person, who is also the owner of premises, and any business may waive relocation payments for acquisition of the interest held by said person or business. Said waiver shall be on a form supplied by the Secretary of the Commission and filed in this office. The developer shall not be required to pay relocation benefits respecting any interests acquired through negotiations.

l. Notice of Benefits: All occupants and businesses eligible for relocation benefits under this Plan shall be notified in writing of the availability of such relocation payments and assistance, with such notice to be given concurrent with the notice of referral sites set forth in this Plan.







**EXHIBIT 11a**  
**LAND ACQUISITION AND DISPOSITION MAP**



## EXHIBIT 11b

## ROSTER OF DISPLACED OCCUPANTS AND BUSINESSES

<u>Number</u>	<u>Description</u>	<u>Address</u>	
1	School Maintenance Bldg.	9611 Elmwood	086 0961/030.00
2	Small Business Structure	9502 Elmwood	086 0962/001.01
3	Single Family Residence	9512 Elmwood	086 0962/004.00
4	Single Family Residence	9516 Elmwood	086 0962/005.00
5	Single Family Residence	4502 E. 95th Terr.	086 0962/006.00
6	Single Family Residence	4504 E. 95th Terr.	086 0962/007.00
7	Small Business Structure	9500 Cypress	086 0962/011.01
8	N/A	Lots 5-10 H.P.	500 0962/012.02
9	Small Business Structure	9526 Elmwood	086 0962/013.01
10	N/A	9550 Elmwood	086 0962/016.00
11	Small Business/Duplex	4501 E. 95th Terr.	086 0962/017.00
12	Single Family Residence	9600 Elmwood	086 0962/018.00
13	Small Business Structure	9700 Elmwood	086 0962/024.00
14	Liquor Store	9508 H.M. Drive	086 0962/029.04
15	Lounge	9512 H.M. Drive	086 0962/029.05
16	N/A	9644 H.M. Drive	086 0962/031.02
17	N/A	Lot 120	086 0962/031.03
18	N/A	4316 Woodfield	086 0962/033.00
19	N/A	4312 Woodfield	086 0962/034.00
20	Single Family Residence	4300 Woodfield	086 0962/035.00
21	N/A	9605 Spruce	086 0962/036.00
22	Single Family Residence	9601 Spruce	086 0962/037.00
23	N/A	Lots 112-114, 124	086 0962/038.01
24	Lounge	4207 Woodfield	086 0962/048.01
25	N/A	Lots 135-138	086 0962/050.02
26	Lounge	9601 H.M. Drive	086 0962/057.00
27	N/A	Lot 147	086 0962/058.00
28	N/A	Railroad	086 0962/062.02
29	Retail Shopping Structure	4501 Bannister	086 0962/063.00
30	N/A	9807 H.M. Drive	086 0963/001.00
31	N/A		086 0963/005.00
32	N/A		086 0963/006.00
33	N/A		086 0963/010.01
34	Three Storage Structures	9806 H.M. Drive	086 0963/010.02
35	Five Maint/Office Struct.	9701 Elmwood	086 0964/001.00
36	Five Motel Structures	10101 H.M. Drive	086 0987/001.00
37	Three Motel Structures	9910 H.M. Drive	086 0988/002.01
38	Small Office Structure	9912 H.M. Drive	086 0988/002.02
39	Small Office Structure	9914 H.M. Drive	086 0988/003.00
40	Maint/Const Offices	10120 H.M. Drive	089 1035/004.00
41	Office/Warehouse	5303 E. 103rd St.	090 1042/001.01
42	Office/Warehouse	5301 E. 103rd St.	090 1042/004.00
43	N/A (Assume Variance)	10403 H.M. Drive	090 1042/009.01
44	Office Structure	10405 H.M. Drive	090 1042/010.00
45	Retail Shop/S.F. Resid.	10409 H.M. Drive	090 1042/011.00
46	Warehouse	10411 H.M. Drive	090 1042/012.00
47	Meeting Hall	10415 H.M. Drive	090 1042/014.00
48	Restaurant	10401 H.M. Drive	090 1042/019.00
49	Office/Warehouse	5313 103rd St.	090 1042/020.01
50	Office/Warehouse	5309 103rd St.	090 1042/020.02
51	Office/Warehouse	5317 103rd St.	090 1042/020.03
52	N/A		090 1043/001.07
53	N/A		090 1043/003.00
54	Two Small Bus. Struct.	10500 H.M. Drive	090 1043/004.00
55	N/A	Railroad	090 1043/005.01

56	N/A (Assume Variance)	10450 H.M. Drive	090 1042/024.00
57	N/A (Assume Variance)	10410 H.M. Drive	090 1042/023.00
58	N/A (Assume Variance)	10400 H.M. Drive	090 1042/022.01
59	N/A (Assume Variance)	10330 H.M. Drive	090 1042/022.01
60	N/A	Lot 1	090 1042/022.02
61	N/A (Assume Variance)	10307 H.M. Drive	090 1042/005.01
62	N/A		
63	N/A (Assume Variance)	9904 H.M. Drive	086 0988/001.05
64	Small Business Structure	9906 H.M. Drive	086 0988/001.06
65	Outdoor Sign	N/A	086 0988/001.07
66	N/A (Assume Variance)	9876 H.M. Drive	086 0963/002.01
67	N/A (Assume Variance)	9607 Elmwood	086 0961/042.00
68	N/A (Assume Variance)	9600 M.P. Drive	086 1016/006-012.00
69	N/A (Assume Variance)	5401 103rd	090 1041/001.00

\* At the request of the Commission staff, MMD has reconsidered whether all properties in the Plan Area must be acquired and has determined that certain properties may remain under their present ownership if brought into conformity with the Declaration of Covenants, Conditions, Restrictions, and Easements that will be filed with respect to all properties in the Plan Area.





## EXHIBIT 12

### DESIGN REVIEW PROCESS

All redevelopment proposals for the Tax Increment Finance Commission of Kansas City, Missouri will be subject to design review and approval by the Commission. In addition, all development proposals for new construction, or the rehabilitation of existing structures within designated Tax Increment areas will be subject to the Commission's design review and approval. This review will evaluate the quality and appropriateness of the proposal on the basis of the design objectives stated in the Plan and in the special land use and building requirements stated in more detailed and refined Development Objectives and Controls which may be prepared for the site.

This review will be conducted by the Commission. The Commission may engage professional consulting services from time to time to provide technical advices. Required submissions shall be made to the Commission through the Executive Director.

Required submission will occur at three stages in the preparation of redevelopment proposals. Additional informal reviews at the request of either the Redeveloper or the Commission Staff are encouraged. It is the intention of the Commission Staff that once approval has been given of a submission stage, further review will be limited to consideration of a development or refinement of previous approved submission, or to new elements which were not present in previous submissions.

The formal stages of submission follow:

#### 1. SCHEMATIC DESIGN

This review is intended to secure agreement on and approval of the basic design concept prior to extensive work by the Redeveloper's Architect. The Commission does not encourage submission of more than the following, which it feels is sufficient to describe the proposal:

- (a) Site plan at any appropriate scale (1" = 100' and 1" = 40' are preferred scales); emphasizing general relationships of proposed and existing buildings, walls and open space, including that mutually defined by buildings on adjacent parcels and across streets. The general location of walks, driveways, parking, service areas, roads and major landscape features, in addition to the buildings, should be shown. Pedestrian and vehicular flow through the parcel and to adjacent areas shall be shown. Where relevant, site sections showing height relationships with proposed and adjacent buildings shall be provided.

- (b) Building plans, elevations, and sections at any appropriate scale, showing organization of functions and spaces. These drawings need not be more detailed than sufficient to indicate general architectural character and proposed finish materials.
- (c) All sketches, diagrams, and other materials relevant to the proposal which were used by the architect during his initial study and which will help to clarify the architect's problem and his solution to it.
- (d) Written statement of proposal, including total square footage, F.A.R., number of parking spaces, structural system and principal building materials, and estimated costs.
- (e) Proposed time schedule for the following submissions and estimated construction time.

Upon approval by the Commission of the SCHEMATIC DESIGN, the following submission is required:

## 2. DESIGN DEVELOPMENT

This review is intended to secure agreement on and approval of the final design prior to extensive and detailed work on the preliminary working drawings.

- (a) Site Plan development of 1(a) at 1" = 40' minimum (or as determined after approval of SCHEMATIC DESIGN). Phasing possibilities, if any, shall be shown. Proposed site grading, including typical existing and proposed grades at parcel lines shall be shown. Those areas of the site proposed to be developed "by others" or easements to be provided for others shall be clearly indicated. All dimensions which may become critical from the point of view of zoning shall be indicated. Adjacent buildings, streets and buildings across streets must be indicated.
- (b) Site sections at 1" = 40' (minimum) showing vertical relationships in addition to those shown above.
- (c) Building plans, elevations, and sections developed from those of 1(b).
- (d) Time schedule for the following submission.

Upon approval by the Commission of the DESIGN DEVELOPMENT, the following submission is required:

### 3. FINAL WORKING DRAWINGS AND SPECIFICATIONS.

This review is intended to secure final agreement on and approval of the contract documents and the complete proposal.

- (a) Complete site plans for the final parcel development to working drawing level of detail. These drawings, upon approval, will serve as a basic coordination drawing indicating scope of work and responsibilities to be performed by others.
- (b) Complete working drawings and specifications ready for bidding.
- (c) Statement of proposal, indicating differences, if any, from 1(d).
- (d) Time schedule for construction of this project.
- (e) Detailed financial plan, including costs, rents and operation.

Once FINAL WORKING DRAWINGS AND SPECIFICATIONS have been approved and construction started, the only items subject to an additional review will be requests for change orders in the construction. The Redeveloper is strictly required to construct the project in accordance with all details of the approved drawings. Permission to make changes from such approved drawings must be requested by the Redeveloper in writing to the Director of Planning, who, in turn, will reply in writing, giving his approval or disapproval of the changes. No changes in the work are to be undertaken until such approval has been obtained.





## **EXHIBIT 13. DEFINITIONS**

As used in this Plan, the following terms shall mean:

A. "Blighted area," an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use;

B. "Conservation area," any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: Dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning;

C. "Economic Activity Taxes," fifty percent (50%) of the total additional revenue from taxes which are imposed by the municipality or other taxing districts, which are generated by economic activities within the Redevelopment Project Area, while tax increment financing remains in effect, excluding licenses, fees or special assessments, other than payments in lieu of taxes, until the designation is terminated pursuant to subsection 2 of Section 99.850 of the Act;

D. "Economic Development area," any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of subdivisions A and B of this section, and in which the governing body of the municipality finds that redevelopment is in the public interest because it will:

1. Discourage commerce, industry or manufacturing from moving their operations to another state; or
2. Result in increased employment in the municipality; or
3. Result in preservation or enhancement of the tax base of the municipality.

E. "Municipality," a city, village, or incorporated town or any county of this state;

F. "Obligations," bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness issued by a municipality or the Commission to carry out a redevelopment project or issued by a municipality to refund outstanding obligations;

G. "Ordinance," an ordinance enacted by the governing body of a city, town, or village or a county or an order of the governing body of a county whose governing body is not authorized to enact ordinances;

H. "Payment in lieu of taxes," those estimated revenues from real property in the

area selected for a redevelopment project, which revenues, according to the redevelopment project or plan, are to be used for a public purpose, which taxing districts would have received had a municipality not adopted tax increment allocation financing, and which would result from levies made after the time of the adoption of tax increment allocation financing during the time the current equalized value of real property in the area selected for the redevelopment project exceeds the total initial equalized value of real property in such area until the designation is terminated pursuant to the Act. Payments in lieu of taxes which are due and owing shall constitute a lien against the real estate of the redevelopment project from which they are derived, the lien of which may be foreclosed in the same manner as a special assessment lien as provided in Section 88.861;

I. "Redevelopment Area," an area designated by a municipality, in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area, a conservation area, economic development area, or a combination thereof.

J. "Redevelopment plan," the comprehensive program of a municipality for redevelopment intended by the payment of redevelopment costs to reduce or eliminate those conditions, the existence of which qualified the Redevelopment Area as a blighted area, conservation area, economic development area, or combination thereof, and to thereby enhance the tax bases of the taxing districts which extend into the Redevelopment Area;

K. "Redevelopment Project," any development project within a redevelopment area in furtherance of the objectives of the redevelopment plan, any such redevelopment project shall include a legal description of the area selected for the redevelopment project.

L. "Redevelopment Project Area," the area selected for a specific redevelopment project;

M. "Redevelopment Project Costs" include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan or redevelopment project, as applicable. Such costs include, but are not limited to, the following:

1. Costs of studies, surveys, plans and specifications;
2. Professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services;
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures;
5. Initial costs for an economic development area;
6. Cost of construction of public works or improvements;
7. Financing costs, including, but not limited to all necessary and incidental

6. Cost of construction of public works or improvements;

7. Financing costs, including, but not limited to all necessary and incidental expenses related to the issuance of obligations, and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not more than eighteen months thereafter, and including reasonable reserves related thereto;

8. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project to the extent the municipality by written agreement accepts and approves such costs;

9. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or are required to be paid by federal or state law;

10. Payments in lieu of taxes;

N. "Taxing districts," any political subdivision of this state having the power to levy taxes;

O. "Taxing districts' capital costs," those costs of taxing districts for capital improvements that are found by the municipal governing bodies to be necessary and to directly result from the redevelopment project; and

P. "Vacant land," any parcel or combination of parcels of real property not used for industrial, commercial, or residential buildings.

Q. "Special Allocation Fund," a fund created pursuant to statute into which payments in lieu of taxes and economic activity taxes are deposited and out of which Redevelopment Project Costs are reimbursed.