

**FIRST AMENDMENT TO THE  
NORTH OAK  
TAX INCREMENT FINANCING PLAN  
KANSAS CITY, MISSOURI**

TIF Commission Approval:

April 12, 2006  
Date

4-6-06  
Resolution No.

City Council Approval:

July 20, 2006  
Date

060534  
Ordinance No.

Attached herewith is a true and correct copy of the First Amendment to the North Oak TIF Plan that was approved by the Tax Increment Financing Commission of Kansas City, Missouri, by Resolution No. 4-6-06, at a public hearing that was duly noticed and held on 4/12/06.

  
Chairman

## **FIRST AMENDMENT TO THE NORTH OAK TIF PLAN**

### **I. Introduction**

The purpose of the First Amendment to the North Oak Tax Increment Financing Plan (the "First Amendment") is to change the North Oak Tax Increment Financing Plan as approved by the Ordinance No. 050104 on February 24, 2005, (referred to herein as the "Plan").

The First Amendment provides for:

- (a) the addition of a 32 acre non-contiguous parcel located at the north east corner of North Oak Trafficway and Vivion Road intersection, as described below:

| <b>Redevelopment<br/>Project Area</b> | <b>Gross Area</b> |
|---------------------------------------|-------------------|
| 3                                     | 19.59 acres       |
| 4                                     | 1.82 acres        |
| 5A                                    | 4.17 acres        |
| 5B                                    | 1.89 acres        |
| 6                                     | 3.75 acres        |

The TIF revenues generated within the Redevelopment Area would continue to be used for reimbursing TIF eligible project costs.

### **II. Specific Plan Text Amendments**

In accordance with this First Amendment the Plan shall be amended as follows:

#### **Amendment No. 1: Section 1, Definitions**

Add the following definition as Section 1.T.

"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. A conservation area must meet at least three of the foregoing factors for projects approved on or after December 23, 1997."

## **Amendment No. 2: Section III.B., The Redevelopment Area**

Delete the existing Section III.B. and insert in lieu thereof the following:

The Redevelopment Area includes two noncontiguous areas which are generally bounded by: (1) NE 43<sup>rd</sup> Street on the north, property line of the old Farmland Building (3301 North Oak Trafficway) on the south and the western property line of commercial properties facing North Oak Traffic way on the west and the eastern property line of commercial properties facing North Oak Traffic way on the east and (2) southern boundary of the existing Baptist Seminary buildings on the north, Vivion Road on the south, western boundary of a tract commonly known as the President's house on the east and North Oak Trafficway on the west in Kansas City, Clay County, Missouri as legally described as Exhibit 1 (the "Redevelopment Area").

## **Amendment No. 3: Section III.C., Project Improvements**

Add the following paragraph after the first paragraph of Section III.C. of the plan:

Project Areas 3 through 6 will be developed as 211,000 square feet of retail space. Estimated construction and employment information for Project Areas 3 through 6 are set forth in Exhibit 4.

**Amendment No. 4:** Add the following section as Section III.G. to the plan:

**Advisory Committee.** An advisory committee shall be created to provide advice to the Commission regarding use of and disbursement of funds placed in an account designated for expenses related to neighborhood improvement plan and optional public improvements and to serve as liaison with taxing districts, City departments and other parties having an interest in and directly adjacent to the Redevelopment Area. The Commission will approve the composition of the committee at a later date.

## **Amendment No. 5: Section IV.A. Estimated Redevelopment Project Costs**

Add the following paragraph after the first paragraph of Section IV.A. of the plan:

Redevelopment Project Costs for Project Area 3 through 6 are estimated to be approximately \$51.06 million as set forth in detail on Exhibit 5. The Plan proposes that approximately \$11.43 million\* in Redevelopment Project Costs will be eligible for reimbursement from Payments in Lieu of Taxes and Economic Activity Taxes generated by the Redevelopment Project 3 through 6 and deposited within the Special Allocation Fund; \$1.86 million\* in Redevelopment Project Costs will be eligible for reimbursement from revenues generated from the Community Improvement District and, subject to annual appropriation and approval by the City Council of a separate ordinance and \$2.86\* million in Redevelopment Project Costs will be eligible for reimbursement from Super TIF, as such revenue is described on Exhibit 5. The estimated Redevelopment Project Costs and costs eligible for reimbursement from the Special Allocation Fund are identified on Exhibit 5.

\*This amount reflects the projected net bond proceeds from the 23 year revenue stream.

#### **Amendment No. 6: Section IV.B. Anticipated Sources of Funds**

Delete existing Section IV.B. and insert in lieu thereof the following:

Anticipated Sources of Funds. Redeveloper will construct the Project Improvements in part through the use of private capital in the form of equity, third party funds and debt financing. These funds, combined with the anticipated reimbursement of eligible Redevelopment Project Costs from the Special Allocation Fund as Payments in Lieu of Taxes and Economic Activity Taxes and revenue generated by the proposed Community Improvement District, will finance the Redevelopment Project Costs. Anticipated sources and amounts of funds to pay Redevelopment Project Costs and amount to be available from those sources are shown on Exhibit 7.

If bonds are issued, bond proceeds will be deposited in a special construction fund for use in payment of Reimbursable Project Costs.

#### **Amendment No. 7: Section IV.C. Payments in Lieu of Taxes**

Delete the existing Section IV.C. and insert in lieu thereof the following:

Calculations of expected proceeds of Payments in Lieu of Taxes are based on current real property assessment formulas and current and anticipated property tax rates, both of which are subject to change due to many factors, including reassessment, the effects of real property classification for real property tax purposes, and the rollback in tax levies resulting from reassessment or classification. The PILOTS are shown on Exhibit 6.

For Project Area 1, the PILOTS available to the Special Allocation Fund will only include 50% of the available PILOTS from year 11 through year 23 amounting to a total of \$1,007,511. Since there is Chapter 100 Bond abatement on the old Farmland building and Chapter 100 Bond abatement takes precedence over TIF, no property taxes will be redirected through TIF for the first ten-year period when Chapter 100 bond abatement is in effect.

For Project Areas 3 through 6, the PILOTS available to the Special Allocation Fund will be \$11.92 million.

Any Payments in Lieu of Taxes that exceed the amount necessary for such reimbursement shall be declared surplus and be available for distribution to the Taxing Districts located wholly or partially within the Redevelopment Area in the manner provided by the Act.

#### **Amendment No. 8: Section IV.D. Economic Activity Taxes**

Delete the first paragraph of existing Section IV.D. and insert in lieu thereof the following:



The projected Economic Activity Taxes available to the Special Allocation Fund, in accordance with the Act, over the duration of the Plan are \$27.60 million as shown in Exhibit 6, all of which will be made available upon annual appropriation by the City Council to pay eligible Redevelopment Project Costs.

Revenue generated within the Community Improvement District is estimated to be approximately \$13 million, of which 50% of any sales tax collected within the Community District shall be redirected to the Special Allocation as economic activity taxes and the remaining 50% shall be applied to pay for the improvements identified by the proposed Community Improvement District. It is intended that the Commission and the Community Improvement District shall enter into a Cooperative Agreement, which shall provide that the Commission establish a separate account for which sales tax created and collected by the Community Improvement District shall be deposited and then subsequently disbursed to the Community Improvement District as reimbursement for eligible Redevelopment Project Costs, which have been certified by the Commission.

Revenue generated by Super TIF, pursuant to Ordinance No. \_\_\_\_\_, are estimated to be approximately \$9.82 million.

#### **Amendment No. 9: Section V. Most Recent Equalized Assessed Valuation**

Add the following paragraph after the first paragraph of existing Section IV.D. of the plan:

The total initial equalized assessed valuation of Project Areas 3 through 6 according to current records at the Clay County Assessor's Office is approximately \$203,753. The current combined ad valorem property tax levy for improvements is projected to be \$9.6508 per \$100 assessed valuation and \$8.0608 per \$100 assessed valuation for land. The 2005 annual ad valorem tax revenue from the Redevelopment Area will be approximately \$19,664.

#### **Amendment No. 10: Section VII. General Land Use**

Add the following line after the third line of the first paragraph of existing Section VII. of the plan

Project Areas 3 through 6 will be developed for retail use.

#### **Amendment No. 11: Section IX. Existing Conditions in the Redevelopment Area**

Delete the first paragraph of existing Section IX. and insert in lieu thereof the following:

The Redevelopment Area qualifies as a Conservation Area. The North Oak Redevelopment Area Conservation Study attached as Exhibit 9 provides: (i) evidence of more than 50% of the structures within the redevelopment area are 35 years old or greater and (ii) presence of nine other potentially blighting factors indicating that the redevelopment area may become a blighted area.

## **Amendment No. 12: Section X. "But For TIF"**

Add the following paragraph after the first paragraph of existing Section X. of the plan:

Substantial public financing of the Project Improvements is identified within the Plan for Project Areas 3 through 6. This assistance is necessary to ensure successful development of the Project Areas in order to serve the public purpose set forth herein. The purpose of affording public assistance is to accomplish the stated public purpose and not to subsidize otherwise economically viable Redevelopment Projects. In order to ensure that the public assistance being provided does not subsidize an unreasonable level of earnings, Project 3 through 6 have been required to have a cash-on cash internal rate of return analysis completed and presented to the Commission prior to approval. The analysis demonstrates that Projects 3 through 6 would not be undertaken but for the public assistance being provided.

Acceptable investment returns to real estate investors depend on a large number of external factors and the nature of the specific investment, including, the property sector of land use; the life cycle of the property; local market conditions such as new development, major employers and their plans, demographics and the like; the overall risk associated with the property; inflation expectations, and numerous other factors. The best method of determining the need for assistance and the sizing of the Tax Increment Financing assistance is to study the developer's internal rate of return ("IRR"). The internal rate of return takes into account both the annual income derived as cash flow as well as the potential return from a hypothetical sale of the private improvements at the end of the forecast period.

The Redevelopment Agreement shall contain provisions whereby the public may participate in excess of the annual cash-on-cash return. The level of participation will be identified in the financial analysis of each Redevelopment Project.

In the event that any Project Improvement is refinanced or sold, once all cost of the sale or refinancing have been paid, the private debt retired, the investors' equity investment returned, the public will share in residual proceeds. The annual cash-on-cash and residual sales participation shall be in the same proportion as the proportion of public investment in the completed Redevelopment Project or group of Redevelopment Projects bears to the total cost of all Project Improvements in such Redevelopment Project or group of Redevelopment Projects. The proceeds of such participation shall be distributed per the discretion of the Commission.

As shown on Exhibit 12, Project Areas 3 through 6 would have an IRR of less than 1% without Tax Increment Financing assistance. With TIF assistance, the Project Areas 3 through 6 would have an IRR of 10.4%. This is below the market rate of 20% for most developments.

**Amendment No. 13:** Add the attached “Supplementary Legal Descriptions of the Redevelopment Area”, as a supplement to Exhibit 1 of the Plan, “Legal Description of the Redevelopment Area”.

**Amendment No. 14:** Add the attached “Site Plan” map as a supplement to Exhibit 2A of the Plan.

**Amendment No. 15:** Add the attached “Phasing” map as a supplement to Exhibit 2B of the Plan.

**Amendment No. 16:** Add the attached “Existing Zoning” map as a supplement to Exhibit 2C of the Plan.

**Amendment No. 17:** Add the attached “Supplementary Construction and Employment Information by Project Area” as a supplement to Exhibit 4 of the Plan.

**Amendment No. 18:** Add the attached “Supplementary Summary of Estimated Plan Costs ” as a supplement to Exhibit 5A of the Plan.

**Amendment No. 19:** Add the attached “Supplementary Estimated Redevelopment Schedule ” as a supplement to Exhibit 5B of the Plan.

**Amendment No. 20:** Add the attached “Supplementary Estimated Annual Increases in Assessed Value and Resulting Payments in Lieu of Taxes and Projected Economic Activity Taxes” as a supplement to Exhibit 6 of the Plan.

**Amendment No. 21:** Delete Exhibit 7 of the Plan, “Sources of Funds” and insert Exhibit 7, attached hereto, in its place.

**Amendment No. 22:** Add the attached “Supplementary Cost Benefit Analysis” as a supplement to Exhibit 8 of the Plan.

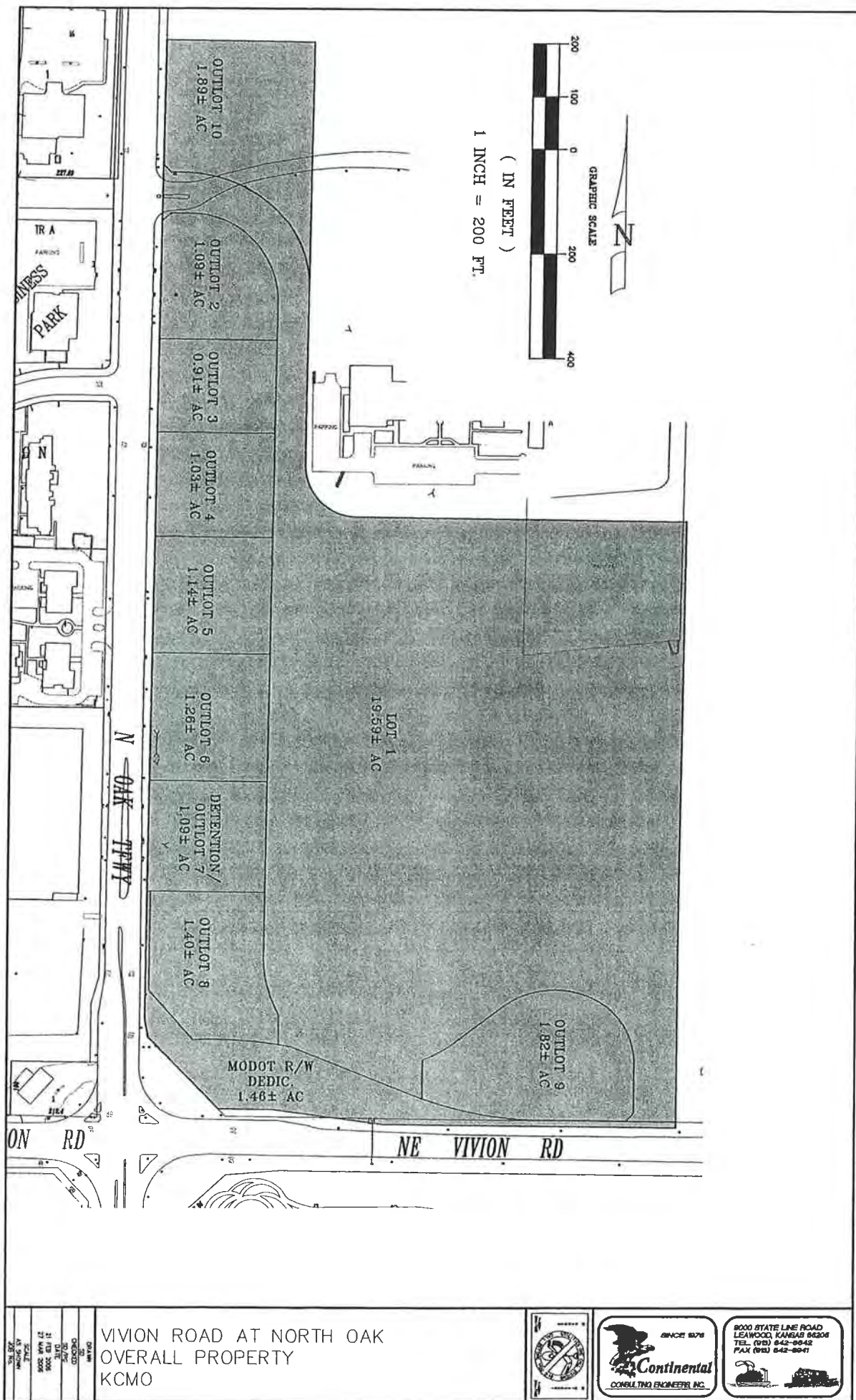
**Amendment No. 23:** Add the attached “Supplementary Conservation Study” as a supplement to Exhibit 9 of the Plan.

**Amendment No. 24:** Add the attached “But For Analysis” as Exhibit 12 to the Plan.

Overall TIF Legal – Project Areas III thru VI

All that part of the Southeast Quarter of Section 35, Township 51 North, Range 33 West, in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the southwest corner of the Southeast Quarter of said Section 35, thence North 00 degrees 33 minutes 13 seconds East, with the west line of the Southeast Quarter of said Section 35, a distance of 235.00 feet; thence South 89 degrees 26 minutes 47 seconds East, perpendicular to the west line of the Southeast Quarter of said Section 35, a distance of 43.00 feet to a point on the east right-of-way of North Oak Trafficway, said point being the point of beginning; thence North 00 degrees 33 minutes 13 seconds East, parallel with the west line of the Southeast Quarter of said Section 35, a distance of 1870.65 feet; thence South 89 degrees 20 minutes 16 seconds East, and no longer with the east right-of-way of North Oak Trafficway, a distance of 284.00 feet; thence South 00 degrees 33 minutes 13 seconds West, parallel with the west line of the Southeast Quarter of said Section 35, a distance of 803.39 feet to a point of curvature; thence on a curve to the left having a radius of 100.00 feet, a central angle of 89 degrees 53 minutes 28 seconds, an arc distance of 156.89 feet; thence South 89 degrees 20 minutes 16 seconds East, parallel with the south line of the Southeast Quarter of said Section 35, a distance of 634.84 feet; thence South 00 degrees 33 minutes 13 seconds West, parallel with the west line of the Southeast Quarter of said Section 35, a distance of 809.01 feet; thence South 00 degrees 21 minutes 24 seconds West, a distance of 353.52 feet to a point on the north right-of-way of NE Vivion Road; thence North 89 degrees 20 minutes 16 seconds West, with the north right-of-way of NE Vivion Road, and parallel with the south line of the Southeast Quarter of said Section 35, a distance of 562.79 feet; thence North 82 degrees 35 minutes 02 seconds West, continuing with the north right-of-way of NE Vivion Road, a distance of 212.58 feet; thence North 89 degrees 20 minutes 16 seconds West, continuing with the north right-of-way of NE Vivion Road, and parallel with the south line of the Southeast Quarter of said Section 35, a distance of 103.90 feet; thence North 44 degrees 23 minutes 53 seconds West, continuing with the north right-of-way of NE Vivion Road, a distance of 191.25 feet to a point on the east right-of-way of North Oak Trafficway; thence North 10 degrees 45 minutes 23 seconds West, with the east right-of-way of North Oak Trafficway, a distance of 35.69 feet to the point of beginning. The above described tract contains 1424077 square feet, or 32.69 acres.



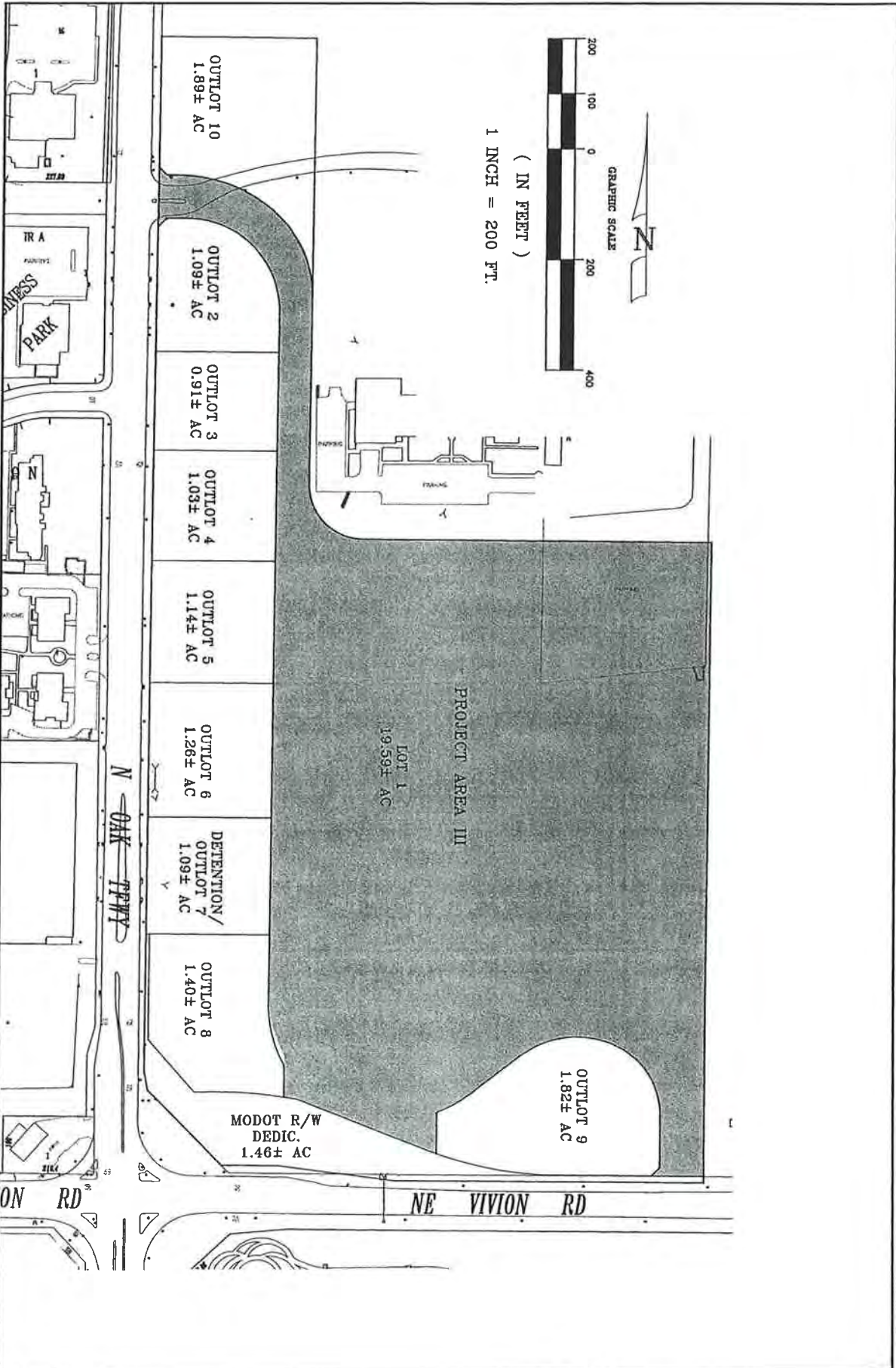


### Project Area III

All that part of the Southeast Quarter of Section 35, Township 51 North, Range 33 West, in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the southwest corner of the Southeast Quarter of said Section 35, thence North 00 degrees 33 minutes 13 seconds East, with the west line of the Southeast Quarter of said Section 35, a distance of 1761.94 feet; thence South 89 degrees 26 minutes 47 seconds East, perpendicular to the west line of the west line of the Southeast Quarter of said Section 35, a distance of 43.00 feet to a point on the east right-of-way of North Oak Trafficway, said point being the point of beginning; thence North 00 degrees 33 minutes 13 seconds East, parallel with the west line of the Southeast Quarter of said Section 35, and with the east right-of-way of North Oak Trafficway, a distance of 108.00 feet; thence South 44 degrees 43 minutes 24 seconds East, and no longer with the east right-of-way of North Oak Trafficway, a distance of 21.11 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 20.95 feet to a point of curvature; thence on a curve to the right having a radius of 266.00 feet, a central angle of 44 degrees 07 minutes 11 seconds, an arc distance of 204.83 feet to a point of compound curvature; thence on a curve to the right having a radius of 200.00 feet, a central angle of 46 degrees 26 minutes 01 seconds, an arc distance of 162.08 feet; thence South 00 degrees 33 minutes 13 seconds West, parallel with the west line of the Southeast Quarter of said Section 35, a distance of 335.41 feet to a point of curvature; thence on a curve to the left having a radius of 100.00 feet, a central angle of 89 degrees 53 minutes 28 seconds, an arc distance of 156.89 feet; thence South 89 degrees 20 minutes 16 seconds East, parallel with the south line of the Southeast Quarter of said Section 35, a distance of 634.84 feet; thence South 00 degrees 33 minutes 13 seconds West, parallel with the west line of the Southeast Quarter of said Section 35, a distance of 809.01 feet; thence South 00 degrees 21 minutes 24 seconds West, a distance of 341.52 feet to a point on the north right-of-way of NE Vivion Road; thence North 89 degrees 20 minutes 16 seconds West, with the north right-of-way of NE Vivion Road, and parallel with the south line of the Southeast Quarter of said Section 35, a distance of 95.00 feet; thence North 45 degrees 30 minutes 34 seconds East, and no longer with the north right-of-way of NE Vivion Road, a distance of 21.16 feet; thence North 00 degrees 21 minutes 24 seconds East, a distance of 95.39 feet to a point of curvature; thence on a curve to the left having a radius of 137.00 feet, a central angle of 62 degrees 57 minutes 52 seconds, an arc distance of 150.55 feet to a point of compound curvature; thence on a curve to the left having a radius of 170.00 feet, a central angle of 64 degrees 09 minutes 58 seconds, an arc distance of 190.38 feet; thence South 53 degrees 13 minutes 35 seconds West, a distance of 114.43 feet to a point of curvature; thence on a curve to the right having a radius of 230.00 feet, a central angle of 17 degrees 10 minutes 54 seconds, an arc distance of 68.97 feet; thence South 00 degrees 21 minutes 24 seconds West, a distance of 75.03 feet; thence on a curve to the right having a radius of 700.00 feet, a central angle of 01 degrees 59 minutes 49 seconds, with an initial tangent bearing of North 70 degrees 31 minutes 01 seconds West, an arc distance of 24.40 feet; thence North 68 degrees 31 minutes 12 seconds West, a distance of 247.29 feet; thence on a curve to the left having a radius of 825.00 feet, a central angle of 01 degrees 45 minutes 25 seconds, with an initial tangent bearing of North 79 degrees 27 minutes 45 seconds West, an arc distance of 25.30 feet; thence North 00 degrees 33

minutes 13 seconds East, parallel with the west line of the Southeast Quarter of said Section 35, a distance of 75.72 feet; thence on a curve to the right having a radius of 230.00 feet, a central angle of 29 degrees 52 minutes 59 seconds, with an initial tangent bearing of North 29 degrees 19 minutes 47 seconds West, an arc distance of 119.96 feet; thence North 00 degrees 33 minutes 13 seconds East, parallel with the west line of the Southeast Quarter of said Section 35, a distance of 1228.16 feet to a point of curvature; thence on a curve to the left having a radius of 170.00 feet, a central angle of 90 degrees 33 minutes 13 seconds, an arc distance of 268.68 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 37.36 feet; thence South 45 degrees 16 minutes 36 seconds West, a distance of 21.32 feet to the point of beginning. The above described tract contains 853266 square feet, or 19.59 acres.





|                                                    |  |                                                                                                             |                                                                                                       |
|----------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <p>VIVION ROAD AT NORTH OAK<br/>LOT 1<br/>KCMO</p> |  | <p>DATE: 11/11/04<br/>DRAWN: [Signature]<br/>CHECKED: [Signature]<br/>SCALE: AS SHOWN<br/>SHEET: 1 OF 1</p> | <p>8000 STATE LANE ROAD<br/>LEAWOOD, KANSAS 66204<br/>TEL: (913) 642-6642<br/>FAX: (913) 642-6644</p> |
| <p>Continental<br/>CONSULTING ENGINEERS, INC.</p>  |  | <p>8000 STATE LANE ROAD<br/>LEAWOOD, KANSAS 66204<br/>TEL: (913) 642-6642<br/>FAX: (913) 642-6644</p>       |                                                                                                       |



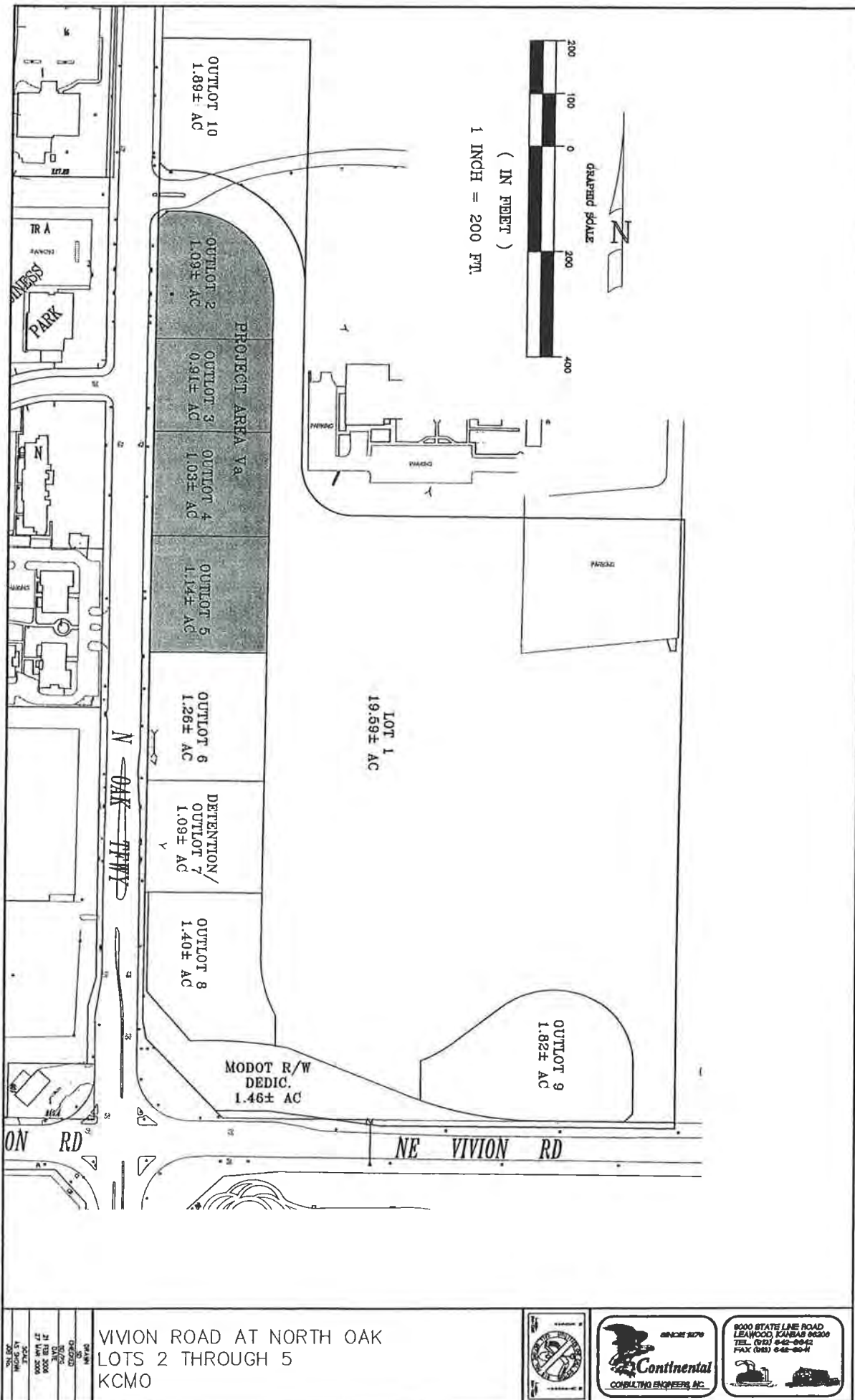
#### Project Area IV

All that part of the Southeast Quarter of Section 35, Township 51 North, Range 33 West, in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the southwest corner of the Southeast Quarter of said Section 35, thence South 89 degrees 20 minutes 16 seconds East, with the south line of the Southeast Quarter of said Section 35, a distance of 967.72 feet; thence North 00 degrees 39 minutes 44 seconds East, perpendicular to the south line of the Southeast Quarter of said Section 35, a distance of 52.00 feet to the point of beginning; thence North 89 degrees 20 minutes 16 seconds West, parallel with the south line of the Southeast Quarter of said Section 35, a distance of 165.59 feet to a point of curvature; thence on a curve to the right having a radius of 700.00 feet, a central angle of 18 degrees 49 minutes 14 seconds, an arc distance of 229.94 feet; thence North 00 degrees 21 minutes 24 seconds East, a distance of 75.03 feet; thence on a curve to the left having a radius of 230.00 feet, a central angle of 17 degrees 10 minutes 54 seconds, with an initial tangent bearing of North 70 degrees 24 minutes 29 seconds East, an arc distance of 68.97 feet; thence North 53 degrees 13 minutes 35 seconds East, a distance of 114.43 feet to a point of curvature; thence on a curve to the right having a radius of 170.00 feet, a central angle of 64 degrees 09 minutes 58 seconds, an arc distance of 190.38 feet to a point of compound curvature; thence on a curve to the right having a radius of 137.00 feet, a central angle of 62 degrees 57 minutes 52 seconds, an arc distance of 150.55 feet; thence South 00 degrees 21 minutes 24 seconds West, a distance of 95.39 feet; thence South 45 degrees 30 minutes 34 seconds West, a distance of 21.16 feet to the point of beginning. The above described tract contains 79379 square feet, or 1.82 acres.



#### Project Area V a.

All that part of the Southeast Quarter of Section 35, Township 51 North, Range 33 West, in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the southwest corner of the Southeast Quarter of said Section 35, thence North 00 degrees 33 minutes 13 seconds East, with the west line of the Southeast Quarter of said Section 35, a distance of 937.50 feet; thence South 89 degrees 26 minutes 47 seconds East, perpendicular to the west line of the Southeast Quarter of said Section 35, a distance of 43.00 feet to a point on the east right-of-way of North Oak Trafficway, said point being the point of beginning; thence North 00 degrees 33 minutes 13 seconds East, parallel with the west line of the Southeast Quarter of said Section 35, and with the east right-of-way of North Oak Trafficway, a distance of 824.43 feet; thence North 45 degrees 16 minutes 36 seconds East, and no longer with the east right-of-way of North Oak Trafficway, a distance of 21.32 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 37.36 feet to a point of curvature; thence on a curve to the right having a radius of 170.00 feet, a central angle of 90 degrees 33 minutes 13 seconds, an arc distance of 268.68 feet; thence South 00 degrees 33 minutes 13 seconds West, parallel with the west line of the Southeast Quarter of said Section 35, and parallel with the east right-of-way of North Oak Trafficway, a distance of 669.95 feet; thence North 89 degrees 26 minutes 47 seconds West, perpendicular to the east right-of-way of North Oak Trafficway, a distance of 224.00 feet to the point of beginning. The above described tract contains 181820 square feet, or 4.17 acres.



Project Area V b.

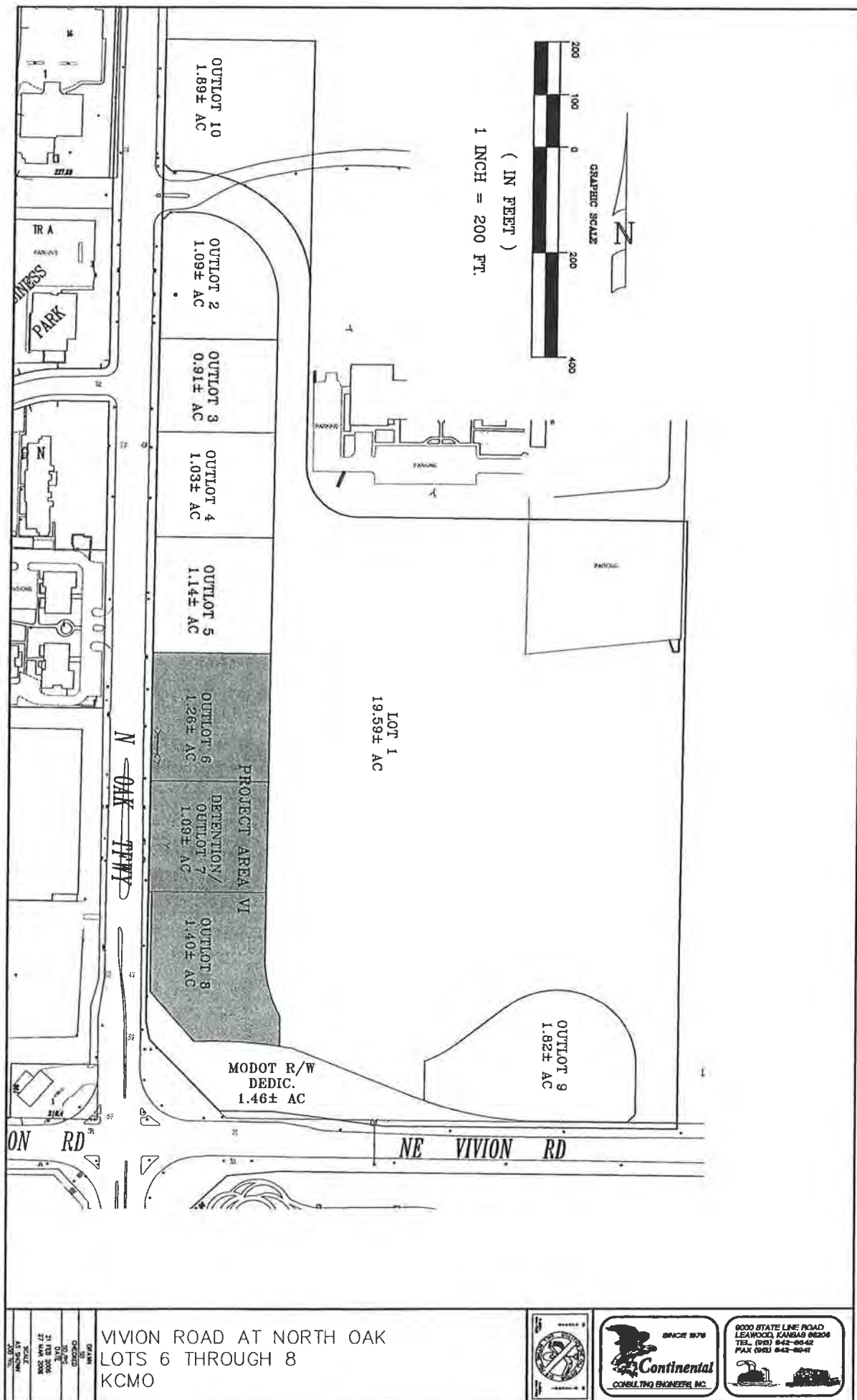
All that part of the Southeast Quarter of Section 35, Township 51 North, Range 33 West, in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the southwest corner of the Southeast Quarter of said Section 35, thence North 00 degrees 33 minutes 13 seconds East, with the west line of the Southeast Quarter of said Section 35, a distance of 1869.94 feet; thence South 89 degrees 26 minutes 47 seconds East, perpendicular to the west line of the Southeast Quarter of said Section 35, a distance of 43.00 feet to a point on the east right-of-way of North Oak Trafficway, said point being the point of beginning; thence North 00 degrees 33 minutes 13 seconds East, parallel with the west line of the Southeast Quarter of said Section 35, a distance of 235.71 feet; thence South 89 degrees 20 minutes 16 seconds East, and no longer with the east right-of-way of North Oak Trafficway, a distance of 284.00 feet; thence South 00 degrees 33 minutes 13 seconds West, parallel with the west line of the Southeast Quarter of said Section 35, a distance of 467.98 feet; thence on a curve to the left having a radius of 200.00 feet, a central angle of 46 degrees 26 minutes 01 seconds, with an initial tangent bearing of North 00 degrees 33 minutes 13 seconds East, an arc distance of 162.08 feet to a point of compound curvature; thence on a curve to the left having a radius of 266.00 feet, a central angle of 44 degrees 07 minutes 11 seconds, an arc distance of 204.83 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 20.95 feet; thence North 44 degrees 43 minutes 24 seconds West, a distance of 21.11 feet to the point of beginning. The above described tract contains 82454 square feet, or 1.89 acres.



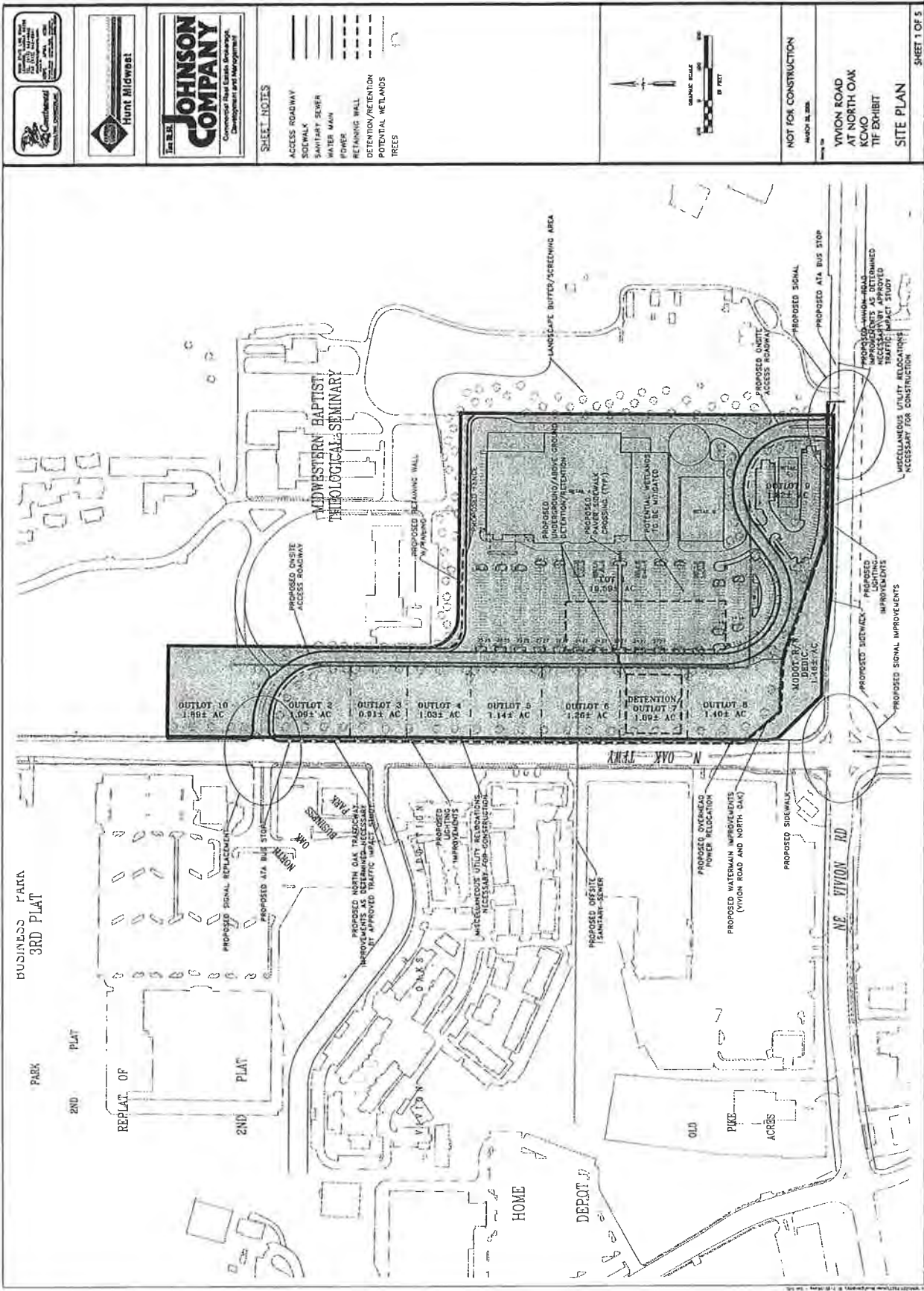


## Project Area VI

All that part of the Southeast Quarter of Section 35, Township 51 North, Range 33 West, in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the southwest corner of the Southeast Quarter of said Section 35, thence North 00 degrees 33 minutes 13 seconds East, with the west line of the Southeast Quarter of said Section 35, a distance of 480.00 feet; thence South 89 degrees 26 minutes 47 seconds East, perpendicular to the west line of the Southeast Quarter of said Section 35, a distance of 43.00 feet to a point on the east right-of-way of North Oak Trafficway, said point being the point of beginning; thence North 00 degrees 33 minutes 13 seconds East, parallel with the west line of the Southeast Quarter of said Section 35, and with the east right-of-way of North Oak Trafficway, a distance of 457.50 feet; thence South 89 degrees 26 minutes 47 seconds East, and no longer with the east right-of-way of North Oak Trafficway, and perpendicular to the west line of the Southeast Quarter of said Section 35, a distance of 224.00 feet; thence South 00 degrees 33 minutes 13 seconds West, parallel with the west line of the Southeast Quarter of said Section 35, and parallel with the east right-of-way of North Oak Trafficway, a distance of 558.21 feet to a point of curvature; thence on a curve to the left having a radius of 230.00 feet, a central angle of 29 degrees 52 minutes 59 seconds, an arc distance of 119.96 feet; thence South 00 degrees 33 minutes 13 seconds West, parallel with the west line of the Southeast Quarter of said Section 35, and parallel with the east right-of-way of North Oak Trafficway, a distance of 75.72 feet; thence on a curve to the left having a radius of 825.00 feet, a central angle of 11 degrees 20 minutes 31 seconds, with an initial tangent bearing of North 81 degrees 13 minutes 10 seconds West, an arc distance of 163.31 feet; thence North 41 degrees 28 minutes 00 seconds West, a distance of 126.53 feet; thence North 00 degrees 33 minutes 13 seconds East, parallel with the west line of the Southeast Quarter of said Section 35, and parallel with the east right-of-way of North Oak Trafficway, a distance of 189.76 feet; thence North 89 degrees 26 minutes 47 seconds West, perpendicular to the west line of the Southeast Quarter of said Section 35, a distance of 7.00 feet to the point of beginning. The above described tract contains 163500 square feet, or 3.75 acres.







**JOHNSON COMPANY**  
A Subsidiary of HUNT MIDWEST

**SHEET NOTES**

- ACCESS ROADWAY
- SIDEWALK
- SANITARY SEWER
- WATER MAIN
- POWER
- RETAINING WALL
- DETENTION/RETENTION
- POTENTIAL WETLANDS
- TREES

NOT FOR CONSTRUCTION

MARCH 14, 2008

**SITE PLAN**

VIVIAN ROAD AT NORTH OAK

KCMO

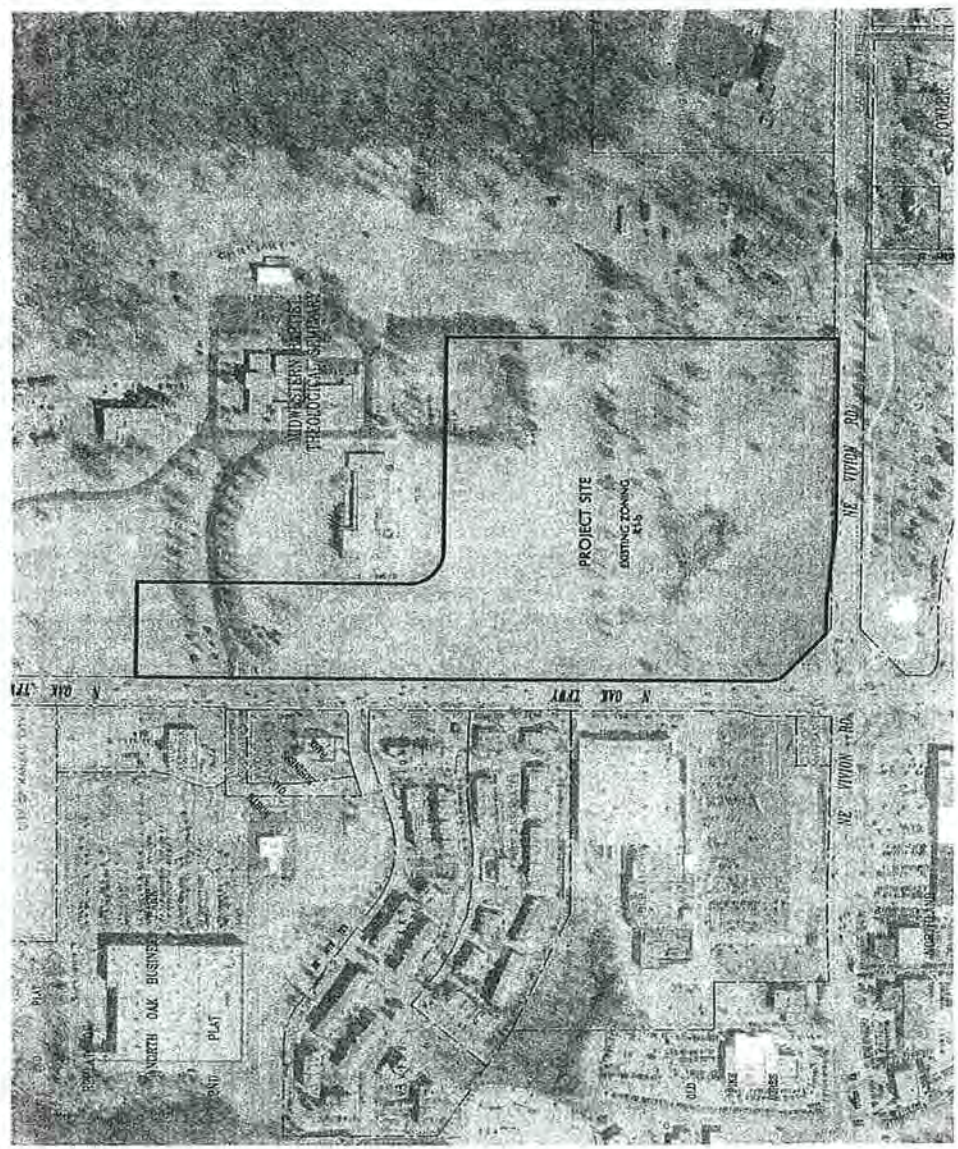
TIF EXHIBIT

SHEET 1 OF 5









BAPTIST SEMINARY ADDITION ONLY

**CONSTRUCTION TOTALS**

|                                           | New<br>Construction | Existing<br>Structures<br>to<br>REMAIN<br>as is | Existing<br>Structures to<br>be<br>REHABBED | Total   | Existing<br>Structures to be<br>DEMOLISHED |
|-------------------------------------------|---------------------|-------------------------------------------------|---------------------------------------------|---------|--------------------------------------------|
| Square feet<br>of <u>Office</u><br>space  | 0                   | ---                                             | ---                                         | 0       |                                            |
| Square feet<br>of <u>Retail</u><br>space  | 211,000             | ---                                             | ---                                         | 211,000 |                                            |
| Square feet<br>Institutional<br>space     | ---                 | ---                                             | ---                                         | ---     |                                            |
| Square feet<br><u>Industrial</u><br>Space | ---                 | ---                                             | ---                                         | ---     |                                            |
| <b>Total<br/>Square Feet</b>              | 211,000             |                                                 |                                             | 211,000 |                                            |

|                                |     |  |  |     |  |
|--------------------------------|-----|--|--|-----|--|
| Number of<br>Dwelling<br>Units | --- |  |  |     |  |
| Number of<br>Motel<br>Rooms    | --- |  |  |     |  |
| Number of<br>Parking<br>Spaces | 845 |  |  | 845 |  |

\* - A Project Area is defined as a specific geographical area within the overall Plan Area that is developed during a specific timeframe.

## EMPLOYMENT INFORMATION

Please provide employment information for each Project Area. Reproduce this chart for each Project Area.

|                                                              | Project<br>Area<br>III | Project<br>Area<br>IV | Procect<br>Area<br>V | Project<br>Area<br>VI | TOTAL |
|--------------------------------------------------------------|------------------------|-----------------------|----------------------|-----------------------|-------|
| <b>Permanent jobs to be<br/>CREATED IN<br/>Kansas City</b>   | 380                    | 35                    | 55                   | 35                    | 505   |
| <b>Permanent jobs to be<br/>RELOCATED TO<br/>Kansas City</b> | 22                     | 3                     | 7                    | 3                     | 35    |
| <b>Permanent jobs to be<br/>RETAINED IN<br/>Kansas City</b>  |                        |                       |                      |                       |       |
| <b>TOTAL</b>                                                 | 402                    | 38                    | 62                   | 38                    | 540   |

|                                                                                               |              |
|-----------------------------------------------------------------------------------------------|--------------|
| <b>Anticipated Annual Payroll</b>                                                             | \$10,800,000 |
| <b>Estimated number of construction<br/>workers to be hired during construction<br/>phase</b> | 75           |



Updated: July 6, 2006

# Midwestern Baptist Theological Seminary

## Exhibit 5A: Supplementary Summary of Estimated Plan Costs

| Retail Site Summary                | Bldg Size            | Land Acquisition       | Acresage     | Cost                | Price/SF       |
|------------------------------------|----------------------|------------------------|--------------|---------------------|----------------|
| Built GLA, Owned by Developer      | 22,000 sq ft         | Land                   | 32.00        | \$ 8,624,880        | \$ 6.19        |
| Built GLA, Owned by Retailers      | 189,250 sq ft        |                        |              |                     |                |
| <b>Total Built GLA in District</b> | <b>211,250 sq ft</b> | <b>Total Land Cost</b> | <b>32.00</b> | <b>\$ 8,624,880</b> | <b>\$ 6.19</b> |

| Development Costs                                              | Project Costs       | Private             | TIF                 | City Super TIF     | CID                |
|----------------------------------------------------------------|---------------------|---------------------|---------------------|--------------------|--------------------|
| Land                                                           | \$8,219,880         | \$8,219,880         | \$0                 | \$0                | \$0                |
| Anchor Retail Shell                                            | \$8,100,000         | \$8,100,000         | \$0                 | \$0                | \$0                |
| Anchor Retail Building Upgrades                                | \$0                 | \$0                 | \$0                 | \$0                | \$0                |
| Anchor Retail Sitemark                                         | \$1,950,000         | \$1,950,000         | \$0                 | \$0                | \$0                |
| Junior Box Shell                                               | \$1,540,000         | \$1,540,000         | \$0                 | \$0                | \$0                |
| Junior Box Facade Upgrades                                     | \$330,000           | \$0                 | \$330,000           | \$0                | \$0                |
| Buildings Constructed on Pad Sites - Shell                     | \$7,500,000         | \$7,500,000         | \$0                 | \$0                | \$0                |
| Pad Site - Sitemark / Landscaping                              | \$2,040,000         | \$2,040,000         | \$0                 | \$0                | \$0                |
| Site Landscape (Continental Engineering Estimate) (See Note 2) | \$4,962,594         | \$302,538           | \$2,799,251         | \$0                | \$1,860,804        |
|                                                                |                     | \$0                 | \$0                 | \$0                | \$0                |
| Professional Services Fees                                     | \$2,120,000         | \$2,120,000         | \$0                 | \$0                | \$0                |
| Interest Carry                                                 | \$1,272,000         | \$1,272,000         | \$0                 | \$0                | \$0                |
| Paving                                                         | \$232,000           | \$232,000           | \$0                 | \$0                | \$0                |
| Closing - Loan and Land                                        | \$75,000            | \$75,000            | \$0                 | \$0                | \$0                |
| Development Fee                                                | \$1,200,000         | \$1,200,000         | \$0                 | \$0                | \$0                |
| Preliminary Studies                                            | \$25,000            | \$25,000            | \$0                 | \$0                | \$0                |
| Taxes During Construction                                      | \$15,000            | \$15,000            | \$0                 | \$0                | \$0                |
| TIF Commission Fees                                            | \$250,000           | \$0                 | \$250,000           | \$0                | \$0                |
| Investment Banking Fee (IRR C&P)                               | \$480,940           | \$480,940           | \$0                 | \$0                | \$0                |
| Contingency                                                    | \$2,300,000         | \$1,995,500         | \$304,500           | \$0                | \$0                |
| <b>Public Improvements</b>                                     |                     |                     |                     |                    |                    |
| Park Land Dedication                                           | \$209,000           | \$0                 | \$209,000           | \$0                | \$0                |
| Additional Vision Road ROW                                     | \$405,000           | \$0                 | \$405,000           | \$0                | \$0                |
| Wetland Mitigation                                             | \$52,500            | \$0                 | \$52,500            | \$0                | \$0                |
| Replace Water Main at Oak & Vivion that Frequently Breaks      | \$225,000           | \$0                 | \$225,000           | \$0                | \$0                |
| Replace Overhead Electric Lines with Underground Lines         | \$225,000           | \$0                 | \$225,000           | \$0                | \$0                |
| Sidewalks along Vivion Road & North Oak                        | \$87,500            | \$0                 | \$87,500            | \$0                | \$0                |
| Ornamental Perimeter Lighting                                  | \$143,000           | \$0                 | \$143,000           | \$0                | \$0                |
| Offsite Road Improvements                                      | \$1,110,000         | \$0                 | \$1,110,000         | \$0                | \$0                |
| Extraordinary Cost of Underground Runoff Detention             | \$1,475,000         | \$0                 | \$1,475,000         | \$0                | \$0                |
| Neighborhood Improvement Fund                                  | \$3,862,789         | \$0                 | \$1,000,000         | \$2,862,789        | \$0                |
| <b>Total Public Improvements</b>                               | <b>\$7,774,789</b>  | <b>\$0</b>          | <b>\$4,912,000</b>  | <b>\$2,862,789</b> | <b>\$0</b>         |
| <b>Total Development Costs</b>                                 | <b>\$51,062,203</b> | <b>\$34,902,607</b> | <b>\$11,436,003</b> | <b>\$2,862,789</b> | <b>\$1,860,804</b> |
| <b>On Site Costs (Built by Developer)</b>                      | <b>\$23,022,414</b> | <b>\$14,637,607</b> | <b>\$6,524,003</b>  | <b>\$0</b>         | <b>\$1,860,804</b> |
| <b>On Site Costs (Built by Retailers)</b>                      | <b>\$20,265,000</b> | <b>\$20,265,000</b> | <b>\$0</b>          | <b>\$0</b>         | <b>\$0</b>         |
| <b>Public Improvement Costs</b>                                | <b>\$7,774,789</b>  | <b>\$0</b>          | <b>\$4,912,000</b>  | <b>\$2,862,789</b> | <b>\$0</b>         |

| Percentages of Total Project Costs by Category                      | 100%         | 68.4%        | 22.4%       | 5.6%        | 3.6% |
|---------------------------------------------------------------------|--------------|--------------|-------------|-------------|------|
| Percentages Excluding Off-Site Public Improvements                  | 100%         | 80.6%        | 15.1%       | 0.0%        | 4.3% |
| Estimated Bond Interest Expenses Over Bond Term                     | \$15,113,058 | \$10,789,931 | \$2,675,670 | \$1,647,457 | \$0  |
| Estimated Bond Insurance Expense                                    | \$3,078,018  | \$2,178,286  | \$545,293   | \$354,439   | \$0  |
| Total Reimbursements, Including Project Costs, Interest & Insurance | \$34,350,672 | \$24,404,220 | \$6,093,752 | \$3,862,700 | \$0  |

North Oak TIF Plan  
Midwestern Baptist Site Redevelopment Schedule

| Activity                      | Beginning | Ending |
|-------------------------------|-----------|--------|
| Sitework                      | Aug-06    | Oct-06 |
| Construct Project Area 3      | Oct-06    | Jul-07 |
| Construct Project Areas 4 & 5 | Aug-07    | Jul-08 |
| Construct Project Area 6      | Aug-08    | Jul-09 |

# North Oak TIF Plan

Exhibit 6: Supplementary Estimated Annual Increases in Assessed Valuation and Resulting PILOTS and Estimated EATS

| Year    | Base Appraised | Base Assessed | Estimated Base Taxes | Projected Appraised | Projected Assessed | Projected Taxes | Incremental Taxes | Projected PILOTS | EATS         | Total TIF    | TIFC Fee (5%) | Total Net TIF | CID         | City Super TIF |
|---------|----------------|---------------|----------------------|---------------------|--------------------|-----------------|-------------------|------------------|--------------|--------------|---------------|---------------|-------------|----------------|
| 1 2006  | \$636,729      | \$203,753     | \$19,664             | \$636,729           | \$203,753          | \$0             | \$0               | \$0              | \$0          | \$0          | \$0           | \$0           | \$0         | \$0            |
| 2 2007  | \$636,729      | \$203,753     | \$19,664             | \$6,098,895         | \$1,951,646        | \$188,349       | \$168,686         | \$140,370        | \$0          | \$140,370    | (\$7,018)     | \$133,351     | \$0         | \$0            |
| 3 2008  | \$636,729      | \$203,753     | \$19,664             | \$18,481,500        | \$5,914,080        | \$570,756       | \$551,092         | \$458,585        | \$1,076,502  | \$1,529,086  | (\$76,454)    | \$1,452,632   | \$254,125   | \$381,188      |
| 4 2009  | \$636,729      | \$203,753     | \$19,664             | \$18,851,130        | \$6,032,362        | \$582,171       | \$562,507         | \$468,084        | \$1,091,912  | \$1,559,995  | (\$78,000)    | \$1,481,996   | \$259,208   | \$388,811      |
| 5 2010  | \$636,729      | \$203,753     | \$19,664             | \$19,228,153        | \$6,032,362        | \$582,171       | \$562,507         | \$468,084        | \$1,113,750  | \$1,581,834  | (\$79,092)    | \$1,502,742   | \$264,392   | \$396,587      |
| 6 2011  | \$636,729      | \$203,753     | \$19,664             | \$19,612,716        | \$6,276,069        | \$605,691       | \$586,027         | \$487,656        | \$1,136,025  | \$1,623,680  | (\$81,184)    | \$1,542,496   | \$269,679   | \$404,519      |
| 7 2012  | \$636,729      | \$203,753     | \$19,664             | \$20,004,970        | \$6,276,069        | \$605,691       | \$586,027         | \$487,656        | \$1,158,743  | \$1,646,401  | (\$82,320)    | \$1,564,081   | \$275,073   | \$412,610      |
| 8 2013  | \$636,729      | \$203,753     | \$19,664             | \$20,405,069        | \$6,529,622        | \$630,161       | \$610,497         | \$508,018        | \$1,181,920  | \$1,689,938  | (\$84,497)    | \$1,605,441   | \$280,575   | \$420,862      |
| 9 2014  | \$636,729      | \$203,753     | \$19,664             | \$20,813,171        | \$6,529,622        | \$630,161       | \$610,497         | \$508,018        | \$1,203,559  | \$1,713,577  | (\$85,679)    | \$1,627,898   | \$286,186   | \$429,279      |
| 10 2015 | \$636,729      | \$203,753     | \$19,664             | \$21,229,434        | \$6,793,419        | \$655,619       | \$635,955         | \$529,203        | \$1,229,670  | \$1,758,873  | (\$87,944)    | \$1,670,929   | \$291,910   | \$437,865      |
| 11 2016 | \$636,729      | \$203,753     | \$19,664             | \$21,654,023        | \$6,793,419        | \$655,619       | \$635,955         | \$529,203        | \$1,254,263  | \$1,783,466  | (\$89,173)    | \$1,694,293   | \$297,748   | \$446,622      |
| 12 2017 | \$636,729      | \$203,753     | \$19,664             | \$22,087,103        | \$7,067,873        | \$682,106       | \$662,442         | \$551,244        | \$1,279,348  | \$1,830,592  | (\$91,530)    | \$1,739,063   | \$303,703   | \$455,554      |
| 13 2018 | \$636,729      | \$203,753     | \$19,664             | \$22,528,845        | \$7,067,873        | \$682,106       | \$662,442         | \$551,244        | \$1,304,935  | \$1,856,179  | (\$92,809)    | \$1,763,370   | \$309,777   | \$464,665      |
| 14 2019 | \$636,729      | \$203,753     | \$19,664             | \$22,979,422        | \$7,353,415        | \$709,663       | \$690,000         | \$574,175        | \$1,331,034  | \$1,905,209  | (\$95,260)    | \$1,809,949   | \$315,972   | \$473,959      |
| 15 2020 | \$636,729      | \$203,753     | \$19,664             | \$23,439,011        | \$7,353,415        | \$709,663       | \$690,000         | \$574,175        | \$1,357,655  | \$1,931,830  | (\$96,591)    | \$1,835,238   | \$322,292   | \$483,438      |
| 16 2021 | \$636,729      | \$203,753     | \$19,664             | \$23,907,791        | \$7,650,493        | \$738,334       | \$718,670         | \$598,033        | \$1,384,808  | \$1,982,841  | (\$99,142)    | \$1,883,699   | \$328,738   | \$493,107      |
| 17 2022 | \$636,729      | \$203,753     | \$19,664             | \$24,385,947        | \$7,650,493        | \$738,334       | \$718,670         | \$598,033        | \$1,412,504  | \$2,010,537  | (\$100,527)   | \$1,910,010   | \$335,313   | \$502,969      |
| 18 2023 | \$636,729      | \$203,753     | \$19,664             | \$24,873,666        | \$7,959,573        | \$768,162       | \$748,499         | \$622,854        | \$1,440,754  | \$2,063,609  | (\$103,180)   | \$1,960,428   | \$342,019   | \$513,028      |
| 19 2024 | \$636,729      | \$203,753     | \$19,664             | \$25,371,139        | \$7,959,573        | \$768,162       | \$748,499         | \$622,854        | \$1,469,569  | \$2,092,424  | (\$104,621)   | \$1,987,802   | \$348,859   | \$523,289      |
| 20 2025 | \$636,729      | \$203,753     | \$19,664             | \$25,878,562        | \$8,281,140        | \$799,196       | \$779,532         | \$648,679        | \$1,498,961  | \$2,147,659  | (\$107,382)   | \$2,040,257   | \$355,836   | \$533,755      |
| 21 2026 | \$636,729      | \$203,753     | \$19,664             | \$26,396,133        | \$8,281,140        | \$799,196       | \$779,532         | \$648,679        | \$1,528,940  | \$2,177,619  | (\$108,881)   | \$2,068,738   | \$362,953   | \$544,430      |
| 22 2027 | \$636,729      | \$203,753     | \$19,664             | \$26,924,056        | \$8,615,698        | \$831,484       | \$811,820         | \$675,546        | \$1,559,519  | \$2,235,065  | (\$111,753)   | \$2,123,312   | \$370,212   | \$555,318      |
| 23 2028 | \$636,729      | \$203,753     | \$19,664             | \$27,462,537        | \$8,615,698        | \$831,484       | \$811,820         | \$675,546        | \$1,590,709  | \$2,266,255  | (\$113,313)   | \$2,152,943   | \$377,616   | \$566,425      |
| Totals  |                |               | \$452,268            |                     |                    | \$14,764,282    | \$14,331,678      | \$11,925,937     | \$27,601,081 | \$39,527,019 | (\$1,976,351) | \$37,550,668  | \$6,552,185 | \$9,828,278    |

Notes:

- (1) Of the total ad valorem tax rate of 9.6508%, the amount captured by TIF as PILOTS is 8.0308%. The portions of the ad valorem tax not included in TIF are the blind pension trust and the Merchant & Manufacturers Inventory Replacement tax.
- (2) The base appraised value, base assessed value and base taxes were taken from Clay County records for 2004.
- (3) The projected PILOTS are calculated as the ad valorem tax rate captured by TIF (See Note 1) multiplied by the incremental assessed value.
- (4) The projected Appraised value is assumed to increase at 2% per year. The property will be reassessed each odd-numbered year, and the Assessed Value is calculated at 32% of the Projected Appraised value in assessment year.
- (5) The EATS are projected to increase 2% annually



**EXHIBIT 7:**  
**A. SOURCES OF FUNDS FOR ALL**  
**ESTIMATED REDEVELOPMENT PROJECT COSTS**

|                                                                                       |                     |
|---------------------------------------------------------------------------------------|---------------------|
| 1. Estimated Amount Reimbursable Costs from PILOTS and Economic Activity Taxes (EATS) |                     |
| Project Area 1                                                                        | \$6,417,640         |
| <u>Project Areas 3 through 6</u>                                                      | <u>\$11,436,003</u> |
| Total                                                                                 | \$17,853,643        |
| 2. Estimated Private Investment and other Sources                                     |                     |
| Project Area 1 & 2                                                                    | \$28,020,000        |
| <u>Project Areas 3 through 6</u>                                                      | <u>\$39,626,200</u> |
| Total                                                                                 | \$67,646,200        |
| Subtotal – Project Area 1                                                             | \$34,437,640        |
| <u>Subtotal – Project Areas 3 to 6</u>                                                | <u>\$51,062,203</u> |
| TOTAL                                                                                 | \$85,499,843        |

**B. BONDS**

For Project Area 1, the total investment amount of PILOTS and EATS over twenty-three years available to reimburse project costs is \$6,417,640. The Commission may dedicate part or all of this amount to help support the issuance of bonds to defray the cost of the project.

For Project Areas 3 to 6, the total estimated amount of TIF Revenues available over twenty-three years to reimburse project costs in this plan is approximately \$39,527,019 million with estimated gross TIF Bond amount of \$13,614,289. The Commission may dedicate part or all of this amount to help support the issuance of bonds to defray the cost of the project. This plan does anticipate issuance of bonds for Project Areas 3 through 6.



# Memo

**To:** Manish Patel  
**From:** Kellee Wood, Financial Analyst  
**Date:** March 30, 2006  
**Re:** North Oak – 1<sup>st</sup> Amendment - Fiscal Cost/Benefit Analysis

---

Manish,

I have completed the fiscal cost/benefit model for the First Amendment of the North Oak TIF Plan. In completing the analysis, I have reviewed the assumptions that were submitted. The analysis assumes the same assumptions as those contained within the plan. In addition, the analysis does not use economic multipliers for projecting fiscal benefit.

Please find below a summary of the results. In addition, I am attaching copies of the cost/benefit summary pages for your review.

| Project       | Taxing Jurisdiction | Net Economic<br>Benefits vs. Public<br>Costs | Net Public Revenues<br>vs. Public Costs |
|---------------|---------------------|----------------------------------------------|-----------------------------------------|
| North Oak TIF | Kansas City, Mo     | \$420,238,778                                | \$32,015,876                            |
|               | Clay County         | \$412,353,217                                | \$14,279,965                            |
|               | NKC SD              |                                              | \$5,420,230                             |

# Summary of Costs and Benefits Analysis 03/29/06

## I Kansas City Impacts

### Total Economic Benefits

Construction  
Operations  
Office Employee Effects  
Secondary Effects  
Visitor Impacts  
Total Economic Benefits

### Total Public Revenue

Construction  
Operations  
Office Employee Effects  
Secondary Effects  
Visitor Impacts  
Total Public Revenues

### Total Public Costs

Construction  
Operations  
Office Employee Effects  
Secondary Effects  
Visitor Impacts  
Total Public Costs

### NET ECONOMIC BENEFITS

vs. PUBLIC COSTS

### NET PUBLIC REVENUES

vs. PUBLIC COSTS

| Single<br>Year                            | 2006<br>Year 1 | 2007<br>Year 2 | 2008<br>Year 3 | 2009<br>Year 4 | 2010<br>Year 5 | 2011<br>Year 6 | 2012<br>Year 7 | 2013<br>Year 8 | 2014<br>Year 9 | 2015<br>Year 10 | 2016<br>Year 11 |
|-------------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|
| Construction<br>Additional<br>Years       |                |                |                |                |                |                |                |                |                |                 |                 |
| Construction                              | \$20,222,600   |                |                |                |                |                |                |                |                |                 |                 |
| Operations                                | \$4,217        | \$30,284       | \$11,769,035   | \$13,913,199   | \$14,318,651   | \$14,736,497   | \$13,171,265   | \$15,617,128   | \$16,357,592   | \$16,566,471    | \$17,027,584    |
| Office Employee Effects                   | \$0            | \$0            | \$633,092      | \$1,014,394    | \$1,092,317    | \$1,093,706    | \$1,116,027    | \$1,139,306    | \$1,163,576    | \$1,224,662     | \$1,303,196     |
| Secondary Effects                         | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0             | \$0             |
| Visitor Impacts                           | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0             | \$0             |
| Total Economic Benefits                   | \$4,217        | \$30,284       | \$12,402,127   | \$14,927,592   | \$15,410,968   | \$15,830,203   | \$14,287,292   | \$16,756,434   | \$17,521,168   | \$17,791,133    | \$18,330,780    |
| Construction                              | \$897,746      |                |                |                |                |                |                |                |                |                 |                 |
| Operations                                | \$9,217        | \$52,384       | \$1,275,274    | \$1,641,609    | \$1,800,293    | \$1,842,020    | \$1,990,699    | \$2,082,272    | \$2,162,812    | \$2,207,286     | \$2,352,644     |
| Office Employee Effects                   | \$0            | \$0            | \$14,481       | \$52,249       | \$76,437       | \$78,271       | \$80,129       | \$82,013       | \$83,903       | \$85,981        | \$88,028        |
| Secondary Effects                         | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0             | \$0             |
| Visitor Impacts                           | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0             | \$0             |
| Total Public Revenues                     | \$9,217        | \$52,384       | \$14,596,433   | \$18,062,758   | \$19,677,023   | \$20,598,561   | \$21,070,927   | \$21,164,384   | \$21,326,715   | \$21,503,267    | \$22,480,672    |
| Construction                              | \$54,209       |                |                |                |                |                |                |                |                |                 |                 |
| Operations                                | \$0            | \$24,007       | \$1,202,898    | \$1,652,609    | \$1,802,475    | \$1,833,668    | \$1,975,803    | \$1,910,339    | \$1,944,043    | \$1,970,150     | \$2,079,494     |
| Office Employee Effects                   | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0             | \$0             |
| Secondary Effects                         | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0             | \$0             |
| Visitor Impacts                           | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0             | \$0             |
| Total Public Costs                        | \$54,209       | \$24,007       | \$1,202,898    | \$1,652,609    | \$1,802,475    | \$1,833,668    | \$1,975,803    | \$1,910,339    | \$1,944,043    | \$1,970,150     | \$2,079,494     |
| NET ECONOMIC BENEFITS<br>vs. PUBLIC COSTS | \$4,217        | \$6,281        | \$11,076,528   | \$13,474,984   | \$13,688,693   | \$14,296,613   | \$14,721,490   | \$15,137,894   | \$15,117,483   | \$15,099,185    | \$15,645,283    |
| NET PUBLIC REVENUES<br>vs. PUBLIC COSTS   | \$4,217        | \$6,281        | \$11,076,528   | \$13,474,984   | \$13,688,693   | \$14,296,613   | \$14,721,490   | \$15,137,894   | \$15,117,483   | \$15,099,185    | \$15,645,283    |

Summary of Costs and Benefits  
Analysis  
03/29/06

N Oak & Vivion

| Operating Period               | Year            |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 | Total         |
|--------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|---------------|
|                                | 2017<br>Year 12 | 2018<br>Year 13 | 2019<br>Year 14 | 2020<br>Year 15 | 2021<br>Year 16 | 2022<br>Year 17 | 2023<br>Year 18 | 2024<br>Year 19 | 2025<br>Year 20 | 2026<br>Year 21 | 2027<br>Year 22 | 2028<br>Year 23 |               |
| <b>I Kansas City Impacts</b>   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |               |
| <b>Total Economic Benefits</b> |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |               |
| Construction                   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |               |
| Operations                     | \$17,558,250    | \$18,074,002    | \$18,074,002    | \$23,422,711    | \$19,732,961    | \$20,521,696    | \$20,521,696    | \$21,557,855    | \$21,722,049    | \$26,441,563    | \$23,548,829    | \$24,235,266    | \$262,216,609 |
| Offsite Employee Effects       | \$1,302,680     | \$1,341,131     | \$1,302,798     | \$1,431,643     | \$1,463,702     | \$1,507,899     | \$1,507,899     | \$1,570,253     | \$1,644,609     | \$1,693,495     | \$1,743,631     | \$1,776,236     | \$23,220,553  |
| Secondary Effects              | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0           |
| Visitor Impacts                | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0           |
| <b>Total Economic Benefits</b> | \$18,860,930    | \$19,415,133    | \$19,376,800    | \$24,854,354    | \$21,221,699    | \$22,029,595    | \$22,029,595    | \$23,128,108    | \$23,366,658    | \$28,135,058    | \$25,292,460    | \$26,011,502    | \$444,257,322 |
| <b>Total Public Revenues</b>   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |               |
| Construction                   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |               |
| Operations                     | \$2,314,624     | \$2,391,117     | \$2,445,801     | \$2,562,229     | \$2,621,196     | \$2,665,423     | \$2,665,423     | \$2,835,723     | \$2,915,016     | \$3,079,286     | \$3,131,654     | \$3,202,411     | \$35,774      |
| Offsite Employee Effects       | \$90,125        | \$92,274        | \$94,475        | \$96,271        | \$99,042        | \$101,410       | \$103,820       | \$106,332       | \$108,870       | \$111,460       | \$114,135       | \$116,699       | \$1,112,443   |
| Secondary Effects              | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$1,682,231   |
| Visitor Impacts                | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0           |
| <b>Total Public Revenues</b>   | \$2,404,749     | \$2,473,391     | \$2,540,276     | \$2,658,500     | \$2,720,238     | \$2,766,833     | \$2,769,243     | \$2,942,055     | \$3,023,886     | \$3,190,746     | \$3,245,789     | \$3,319,110     | \$5,332,623   |
| <b>Total Public Costs</b>      |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |               |
| Construction                   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |               |
| Operations                     | \$1,080,324     | \$1,056,471     | \$1,056,107     | \$1,053,582     | \$1,070,291     | \$1,082,537     | \$1,082,537     | \$1,172,386     | \$1,185         | \$1,766,065     | \$1,774,848     | \$1,792,707     | \$24,367      |
| Offsite Employee Effects       | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$1,112,443   |
| Secondary Effects              | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$1,682,231   |
| Visitor Impacts                | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0           |
| <b>Total Public Costs</b>      | \$1,080,324     | \$1,056,471     | \$1,056,107     | \$1,053,582     | \$1,070,291     | \$1,082,537     | \$1,082,537     | \$1,172,386     | \$1,185         | \$1,766,065     | \$1,774,848     | \$1,792,707     | \$25,480      |
| <b>NET ECONOMIC BENEFITS</b>   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |               |
| vs PUBLIC COSTS                | \$17,054,513    | \$17,358,745    | \$18,074,429    | \$23,422,711    | \$21,054,009    | \$21,663,778    | \$22,303,640    | \$22,965,493    | \$23,642,659    | \$27,959,479    | \$25,114,712    | \$25,841,147    | \$420,236,778 |
| <b>NET PUBLIC REVENUES</b>     |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |               |
| vs PUBLIC COSTS                | \$598,624       | \$614,870       | \$632,090       | \$2,314,607     | \$2,537,147     | \$2,681,995     | \$2,697,531     | \$2,793,660     | \$2,849,700     | \$3,014,679     | \$3,069,191     | \$3,139,600     | \$32,015,876  |

# Summary of Costs and Benefits Analysis 03/29/06

| Construction Period      |                | Additional<br>Years | 2006-2016      |                |                |                |                |                |                |                |                 |                 |
|--------------------------|----------------|---------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|
| Single<br>Year           | 2006<br>Year 1 |                     | 2007<br>Year 2 | 2008<br>Year 3 | 2009<br>Year 4 | 2010<br>Year 5 | 2011<br>Year 6 | 2012<br>Year 7 | 2013<br>Year 8 | 2014<br>Year 9 | 2015<br>Year 10 | 2016<br>Year 11 |
| III. Clay County Impacts |                |                     |                |                |                |                |                |                |                |                |                 |                 |
| Total Economic Benefits  |                |                     |                |                |                |                |                |                |                |                |                 |                 |
| Construction             | \$0            | —                   | —              | —              | —              | —              | —              | —              | —              | —              | —               | —               |
| Operations               | \$1,872        | \$1,892             | \$9,764,345    | \$12,445,228   | \$12,813,680   | \$13,193,363   | \$13,585,234   | \$13,980,665   | \$16,213,998   | \$14,638,300   | \$15,289,566    | —               |
| Offsite Employee Effects | —              | \$0                 | \$1,286,239    | \$1,594,078    | \$2,031,433    | \$2,081,834    | \$2,144,041    | \$2,208,109    | \$2,274,694    | \$2,342,053    | \$2,412,045     | —               |
| Secondary Effects        | —              | —                   | —              | —              | —              | —              | —              | —              | —              | —              | —               | —               |
| Visitor Impacts          | —              | \$0                 | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0             | —               |
| Total Economic Benefits  | \$0            | \$1,892             | \$11,050,584   | \$14,999,306   | \$14,845,114   | \$15,275,197   | \$15,729,275   | \$16,188,774   | \$18,488,692   | \$17,080,353   | \$17,701,611    | \$0             |
| Total Public Revenue     |                |                     |                |                |                |                |                |                |                |                |                 |                 |
| Construction             | \$0            | —                   | —              | —              | —              | —              | —              | —              | —              | —              | —               | —               |
| Operations               | \$1,872        | \$1,892             | \$600,036      | \$660,026      | \$870,566      | \$880,325      | \$900,685      | \$919,743      | \$957,969      | \$973,146      | \$986,840       | —               |
| Offsite Employee Effects | —              | \$0                 | \$10,914       | \$34,548       | \$44,318       | \$44,405       | \$46,519       | \$47,661       | \$48,833       | \$50,034       | \$51,266        | —               |
| Secondary Effects        | —              | —                   | —              | —              | —              | —              | —              | —              | —              | —              | —               | —               |
| Visitor Impacts          | —              | \$0                 | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0             | —               |
| Total Public Revenue     | \$0            | \$1,892             | \$610,950      | \$694,574      | \$914,884      | \$924,730      | \$947,204      | \$967,407      | \$1,006,802    | \$1,023,180    | \$1,038,106     | \$0             |
| Total Public Costs       |                |                     |                |                |                |                |                |                |                |                |                 |                 |
| Construction             | \$0            | —                   | —              | —              | —              | —              | —              | —              | —              | —              | —               | —               |
| Operations               | \$25,891       | \$20                | \$60,032       | \$26,825       | \$129,000      | \$131,576      | \$134,175      | \$136,879      | \$139,603      | \$142,448      | \$145,314       | —               |
| Offsite Employee Effects | —              | \$0                 | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0             | —               |
| Secondary Effects        | —              | —                   | —              | —              | —              | —              | —              | —              | —              | —              | —               | —               |
| Visitor Impacts          | —              | —                   | —              | —              | —              | —              | —              | —              | —              | —              | —               | —               |
| Total Public Costs       | \$25,891       | \$20                | \$60,032       | \$26,825       | \$129,000      | \$131,576      | \$134,175      | \$136,879      | \$139,603      | \$142,448      | \$145,314       | \$0             |
| NET ECONOMIC BENEFITS    |                |                     |                |                |                |                |                |                |                |                |                 |                 |
| vs PUBLIC COSTS          | \$0            | \$1,872             | \$10,937,372   | \$14,772,780   | \$14,705,514   | \$15,143,640   | \$15,595,101   | \$16,040,295   | \$18,350,884   | \$17,034,805   | \$17,556,296    | \$0             |
| NET PUBLIC REVENUES      |                |                     |                |                |                |                |                |                |                |                |                 |                 |
| vs PUBLIC COSTS          | \$0            | \$1,872             | \$450,919      | \$468,649      | \$485,884      | \$502,154      | \$516,029      | \$530,528      | \$561,194      | \$582,733      | \$594,791       | \$0             |

**Summary of Costs and Benefits Analysis**  
03/25/06

N Oak & Vivion

| Operating Period                       |                           | 2017    | 2018    | 2019    | 2020    | 2021    | 2022    | 2023    | 2024    | 2025    | 2026    | 2027    | 2028    | Total |
|----------------------------------------|---------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|
|                                        |                           | Year 12 | Year 13 | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 |       |
| III. Clay County Impacts               | Total Economic Benefits   |         |         |         |         |         |         |         |         |         |         |         |         |       |
|                                        | Construction              |         |         |         |         |         |         |         |         |         |         |         |         |       |
|                                        | Operations                |         |         |         |         |         |         |         |         |         |         |         |         |       |
|                                        | Off-Road Employee Effects |         |         |         |         |         |         |         |         |         |         |         |         |       |
|                                        | Secondary Effects         |         |         |         |         |         |         |         |         |         |         |         |         |       |
| Total Economic Benefits                | Construction              |         |         |         |         |         |         |         |         |         |         |         |         |       |
|                                        | Operations                |         |         |         |         |         |         |         |         |         |         |         |         |       |
|                                        | Off-Road Employee Effects |         |         |         |         |         |         |         |         |         |         |         |         |       |
|                                        | Secondary Effects         |         |         |         |         |         |         |         |         |         |         |         |         |       |
|                                        | Visitor Impacts           |         |         |         |         |         |         |         |         |         |         |         |         |       |
| Total Public Revenues                  | Construction              |         |         |         |         |         |         |         |         |         |         |         |         |       |
|                                        | Operations                |         |         |         |         |         |         |         |         |         |         |         |         |       |
|                                        | Off-Road Employee Effects |         |         |         |         |         |         |         |         |         |         |         |         |       |
|                                        | Secondary Effects         |         |         |         |         |         |         |         |         |         |         |         |         |       |
|                                        | Visitor Impacts           |         |         |         |         |         |         |         |         |         |         |         |         |       |
| Total Public Costs                     | Construction              |         |         |         |         |         |         |         |         |         |         |         |         |       |
|                                        | Operations                |         |         |         |         |         |         |         |         |         |         |         |         |       |
|                                        | Off-Road Employee Effects |         |         |         |         |         |         |         |         |         |         |         |         |       |
|                                        | Secondary Effects         |         |         |         |         |         |         |         |         |         |         |         |         |       |
|                                        | Visitor Impacts           |         |         |         |         |         |         |         |         |         |         |         |         |       |
| NET ECONOMIC BENEFITS vs. PUBLIC COSTS |                           |         |         |         |         |         |         |         |         |         |         |         |         |       |
| NET PUBLIC REVENUES vs. PUBLIC COSTS   |                           |         |         |         |         |         |         |         |         |         |         |         |         |       |

**Summary of Costs and Benefits Analysis**  
03/29/06

|                                             | Construction Period |             |             |             |             |             |             |             |             |             |              |              | Additional Years |
|---------------------------------------------|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|--------------|------------------|
|                                             | Single Year         | 2006 Year 1 | 2007 Year 2 | 2008 Year 3 | 2009 Year 4 | 2010 Year 5 | 2011 Year 6 | 2012 Year 7 | 2013 Year 8 | 2014 Year 9 | 2015 Year 10 | 2016 Year 11 |                  |
| <b>VII. School District Impacts</b>         |                     |             |             |             |             |             |             |             |             |             |              |              |                  |
| <b>Total Public Revenues</b>                |                     |             |             |             |             |             |             |             |             |             |              |              |                  |
| Construction                                | \$0                 | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0          | \$0          | \$0              |
| Operations                                  | \$0                 | \$11,852    | \$23,101    | \$35,680    | \$46,284    | \$451,442   | \$451,442   | \$451,446   | \$451,446   | \$451,446   | \$451,446    | \$451,446    | \$0              |
| Off-site Employee Effects                   | \$0                 | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0          | \$0          | \$0              |
| State Revenue per Pupil                     | \$0                 | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0          | \$0          | \$0              |
| <b>Total Public Revenues</b>                | \$0                 | \$11,852    | \$23,101    | \$35,680    | \$46,284    | \$451,442   | \$451,442   | \$451,446   | \$451,446   | \$451,446   | \$451,446    | \$451,446    | \$0              |
| <b>Total Public Costs</b>                   |                     |             |             |             |             |             |             |             |             |             |              |              |                  |
| Construction                                | \$0                 | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0          | \$0          | \$0              |
| Operations                                  | \$0                 | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0          | \$0          | \$0              |
| Off-site Employee Effects                   | \$0                 | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0          | \$0          | \$0              |
| State Cost per Pupil                        | \$0                 | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0          | \$0          | \$0              |
| <b>Total Public Costs</b>                   | \$0                 | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0          | \$0          | \$0              |
| <b>NET PUBLIC REVENUES vs. PUBLIC COSTS</b> | \$0                 | \$11,852    | \$23,101    | \$35,680    | \$46,284    | \$451,442   | \$451,442   | \$451,446   | \$451,446   | \$451,446   | \$451,446    | \$451,446    | \$0              |
| <b>VIII. Special District Impacts</b>       |                     |             |             |             |             |             |             |             |             |             |              |              |                  |
| <b>Total Public Revenues</b>                |                     |             |             |             |             |             |             |             |             |             |              |              |                  |
| Construction                                | \$0                 | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0          | \$0          | \$0              |
| Operations                                  | \$0                 | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0          | \$0          | \$0              |
| Off-site Employee Effects                   | \$0                 | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0          | \$0          | \$0              |
| <b>Total Public Revenues</b>                | \$0                 | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0          | \$0          | \$0              |
| <b>Total Public Costs</b>                   |                     |             |             |             |             |             |             |             |             |             |              |              |                  |
| Construction                                | \$0                 | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0          | \$0          | \$0              |
| Operations                                  | \$0                 | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0          | \$0          | \$0              |
| Off-site Employee Effects                   | \$0                 | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0          | \$0          | \$0              |
| <b>Total Public Costs</b>                   | \$0                 | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0          | \$0          | \$0              |
| <b>NET PUBLIC REVENUES vs. PUBLIC COSTS</b> | \$0                 | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0          | \$0          | \$0              |

Summary of Costs and Be  
Analysis  
03/29/06

N Oak & Vivion

| Operating Period                      |           | 2017      | 2018      | 2019      | 2020      | 2021      | 2022      | 2023      | 2024      | 2025      | 2026      | 2027      | 2028        | Total       |
|---------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|-------------|
| Year 12                               |           | Year 13   | Year 14   | Year 15   | Year 16   | Year 17   | Year 18   | Year 19   | Year 20   | Year 21   | Year 22   | Year 23   | Year 24     |             |
| <b>VII. School District Impacts</b>   |           |           |           |           |           |           |           |           |           |           |           |           |             |             |
| <b>Total Public Revenues</b>          |           |           |           |           |           |           |           |           |           |           |           |           |             |             |
| Construction                          |           |           |           |           |           |           |           |           |           |           |           |           |             |             |
| Operations                            | \$54,246  | \$50,246  | \$45,246  | \$40,246  | \$35,246  | \$30,246  | \$25,246  | \$20,246  | \$15,246  | \$10,246  | \$5,246   | \$0       | \$0         | \$0         |
| Office Employee Effects               | \$17,513  | \$17,513  | \$17,513  | \$17,513  | \$17,513  | \$17,513  | \$17,513  | \$17,513  | \$17,513  | \$17,513  | \$17,513  | \$17,513  | \$17,513    | \$17,513    |
| State Revenue per Pupil               | \$53,445  | \$53,445  | \$53,445  | \$53,445  | \$53,445  | \$53,445  | \$53,445  | \$53,445  | \$53,445  | \$53,445  | \$53,445  | \$53,445  | \$53,445    | \$53,445    |
| Total Public Revenues                 | \$64,207  | \$64,207  | \$64,207  | \$64,207  | \$64,207  | \$64,207  | \$64,207  | \$64,207  | \$64,207  | \$64,207  | \$64,207  | \$64,207  | \$64,207    | \$64,207    |
| <b>Total Public Costs</b>             |           |           |           |           |           |           |           |           |           |           |           |           |             |             |
| Construction                          |           |           |           |           |           |           |           |           |           |           |           |           |             |             |
| Operations                            | \$40,049  | \$40,049  | \$40,049  | \$40,049  | \$40,049  | \$40,049  | \$40,049  | \$40,049  | \$40,049  | \$40,049  | \$40,049  | \$40,049  | \$40,049    | \$40,049    |
| Office Employee Effects               | \$136,692 | \$136,692 | \$136,692 | \$136,692 | \$136,692 | \$136,692 | \$136,692 | \$136,692 | \$136,692 | \$136,692 | \$136,692 | \$136,692 | \$136,692   | \$136,692   |
| State Cost per Pupil                  | \$53,445  | \$53,445  | \$53,445  | \$53,445  | \$53,445  | \$53,445  | \$53,445  | \$53,445  | \$53,445  | \$53,445  | \$53,445  | \$53,445  | \$53,445    | \$53,445    |
| Total Public Costs                    | \$64,207  | \$64,207  | \$64,207  | \$64,207  | \$64,207  | \$64,207  | \$64,207  | \$64,207  | \$64,207  | \$64,207  | \$64,207  | \$64,207  | \$64,207    | \$64,207    |
| NET PUBLIC REVENUES                   | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0         | \$0         |
| vs. PUBLIC COSTS                      | \$30,658  | \$17,542  | \$7,261   | \$437,838 | \$596,161 | \$549,966 | \$548,659 | \$546,800 | \$549,078 | \$549,127 | \$732,449 | \$689,711 | \$5,420,230 | \$5,420,230 |
| <b>VIII. Special District Impacts</b> |           |           |           |           |           |           |           |           |           |           |           |           |             |             |
| <b>Total Public Revenues</b>          |           |           |           |           |           |           |           |           |           |           |           |           |             |             |
| Construction                          |           |           |           |           |           |           |           |           |           |           |           |           |             |             |
| Operations                            | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0         | \$0         |
| Office Employee Effects               | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0         | \$0         |
| Total Public Revenues                 | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0         | \$0         |
| <b>Total Public Costs</b>             |           |           |           |           |           |           |           |           |           |           |           |           |             |             |
| Construction                          |           |           |           |           |           |           |           |           |           |           |           |           |             |             |
| Operations                            | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0         | \$0         |
| Office Employee Effects               | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0         | \$0         |
| Total Public Costs                    | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0         | \$0         |
| NET PUBLIC REVENUES                   | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0         | \$0         |
| vs. PUBLIC COSTS                      | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0         | \$0         |





Thomas M. Rule, MAI  
Brock J. Rule, MAI

## Measurement of Real Estate Values

February 13, 2006

HJ, LLC  
c/o Mr. Timothy O. Kristl  
Mitchell, Kristl & Lieber  
1220 Washington  
Kansas City, Missouri 64105

Dear Mr. Kristl:

Per your request, I am pleased to herewith submit my conservation study for the amended North Oak Redevelopment Area which is generally bounded by the old Farmland building on the south (3315 N. Oak) and Vivion Road on the north in Kansas City, Missouri. This conservation study was performed in accordance with Section 99.805(3)R.S.Mo. of Missouri's Tax Increment Financing (TIF) statutes. An inspection of the properties was made on January 29, 2006.

After the foregoing inspection and after a careful study of all pertinent factors, it is my considered opinion that the amended North Oak Redevelopment Area, taken as a whole, is a Conservation Area according to the definition cited above. More than 50% of the structures in the proposed redevelopment area are 35 years old or greater, and the presence of at least nine other potentially blighting factors indicates that the property is detrimental to the public health, safety, morals, or welfare and may become a blighted area.

The complete analysis employed to reach this determination is contained in the attached report. This study has been prepared for HJ, LLC to aid in determining if the area constitutes a conservation area as defined in the tax increment statutes. Disclosure of the contents of this report are governed by the By-Laws and Regulations of The Appraisal Institute.



Mr. Kristl  
February 13, 2006  
Page 2

It has been a distinct pleasure to serve you in this assignment.

Sincerely,  
RULE & COMPANY, INC.

A handwritten signature in blue ink, consisting of several overlapping loops and a trailing line extending to the right.

Brock J. Rule, MAI  
Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001130)  
Kansas Certified General Real Property Appraiser (Certificate No. G-1008)

## TABLE OF CONTENTS

Letter of Transmittal

Table of Contents

|                                  |    |
|----------------------------------|----|
| Introduction.....                | 1  |
| The Neighborhood .....           | 4  |
| Description of the Parcels ..... | 7  |
| Photographs of the Parcels.....  | 11 |

### Conservation Analysis

|                                                  |    |
|--------------------------------------------------|----|
| Conservation Analysis .....                      | 20 |
| Certificate.....                                 | 25 |
| General Assumptions and Limiting Conditions..... | 26 |

### Addenda

Property Record Cards

Qualifications of Brock J. Rule, MAI

Company Profile

## INTRODUCTION

### Purpose

The purpose of this study is to investigate whether the 55 properties comprising the proposed Amended North Oak Redevelopment Area is a Conservation Area as defined by Missouri statutes. The proposed Redevelopment Area is generally extends from the old Farmland building on the south (3315 N. Oak) and to just north of Vivion Road on the north, and is generally limited to the commercial properties facing N. Oak Trafficway. The proposed amendment is an expansion of an existing redevelopment area. The expansion area is a vacant parcel located at the northeast corner of N. Oak and Vivion and covering about 32 acres. The vacant tract is now part of the Midwestern Baptist Theological Seminary.

### Conservation Area Defined

Section 99.805(1) R.S. Mo. of Missouri's Tax Increment Financing (TIF) Statutes defines a "Conservation Area" as follows:

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.

The definition further states that a Conservation Area shall meet at least three of the factors provided.

### Scope of the Study

This study and report comply with the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board of the Appraisal Foundation. No reliance is given to the Departure Rule of USPAP. Furthermore, the consultant has been retained to act as a disinterested third party and to render an unbiased opinion.

Brock J. Rule, MAI, inspected the properties within the Redevelopment Area on January 29, 2006. Only the exteriors of the structures were inspected as can be seen from the public right-of-way. Assessed valuation, building size and date of construction are from data provided by the Clay County Assessor. Land sizes were also taken from county records. The condition of the structures is based on what was observed from the boundary of the property.



## Experience

The consultant complies with the Competency Rule of USPAP by virtue of experience with studies and properties of the subject's type including the following.

- Brush Creek Plaza Conservation Study, Kansas City, MO (Mar-95)
- 42<sup>nd</sup> & North Oak Blight Study; Kansas City, MO (May-99)
- Northgate Village Apartments Conservation Study; North Kansas City, MO (Nov-99)
- North Park Crossing Conservation Study; Joplin, MO (Feb-04)
- Park Place Hotel Blight Study; Kansas City, MO (Dec-04)
- Northtown Devco Blight Study; North Kansas City, MO (Mar-05)

The properties comprising the 42<sup>nd</sup> & North Oak study are included within this study.

## Legal Description

The legal description for the existing redevelopment area, the North Oak Tax Increment Financing Plan, can be found in the plan document: (<http://www.edckc.com/tif/plans/00042531.PDF>).

The expansion tract from the seminary is described by the proposed redeveloper as follows:

“... extend on the east to the boundary of the tract commonly known as the President's House, on the south to Vivion Road, to the West to Oak Trafficway and to the North to a line just south of the existing Baptist Seminary buildings” (source: January 13, 2006 letter from Lee Derrough to Gary Carter).

## Ownership

The following is a summary of the parcels within the proposed Redevelopment Area.

| #  | Map    | Block | Parcel | Address | Street  | Owner                  |
|----|--------|-------|--------|---------|---------|------------------------|
| 1  | 17-309 | 09    | 005.00 | 4000    | Oak     | Scrubby                |
| 2  | 17-309 | 09    | 005.02 | NA      | Oak     | Lefever                |
| 3  | 17-309 | 09    | 006.00 | 4002    | Oak     | Franchise Realty       |
| 4  | 17-309 | 10    | 001.00 | 4030    | Oak     | Whisman                |
| 5  | 17-309 | 10    | 015.00 | 4020    | Oak     | Labrunerie             |
| 6  | 17-309 | 11    | 001.00 | 4136    | Oak     | Metro North            |
| 7  | 17-309 | 11    | 002.00 | 4116    | Oak     | C&M Motors             |
| 8  | 17-309 | 11    | 017.00 | 4108    | Oak     | Shooter's, Inc.        |
| 9  | 17-309 | 17    | 001.00 | 4268    | Oak     | Associated Buildings   |
| 10 | 17-309 | 17    | 009.00 | 4200    | Oak     | Lawson Bank            |
| 11 | 17-309 | 17    | 010.00 | 4232    | Oak     | Sansone                |
| 12 | 17-310 | 04    | 013.00 | 4225    | Oak     | Midcontinent Equity    |
| 13 | 17-310 | 06    | 012.00 | 4147    | 42nd St | KC Chandler Properties |
| 14 | 17-310 | 06    | 015.00 | 4125    | Oak     | Davis                  |

|    |        |    |         |      |        |                                |
|----|--------|----|---------|------|--------|--------------------------------|
| 15 | 17-310 | 06 | 016.00  | 4107 | Oak    | Corbett                        |
| 16 | 17-310 | 06 | 017.00  | 4103 | Oak    | Wright                         |
| 17 | 17-310 | 06 | 018.00  | 4107 | Cherry | Shy                            |
| 18 | 17-310 | 07 | 012.00  | 4029 | Cherry | Ballard                        |
| 19 | 17-310 | 07 | 013.00  | 4029 | Oak    | Imperiale                      |
| 20 | 17-310 | 07 | 014.00  | 4011 | Oak    | Imperiale                      |
| 21 | 17-310 | 07 | 014.01  | 4003 | Oak    | Labor Connection               |
| 22 | 17-310 | 07 | 014.02  | NA   | Oak    | KCCP Trust                     |
| 23 | 17-310 | 07 | 014.03  | 4008 | Cherry | Poteet                         |
| 24 | 17-310 | 07 | 015.00  | 4027 | Cherry | Francis Investment             |
| 25 | 17-313 | 07 | 001.00  | 3910 | Oak    | Monopoly Acquisitions          |
| 26 | 17-313 | 07 | 001.01  | 3920 | Oak    | Lefever                        |
| 27 | 17-314 | 01 | 001.00  | 3925 | Oak    | Chezik Holding                 |
| 28 | 17-314 | 01 | 002.00  | 3925 | Oak    | Crater                         |
| 29 | 17-314 | 01 | 003.00  | 3911 | Oak    | Sterling                       |
| 30 | 17-314 | 01 | 004.00  | 3905 | Oak    | Toot                           |
| 31 | 17-314 | 01 | 005.00  | 3855 | Oak    | Uhl                            |
| 32 | 17-314 | 01 | 007.00  | 3851 | Oak    | Arnone                         |
| 33 | 17-314 | 01 | 008.00  | 3843 | Oak    | UAW                            |
| 34 | 17-314 | 01 | 009.00  | 3841 | Oak    | Union Building Corp            |
| 35 | 17-314 | 01 | 010.00  | 3805 | Oak    | B&K Investment                 |
| 36 | 17-314 | 01 | 012.00  | NA   | Oak    | Cascone's, Inc.                |
| 37 | 17-314 | 01 | 013.00  | NA   | Oak    | Cascone's, Inc.                |
| 38 | 17-314 | 01 | 014.00  | 3733 | Oak    | Cascone's, Inc.                |
| 39 | 17-314 | 01 | 015.00  | 3733 | Oak    | Cascone's, Inc.                |
| 40 | 17-314 | 01 | 016.00  | 3717 | Oak    | North Oak Properties           |
| 41 | 17-314 | 01 | 016.01  | 3715 | Oak    | North Oak Properties           |
| 42 | 17-314 | 01 | 018.00  | 3713 | Oak    | Wolfe                          |
| 43 | 17-314 | 01 | 019.00  | NA   | Oak    | Cars Midwest                   |
| 44 | 17-314 | 01 | 020.00  | NA   | Oak    | Cars Midwest                   |
| 45 | 17-314 | 01 | 045.00  | 3950 | Cherry | Palmer & Cooper                |
| 46 | 17-318 | 01 | 001.00  | 3519 | Oak    | Cars Midwest                   |
| 47 | 17-318 | 01 | 002.00  | 3519 | Oak    | Cars Midwest                   |
| 48 | 17-318 | 01 | 008.00  | 3315 | Oak    | Cerner                         |
| 49 | 17-314 | 01 | 006.00  | 3855 | Oak    | Uhl                            |
| 50 | 17-310 | 07 | NA      | NA   | Cherry | NA                             |
| 51 | 17-310 | 07 | NA      | NA   | Oak    | NA                             |
| 52 | 17-309 | 10 | NA      | NA   | Oak    | NA                             |
| 53 | 17-310 | 06 | NA      | NA   | Cherry | NA                             |
| 54 | 17-309 | 10 | NA      | NA   | Oak    | NA                             |
| 55 | 13-918 | 01 | 001.00* | 5001 | Oak    | Midwestern Baptist Theological |

Only part of the seminary property (Parcel 55) is included in the proposed Redevelopment Area. All buildings at the seminary are excluded.

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**CONSERVATION STUDY  
FOR THE AMENDED  
NORTH OAK  
REDEVELOPMENT AREA**

**KANSAS CITY, MISSOURI**

**RECORD No. 7742**

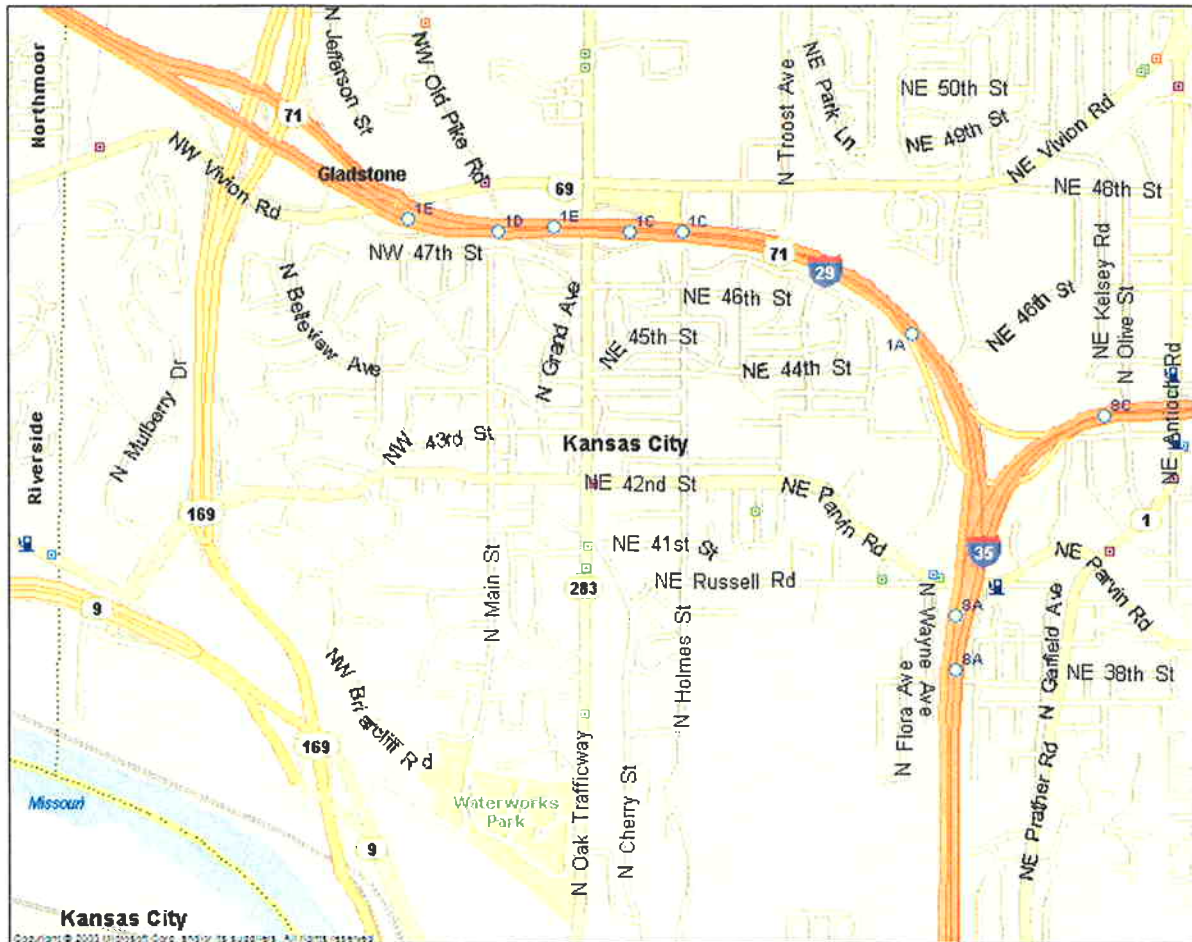
**RULE & COMPANY, INC.  
Kansas City, Missouri**

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## THE NEIGHBORHOOD

### Location & Access

The subject neighborhood is the Oak Street corridor between the city limits of North Kansas City and Vivion Road. The corridor runs a length of about two miles. The neighborhood has highway access at the north (I-29 and Oak), to the east (Parvin Road and I-35), and to the west (Briarcliff Parkway/Lane and U.S. 169).



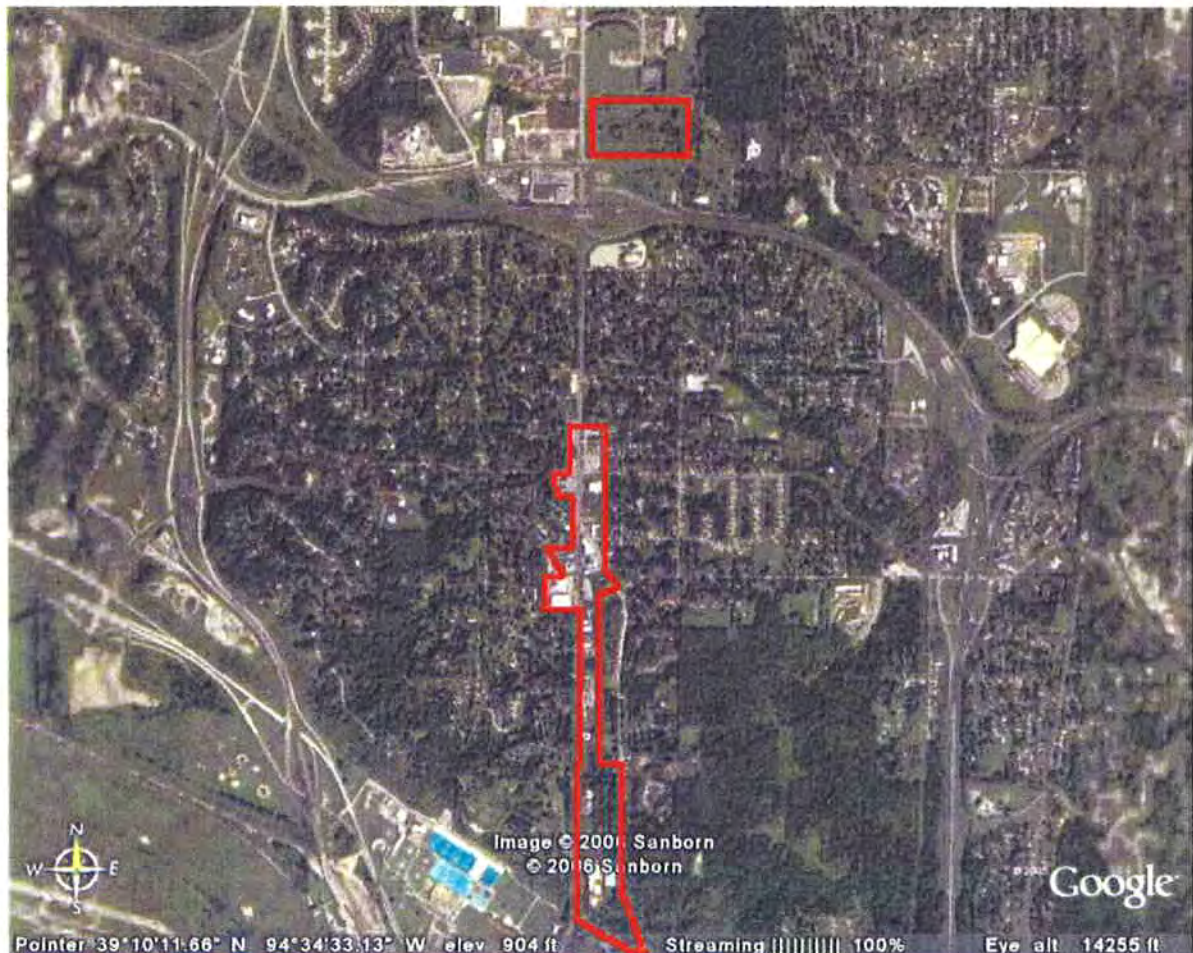
The commercial activity in the neighborhood is fairly dense by Northland standards but is constrained from drawing from large areas because of the proximity of the Missouri River to the west, south and east.

### Area Development

The area commenced development in the 1920s, well before annexation by Kansas City in 1950. The initial development was residential. The most prominent early commercial user may have been Cascone's restaurant at 3733 N. Oak, which was opened in 1954 and continues to operate at the site.



The south part of the corridor is anchored by institutional uses—a Cerner office building (former headquarters for Farmland Industries) and Water Works Park. The neighborhood suffered a blow when Farmland moved their headquarters to the airport in about 2001. Cerner, a major Northland employer, leased the building in December 2004 and bought the facility a year later. Cerner has placed about 500 associates in the facility.



The north end of the corridor is dominated by the I-29 and Oak Street interchange and the intersection of Oak and Vivion. The west corners of the N. Oak and Vivion are developed with community strip retail centers. The strip center at the northwest corner recently underwent renovation by Price Chopper, the region's largest grocer. However, the other anchor, K mart, closed when the chain went bankrupt. The former K mart space is only partially re-leased, to a Goodwill thrift store.

Much of the commercial activity in the neighborhood is quite small and includes a number of converted residences. The central portion of the area is probably most noted for a collection of auto dealers at about the 40th Street alignment. The national branded dealers that initially developed the properties (Honda, Toyota) have since relocated or closed, and the facilities are now budget used car lots. A limited number of national franchises are present including McDonald's.

Some of the area's businesses are those associated with struggling or declining neighborhoods including two temporary labor firms (Labor Connections, Labor Ready), Payday Loans, and Freaks Tattooing & Body Piercing.

Residential development backing up the corridor ranges from poor to excellent, but is dominated by the lower end of the spectrum. A majority of the homes in the area are 50 years old, or older. The Briarcliff neighborhood is south and west of N. Oak and Vivion and enjoys some of the Northland's highest value homes, particularly west of US 169. On the other hand, the Crestview neighborhood (north of Russell Road, between Oak and I-29) is one of the poorest in the Northland. A new retail center is being developed at Briarcliff West, which may siphon retail activity from the subject corridor.

### **Area Trend**

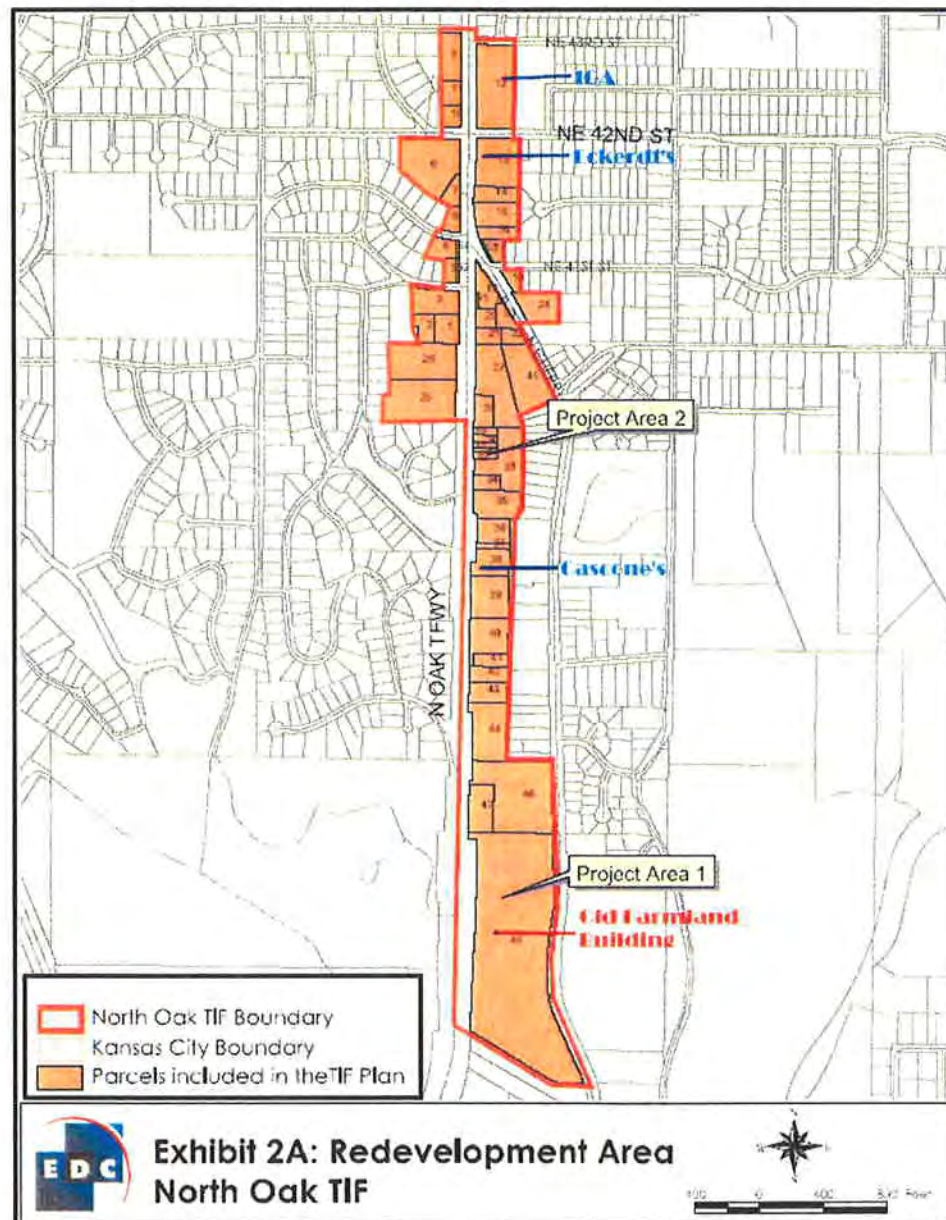
The area trend is stable. North Oak Trafficway continues to carry a high volume of traffic. However, much of the area development is at or near the end of its economic life. Without new development activity, the neighborhood could enter a period of decline.



## DESCRIPTION OF THE PARCELS

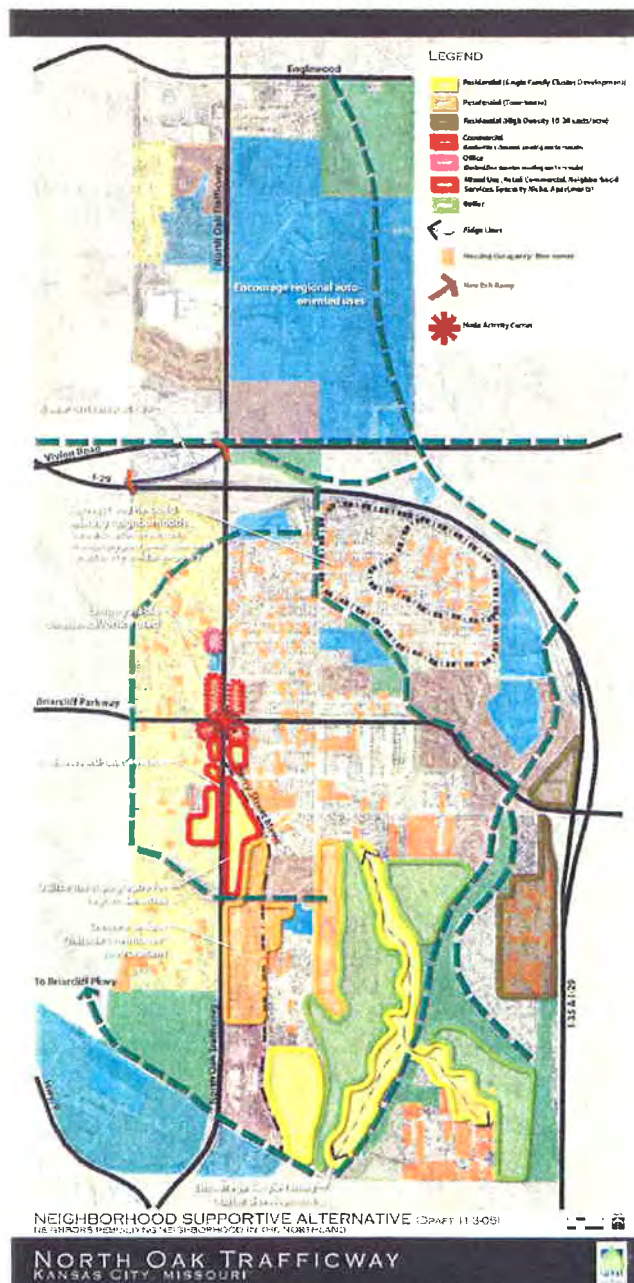
### Overview

The proposed Redevelopment Area is an expansion of the existing North Oak Redevelopment Area. The expansion area is a vacant land parcel covering about 32 acres located at the northeast corner of N. Oak and Vivion. The existing Redevelopment Area covers 54 parcels, as delineated in the following exhibit from the plan document.



The expansion tract is located about 4 blocks north of the existing Redevelopment Area. The interdicting properties (about 40 parcels fronting Oak) are all residential, with the exception of a large church at the southeast corner of N. Oak and I-29, and two small commercial buildings north of 43rd Street on the west side of N. Oak.

The existing Redevelopment Area is undergoing a planning effort sponsored by the city and the community. Many improvements are proposed, including transportation (i.e., widening of N. Oak and removal of traffic conflicts). Unfortunately, no funding presently exists. The subject's proposed TIF is a key component for funding. The following is an example of the results of the community planning efforts (November 2005).





The subject's 55 parcels are too numerous to describe individually. The Assessor's property record card for each parcel can be found in the Addenda. The assessment records contain physical descriptions including building size and age, as well as photos and valuation data. The following is a summary of building ages, uses, and valuations.

| #  | Map    | Block | Parcel | Address | Street  | Built | Name            | Use        | Value       |
|----|--------|-------|--------|---------|---------|-------|-----------------|------------|-------------|
| 1  | 17-309 | 09    | 005.00 | 4000    | Oak     | 1985  | In A Tub        | Restaurant | \$302,000   |
| 2  | 17-309 | 09    | 005.02 | NA      | Oak     | NA    | Chezik          | Parking    | \$93,300    |
| 3  | 17-309 | 09    | 006.00 | 4002    | Oak     | 1990  | McDonald's      | Restaurant | \$580,400   |
| 4  | 17-309 | 10    | 001.00 | 4030    | Oak     | NA    |                 | Vacant     | \$91,400    |
| 5  | 17-309 | 10    | 015.00 | 4020    | Oak     | 1972  | C&M Motors      | Auto       | \$127,300   |
| 6  | 17-309 | 11    | 001.00 | 4136    | Oak     | 1984  | Bk of America   | Bank       | \$512,000   |
| 7  | 17-309 | 11    | 002.00 | 4116    | Oak     | 1958  | C&M Motors      | Auto       | \$134,400   |
| 8  | 17-309 | 11    | 017.00 | 4108    | Oak     | 1948  | Shooter's       | Bar/Tavern | \$102,600   |
| 9  | 17-309 | 17    | 001.00 | 4268    | Oak     | 1986  | Oakcliff Center | Office     | \$678,000   |
| 10 | 17-309 | 17    | 009.00 | 4200    | Oak     | 1986  | Lawson Bank     | Bank       | \$247,900   |
| 11 | 17-309 | 17    | 010.00 | 4232    | Oak     | 1970  | Briarwood Ctr   | Retail     | \$223,700   |
| 12 | 17-310 | 04    | 013.00 | 4225    | Oak     | 1960  | Bob's IGA       | Retail     | \$906,400   |
| 13 | 17-310 | 06    | 012.00 | 4147    | 42nd St | 2003  | CVS             | Retail     | \$1,633,600 |
| 14 | 17-310 | 06    | 015.00 | 4125    | Oak     | 1978  | KC Auto Spec    | Office     | \$317,700   |
| 15 | 17-310 | 06    | 016.00 | 4107    | Oak     | 1925  | Auto Stop, Inc. | Auto       | \$142,200   |
| 16 | 17-310 | 06    | 017.00 | 4103    | Oak     | 1927  | Enterprise      | Auto       | \$147,900   |
| 17 | 17-310 | 06    | 018.00 | 4107    | Cherry  | 2001  |                 | Retail     | \$221,800   |
| 18 | 17-310 | 07    | 012.00 | 4029    | Cherry  | 1930  |                 | Retail     | \$90,800    |
| 19 | 17-310 | 07    | 013.00 | 4029    | Oak     | 1956  |                 | Retail     | \$775,900   |
| 20 | 17-310 | 07    | 014.00 | 4011    | Oak     | 1970  | Moxie Bar       | Restaurant | \$354,300   |
| 21 | 17-310 | 07    | 014.01 | 4003    | Oak     | 1965  | Cruzin' Motors  | Auto       | \$155,700   |
| 22 | 17-310 | 07    | 014.02 | NA      | Oak     | NA    | Time Warner     | Parking    | \$53,100    |
| 23 | 17-310 | 07    | 014.03 | 4008    | Cherry  | 1962  |                 | Retail     | \$72,200    |
| 24 | 17-310 | 07    | 015.00 | 4027    | Cherry  | 1970  |                 | Retail     | \$190,000   |
| 25 | 17-313 | 07    | 001.00 | 3910    | Oak     | 1985  | Payne's Truck   | Auto       | \$1,188,800 |
| 26 | 17-313 | 07    | 001.01 | 3920    | Oak     | NA    | Chezik          | Parking    | \$237,700   |
| 27 | 17-314 | 01    | 001.00 | 3925    | Oak     | NA    |                 | Parking    | \$202,200   |
| 28 | 17-314 | 01    | 002.00 | 3925    | Oak     | 1989  | Auto Banc       | Auto       | \$246,300   |
| 29 | 17-314 | 01    | 003.00 | 3911    | Oak     | 1920  | State Farm      | Office     | \$80,800    |
| 30 | 17-314 | 01    | 004.00 | 3905    | Oak     | 1962  | BDS Actg        | Office     | \$96,100    |
| 31 | 17-314 | 01    | 005.00 | 3855    | Oak     | 1966  |                 | Retail     | \$48,200    |
| 32 | 17-314 | 01    | 007.00 | 3851    | Oak     | 1962  | Amer Fam Ins    | Office     | \$78,200    |
| 33 | 17-314 | 01    | 008.00 | 3843    | Oak     | 1962  | UAW             | Office     | \$161,400   |
| 34 | 17-314 | 01    | 009.00 | 3841    | Oak     | 1974  | UAW             | Office     | \$246,200   |
| 35 | 17-314 | 01    | 010.00 | 3805    | Oak     | 1966  | N. Oak Place    | Retail     | \$579,100   |
| 36 | 17-314 | 01    | 012.00 | NA      | Oak     | NA    | Cascone's       | Vacant     | \$57,100    |
| 37 | 17-314 | 01    | 013.00 | NA      | Oak     | NA    | Cascone's       | Vacant     | \$37,100    |
| 38 | 17-314 | 01    | 014.00 | 3733    | Oak     | 1978  | Cascone's       | Restaurant | \$482,700   |
| 39 | 17-314 | 01    | 015.00 | 3733    | Oak     | NA    | Cascone's       | Parking    | \$122,600   |
| 40 | 17-314 | 01    | 016.00 | 3717    | Oak     | 1986  | N. Oak Center   | Office     | \$1,218,800 |
| 41 | 17-314 | 01    | 016.01 | 3715    | Oak     | 1967  |                 | Retail     | \$267,100   |
| 42 | 17-314 | 01    | 018.00 | 3713    | Oak     | 1978  | Mr. Trans       | Vacant     | \$137,000   |
| 43 | 17-314 | 01    | 019.00 | NA      | Oak     | NA    |                 | Vacant     | \$81,800    |
| 44 | 17-314 | 01    | 020.00 | NA      | Oak     | NA    |                 | Vacant     | \$121,500   |

|    |        |    |         |      |        |      |                |            |             |
|----|--------|----|---------|------|--------|------|----------------|------------|-------------|
| 45 | 17-314 | 01 | 045.00  | 3950 | Cherry | 1983 |                | Apartment  | \$558,000   |
| 46 | 17-318 | 01 | 001.00  | 3519 | Oak    | NA   |                | Vacant     | \$3,900     |
| 47 | 17-318 | 01 | 002.00  | 3519 | Oak    | 1987 | Carsmart       | Auto       | \$364,900   |
| 48 | 17-318 | 01 | 008.00  | 3315 | Oak    | 1955 | Farmland       | Office     | \$8,439,800 |
| 49 | 17-314 | 01 | 006.00  | 3855 | Oak    | 1966 | Wally's Pastry | Restaurant | \$48,200    |
| 50 | 17-310 | 07 | NA      | NA   | Cherry | NA   |                | Strip/gore | \$0         |
| 51 | 17-310 | 07 | NA      | NA   | Oak    | NA   |                | Strip/gore | \$0         |
| 52 | 17-309 | 10 | NA      | NA   | Oak    | NA   |                | Strip/gore | \$0         |
| 53 | 17-310 | 06 | NA      | NA   | Cherry | NA   |                | Strip/gore | \$0         |
| 54 | 17-309 | 10 | NA      | NA   | Oak    | NA   |                | Strip/gore | \$0         |
| 55 | 13-918 | 01 | 001.00* | 5001 | Oak    | NA   |                | Vacant     | \$635,744   |

The valuation data is the Assessor's appraised values for 2005. The valuation for the seminary parcel (No. 55) is the consultant's proration of the overall land value (32 acres out of 194 acres total with an appraised value of \$3,854,200; about \$20,000 per acre).

The following are some summary statistics for the proposed Redevelopment Area.

- Total land area is about 95 acres
- 38 parcels are improved with buildings, while 17 are vacant land or parking lots
- 5 parcels are strips or gores (i.e., small, dysfunctional and worthless tracts; Nos. 50-54)
- Total building area is about 600,000 square feet (210,000 in Farmland/Cerner)
- Building ages range from 1920 to 2003
- Total assessment appraisal is \$23,895,844

The following pages contain photographs of the proposed Redevelopment Area.





Expansion Tract – Approx. 32 acres at N. Oak and Vivion  
Looking West from Near the Southeast Corner of the Tract



Farmland/Cerner Building  
3315 N. Oak - Tract 48





Former Bob's IGA  
4225 N. Oak – Tract 12



Cascone's Restaurant  
3733 N. Oak – Tract 38





Enterprise Rent-A-Car  
4103 N. Oak – Tract 16



C&M Motors  
4116 N. Oak – Tract 17





4030 N. Oak  
Tract 4



Shooter's  
4108 N. Oak – Tract 8





Vacant Building  
4008 Cherry – Tract 23



Rear Building  
4129 N. Oak – Tract 14





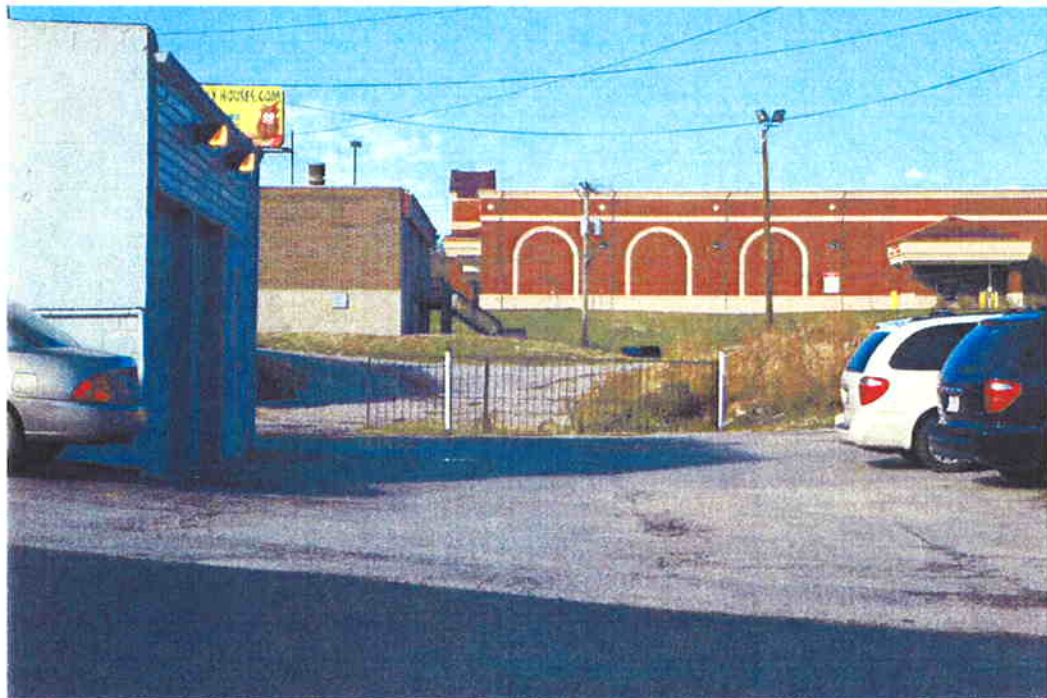
American Family Insurance  
3851 N. Oak – Tract 32



KC Auto Specialists  
4107 N. Oak – Tract 15



KC Auto Specialists  
4107 N. Oak – Tract 15



Drainage Easements  
Impairing Tracts 14 to 17





View of N. Oak Frontage



View of N. Oak Frontage





View of N. Oak Frontage



View of N. Oak Frontage

## CONSERVATION ANALYSIS

### Conservation Area Defined

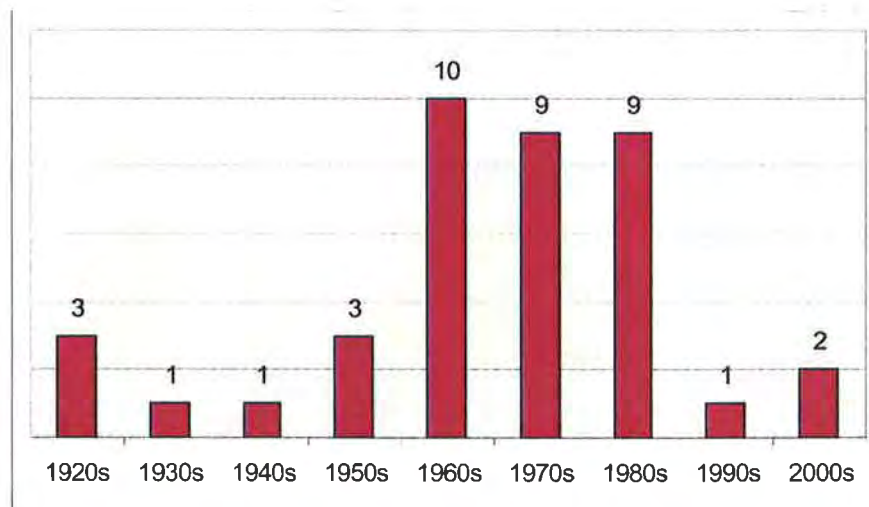
As presented earlier, a Conservation Area is defined as follows:

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.

### Component 1: Age

The statute stipulates that the Redevelopment Area be improved and that 50% or more of the improvements within a Redevelopment Area have an age of 35 years or more.

Thirty-eight of the 55 ownership parcels are improved. One of the parcels has two distinct buildings (No. 14; 4125 and 4127 N. Oak). According to assessment records, 21 of the structures were built prior to 1971. The oldest building was constructed in 1920 (No. 29; 3911 N. Oak), while the newest is 2003 (No. 13; 4147 NE 42<sup>nd</sup> St.). The following chart shows the distribution of building ages.



The average year of construction of the buildings in the redevelopment area is about 1969, so the average is approximately 37 years. In total, 21 of the 39 structures or 54% are 35 years old or older. Thus, the subject meets the age test for a Conservation Area.

## **Component 2: Dilapidation**

According to Random House, to dilapidate is: “to bring into a state of disrepair, as by misuse of neglect”. The 4107 N. Oak property (No. 15; KC Auto Specialists) has been vacant for some time and is in very poor condition (see photos). The 4030 N. Oak property (No. 4) is improved with a partial foundation. The building formerly occupying the site (constructed approx. 1956) was demolished in 2003.

Two of the parcels exhibit dilapidation and impart a modest degree of dilapidation to the overall Redevelopment Area.

## **Component 3: Obsolescence**

Obsolescence speaks to the functionality of the improvements. The consultant’s inspection revealed the following functional deficiencies in the improvements.

- A majority of the buildings are very close to the street right-of-way. These buildings tend to have inadequate and unsafe parking arrangements.
- Three properties are converted residences (Nos. 15, 16, 29).
- Two properties are converted service stations (Nos. 5, 7).
- One property has been converted from a multi-bay self service carwash to a used car lot (No. 47).
- Parcel No. 19 is a triangular land tract that causes the building to have a very inefficient floor plan.
- The area is topographically challenged with an overall slope down from west to east. Many of the buildings on the west have basements. The basement space is poorly occupied and garners low rents.

The properties that have been converted from other uses are makeshift and exhibit a high degree of obsolescence. Only the CVS, the two banks, and McDonald’s can be said to be truly functional and modern structures.

Obsolescence is prevalent in the redevelopment area, to a potentially blighting degree.

## **Component 4: Deterioration**

Deterioration speaks to the level of the maintenance of the improvements. The consultant’s inspection revealed the following maintenance deficiencies.

- Assessment records indicate that Parcel No. 42 (Mr. Transmission; 3713 N. Oak) has a “severe foundation problem”.



- The five very small buildings at 3851, 3855, 3905, and 3911 N. Oak (Nos. 29-32, 49) are in fair condition and show a high degree of wear and tear. They were constructed in the 1920s and 1960s, and being of fair quality, are nearing the end of their economic lives.
- The former Bob's IGA property (No. 12) has been boarded up and vacant for several years. The paving is deteriorating noticeably.
- In A Tub (No. 1), Shooter's (No. 8), and KC Auto Specialists (No. 15) have a number of maintenance issues including general housekeeping, spalling/cracked parking, peeling paint, and excessive wear and tear.

On balance, the buildings in the Redevelopment Area exhibit a moderate degree of deterioration.

### **Component 5: Illegal Use Of Structures**

The bulk of the proposed Redevelopment Area is zoned C-2, Local Retail Business which is a fairly permissive light commercial designation. The uses in the proposed Redevelopment Area appear to be permissible under district C-2.

Nevertheless, several of the subject buildings are unlikely to conform to the yard, setback, or parking requirements of the current zoning district. Parking requirements are 1 space per 75 square feet of building area for bars and restaurants, and 1 space per 400 square feet for retail uses. Several of the buildings were constructed prior to annexation and have been subjected to successive widenings of North Oak Trafficway.

Building uses in the proposed Redevelopment Area are not illegal, although several zoning non-conformities are likely present.

### **Component 6: Code Violations**

Some of the buildings may have code violations but their deficiencies are not readily apparent. The consultant is not aware of any citations for code violations in the proposed Redevelopment Area.

### **Component 7: Abandonment**

As discussed under dilapidation, two of the properties appear to have been abandoned.

### **Component 8: Excessive Vacancies**

Four of the subject parcels are 100% vacant (Nos. 8, 12, 15, 23). The consultant estimates the overall vacancy in the Redevelopment Area's buildings to be 15% (88,500 sq.ft. vs. 600,000 sq.ft.). Excluding the Cerner building (210,000 sq.ft.; owner occupied), the vacancy rate for the remaining properties is about 25%. The overall retail vacancy rate in Kansas City is near 10%. Excluding the strips and gores, about 12 of the Redevelopment Area's 51 parcels are vacant land.

Excessive vacancy exists in the Redevelopment Area.

**Component 9: Overcrowding of Structures**

Overcrowding does not appear to be present in the proposed Redevelopment Area.

**Component 10: Lack of Ventilation, Light or Sanitary Facilities**

All of the buildings have generally adequate ventilation, light and sanitary facilities.

**Component 11: Inadequate Utilities**

The subject parcels are adequately supplied with water and sewer, electricity and natural gas, even though the overhead service lines can be unsightly.

Parcels 14 through 17 are significantly impacted by a high number of drainage and sewer easements (approx. 12). Generally, the easements run north and south following the topography. Most of the easements are 20 to 40 feet wide and are from 0 to 120 feet east of Oak Street. In addition, a drainage easement supports a large detention basin on Parcel 15 and parts of Parcels 14 and 16. The detention easement encumbers perhaps 40% of Parcel 15 and leaves only about 70 to 90 feet of developable depth along the Oak Street frontage.

The easements on Parcels 14 through 17 probably serve the overall area well, but they have a major adverse impact on the individual parcels. Inadequate utilities are an adverse condition for the proposed Redevelopment Area.

**Component 12: Excessive Land Coverage**

Excessive land coverage is not an adverse condition in the project area. While some properties have poor setbacks and small lots sizes (as discussed below), the overall floor area ratio is about 0.15 : 1 (600,000 sq.ft. bldgs. vs. 4,100,000 sq.ft. land).

**Component 13: Deleterious Land Use or Layout**

Many, perhaps a majority, of the parcels are redeveloped residential properties, reclaimed from old, small-lot plats. Several lots have 30 and 40 foot fronts, while many are less than 100 feet. Lot depths are 200 feet. With some exceptions, the proposed Redevelopment Area does not enjoy the large tract size that typically supports well-planned commercial development.

Deleterious land use or layout is a negative feature of the proposed Redevelopment Area.

**Component 14: Depreciation of Physical Maintenance**

The physical maintenance of the buildings was analyzed under the discussion of **Component 4**. On balance, the buildings in the Redevelopment Area exhibit a moderate degree of depreciation of physical maintenance.



## Component 15: Lack of Community Planning

North Oak Trafficway is a major commercial arterial and offers the proposed redevelopment area good access. However, N. Oak Trafficway is inadequately constructed in that sidewalks, curbs and gutters are not present.

Furthermore, fourteen of the parcels have poor setbacks and/or parking configurations that give rise to unsafe conditions (Nos. 5, 7, 9, 14-16, 19, 21, 28-32, 49). Some of the front parking lots seriously conflict with traffic on N. Oak. Cars entering the parking lots must perform essentially all of their deceleration in the busy lanes of Oak Street. Cars leaving the parking lots must back into N. Oak traffic in order to leave their head-in parking stalls.

The intersection of N. Oak with Cherry and 41st Street is poorly configured and is dysfunctional during peak traffic hours.

A definite lack of community planning is in evidence in the proposed Redevelopment Area.

## Conclusion

In addition to the age qualification, the foregoing analysis indicates that three or more of the components of the TIF Conservation definition are present in the 55 parcels comprising the proposed Amended North Oak Redevelopment Area. The consultant believes at least nine of the potential blighting factors (plus age) are evident. The main potential blighting factors are as follows:

- A lack of community planning is present as the area commenced development prior to annexation into the City. Among other items, the poor planning results in unsafe traffic conditions.
- Deleterious land use or layout results from the fact that many, perhaps a majority, of the parcels are redeveloped residential properties, reclaimed from old, small-lot plats.
- Obsolescence is prevalent as only a handful of the buildings can be said to be truly functional and modern structures.
- Excessive vacancy exists in that the buildings are 15% or more empty, on average, plus several vacant lots are present.

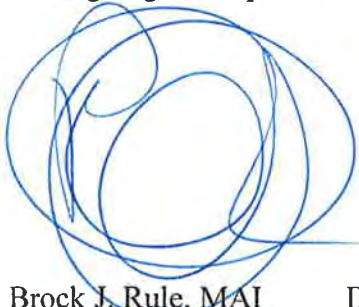
The proposed Redevelopment Area studied in this report encompasses all of The North Oak Tax Increment Financing Plan that was adopted in 2005. The existing plan states that: "The Redevelopment Area qualifies as a Blighted Area, [having]... deteriorating improvements, economic underutilization, and other blighting conditions...".

The presence of at least nine potentially blighting factors (plus age) indicates that the subject parcels, taken as a whole, are detrimental to the public health, safety, morals, or welfare and may become a blighted area. Therefore, the consultant has determined that the proposed Amended North Oak Redevelopment Area, as of January 29, 2006, is a Conservation Area as defined by the Missouri Tax Increment Financing Statute, Section 99.805(2) R.S. Mo.

## CERTIFICATE

As of February 13, 2006, I certify that, to the best of our knowledge and belief...

- 1) The statements of fact contained in this report are true and correct.
- 2) The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions.
- 3) We have no present nor prospective future interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- 4) Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- 5) Engagement of the appraisal assignment was not contingent upon a requested minimum valuation, a specific valuation, nor approval of a loan.
- 6) Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.
- 7) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 8) As of the date of this report, Brock J. Rule, MAI has completed the requirements of the continuing education program of The Appraisal Institute.
- 9) No one provided significant provided significant professional assistance to the persons signing this report.



Brock J. Rule, MAI      Did Inspect ✓      Did Not Inspect \_\_\_\_\_  
Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001130)  
Kansas Certified General Real Property Appraiser (Certificate No. G-1008)

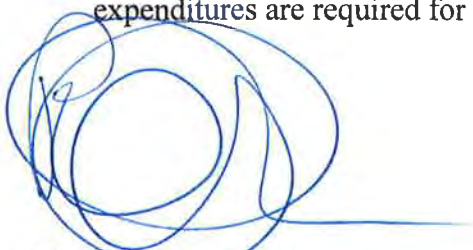
## GENERAL ASSUMPTIONS & LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- 1) Title to the property is assumed to be good and marketable and the legal description correct.
- 2) No responsibility for legal matters is assumed. All existing liens, mortgages or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible management and competent marketing unless otherwise stated.
- 3) All sketches in this report are intended to be visual aids and should not be construed as surveys or engineering reports.
- 4) The information in this report has been obtained from reliable sources. The appraiser cannot, however, guarantee or be responsible for the accuracy of information furnished by others.
- 5) The comparable market data relied upon in this appraisal is believed to be from reliable sources; however, it was not possible to rely on information furnished by others. Therefore, the value conclusions are subject to the correctness and verification of said data.
- 6) This opinion of value applies to land and improvements only. The value of trade fixtures, furnishings and other equipment has not been included with the value of the real estate, unless specifically stated otherwise.
- 7) Subsurface rights (minerals, oil, etc.) were not considered in making this appraisal, unless specifically stated otherwise.
- 8) The appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless prior agreements have been made in writing.
- 9) The distribution of the total valuation in this report between land and improvements applies only to the existing utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
- 10) The land, and particularly the soil, of the area under appraisal appears firm and solid. Subsidence in the area is unknown or uncommon, but the appraiser does not warrant against this condition or occurrence.
- 11) The appraiser very carefully inspected the building involved in this appraisal report and damage, if any, by termites, dry rot, or other infestations was reported as a matter of information and no guarantee of the amount or degree of damage, if any, is implied.
- 12) The appraiser has inspected, as far as possible, by observation, the land and the improvements thereon. However, it was not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Therefore, no representations are made herein as to these matters and unless specifically considered in the report. The value estimate is subject to any such conditions that could cause a loss in value.

Condition of heating, cooling, ventilating, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated.

- 13) Possession of this report or a copy thereof, does not imply the right of publication or use for any purpose by any other than the addressee, without the written consent of the appraiser.
- 14) Neither all nor any part of the contents of this report, especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI designation shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the undersigned.
- 15) Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute.
- 16) Unless otherwise stated in this report, the existence of hazardous conditions, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such conditions on or in the property. The appraiser, however, is not qualified to detect such circumstances. The presence of such conditions including without limitation, asbestos, polychlorinated biphenyls, leaking petrochemicals, urea-formaldehyde foam insulation, electromagnetic fields or other potentially hazardous items may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property which would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge to discover them. The client is urged to retain an expert in this field, if desired.
- 17) The owner of the subject property may be subject to additional financial expenditures in accordance with the American's With Disabilities Act (ADA), a federal law codified at 42 USC Section 12101 ET SEQ. While numerous requirements of the ADA would affect the subject property, Title III of ADA requires owners and tenants of "public accommodations" to remove barriers to access by disabled persons and provide auxiliary aids and services for hearing, vision or speech impair persons by January 26, 1992. The regulations under Title III of ADA are codified at 28 CFR Part 36. The appraiser is not a qualified expert as to the subject's compliance or noncompliance under ADA. In recognition of the law's recent enactment, some of the requirements may be subject to interpretation. The client is strongly urged to retain the services of a qualified independent expert and, if necessary, receive legal assistance in understanding its contents and in determining the subject's compliance. The value estimates reported herein are subject to revision should it be determined that additional expenditures are required for conformance to ADA.



Brock J. Rule, MAI



**ADDENDA**



# CLAY COUNTY ASSESSOR'S OFFICE

\*+17309000900500\* Commercial Property Record Card

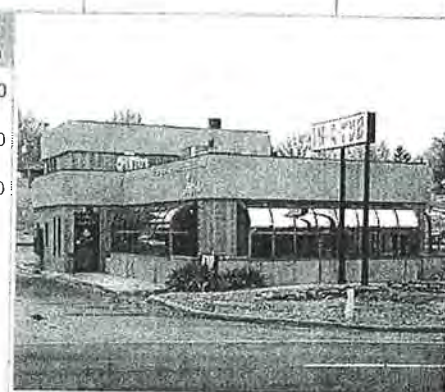
TerraScan Inc

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 04:32:57P

| Parcel Information             |                            | Ownership Information |           | Sales History |       |   |
|--------------------------------|----------------------------|-----------------------|-----------|---------------|-------|---|
| PIN #                          | Owner                      | Sale Date             | Book/Page | Grantee       | Price |   |
| 17309000900500                 | SCRUBY, JOSEPH L & NELDA J |                       | 1057-     |               |       |   |
| Map #                          | % BEVERLY SUE RYAN         |                       | 0705      |               |       | 0 |
| Situs                          | Address                    |                       | 1587-     |               |       | 0 |
| 4000 N OAK TFWY                | 11 S WATER ST              |                       | 0347      |               |       | 0 |
| Legal                          | City, St ZIP               |                       | 1656-     |               |       | 0 |
| COMM PLAT EVANS LAND BEG 150'S | LIBERTY, MO 64068-         |                       | 0758      |               |       | 0 |
| OF                             | Othr.Owner                 |                       | 1728-     |               |       | 0 |
| SW COR N OAK & NE 40TH TERR,   | (s)                        |                       | 0818      |               |       | 0 |

| Current Valuation |             |              |            | Property Classification |                 | Building Permits |            |             |        |
|-------------------|-------------|--------------|------------|-------------------------|-----------------|------------------|------------|-------------|--------|
| Class             | Residential | Agricultural | Commercial | Total Value             | Status          | Permit #         | Date       | Description | Status |
| Land Value        | 0           | 0            | 151,000    | 151,000                 | Active          | 550              | 08/01/1985 | NEW BLDG    | 60,000 |
| Impr. Value       | 0           | 0            | 151,000    | 151,000                 | Prop Class      |                  |            |             |        |
| Total Value       | 0           | 0            | 302,000    | 302,000                 | 31 COM          |                  |            |             |        |
| Adjustment        | 0           | 0            | 0          | 0                       | School District |                  |            |             |        |
| Exemptions        | 0           | 0            | 0          | 0                       | City/Village    |                  |            |             |        |
| Taxable           | 0           | 0            | 96,640     | 96,640                  | Fire District   |                  |            |             |        |
|                   |             |              |            |                         | Lot Size        | 018268X015       |            |             |        |

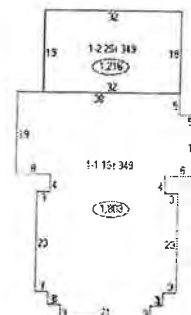
| Buildings     |               |      |     |      |      |        |      |      |      |         |           |         |
|---------------|---------------|------|-----|------|------|--------|------|------|------|---------|-----------|---------|
| Bldg Sec Code | Desc          | Year | CLS | Qual | Cond | Area   | Perm | Stor | Hght | Sec RCN | Phys Func | RCNLD   |
| 1 1 PAS       | PAVING, ASPHA | 1986 |     |      |      | 14,150 |      |      |      | 36,500  | 80%       | 7,300   |
| 1 1 349       | RESTAURANT, F | 1985 | C   | 200  | 30   | 1,803  | 202  | 1    | 12   | 251,900 | 53%       | 118,400 |
| 1 2 349       | RESTAURANT, F | 1985 | C   | 200  | 30   | 1,216  | 102  | 2    | 24   | 192,300 | 53%       | 90,400  |



17309000900500 02/12/200

| Current Valuation Information |         |                      |  | Income Approach |       |         |
|-------------------------------|---------|----------------------|--|-----------------|-------|---------|
| Cost Value*                   |         | Units                |  | Cap Rate        | Value |         |
| Total RCN                     | 480,700 |                      |  |                 |       |         |
| Depreciation                  | 264,600 | Net Income           |  |                 |       | 0       |
| Total RCNLD                   | 216,100 | Excess Land          |  |                 |       |         |
| Land Value                    | 151,000 | Indicated Value      |  |                 |       | 0       |
| Total Value                   | 367,100 | Final Reconciliation |  |                 |       | 376,500 |

| Historical Valuation Information |                    |          |          |         |       |         |           |
|----------------------------------|--------------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner       | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | SCRUBY, JOSEPH L & | 0        | 0        | 0       | 0     | 0       | 0.00      |



Denotes common wall

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# CLAY COUNTY ASSESSOR'S OFFICE

\*+17309000900502\* Commercial Property Record Card

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| Parcel Information |                                | Ownership Information |                               | Sales History |           |         |       |
|--------------------|--------------------------------|-----------------------|-------------------------------|---------------|-----------|---------|-------|
| PIN #              | 17309000900502                 | Owner                 | LEFEVER, K LAWRENCE & JEANA A | Sale Date     | Book/Page | Grantee | Price |
| Map #              | 17-309-00-09-005.02            |                       |                               |               | 2359-     |         |       |
| Situs              | N OAK TFWY                     | Address               | 1 NE VIVION RD                |               | 0303      |         | 0     |
| Legal              | CHEZIK ADDITION REPLAT PT LT 2 | City, St ZIP          | KANSAS CITY, MO 64118-        |               | 0532      |         | 0     |
|                    | LYING IN SEC 2                 | Othr.Owner (s)        |                               |               | 1587-     |         | 0     |
|                    |                                |                       |                               |               | 0347      |         | 0     |
|                    |                                |                       |                               |               | 2607-     |         | 0     |
|                    |                                |                       |                               |               | 0536      |         | 0     |

| Current Valuation |             |              |            |             | Property Classification |            | Building Permits |        |  |  |
|-------------------|-------------|--------------|------------|-------------|-------------------------|------------|------------------|--------|--|--|
| Class             | Residential | Agricultural | Commercial | Total Value | Permit #                | Date       | Description      | Status |  |  |
| Land Value        | 0           | 0            | 76,600     | 76,600      | Status                  | Active     |                  |        |  |  |
| Impr. Value       | 0           | 0            | 16,700     | 16,700      | Prop Class              | 31 COM     |                  |        |  |  |
| Total Value       | 0           | 0            | 93,300     | 93,300      | School District         |            | Appeal History   |        |  |  |
| Adjustment        | 0           | 0            | 0          | 0           | City/Village            | City Tax - | Number           | Year   |  |  |
| Exemptions        | 0           | 0            | 0          | 0           | Fire District           |            | Appealed By      | Status |  |  |
| Taxable           | 0           | 0            | 29,850     | 29,850      | Lot Size                | 008800X018 |                  |        |  |  |

| Buildings |     |      |                |      |     |      |      |        |      |      |      |         |           |       |
|-----------|-----|------|----------------|------|-----|------|------|--------|------|------|------|---------|-----------|-------|
| Bldg      | Sec | Code | Desc           | Year | CLS | Qual | Cond | Area   | Perm | Stor | Hght | Sec RCN | Phys Func | RCNLD |
|           |     | PAS  | PAVING, ~ASPHA | 1994 |     |      |      | 14,000 |      |      |      | 36,100  | 80%       | 7,200 |
|           |     | LTPS | STEEL LITE~PO  | 1994 |     |      |      | 3      |      |      |      | 200     | 45%       | 100   |
|           |     | LTFM | MERCURY LIGHT  | 1994 |     |      |      | 6      |      |      |      | 5,300   | 45%       | 2,900 |



17309000900502 02/12/200

| Current Valuation Information |         |            |  | Income Approach |          |        |
|-------------------------------|---------|------------|--|-----------------|----------|--------|
| Cost Value*                   |         | Net Income |  | Units           | Cap Rate | Value  |
| Total RCN                     | 41,600  |            |  |                 |          | 0      |
| Depreciation                  | -31,400 |            |  |                 |          |        |
| Total RCNLD                   | 10,200  |            |  |                 |          |        |
| Land Value                    | 76,600  |            |  |                 |          | 0      |
| Total Value                   | 86,800  |            |  |                 |          | 94,300 |

| Historical Valuation Information |                    |          |          |         |       |         |           |
|----------------------------------|--------------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner       | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | LEFEVER, K LAWRENC | 0        | 0        | 0       | 0     | 0       | 0.00      |



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# CLAY COUNTY ASSESSOR'S OFFICE

\*+17309000900600\* Commercial Property Record Card

TerraScan Inc.

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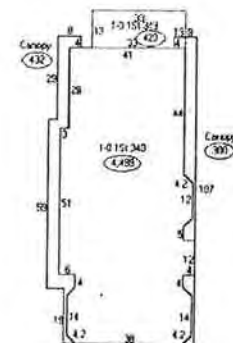
| Parcel Information |                                   |                | Ownership Information          |                         | Sales History  |                  |               |
|--------------------|-----------------------------------|----------------|--------------------------------|-------------------------|----------------|------------------|---------------|
| PIN #              | 17309000900600                    | Owner          | FRANCHISE REALTY INTERSTATE CO |                         | Sale Date      | Book/Page        | Grantee       |
| Map #              | 17-309-00-09-006.00               |                | % MARY WAGY-BELL               |                         |                | 0966-0236        |               |
| Situs              | 4002 N OAK TFWY                   | Address        | 5950 N OAK TFWY STE 204        |                         |                |                  |               |
| Legal              | COMM PLAT EVANS LAND PT TR 6A BEG | City, St ZIP   | GLADSTONE, MO 64118-           |                         |                |                  |               |
|                    | NE COR TR, S150, W288, N 168.87,  | Othr.Owner (s) |                                |                         |                |                  |               |
| Current Valuation  |                                   |                |                                | Property Classification |                | Building Permits |               |
| Class              | Residential                       | Agricultural   | Commercial                     | Total Value             | Permit #       | Date             | Description   |
| Land Value         | 0                                 | 0              | 90,000                         | 90,000                  | 8522           | 09/06/2005       | TENANT FINISH |
| Impr. Value        | 0                                 | 0              | 490,400                        | 490,400                 | 03/01/1989     | WRECK            | 2,000         |
| Total Value        | 0                                 | 0              | 580,400                        | 580,400                 |                |                  |               |
| Adjustment         | 0                                 | 0              | 0                              | 0                       |                |                  |               |
| Exemptions         | 0                                 | 0              | 0                              | 0                       |                |                  |               |
| Taxable            | 0                                 | 0              | 185,730                        | 185,730                 |                |                  |               |
| Status             | Active                            | Prop Class     | 3150                           | School District         | Appeal History |                  |               |
| City/Village       | City Tax                          | Fire District  | 0                              | Lot Size                | Number         | Year             | Appealed By   |
|                    |                                   |                |                                |                         |                |                  | Status        |

| Buildings     |                    |      |     |      |      |        |      |      |      |         |           |
|---------------|--------------------|------|-----|------|------|--------|------|------|------|---------|-----------|
| Bldg Sec Code | Desc               | Year | CLS | Qual | Cond | Area   | Perm | Stor | Hght | Sec RCN | Phys Func |
|               | PCO PAVING, CONCR  | 1990 |     |      |      | 25,739 |      |      |      | 117,600 | 80%       |
|               | BW4 BSKWV WOOD 4F  | 1990 |     |      |      | 478    |      |      |      | 8,800   | 10%       |
|               | WRT RAILROAD TIES  | 1970 |     |      |      | 1,550  |      |      |      | 15,500  | 80%       |
|               | LTPS STEEL LITE PO | 1990 |     |      |      | 8      |      |      |      | 500     | 65%       |
|               | LTFM MERCURY LIGHT | 1990 |     |      |      | 16     |      |      |      | 14,200  | 65%       |
|               | FLAG FLAG POLE     | 1990 |     |      |      | 1      |      |      |      | 2,700   | 65%       |
|               | BW4 BSKWV WOOD 4F  | 1990 |     |      |      | 100    |      |      |      | 1,800   | 79%       |
| 1 1 349       | RESTAURANT, F      | 1990 | C   | 200  | 30   | 4,499  | 309  | 1    | 10   | 480,800 | 480,800   |
| 1 2 349       | RESTAURANT, F      | 1990 | C   | 200  | 30   | 429    | 92   | 1    | 8    | 61,300  | 61,300    |
| 1 1 CAN       | CANOPY, ROOF/      |      |     |      |      | 432    |      |      |      | 9,100   | 9,100     |
| 1 2 CAN       | CANOPY, ROOF/      |      |     |      |      | 300    |      |      |      | 6,300   | 6,300     |



| Current Valuation Information |         |                      |                 |          |         |
|-------------------------------|---------|----------------------|-----------------|----------|---------|
| Cost Value*                   |         |                      | Income Approach |          |         |
| Total RCN                     | 718,600 |                      | Units           | Cap Rate | Value   |
| Depreciation                  | 120,100 | Net Income           |                 |          | 0       |
| Total RCNLD                   | 598,500 | Excess Land          |                 |          | 0       |
| Land Value                    | 90,000  | Indicated Value      |                 |          | 0       |
| Total Value                   | 688,500 | Final Reconciliation |                 |          | 518,400 |

| Historical Valuation Information |                    |          |          |         |       |         |           |
|----------------------------------|--------------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner       | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | FRANCHISE REALTY I | 0        | 0        | 0       | 0     | 0       | 0.00      |



-- Denotes common wall

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# CLAY COUNTY ASSESSOR'S OFFICE

\*+17309001000100\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/06/2006 at 12:31:16P

| Parcel Information |                                  |                |                                | Ownership Information   |                 | Sales History    |             |             |
|--------------------|----------------------------------|----------------|--------------------------------|-------------------------|-----------------|------------------|-------------|-------------|
| PIN #              | 17309001000100                   | Owner          | WHISMAN, FREDERICK A JR & LIND |                         | Sale Date       | Book/Page        | Grantee     | Price       |
| Map #              | 17-309-00-10-001.00              |                |                                |                         |                 | 0951-            |             | 0           |
| Situs              | 4030 N OAK TFWY                  | Address        | 6707 NW MIRROR LAKE TERR       |                         |                 | 0486             |             | 0           |
| Legal              | NORTHCREST RESURVEY LT 1 EXC S3' | City, St ZIP   | PARKVILLE, MO 64152-           |                         |                 | 1644-            |             | 0           |
|                    | & ALL LT 2 BLK 5 & VAC ROW ADJ   | Othr.Owner (s) |                                |                         |                 | 0914             |             | 0           |
|                    |                                  |                |                                |                         |                 | 2038-            |             | 0           |
|                    |                                  |                |                                |                         |                 | 0159             |             | 0           |
|                    |                                  |                |                                |                         |                 | 2038-            |             | 0           |
|                    |                                  |                |                                |                         |                 | 0165             |             | 0           |
| Current Valuation  |                                  |                |                                | Property Classification |                 | Building Permits |             |             |
| Class              | Residential                      | Agricultural   | Commercial                     | Total Value             | Status          | Permit #         | Date        | Description |
| Land Value         | 0                                | 0              | 82,900                         | 82,900                  | Active          | 1087             | 10/09/2003  | DEMO        |
| Impr. Value        | 0                                | 0              | 8,500                          | 8,500                   | Prop Class      |                  |             |             |
| Total Value        | 0                                | 0              | 91,400                         | 91,400                  | School District |                  |             |             |
| Adjustment         | 0                                | 0              | 0                              | 0                       | City/Village    | City Tax -       | Number      | Year        |
| Exemptions         | 0                                | 0              | 0                              | 0                       | Fire District   |                  | Appealed By | Status      |
| Taxable            | 0                                | 0              | 29,250                         | 29,250                  | Lot Size        | 016600X014       |             |             |

| Buildings |          |                |      |     |      |      |        |         |      |            |
|-----------|----------|----------------|------|-----|------|------|--------|---------|------|------------|
| Bldg      | Sec Code | Desc           | Year | CLS | Qual | Cond | Area   | Perm    | Stor | Hght       |
|           | CL4      | LINK FENCE 4F  | 1956 |     |      |      | 270    |         |      |            |
|           | PAS      | PAVING, ~ASPHA | 1978 |     |      |      | 11,275 |         |      |            |
|           | WRC      | REINFORCED~CO  | 1970 |     |      |      | 178    |         |      |            |
|           | BW4      | BSKWV WOOD 4F  | 1970 |     |      |      | 80     |         |      |            |
|           |          |                |      |     |      |      |        | Sec RCN | Phys | Func RCNLD |
|           |          |                |      |     |      |      |        | 3,000   | 78%  | 700        |
|           |          |                |      |     |      |      |        | 29,100  | 80%  | 5,800      |
|           |          |                |      |     |      |      |        | 1,400   | 43%  | 800        |
|           |          |                |      |     |      |      |        | 1,500   | 43%  | 800        |



17309001000100 02/12/200

| Current Valuation Information    |                    |                      |                 |          |       |         |           |  |        |
|----------------------------------|--------------------|----------------------|-----------------|----------|-------|---------|-----------|--|--------|
| Cost Value*                      |                    |                      | Income Approach |          |       |         |           |  |        |
| Total RCN                        | 35,000             |                      | Units           | Cap Rate | Value |         |           |  |        |
| Depreciation                     | -26,900            | Net Income           |                 |          |       |         |           |  | 0      |
| Total RCNLD                      | 8,100              | Excess Land          |                 |          |       |         |           |  |        |
| Land Value                       | 82,900             | Indicated Value      |                 |          |       |         |           |  | 0      |
| Total Value                      | 91,000             | Final Reconciliation |                 |          |       |         |           |  | 92,200 |
| Historical Valuation Information |                    |                      |                 |          |       |         |           |  |        |
| Year                             | Billed Owner       | Res Mrkt             | Com Mrkt        | Ag Mrkt  | Total | Taxable | Taxes Due |  |        |
| 2003                             | WHISMAN, FREDERICK | 0                    | 0               | 0        | 0     | 0       | 0.00      |  |        |



No Sketch On File.

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# CLAY COUNTY ASSESSOR'S OFFICE

\*+17309001001500\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/06/2006 at 12:37:07P

| Parcel Information |                                   | Ownership Information |                    | Sales History |           |         |
|--------------------|-----------------------------------|-----------------------|--------------------|---------------|-----------|---------|
| PIN #              | 17309001001500                    | Owner                 | LABRUNERIE, CLAIRE | Sale Date     | Book/Page | Grantee |
| Map #              | 17-309-00-10-015.00               |                       | TRUST              |               | 1792-     |         |
| Situs              | 4020 N OAK TFWY                   |                       |                    |               | 0709      |         |
| Legal              | NORTHCREST RESURVEY S3' LT 1, ALL | Address               | 9 REYNOLDS LN      |               | 1830-     |         |
|                    | LT 18 BLK 5 & ADJ ROW TR BEG SE   | City, St ZIP          | KATONAH, NY 10536- |               | 0193      |         |
|                    |                                   | Othr.Owner (s)        |                    |               | 1890-     |         |
|                    |                                   |                       |                    |               | 0642      |         |
|                    |                                   |                       |                    |               | 1890-     |         |
|                    |                                   |                       |                    |               | 0644      |         |

| Current Valuation |             |              |            | Property Classification |                 | Building Permits |      |             |
|-------------------|-------------|--------------|------------|-------------------------|-----------------|------------------|------|-------------|
| Class             | Residential | Agricultural | Commercial | Total Value             | Status          | Permit #         | Date | Description |
| Land Value        | 0           | 0            | 54,800     | 54,800                  | Active          |                  |      |             |
| Impr. Value       | 0           | 0            | 72,500     | 72,500                  | 31 COM          |                  |      |             |
| Total Value       | 0           | 0            | 127,300    | 127,300                 | School District |                  |      |             |
| Adjustment        | 0           | 0            | 0          | 0                       | City/Village    | City Tax -       |      |             |
| Exemptions        | 0           | 0            | 0          | 0                       | Fire District   |                  |      |             |
| Taxable           | 0           | 0            | 40,740     | 40,740                  | Lot Size        | 014470X009       |      |             |

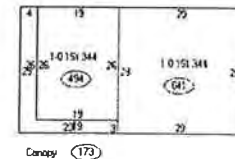
| Buildings |     |      |               |      |     |      |      |       |      |      |      |         |
|-----------|-----|------|---------------|------|-----|------|------|-------|------|------|------|---------|
| Bldg      | Sec | Code | Desc          | Year | CLS | Qual | Cond | Area  | Perm | Stor | Hght | Sec RCN |
|           |     | CL6  | LINK FENCE 6F | 1980 |     |      |      | 40    |      |      |      | 700     |
|           |     | PCO  | PAVING, CONCR | 1972 |     |      |      | 1,152 |      |      |      | 5,300   |
|           |     | PAS  | PAVING, ASPHA | 1980 |     |      |      | 7,048 |      |      |      | 18,200  |
|           |     | LTPS | STEEL LITE PO | 1972 |     |      |      | 5     |      |      |      | 300     |
|           |     | LTFF | FLOUR LIGHT F | 1972 |     |      |      | 7     |      |      |      | 4,700   |
| 1         | 1   | 344  | OFFICE BUILDI | 1972 | C   | 200  | 30   | 494   | 90   | 1    | 12   | 42,500  |
| 1         | 2   | 344  | OFFICE BUILDI | 1972 | C   | 200  | 30   | 841   | 116  | 1    | 12   | 68,500  |
| 1         | 1   | CAN  | CANOPY, ROOF/ | 1972 |     |      |      | 173   |      |      |      | 3,700   |



17309001001500 02/12/2005

| Current Valuation Information |         |                      |       |          |         |
|-------------------------------|---------|----------------------|-------|----------|---------|
| Cost Value*                   |         | Income Approach      |       |          |         |
| Total RCN                     | 143,900 |                      | Units | Cap Rate | Value   |
| Depreciation                  | -71,500 | Net Income           |       |          | 0       |
| Total RCNLD                   | 72,400  | Excess Land          |       |          |         |
| Land Value                    | 54,800  | Indicated Value      |       |          | 0       |
| Total Value                   | 127,200 | Final Reconciliation |       |          | 127,300 |

| Historical Valuation Information |                    |          |          |         |       |         |           |  |
|----------------------------------|--------------------|----------|----------|---------|-------|---------|-----------|--|
| Year                             | Billed Owner       | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |  |
| 2003                             | LABRUNERIE, CLAIRE | 0        | 0        | 0       | 0     | 0       | 0.00      |  |



--- Denotes common wall

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# CLAY COUNTY ASSESSOR'S OFFICE

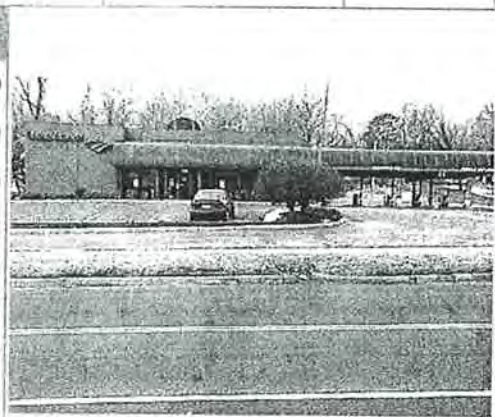
\*+17309001100100\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/06/2006 at 12:30:23P

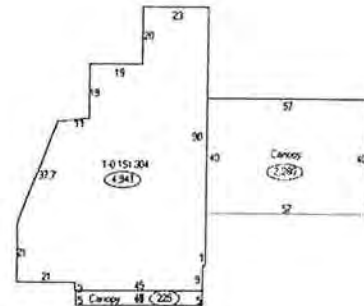
| Parcel Information |                     |                |                        | Ownership Information   |            | Sales History    |             |        |
|--------------------|---------------------|----------------|------------------------|-------------------------|------------|------------------|-------------|--------|
| PIN #              | 17309001100100      | Owner          | METRO NORTH STATE BANK | Sale Date               | Book/Page  | Grantee          | Price       |        |
| Map #              | 17-309-00-11-001.00 |                | % BURR WOLFF           |                         | 1770-0820  |                  | 0           |        |
| Situs              | 4136 N OAK TFWY     | Address        | PO BOX 2818            |                         | 1772-0470  |                  | 0           |        |
| Legal              | MNSB-42 BLK 2       | City, St ZIP   | ALPHARETTA, GA 30023-  |                         | 1778-0261  |                  | 0           |        |
|                    |                     | Othr.Owner (s) |                        |                         | 1892-0316  |                  | 0           |        |
| Current Valuation  |                     |                |                        | Property Classification |            | Building Permits |             |        |
| Class              | Residential         | Agricultural   | Commercial             | Total Value             | Permit #   | Date             | Description | Status |
| Land Value         | 0                   | 0              | 210,000                | 210,000                 | 4221       | 03/01/1996       | RPLSCR PRCH | 6,000  |
| Impr. Value        | 0                   | 0              | 332,200                | 332,200                 | 09/01/1989 | PARKING LOT      | 40,000      |        |
| Total Value        | 0                   | 0              | 542,200                | 542,200                 |            |                  |             |        |
| Adjustment         | 0                   | 0              | -30,200                | -30,200                 |            |                  |             |        |
| Exemptions         | 0                   | 0              | 0                      | 0                       |            |                  |             |        |
| Taxable            | 0                   | 0              | 163,840                | 163,840                 |            |                  |             |        |
|                    |                     |                |                        | Status                  | Active     | Appeal History   |             |        |
|                    |                     |                |                        | Prop Class              | 42         | Number           | Year        | Status |
|                    |                     |                |                        | School District         |            |                  |             |        |
|                    |                     |                |                        | City/Village            | City Tax   |                  |             |        |
|                    |                     |                |                        | Fire District           |            |                  |             |        |
|                    |                     |                |                        | Lot Size                | 2.5        |                  |             |        |

| Buildings     |                    |      |     |      |      |        |      |      |      |         |           |         |
|---------------|--------------------|------|-----|------|------|--------|------|------|------|---------|-----------|---------|
| Bldg Sec Code | Desc               | Year | CLS | Qual | Cond | Area   | Perm | Stor | Hght | Sec RCN | Phys Func | RCNLD   |
|               | BW6 BSKWV WOOD 6F  | 1984 |     |      |      | 484    |      |      |      | 9,500   | 17%       | 7,900   |
|               | PAS PAVING, ASPHA  | 1984 |     |      |      | 32,124 |      |      |      | 82,900  | 80%       | 16,600  |
|               | LTPS STEEL LITE PO | 1984 |     |      |      | 7      |      |      |      | 500     | 80%       | 100     |
|               | LTFM MERCURY LIGHT | 1984 |     |      |      | 10     |      |      |      | 8,900   | 80%       | 1,800   |
| 1 1           | 304 BANK           | 1984 | C   | 200  | 30   | 4,941  | 320  | 1    | 14   | 566,500 | 18%       | 464,500 |
| 1 1           | CAN CANOPY, ROOF/  |      |     |      |      | 2,280  |      |      |      | 48,200  |           | 48,200  |
| 1 2           | CAN CANOPY, ROOF/  |      |     |      |      | 225    |      |      |      | 4,800   |           | 4,800   |



17309001100100 02/12/2005

| Current Valuation Information    |                   |                      |          |                 |         |         |           |
|----------------------------------|-------------------|----------------------|----------|-----------------|---------|---------|-----------|
| Cost Value*                      |                   |                      |          | Income Approach |         |         |           |
| Total RCN                        | 721,300           | Units                |          | Cap Rate        |         | Value   |           |
| Depreciation                     | 187,000           | Net Income           |          |                 |         |         | 0         |
| Total RCNLD                      | 534,300           | Excess Land          |          |                 |         |         | 0         |
| Land Value                       | 210,000           | Indicated Value      |          |                 |         |         | 0         |
| Total Value                      | 744,300           | Final Reconciliation |          |                 |         |         | 659,100   |
| Historical Valuation Information |                   |                      |          |                 |         |         |           |
| Year                             | Billed Owner      | Res Mrkt             | Com Mrkt | Ag Mrkt         | Total   | Taxable | Taxes Due |
| 2005                             | METRO NORTH STATE | 0                    | 512,000  | 0               | 512,000 | 163,800 | 0.00      |
| 2003                             | METRO NORTH STATE | 0                    | 0        | 0               | 0       | 0       | 0.00      |



-- Denotes corner nail

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# CLAY COUNTY ASSESSOR'S OFFICE

\*+17309001100200\* Commercial Property Record Card

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Data Provided By: CATHY RINEHART County Assessor. Printed on 01/06/2006 at 12:30:34P

| Parcel Information |                                | Ownership Information |            | Sales History |         |         |
|--------------------|--------------------------------|-----------------------|------------|---------------|---------|---------|
| PIN #              | Owner                          | C & M MOTORS          | Sale Date  | Book/Page     | Grantee | Price   |
| 17309001100200     |                                |                       |            | 1993-         |         |         |
| Map #              | 17-309-00-11-002.00            | RYAN, JOHN B & BRENDA | 07/01/1993 | 9492          |         | 151,100 |
| Situs              | 4116 N OAK TFWY                | Address               |            | 2252-         |         | 0       |
|                    |                                |                       |            | 0033          |         |         |
| Legal              | NORTHCREST RESURVEY LT 1 BLK 2 | City, St ZIP          |            | 2393-         |         | 0       |
|                    |                                |                       |            | 0395          |         |         |
|                    |                                | Othr.Owner (s)        |            | 2393-         |         | 0       |
|                    |                                |                       |            | 0396          |         |         |

| Current Valuation |             |              |            | Property Classification |                 | Building Permits |      |             |
|-------------------|-------------|--------------|------------|-------------------------|-----------------|------------------|------|-------------|
| Class             | Residential | Agricultural | Commercial | Total Value             | Status          | Permit #         | Date | Description |
| Land Value        | 0           | 0            | 58,400     | 58,400                  | Active          |                  |      |             |
| Impr. Value       | 0           | 0            | 76,000     | 76,000                  | Prop Class      |                  |      |             |
| Total Value       | 0           | 0            | 134,400    | 134,400                 | School District |                  |      |             |
| Adjustment        | 0           | 0            | 0          | 0                       | City/Village    |                  |      |             |
| Exemptions        | 0           | 0            | 0          | 0                       | Fire District   |                  |      |             |
| Taxable           | 0           | 0            | 43,010     | 43,010                  | Lot Size        |                  |      |             |
|                   |             |              |            |                         | 004500X016      |                  |      |             |

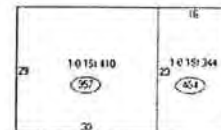
| Buildings |     |      |                    |      |     |      |      |       |      |      |      |         |
|-----------|-----|------|--------------------|------|-----|------|------|-------|------|------|------|---------|
| Bldg      | Sec | Code | Desc               | Year | CLS | Qual | Cond | Area  | Perm | Stor | Hght | Sec RCN |
|           |     |      | CL4 LINK FENCE 4F  | 1958 |     |      |      | 198   |      |      |      | 2,200   |
|           |     |      | PCO PAVING, CONCR  | 1970 |     |      |      | 2,000 |      |      |      | 9,100   |
|           |     |      | PAS PAVING, ASPHA  | 1970 |     |      |      | 6,200 |      |      |      | 16,000  |
|           |     |      | WRC REINFORCED CO  | 1958 |     |      |      | 1,280 |      |      |      | 9,900   |
|           |     |      | LTPS STEEL LITE PO | 1958 |     |      |      | 4     |      |      |      | 300     |
|           |     |      | LTFE FLOUR LIGHT F | 1958 |     |      |      | 6     |      |      |      | 4,000   |
| 1         | 1   | 410  | AUTOMOTIVE-SE      | 1958 | C   | 200  | 30   | 957   | 124  | 1    | 12   | 80,600  |
| 1         | 2   | 344  | OFFICE BUILDI      | 1958 | C   | 200  | 30   | 464   | 90   | 1    | 12   | 40,500  |



17309001100200 02/12/2001

| Current Valuation Information |           |                      |       | Income Approach |         |  |
|-------------------------------|-----------|----------------------|-------|-----------------|---------|--|
| Cost Value*                   | Total RCN | 162,600              | Units | Cap Rate        | Value   |  |
| Depreciation                  | 128,400   | Net Income           |       |                 | 0       |  |
| Total RCNLD                   | 34,200    | Excess Land          |       |                 |         |  |
| Land Value                    | 58,400    | Indicated Value      |       |                 | 0       |  |
| Total Value                   | 92,600    | Final Reconciliation |       |                 | 135,300 |  |

| Historical Valuation Information |              |          |          |         |       |         |           |
|----------------------------------|--------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | C & M MOTORS | 0        | 0        | 0       | 0     | 0       | 0.00      |



--- Denotes common wall

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# CLAY COUNTY ASSESSOR'S OFFICE

\*+17309001101700\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/06/2006 at 12:30:53P

| Parcel Information |                                 | Ownership Information |                        | Sales History |           |         |
|--------------------|---------------------------------|-----------------------|------------------------|---------------|-----------|---------|
| PIN #              | 17309001101700                  | Owner                 | SHOOTERS, INC          | Sale Date     | Book/Page | Grantee |
| Map #              | 17-309-00-11-017.00             |                       |                        |               | 0449-     |         |
| Situs              | 4108 N OAK TFWY                 | Address               | 4108 N OAK TFWY        |               | 0297      |         |
| Legal              | NORTHCREST RESURVEY LT 17 BLK 2 | City, St ZIP          | KANSAS CITY, MO 64116- |               | 1816-     |         |
|                    |                                 | Othr.Owner (s)        |                        |               | 0424      |         |
|                    |                                 |                       |                        |               | 3123-     |         |
|                    |                                 |                       |                        |               | 0478      |         |

| Current Valuation |             |              |            | Property Classification |                 | Building Permits |      |             |
|-------------------|-------------|--------------|------------|-------------------------|-----------------|------------------|------|-------------|
| Class             | Residential | Agricultural | Commercial | Total Value             | Status          | Permit #         | Date | Description |
| Land Value        | 0           | 0            | 40,000     | 40,000                  | Active          |                  |      |             |
| Impr. Value       | 0           | 0            | 62,600     | 62,600                  | Prop Class      |                  |      |             |
| Total Value       | 0           | 0            | 102,600    | 102,600                 | School District |                  |      |             |
| Adjustment        | 0           | 0            | 0          | 0                       | City/Village    |                  |      |             |
| Exemptions        | 0           | 0            | 0          | 0                       | Fire District   |                  |      |             |
| Taxable           | 0           | 0            | 32,830     | 32,830                  | Lot Size        |                  |      |             |

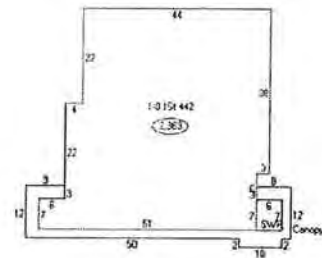
| Buildings     |                   |      |     |      |      |       |      |      |      |         |           |        |
|---------------|-------------------|------|-----|------|------|-------|------|------|------|---------|-----------|--------|
| Bldg Sec Code | Desc              | Year | CLS | Qual | Cond | Area  | Perm | Stor | Hght | Sec RCN | Phys Func | RCNLD  |
| 1 1           | PAS PAVING, ASPHA | 1948 |     |      |      | 5,440 |      |      |      | 14,000  | 80%       | 2,800  |
| 1 1           | 442 TAVERN/BAR    | 1948 | S   | 200  | 30   | 2,363 | 210  | 1    | 8    | 202,500 | 80%       | 40,500 |
| 1 1           | SWP SOLID WALL PO | 1948 |     |      |      | 42    |      |      |      | 3,100   |           | 3,100  |
| 1 2           | CAN CANOPY, ROOF/ | 1948 |     |      |      | 230   |      |      |      | 4,900   | 80%       | 1,000  |



17309001101700 02/12/2005

| Current Valuation Information |         |                      |  | Income Approach |       |         |
|-------------------------------|---------|----------------------|--|-----------------|-------|---------|
| Cost Value*                   |         | Units                |  | Cap Rate        | Value |         |
| Total RCN                     | 224,500 |                      |  |                 |       |         |
| Depreciation                  | 177,100 | Net Income           |  |                 |       | 0       |
| Total RCNLD                   | 47,400  | Excess Land          |  |                 |       |         |
| Land Value                    | 40,000  | Indicated Value      |  |                 |       | 0       |
| Total Value                   | 87,400  | Final Reconciliation |  |                 |       | 144,600 |

| Historical Valuation Information |               |          |          |         |       |         |           |
|----------------------------------|---------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner  | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | SHOOTERS, INC | 0        | 0        | 0       | 0     | 0       | 0.00      |



-- Denotes continuous wall

\*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

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# CLAY COUNTY ASSESSOR'S OFFICE

\*+17309001700100\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/06/2006 at 12:27:11P

| Parcel Information |                                  | Ownership Information |                            | Sales History |           |         |       |
|--------------------|----------------------------------|-----------------------|----------------------------|---------------|-----------|---------|-------|
| PIN #              | 17309001700100                   | Owner                 | ASSOCIATED BUILDINGS       | Sale Date     | Book/Page | Grantee | Price |
| Map #              | 17-309-00-17-001.00              |                       |                            |               | 1359-0653 |         | 0     |
| Situs              | 4268 N OAK TFWY                  | Address               | 3965 W 83RD ST #354        |               | 1624-0573 |         | 0     |
| Legal              | DUNDEE PLAZA LT 1 4254 THRU 4268 | City, St ZIP          | PRAIRIE VILLAGE, KS 66208- |               | 1644-0169 |         | 0     |
|                    | N OAK TFWY                       | Othr.Owner (s)        |                            |               | 3187-0637 |         | 0     |

| Current Valuation |             |              |            |             | Property Classification |            | Building Permits |            |             |        |
|-------------------|-------------|--------------|------------|-------------|-------------------------|------------|------------------|------------|-------------|--------|
| Class             | Residential | Agricultural | Commercial | Total Value | Permit #                | Date       | Description      | Status     |             |        |
| Land Value        | 0           | 0            | 150,400    | 150,400     | Status                  | Active     | 2501             | 09/01/1994 | TEN FIN     | 15,000 |
| Impr. Value       | 0           | 0            | 527,600    | 527,600     | Prop Class              | 909        | 01/01/1994       | TEN FIN    | 8,000       |        |
| Total Value       | 0           | 0            | 678,000    | 678,000     | School District         |            | Appeal History   |            |             |        |
| Adjustment        | 0           | 0            | 0          | 0           | City/Village            | City Tax - | Number           | Year       | Appealed By | Status |
| Exemptions        | 0           | 0            | 0          | 0           | Fire District           |            |                  |            |             |        |
| Taxable           | 0           | 0            | 216,960    | 216,960     | Lot Size                | 0028508X00 |                  |            |             |        |

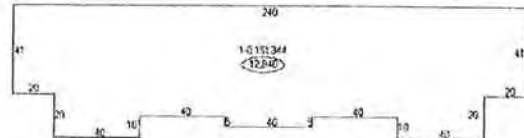
| Buildings |     |      |                           |      |     |      |      |        |      |      |      |         |        |      |         |       |
|-----------|-----|------|---------------------------|------|-----|------|------|--------|------|------|------|---------|--------|------|---------|-------|
| Bldg      | Sec | Code | Desc                      | Year | CLS | Qual | Cond | Area   | Perm | Stor | Hght | Sec     | RCN    | Phys | Func    | RCNLD |
| 1         | 1   | PAS  | PAVING,                   | 1986 |     |      |      | 15,544 |      |      |      |         | 40,100 | 80%  |         | 8,000 |
|           |     | 344  | ASPHA<br>OFFICE<br>BUILDI | 1986 | D   | 200  | 30   | 12,840 | 632  | 1    | 10   | 856,200 | 21%    |      | 676,400 |       |



17309001700100 02/12/2005

| Current Valuation Information |         |                      |  | Income Approach |          |         |
|-------------------------------|---------|----------------------|--|-----------------|----------|---------|
| Cost Value*                   |         |                      |  | Units           | Cap Rate | Value   |
| Total RCN                     | 896,300 |                      |  |                 |          |         |
| Depreciation                  | 211,900 | Net Income           |  |                 |          | 0       |
| Total RCNLD                   | 684,400 | Excess Land          |  |                 |          |         |
| Land Value                    | 150,400 | Indicated Value      |  |                 |          | 0       |
| Total Value                   | 834,800 | Final Reconciliation |  |                 |          | 851,400 |

| Historical Valuation Information |                    |          |          |         |       |         |           |
|----------------------------------|--------------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner       | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | ASSOCIATED BUILDIN | 0        | 0        | 0       | 0     | 0       | 0.00      |



-- Dashed corner wall

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# CLAY COUNTY ASSESSOR'S OFFICE

\*+17309001700900\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/06/2006 at 12:27:40P

| Parcel Information |                     | Ownership Information |                   | Sales History |           |         |       |
|--------------------|---------------------|-----------------------|-------------------|---------------|-----------|---------|-------|
| PIN #              | 17309001700900      | Owner                 | LAWSON BANK       | Sale Date     | Book/Page | Grantee | Price |
| Map #              | 17-309-00-17-009.00 |                       |                   |               | 1442-0260 |         | 0     |
| Situs              | 4200 N OAK TFWY     | Address               | PO BOX 67         |               | 1493-0310 |         | 0     |
| Legal              | MNSB-42 BLK 1       | City, St ZIP          | LAWSON, MO 64062- |               | 1496-0193 |         | 0     |
|                    |                     | Othr.Owner (s)        |                   |               | 1507-0342 |         | 0     |

| Current Valuation |             |              |            |             | Property Classification |            | Building Permits |            |             |         |
|-------------------|-------------|--------------|------------|-------------|-------------------------|------------|------------------|------------|-------------|---------|
| Class             | Residential | Agricultural | Commercial | Total Value | Permit #                | Date       | Description      | Status     |             |         |
| Land Value        | 0           | 0            | 66,300     | 66,300      | Status                  | Active     | 5331             | 11/01/1995 | ADDN        | 113,000 |
| Impr. Value       | 0           | 0            | 181,600    | 181,600     | Prop Class              | 31 COM     |                  |            |             |         |
| Total Value       | 0           | 0            | 247,900    | 247,900     | School District         |            | Appeal History   |            |             |         |
| Adjustment        | 0           | 0            | 0          | 0           | City/Village            | City Tax - | Number           | Year       | Appealed By | Status  |
| Exemptions        | 0           | 0            | 0          | 0           | Fire District           |            |                  |            |             |         |
| Taxable           | 0           | 0            | 79,330     | 79,330      | Lot Size                | 013677X012 |                  |            |             |         |

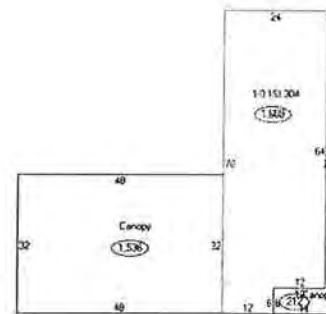
| Buildings     |                     |      |     |      |      |       |      |      |      |         |           |         |
|---------------|---------------------|------|-----|------|------|-------|------|------|------|---------|-----------|---------|
| Bldg Sec Code | Desc                | Year | CLS | Qual | Cond | Area  | Perm | Stor | Hght | Sec RCN | Phys Func | RCNLD   |
| 1             | PCO PAVING, CONCR   | 1986 |     |      |      | 9,624 |      |      |      | 44,000  | 80%       | 8,800   |
| 1             | WRC REINFORCED CO   | 1986 |     |      |      | 685   |      |      |      | 5,300   | 14%       | 4,600   |
| 1             | 304 BANK            | 1986 | C   | 200  | 30   | 1,608 | 188  | 1    | 8    | 170,800 | 16%       | 143,500 |
| 1             | CAN CANOPY, ROOF/   | 1986 |     |      |      | 212   |      |      |      | 4,500   | 76%       | 1,100   |
| 1             | 2 CAN CANOPY, ROOF/ | 1986 |     |      |      | 1,536 |      |      |      | 32,500  | 76%       | 7,800   |



17309001700900 02/12/2005

| Current Valuation Information |         |                      |          |         |
|-------------------------------|---------|----------------------|----------|---------|
| Cost Value*                   |         | Income Approach      |          |         |
| Total RCN                     | 257,100 | Units                | Cap Rate | Value   |
| Depreciation                  | -91,300 | Net Income           |          | 0       |
| Total RCNLD                   | 165,800 | Excess Land          |          |         |
| Land Value                    | 66,300  | Indicated Value      |          | 0       |
| Total Value                   | 232,100 | Final Reconciliation |          | 250,200 |

| Historical Valuation Information |              |          |          |         |       |         |           |
|----------------------------------|--------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | LAWSON BANK  | 0        | 0        | 0       | 0     | 0       | 0.00      |



-- Denotes common wall

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# CLAY COUNTY ASSESSOR'S OFFICE

\*+17309001701000\* Commercial Property Record Card

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Data Provided By: CATHY RINEHART County Assessor. Printed on 01/06/2006 at 12:27:52P

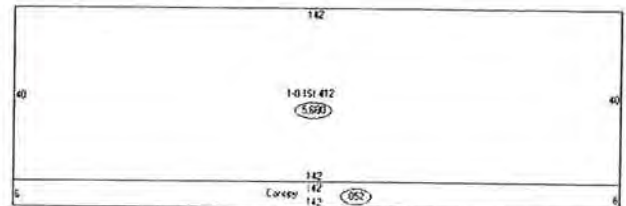
| Parcel Information |                                 |              |            | Ownership Information |                          | Sales History |                  |             |             |
|--------------------|---------------------------------|--------------|------------|-----------------------|--------------------------|---------------|------------------|-------------|-------------|
| PIN #              | 17309001701000                  |              |            | Owner                 | SANSONE, JOE M & JOANN M | Sale Date     | Book/Page        | Grantee     | Price       |
| Map #              | 17-309-00-17-010.00             |              |            |                       | TRUST                    | 10/01/1994    | 1994-10312       |             | 225,000     |
| Situs              | 4232 N OAK TFWY                 |              |            | Address               | 4026 NW CLAYMONT DR      |               | 1895-0382        |             | 0           |
| Legal              | DUNDEE HILLS LTS 1-6 & N5' LT 7 |              |            | City, St ZIP          | KANSAS CITY, MO 64116-   |               | 1898-0986        |             | 0           |
|                    | BLK 11                          |              |            | Othr.Owner (s)        |                          |               | 2395-0254        |             | 0           |
| Current Valuation  |                                 |              |            |                       | Property Classification  |               | Building Permits |             |             |
| Class              | Residential                     | Agricultural | Commercial | Total Value           |                          | Permit #      | Date             | Description | Status      |
| Land Value         | 0                               | 0            | 72,800     | 72,800                | Status                   | Active        | 1670             | 06/01/1997  | ADDN        |
| Impr. Value        | 0                               | 0            | 150,900    | 150,900               | Prop Class               | 34 COM        |                  |             | 30,000      |
| Total Value        | 0                               | 0            | 223,700    | 223,700               | School District          |               | Appeal History   |             |             |
| Adjustment         | 0                               | 0            | 0          | 0                     | City/Village             | City Tax -    | Number           | Year        | Appealed By |
| Exemptions         | 0                               | 0            | 0          | 0                     | Fire District            |               |                  |             | Status      |
| Taxable            | 0                               | 0            | 71,590     | 71,590                | Lot Size                 | 015500X012    |                  |             |             |

| Buildings     |                   |      |     |      |      |       |      |      |      |         |           |         |
|---------------|-------------------|------|-----|------|------|-------|------|------|------|---------|-----------|---------|
| Bldg Sec Code | Desc              | Year | CLS | Qual | Cond | Area  | Perm | Stor | Hght | Sec RCN | Phys Func | RCNLD   |
|               | PCO PAVING, CONCR | 1970 |     |      |      | 2,602 |      |      |      | 11,900  | 80%       | 2,400   |
|               | PAS PAVING, ASPHA | 1970 |     |      |      | 6,698 |      |      |      | 17,300  | 80%       | 3,500   |
| 1 1 412       | SHOPPING CENT     | 1970 | C   | 200  | 30   | 5,680 | 364  | 1    | 10   | 384,000 | 58%       | 161,300 |
| 1 1 CAN       | CANOPY, ROOF/     | 1970 |     |      |      | 852   |      |      |      | 18,000  | 80%       | 3,600   |



17309001701000 02/12/2005

| Current Valuation Information    |                    |                      |          |                 |          |         |           |  |  |
|----------------------------------|--------------------|----------------------|----------|-----------------|----------|---------|-----------|--|--|
| Cost Value*                      |                    |                      |          | Income Approach |          |         |           |  |  |
| Total RCN                        | 431,200            |                      |          | Units           | Cap Rate | Value   |           |  |  |
| Depreciation                     | 260,400            | Net Income           |          |                 |          | 0       |           |  |  |
| Total RCNLD                      | 170,800            | Excess Land          |          |                 |          | 0       |           |  |  |
| Land Value                       | 72,800             | Indicated Value      |          |                 |          | 0       |           |  |  |
| Total Value                      | 243,600            | Final Reconciliation |          |                 |          | 287,000 |           |  |  |
| Historical Valuation Information |                    |                      |          |                 |          |         |           |  |  |
| Year                             | Billed Owner       | Res Mrkt             | Com Mrkt | Ag Mrkt         | Total    | Taxable | Taxes Due |  |  |
| 2003                             | SANSONE, JOE M & J | 0                    | 0        | 0               | 0        | 0       | 0.00      |  |  |



-- Denotes common wall

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**CLAY COUNTY ASSESSOR'S OFFICE**

\*+17310000401300\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:38:49P

| Parcel Information |                                                            | Ownership Information     |                               | Sales History    |                  |                       |              |
|--------------------|------------------------------------------------------------|---------------------------|-------------------------------|------------------|------------------|-----------------------|--------------|
| <b>PIN #</b>       | 17310000401300                                             | <b>Owner</b>              | MIDCONTINENT EQUITY HOLDINGS, | <b>Sale Date</b> | <b>Book/Page</b> | <b>Grantee</b>        | <b>Price</b> |
| <b>Map #</b>       | 17-310-00-04-013.00                                        |                           |                               | 05/01/2005       | 5174-007         | STRATFORD, LLC        | 0            |
| <b>Situs</b>       | 4225 N OAK TFWY                                            | <b>Address</b>            | PO BOX 248                    | 03/01/2005       | 4933-003         | KC MET, LLC           | 0            |
| <b>Legal</b>       | GREENFIELD W230' LTS 97 & 124<br>&<br>ADJ VAC NE 42ND TERR | <b>City, St ZIP</b>       | STOCKTON, MO 65785-           | 05/11/2004       | 4612-906         | UNIQUE<br>ANTIQUES, L | 0            |
|                    |                                                            | <b>Othr.Owner<br/>(s)</b> |                               | 11/01/1991       | 1991-<br>8822    |                       | 962,500      |

| Current Valuation |             |              |            |             | Property Classification |            | Building Permits |            |             |        |
|-------------------|-------------|--------------|------------|-------------|-------------------------|------------|------------------|------------|-------------|--------|
| Class             | Residential | Agricultural | Commercial | Total Value |                         |            | Permit #         | Date       | Description | Status |
| Land Value        | 0           | 0            | 234,000    | 234,000     | Status                  | Active     | 25648            | 12/28/2005 | INT DEMO    | 1,000  |
| Impr. Value       | 0           | 0            | 672,400    | 672,400     | Prop Class              | 8742       | 09/24/1997       | TEN FIN    | 0           |        |
| Total Value       | 0           | 0            | 906,400    | 906,400     | School District         |            | Appeal History   |            |             |        |
| Adjustment        | 0           | 0            | 0          | 0           | City/Village            | City Tax - | Number           | Year       | Appealed By | Status |
| Exemptions        | 0           | 0            | 0          | 0           | Fire District           |            |                  |            |             |        |
| Taxable           | 0           | 0            | 290,050    | 290,050     | Lot Size                | 053400X023 |                  |            |             |        |

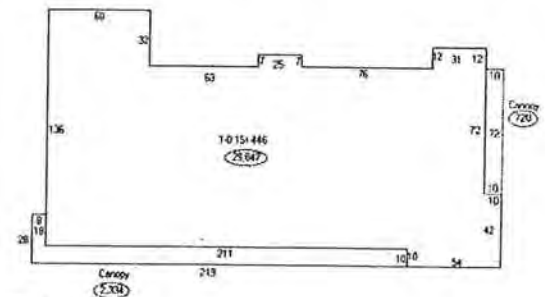
| Buildings |     |      |                  |      |     |      |      |        |      |      |      |           |      |      |         |  |
|-----------|-----|------|------------------|------|-----|------|------|--------|------|------|------|-----------|------|------|---------|--|
| Bldg      | Sec | Code | Desc             | Year | CLS | Qual | Cond | Area   | Perm | Stor | Hght | Sec RCN   | Phys | Func | RCNLD   |  |
|           |     | PAS  | PAVING,<br>ASPHA | 1981 |     |      |      | 80,238 |      |      |      | 207,000   | 80%  |      | 41,400  |  |
|           |     | PCO  | PAVING,<br>CONCR | 1981 |     |      |      | 3,082  |      |      |      | 14,100    | 80%  |      | 2,800   |  |
|           |     | LTPS | STEEL LITE<br>PO | 1970 |     |      |      | 3      |      |      |      | 200       | 80%  |      |         |  |
|           |     | LTFM | MERCURY<br>LIGHT | 1970 |     |      |      | 3      |      |      |      | 2,700     | 80%  |      | 500     |  |
|           |     | LTPS | STEEL LITE<br>PO | 1981 |     |      |      | 5      |      |      |      | 300       | 80%  |      | 100     |  |
|           |     | LTFM | MERCURY<br>LIGHT | 1981 |     |      |      | 10     |      |      |      | 8,900     | 80%  |      | 1,800   |  |
| 1         | 1   | 446  | SUPERMARKET      | 1960 | C   | 200  | 30   | 29,847 | 860  | 1    | 14   | 1,610,800 | 80%  |      | 322,200 |  |
| 1         |     | SKW  | SPRINK SYS<br>WE | 1960 |     |      |      | 29,847 |      |      |      | 73,100    | 80%  |      | 14,600  |  |
| 1         | 2   | CAN  | CANOPY,<br>ROOF/ |      |     |      |      | 2,334  |      |      |      | 49,400    |      |      | 49,400  |  |
| 1         | 3   | CAN  | CANOPY,<br>ROOF/ |      |     |      |      | 720    |      |      |      | 15,200    |      |      | 15,200  |  |



17310000401300 02/28/2

| Current Valuation Information |           |                             |          |           |
|-------------------------------|-----------|-----------------------------|----------|-----------|
| Cost Value*                   |           | Income Approach             |          |           |
|                               |           | Units                       | Cap Rate | Value     |
| <b>Total RCN</b>              | 1,981,700 |                             |          |           |
|                               | -         |                             |          |           |
| <b>Depreciation</b>           | 1,585,400 | <b>Net Income</b>           |          | 0         |
| <b>Total RCNLD</b>            | 396,300   | <b>Excess Land</b>          |          |           |
| <b>Land Value</b>             | 234,000   | <b>Indicated Value</b>      |          | 0         |
| <b>Total Value</b>            | 630,300   | <b>Final Reconciliation</b> |          | 1,313,700 |

| Historical Valuation Information |                          |          |          |         |       |         |           |
|----------------------------------|--------------------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner             | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | UNIQUE<br>ANTIQUES,<br>L | 0        | 0        | 0       | 0     | 0       | 0.00      |



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# CLAY COUNTY ASSESSOR'S OFFICE

\*+17310000601200\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:38:22P

| Parcel Information |                                   |                |                             | Ownership Information |            | Sales History |             |       |
|--------------------|-----------------------------------|----------------|-----------------------------|-----------------------|------------|---------------|-------------|-------|
| PIN #              | 17310000601200                    | Owner          | KC CHANDLER PROPERTIES, LLC |                       | Sale Date  | Book/Page     | Grantee     | Price |
| Map #              | 17-310-00-06-012.00               |                | % DONALD P CHANDLER DDS     |                       | 05/18/2004 | 4631-401      | ECKERD CORP | 0     |
| Situs              | 4147 NE 42ND ST                   | Address        | PO BOX 1009                 |                       |            | 1486-         |             | 0     |
| Legal              | COMM PLAT EVANS LAND PT LTS 3 & 4 | City, St ZIP   | RANCHO SANTE FE, CA 92067-  |                       |            | 0170          |             | 0     |
|                    | TR C BEG SE COR INTERS N OAK TFWY | Othr.Owner (s) |                             |                       |            | 1556-         |             | 0     |
|                    |                                   |                |                             |                       |            | 0349          |             | 0     |
|                    |                                   |                |                             |                       |            | 3793-         |             | 0     |
|                    |                                   |                |                             |                       |            | 0680          |             | 0     |

| Current Valuation |             |              |            | Property Classification |                 | Building Permits |            |             |
|-------------------|-------------|--------------|------------|-------------------------|-----------------|------------------|------------|-------------|
| Class             | Residential | Agricultural | Commercial | Total Value             | Status          | Permit #         | Date       | Description |
| Land Value        | 0           | 0            | 313,600    | 313,600                 | Active          | 4750             | 12/01/2002 | DEMO        |
| Impr. Value       | 0           | 0            | 1,320,000  | 1,320,000               | Prop Class      | 01/01/1993       | TEN FIN    | 1,500       |
| Total Value       | 0           | 0            | 1,633,600  | 1,633,600               | School District |                  |            |             |
| Adjustment        | 0           | 0            | 0          | 0                       | City/Village    | City Tax -       |            |             |
| Exemptions        | 0           | 0            | 0          | 0                       | Fire District   |                  |            |             |
| Taxable           | 0           | 0            | 522,750    | 522,750                 | Lot Size        | 030000X026       |            |             |

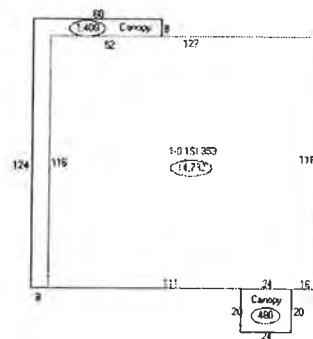
| Buildings     |                           |      |               | Appeal History |                |         |           |
|---------------|---------------------------|------|---------------|----------------|----------------|---------|-----------|
| Bldg Sec Code | Desc                      | Year | CLS Qual Cond | Area           | Perm Stor Hght | Sec RCN | Phys Func |
|               | PAS PAVING, ASPHA         | 2003 |               | 14,200         |                | 36,600  | 10%       |
|               | LTPS STEEL                | 2003 |               | 6              |                | 400     | 7%        |
|               | LTPS LITE PO              | 2003 |               | 6              |                | 6,000   | 7%        |
| 1 1 353       | SODIUM LIGHT RETAIL STORE | 2003 | C 200 30      | 14,732         | 486 1 16       | 810,600 | 1%        |
| 1 1 CAN       | ROOF/ CANOPY,             |      |               | 480            |                | 10,200  |           |
| 1 2 CAN       | ROOF/ CANOPY,             |      |               | 1,408          |                | 29,800  |           |



17310000601200 02/28/2005

| Current Valuation Information |           |                      |  | Income Approach |          |       |           |
|-------------------------------|-----------|----------------------|--|-----------------|----------|-------|-----------|
| Cost Value*                   |           | Income Approach      |  | Units           | Cap Rate | Value |           |
| Total RCN                     | 893,600   | Net Income           |  |                 |          |       | 0         |
| Depreciation                  | -12,500   | Excess Land          |  |                 |          |       | 0         |
| Total RCNLD                   | 881,100   | Indicated Value      |  |                 |          |       | 0         |
| Land Value                    | 313,600   | Final Reconciliation |  |                 |          |       | 1,641,800 |
| Total Value                   | 1,194,700 |                      |  |                 |          |       |           |

\*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.



-- Denotes common wall

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# CLAY COUNTY ASSESSOR'S OFFICE

\*+17310000601500\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:38:08P

| Parcel Information |                             |                |                    | Ownership Information |           | Sales History  |       |  |  |
|--------------------|-----------------------------|----------------|--------------------|-----------------------|-----------|----------------|-------|--|--|
| PIN #              | 17310000601500              | Owner          | DAVIS, MICHAEL T   | Sale Date             | Book/Page | Grantee        | Price |  |  |
| Map #              | 17-310-00-06-015.00         | Address        | DAVIS, KENNETH     | 07/20/2004            | 4694-816  | DAVIS, KENNETH | 0     |  |  |
| Situs              | 4125 N OAK TFWY             | City, St ZIP   | 1512 GANO          | 05/03/2004            | 4694-819  | DAVIS, MICHAEL | 0     |  |  |
| Legal              | COMM PLAT EVANS LAND LT 7-C | Othr.Owner (s) | HOUSTON, TX 77009- |                       | 1264-     |                | 0     |  |  |
|                    |                             |                |                    |                       | 0082      |                | 0     |  |  |
|                    |                             |                |                    |                       | 1587-     |                | 0     |  |  |
|                    |                             |                |                    |                       | 0390      |                | 0     |  |  |

| Current Valuation |             |              |            | Property Classification |                 | Building Permits |            |             |        |
|-------------------|-------------|--------------|------------|-------------------------|-----------------|------------------|------------|-------------|--------|
| Class             | Residential | Agricultural | Commercial | Total Value             | Status          | Permit #         | Date       | Description | Status |
| Land Value        | 0           | 0            | 78,000     | 78,000                  | Active          | 7266             | 03/01/1998 | TEN FINI    | 5,500  |
| Impr. Value       | 0           | 0            | 239,700    | 239,700                 | Prop Class      |                  |            |             |        |
| Total Value       | 0           | 0            | 317,700    | 317,700                 | School District |                  |            |             |        |
| Adjustment        | 0           | 0            | 0          | 0                       | City/Village    |                  |            |             |        |
| Exemptions        | 0           | 0            | 0          | 0                       | Fire District   |                  |            |             |        |
| Taxable           | 0           | 0            | 101,660    | 101,660                 | Lot Size        | 010000X026       |            |             |        |

| Buildings |     |      |               |      |     |      |      |        |      |      |      |
|-----------|-----|------|---------------|------|-----|------|------|--------|------|------|------|
| Bldg      | Sec | Code | Desc          | Year | CLS | Qual | Cond | Area   | Perm | Stor | Hght |
| 1         | 1   | 344  | PAVING, ASPHA | 1978 |     |      |      | 14,660 |      |      |      |
| 1         | 1   | 344  | OFFICE BUILDI | 1978 | D   | 200  | 30   | 3,800  | 252  | 1    | 12   |
| 1         | 1   | 344  | COMM BUILDI   |      |     |      |      |        |      |      |      |
| 1         | 1   | CBMU | BSMT UNF      |      |     |      |      | 3,800  |      |      |      |
| 1         | 1   | CAN  | CANOPY, ROOF/ | 1978 |     |      |      | 296    |      |      |      |
| 1         | 3   | WOD  | WOOD DECK     | 1978 |     |      |      | 280    |      |      |      |
| 2         | 1   | 344  | OFFICE BUILDI | 1978 | C   | 200  | 30   | 3,600  | 260  | 1    | 12   |
| 2         | 2   | CAN  | CANOPY, ROOF/ | 1978 |     |      |      | 352    |      |      |      |

| Sec     | RCN | Phys | Func | RCNLD   |
|---------|-----|------|------|---------|
| 37,800  | 80% |      |      | 7,600   |
| 273,100 | 37% |      |      | 172,100 |
| 59,100  |     |      |      | 59,100  |
| 6,300   | 80% |      |      | 1,300   |
| 2,900   | 80% |      |      | 600     |
| 268,100 | 28% |      |      | 193,000 |
| 7,400   | 80% |      |      | 1,500   |

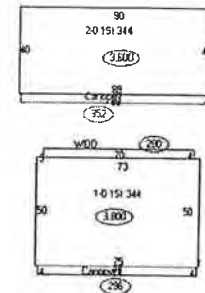


17310000601500 02/28/2005

| Current Valuation Information |         |                      |  |                 |          |       |         |
|-------------------------------|---------|----------------------|--|-----------------|----------|-------|---------|
| Cost Value*                   |         |                      |  | Income Approach |          |       |         |
| Total RCN                     | 654,700 | Net Income           |  | Units           | Cap Rate | Value |         |
| Depreciation                  | 241,400 | Excess Land          |  |                 |          |       | 0       |
| Total RCNLD                   | 413,300 | Indicated Value      |  |                 |          |       | 0       |
| Land Value                    | 78,000  | Final Reconciliation |  |                 |          |       | 289,500 |
| Total Value                   | 491,300 |                      |  |                 |          |       |         |

| Historical Valuation Information |                |          |          |         |       |         |           |
|----------------------------------|----------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner   | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | DAVIS, KENNETH | 0        | 0        | 0       | 0     | 0       | 0.00      |



-- Denotes common wall

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# CLAY COUNTY ASSESSOR'S OFFICE

\*+17310000601600\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:37:56P

| Parcel Information |                             |              |            | Ownership Information |                                | Sales History |                  |                    |       |
|--------------------|-----------------------------|--------------|------------|-----------------------|--------------------------------|---------------|------------------|--------------------|-------|
| PIN #              | 17310000601600              |              |            | Owner                 | CORBETT, ROBERT L & KATHRYN L~ | Sale Date     | Book/Page        | Grantee            | Price |
| Map #              | 17-310-00-06-016.00         |              |            |                       |                                | 11/11/2005    | 5214-47          | BENEBON INVESTMENT | 0     |
| Situs              | 4107 N OAK TFWY             |              |            | Address               | 4107 N OAK TFWY                | 11/04/2005    | 5203-44          | BENEBON INVESTMENT | 0     |
| Legal              | COMM PLAT EVANS LAND LT 5-C |              |            | City, St ZIP          | KANSAS CITY, MO 64116-         | 08/23/2004    | 4763-153         |                    | 0     |
|                    |                             |              |            | Othr.Owner (s)        |                                |               | 1636-0397        |                    | 0     |
| Current Valuation  |                             |              |            |                       | Property Classification        |               | Building Permits |                    |       |
| Class              | Residential                 | Agricultural | Commercial | Total Value           | Permit #                       | Date          | Description      | Status             |       |
| Land Value         | 0                           | 0            | 116,100    | 116,100               | Status                         | Active        |                  |                    |       |
| Impr. Value        | 0                           | 0            | 26,100     | 26,100                | Prop Class                     | 31 COM        |                  |                    |       |
| Total Value        | 0                           | 0            | 142,200    | 142,200               | School District                |               | Appeal History   |                    |       |
| Adjustment         | 0                           | 0            | 0          | 0                     | City/Village                   | City Tax -    | Number           | Year               |       |
| Exemptions         | 0                           | 0            | 0          | 0                     | Fire District                  |               | Appealed By      | Status             |       |
| Taxable            | 0                           | 0            | 45,500     | 45,500                | Lot Size                       | 014500X026    |                  |                    |       |

| Buildings |     |      |                    |      |     |      |      |       |      |      |      |         |
|-----------|-----|------|--------------------|------|-----|------|------|-------|------|------|------|---------|
| Bldg      | Sec | Code | Desc               | Year | CLS | Qual | Cond | Area  | Perm | Stor | Hght | Sec RCN |
|           |     |      | PCO PAVING, CONCR  | 1960 |     |      |      | 1,008 |      |      |      | 4,600   |
|           |     |      | LTPS STEEL LITE PO | 1960 |     |      |      | 2     |      |      |      | 100     |
|           |     |      | LTFE FLOUR LIGHT F | 1960 |     |      |      | 4     |      |      |      | 2,700   |
| 1         | 1   | 344  | OFFICE BUILDI      | 1925 | D   | 200  | 30   | 488   | 76   | 2    | 10   | 37,900  |
| 1         | 2   | 410  | AUTOMOTIVE-SE      | 1925 | D   | 200  | 30   | 330   | 74   | 1    | 10   | 27,100  |
| 1         |     |      | CBMU COMM BSMT UNF |      |     |      |      | 325   |      |      |      | 5,100   |
| 1         |     |      | CBMU COMM BSMT UNF |      |     |      |      | 234   |      |      |      | 3,600   |
| 2         | 1   | 410  | AUTOMOTIVE-SE      | 1939 | C   | 200  | 30   | 450   | 86   | 1    | 10   | 38,500  |
| 2         |     |      | CBMU COMM BSMT UNF |      |     |      |      | 234   |      |      |      | 3,600   |
| 2         |     |      | CBMG COMM BSMT GAR |      |     |      |      | 216   |      |      |      | 6,200   |



17310000601600 02/28/2005

| Current Valuation Information |         |                      |          |         |
|-------------------------------|---------|----------------------|----------|---------|
| Cost Value*                   |         | Income Approach      |          |         |
| Total RCN                     | 129,400 | Units                | Cap Rate | Value   |
| Depreciation                  | 103,700 | Net Income           |          | 0       |
| Total RCNLD                   | 25,700  | Excess Land          |          |         |
| Land Value                    | 116,100 | Indicated Value      |          | 0       |
| Total Value                   | 141,800 | Final Reconciliation |          | 147,400 |

| Historical Valuation Information |                    |          |          |         |       |         |           |
|----------------------------------|--------------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner       | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | BENEBON INVESTMENT | 0        | 0        | 0       | 0     | 0       | 0.00      |


|    |          |             |
|----|----------|-------------|
| 25 | 2015410  | 15          |
| 18 | 450      | 9 1-3151410 |
| 25 | 10155344 | 20          |
| 13 | 1313     | 15          |

-- Denotes common wall

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# CLAY COUNTY ASSESSOR'S OFFICE

\*+17310000601800\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/06/2006 at 12:30:00P

| Parcel Information |                     | Ownership Information |                            | Sales History |            |         |         |
|--------------------|---------------------|-----------------------|----------------------------|---------------|------------|---------|---------|
| PIN #              | 17310000601800      | Owner                 | SHY, WILLIAM W & COLLEEN R | Sale Date     | Book/Page  | Grantee | Price   |
| Map #              | 17-310-00-06-018.00 |                       |                            | 01/01/1998    | 1998-11106 |         | 120,000 |
| Situs              | 4107 N CHERRY ST    | Address               | 7509 N HARRISON ST         |               | 0956-0077  |         | 0       |
| Legal              | SUNNY SLOPE         | City, St ZIP          | KANSAS CITY, MO 64118-     |               | 1613-0384  |         | 0       |
|                    |                     | Othr.Owner (s)        |                            |               | 2766-0469  |         | 0       |

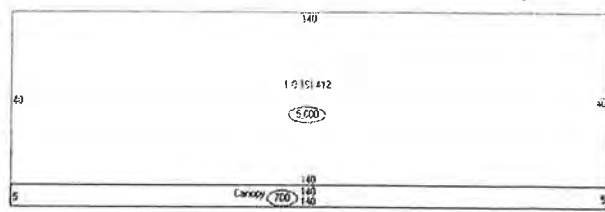
| Current Valuation |             |              |            | Property Classification |            | Building Permits |             |        |
|-------------------|-------------|--------------|------------|-------------------------|------------|------------------|-------------|--------|
| Class             | Residential | Agricultural | Commercial | Total Value             | Permit #   | Date             | Description | Status |
| Land Value        | 0           | 0            | 46,300     | 46,300                  | 6360       | 08/01/2002       | TEN FIN     | 5,000  |
| Impr. Value       | 0           | 0            | 175,500    | 175,500                 | 12/01/1999 | FOUNDATION       | 84,000      |        |
| Total Value       | 0           | 0            | 221,800    | 221,800                 |            |                  |             |        |
| Adjustment        | 0           | 0            | 0          | 0                       |            |                  |             |        |
| Exemptions        | 0           | 0            | 0          | 0                       |            |                  |             |        |
| Taxable           | 0           | 0            | 70,980     | 70,980                  |            |                  |             |        |
|                   |             |              |            |                         | City Tax   | Year             | Appealed By | Status |
|                   |             |              |            |                         | 016000X014 |                  |             |        |

| Buildings     |                   |      |     |      |      |       |      |      |      |         |           |         |
|---------------|-------------------|------|-----|------|------|-------|------|------|------|---------|-----------|---------|
| Bldg Sec Code | Desc              | Year | CLS | Qual | Cond | Area  | Perm | Stor | Hght | Sec RCN | Phys Func | RCNLD   |
|               | PCO PAVING, CONCR | 2002 |     |      |      | 675   |      |      |      | 3,100   | 12%       | 2,700   |
|               | PAS PAVING, ASPHA | 2002 |     |      |      | 6,307 |      |      |      | 16,300  | 21%       | 12,900  |
| 1 1 412       | SHOPPING CENT     | 2001 | S   | 200  | 30   | 5,600 | 360  | 1    | 12   | 362,200 | 3%        | 351,300 |
| 1 1 CAN       | CANOPY, ROOF/     | 2002 |     |      |      | 700   |      |      |      | 14,800  | 7%        | 13,800  |



17310000601800 03/07/2005

| Current Valuation Information    |                    |                      |          |                 |          |         |           |
|----------------------------------|--------------------|----------------------|----------|-----------------|----------|---------|-----------|
| Cost Value*                      |                    |                      |          | Income Approach |          |         |           |
| Total RCN                        | 396,400            |                      |          | Units           | Cap Rate | Value   |           |
| Depreciation                     | -15,700            | Net Income           |          |                 |          | 0       |           |
| Total RCNLD                      | 380,700            | Excess Land          |          |                 |          | 0       |           |
| Land Value                       | 46,300             | Indicated Value      |          |                 |          | 0       |           |
| Total Value                      | 427,000            | Final Reconciliation |          |                 |          | 224,800 |           |
| Historical Valuation Information |                    |                      |          |                 |          |         |           |
| Year                             | Billed Owner       | Res Mrkt             | Com Mrkt | Ag Mrkt         | Total    | Taxable | Taxes Due |
| 2003                             | SHY, WILLIAM W & C | 0                    | 0        | 0               | 0        | 0       | 0.00      |



-- Denotes common wall

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# CLAY COUNTY ASSESSOR'S OFFICE

\*+17310000701200\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:36:37P

| Parcel Information |                                  |                |                        | Ownership Information   |                 | Sales History    |            |             |
|--------------------|----------------------------------|----------------|------------------------|-------------------------|-----------------|------------------|------------|-------------|
| PIN #              | 17310000701200                   | Owner          | BALLARD, HELEN F       | Sale Date               |                 | Book/Page        |            | Price       |
| Map #              | 17-310-00-07-012.00              | Address        | 4029 N CHERRY ST       |                         |                 | 0420-0617        |            | 0           |
| Situs              | 4029 N CHERRY ST                 | City, St ZIP   | KANSAS CITY, MO 64116- |                         |                 | 0473-0433        |            | 0           |
| Legal              | SUNNY SLOPE LTS 15 & 16 EXC E60' | Othr.Owner (s) |                        |                         |                 | 0549-0367        |            | 0           |
|                    | ALSO 4031 & 4033 N CHERRY ST     |                |                        |                         |                 |                  |            |             |
| Current Valuation  |                                  |                |                        | Property Classification |                 | Building Permits |            |             |
| Class              | Residential                      | Agricultural   | Commercial             | Total Value             | Status          | Permit #         | Date       | Description |
| Land Value         | 0                                | 0              | 36,100                 | 36,100                  | Active          | 1857             | 10/20/2003 | TEN FIN     |
| Impr. Value        | 0                                | 0              | 54,700                 | 54,700                  | Prop Class      |                  |            |             |
| Total Value        | 0                                | 0              | 90,800                 | 90,800                  | School District |                  |            |             |
| Adjustment         | 0                                | 0              | 0                      | 0                       | City/Village    |                  |            |             |
| Exemptions         | 0                                | 0              | 0                      | 0                       | Fire District   |                  |            |             |
| Taxable            | 0                                | 0              | 29,060                 | 29,060                  | Lot Size        | 014000X004       |            |             |
|                    |                                  |                |                        |                         |                 | Appeal History   |            |             |
|                    |                                  |                |                        |                         |                 | Number           | Year       | Status      |

| Buildings     |                        |      |     |      |      |       |      |      |      |         |     |      |        |
|---------------|------------------------|------|-----|------|------|-------|------|------|------|---------|-----|------|--------|
| Bldg Sec Code | Desc                   | Year | CLS | Qual | Cond | Area  | Perm | Stor | Hght | Sec     | RCN | Phys | Func   |
|               | PAS PAVING, ASPHA      | 1965 |     |      |      | 5,200 |      |      |      | 13,400  | 80% |      | 2,700  |
|               | CL6 LINK               | 1965 |     |      |      | 310   |      |      |      | 5,200   | 59% |      | 2,100  |
| 1 1 412       | FENCE 6F SHOPPING CENT | 1930 | C   | 200  | 30   | 4,224 | 296  | 1    | 12   | 317,700 | 80% |      | 63,500 |



17310000701200 03/07/2005

| Current Valuation Information    |                  |                      |          |          |         |           |
|----------------------------------|------------------|----------------------|----------|----------|---------|-----------|
| Cost Value*                      |                  | Income Approach      |          |          |         |           |
| Total RCN                        | 336,300          |                      | Units    | Cap Rate | Value   |           |
| Depreciation                     | 268,000          | Net Income           |          |          | 0       |           |
| Total RCNLD                      | 68,300           | Excess Land          |          |          |         |           |
| Land Value                       | 36,100           | Indicated Value      |          |          | 0       |           |
| Total Value                      | 104,400          | Final Reconciliation |          |          | 128,600 |           |
| Historical Valuation Information |                  |                      |          |          |         |           |
| Year                             | Billed Owner     | Res Mrkt             | Com Mrkt | Ag Mrkt  | Total   | Taxes Due |
| 2003                             | BALLARD, HELEN F | 0                    | 0        | 0        | 0       | 0.00      |



-- Denotes corner nail

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# CLAY COUNTY ASSESSOR'S OFFICE

\*+17310000701300\* Commercial Property Record Card

TerraScan Inc.

**Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:35:55P**

| Parcel Information |                                                            |              |            | Ownership Information |                         |                | Sales History |                  |                   |        |
|--------------------|------------------------------------------------------------|--------------|------------|-----------------------|-------------------------|----------------|---------------|------------------|-------------------|--------|
| PIN #              | 17310000701300                                             |              |            | Owner                 | IMPERIALE, PATRICK      |                | Sale Date     | Book/Page        | Grantee           | Price  |
| Map #              | 17-310-00-07-013.00                                        |              |            |                       |                         |                | 05/14/2004    | 4616-62          | POTEET, WILLIAM T | 0      |
| Situs              | 4029 N OAK TFWY                                            |              |            | Address               | 4114 NW BRIARCLIFF RD   |                |               | 1763-0416        |                   | 0      |
| Legal              | BEG N OAK TFWY & N CHERRY ST, SE348.69, W40, S28.47, W115, |              |            | City, St ZIP          | KANSAS CITY, MO 64116-  |                |               | 2006-0529        |                   | 0      |
|                    |                                                            |              |            | Othr.Owner (s)        |                         |                |               | 2359-0373        |                   | 0      |
| Current Valuation  |                                                            |              |            |                       | Property Classification |                |               | Building Permits |                   |        |
| Class              | Residential                                                | Agricultural | Commercial | Total Value           | Status                  | Permit #       | Date          | Description      | Status            |        |
| Land Value         | 0                                                          | 0            | 103,900    | 103,900               | Active                  | 8960           | 02/01/2004    | TEN FIN          | 14,000            |        |
| Impr. Value        | 0                                                          | 0            | 672,000    | 672,000               | Prop Class              | 1760           | 11/01/1993    | TEN FIN          | 44,000            |        |
| Total Value        | 0                                                          | 0            | 775,900    | 775,900               | School District         | Appeal History |               |                  |                   |        |
| Adjustment         | 0                                                          | 0            | 0          | 0                     | City/Village            | City Tax -     | Number        | Year             | Appealed By       | Status |
| Exemptions         | 0                                                          | 0            | 0          | 0                     | Fire District           |                |               |                  |                   |        |
| Taxable            | 0                                                          | 0            | 248,290    | 248,290               | Lot Size                | 032053X034     |               |                  |                   |        |

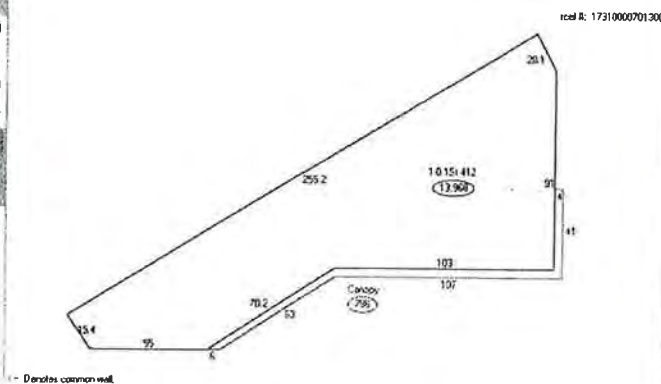
| Buildings |     |      |                  |      |     |      |      |        |      |      |      |     |         |           |         |
|-----------|-----|------|------------------|------|-----|------|------|--------|------|------|------|-----|---------|-----------|---------|
| Bldg      | Sec | Code | Desc             | Year | CLS | Qual | Cond | Area   | Perm | Stor | Hght | Sec | RCN     | Phys Func | RCNLD   |
|           |     | PAS  | PAVING,<br>ASPHA | 1956 |     |      |      | 5,900  |      |      |      |     | 15,200  | 80%       | 3,000   |
| 1         | 1   | 412  | SHOPPING<br>CENT | 1956 | C   | 200  | 30   | 13,968 | 614  | 1    | 12   |     | 793,500 |           | 793,500 |
| 1         |     | CBMF | COMM<br>BSMT FIN |      |     |      |      | 4,320  |      |      |      |     | 201,400 |           | 201,400 |
| 1         | 1   | CAN  | CANOPY,<br>ROOF/ |      |     |      |      | 796    |      |      |      |     | 16,800  |           | 16,800  |



17310000701300 03/13/2005

| Current Valuation Information |           |                      |       |          |         |
|-------------------------------|-----------|----------------------|-------|----------|---------|
| Cost Value*                   |           | Income Approach      |       |          |         |
|                               |           |                      | Units | Cap Rate | Value   |
| Total RCN                     | 1,026,900 |                      |       |          |         |
| Depreciation                  | -12,200   | Net Income           |       |          | 0       |
| Total RCNLD                   | 1,014,700 | Excess Land          |       |          |         |
| Land Value                    | 103,900   | Indicated Value      |       |          | 0       |
| Total Value                   | 1,118,600 | Final Reconciliation |       |          | 780,600 |

| Historical Valuation Information |                   |          |          |         |       |           |
|----------------------------------|-------------------|----------|----------|---------|-------|-----------|
| Year                             | Billed Owner      | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxes Due |
| 2003                             | POTEET, WILLIAM T | 0        | 0        | 0       | 0     | 0.00      |



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# CLAY COUNTY ASSESSOR'S OFFICE

\*+17310000701400\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:36:08P

| Parcel Information |                               |              |            | Ownership Information |                         | Sales History |                  |             |             |        |
|--------------------|-------------------------------|--------------|------------|-----------------------|-------------------------|---------------|------------------|-------------|-------------|--------|
| PIN #              | 17310000701400                |              |            | Owner                 | IMPERIALE, PATRICK J    | Sale Date     | Book/Page        | Grantee     | Price       |        |
| Map #              | 17-310-00-07-014.00           |              |            |                       | IMPERIALES, INC         | 07/01/2000    | 2000-10771       |             | 300,000     |        |
| Situs              | 4011 N OAK TFWY               |              |            | Address               | 4114 NW BRIARCLIFF RD   |               | 0481-0634        |             | 0           |        |
| Legal              | BEG EL N OAK TFWY 100'N OF SL |              |            | City, St ZIP          | KANSAS CITY, MO 64116-  |               | 1763-0416        |             | 0           |        |
|                    | SEC, N121.96, E10, N4.27,     |              |            | Othr.Owner (s)        |                         |               | 000E-0142        |             | 0           |        |
| Current Valuation  |                               |              |            |                       | Property Classification |               | Building Permits |             |             |        |
| Class              | Residential                   | Agricultural | Commercial | Total Value           | Permit #                | Date          | Description      | Status      |             |        |
| Land Value         | 0                             | 0            | 86,600     | 86,600                | Status                  | Active        | 1957 05/01/2002  | ADDITION    | 0           |        |
| Impr. Value        | 0                             | 0            | 267,700    | 267,700               | Prop Class              | 8955          | 07/01/1985       | REST 30,000 |             |        |
| Total Value        | 0                             | 0            | 354,300    | 354,300               | School District         |               | Appeal History   |             |             |        |
| Adjustment         | 0                             | 0            | 0          | 0                     | City/Village            | City Tax -    | Number           | Year        | Appealed By | Status |
| Exemptions         | 0                             | 0            | 0          | 0                     | Fire District           |               |                  |             |             |        |
| Taxable            | 0                             | 0            | 113,370    | 113,370               | Lot Size                | 012196X012    |                  |             |             |        |

| Buildings |     |      |               |      |     |      |      |       |      |      |      |         |           |         |
|-----------|-----|------|---------------|------|-----|------|------|-------|------|------|------|---------|-----------|---------|
| Bldg      | Sec | Code | Desc          | Year | CLS | Qual | Cond | Area  | Perm | Stor | Hght | Sec RCN | Phys Func | RCNLD   |
|           |     | WI4  | WRGHT IRON 4F | 1970 |     |      |      | 36    |      |      |      | 200     | 43%       | 100     |
|           |     | PAS  | PAVING, ASPHA | 1970 |     |      |      | 7,700 |      |      |      | 19,900  | 80%       | 4,000   |
|           |     | WRC  | REINFORCED CO | 1970 |     |      |      | 200   |      |      |      | 1,600   | 43%       | 900     |
|           |     | SB5  | SLDBD WOOD 5F | 1970 |     |      |      | 26    |      |      |      | 400     | 43%       | 200     |
|           |     | LTPS | STEEL LITE PO | 1963 |     |      |      | 1     |      |      |      | 100     | 80%       |         |
|           |     | LTFM | MERCURY LIGHT | 1963 |     |      |      | 1     |      |      |      | 900     | 80%       | 200     |
| 1         | 1   | 350  | RESTAURANT    | 1970 | C   | 200  | 30   | 2,855 | 246  | 1    | 10   | 319,400 | 78%       | 70,300  |
| 1         | 2   | 350  | RESTAURANT    | 2002 | C   | 200  | 30   | 1,140 | 136  | 1    | 10   | 146,900 |           | 146,900 |
| 1         | 1   | CAN  | CANOPY, ROOF/ |      |     |      |      | 175   |      |      |      | 3,700   |           | 3,700   |



17310000701400 03/13/2005

| Current Valuation Information |         |                      |                 |          |         |
|-------------------------------|---------|----------------------|-----------------|----------|---------|
| Cost Value*                   |         |                      | Income Approach |          |         |
| Total RCN                     | 493,100 |                      | Units           | Cap Rate | Value   |
| Depreciation                  | 268,800 | Net Income           |                 |          | 0       |
| Total RCNLD                   | 224,300 | Excess Land          |                 |          |         |
| Land Value                    | 86,600  | Indicated Value      |                 |          | 0       |
| Total Value                   | 310,900 | Final Reconciliation |                 |          | 260,600 |

| Historical Valuation Information |                    |          |          |         |       |         |           |
|----------------------------------|--------------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner       | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | IMPERIALE, PATRICK | 0        | 0        | 0       | 0     | 0       | 0.00      |



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# CLAY COUNTY ASSESSOR'S OFFICE

\*+17310000701401\* Commercial Property Record Card

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Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:35:01P

| Parcel Information |                               |              |            | Ownership Information |                         | Sales History  |                  |                    |        |
|--------------------|-------------------------------|--------------|------------|-----------------------|-------------------------|----------------|------------------|--------------------|--------|
| PIN #              | 17310000701401                |              |            | Owner                 | LABOR CONNECTION, INC   | Sale Date      | Book/Page        | Grantee            | Price  |
| Map #              | 17-310-00-07-014.01           |              |            |                       |                         | 06/06/2005     | 5025-081         | CCB SERVICE CO, LL |        |
| Situs              | 4003 N OAK TFWY               |              |            | Address               | 13111 S 71 HWY          | 04/29/2005     | 4996-139         | TRIPP, TODD R      | 0      |
| Legal              | BEG INTERS SL SEC & EL N OAK, |              |            | City, St ZIP          | GRANDVIEW, MO 64030-    |                | 0481-            |                    | 0      |
|                    | N100, E161, S100, W161 TO POB |              |            | Othr.Owner (s)        |                         |                | 0634             |                    | 0      |
|                    |                               |              |            |                       |                         |                | 1764-            |                    | 0      |
|                    |                               |              |            |                       |                         |                | 0110             |                    |        |
| Current Valuation  |                               |              |            |                       | Property Classification |                | Building Permits |                    |        |
| Class              | Residential                   | Agricultural | Commercial | Total Value           | Status                  | Permit #       | Date             | Description        | Status |
| Land Value         | 0                             | 0            | 61,400     | 61,400                | Active                  | 5577           | 07/22/2005       | TEN FIN            | 10,000 |
| Impr. Value        | 0                             | 0            | 94,300     | 94,300                | Prop Class              | 05/01/1999     | TEN FIN          | 12,000             |        |
| Total Value        | 0                             | 0            | 155,700    | 155,700               | School District         |                |                  |                    |        |
| Adjustment         | 0                             | 0            | 0          | 0                     | City/Village            | City Tax -     |                  |                    |        |
| Exemptions         | 0                             | 0            | 0          | 0                     | Fire District           |                |                  |                    |        |
| Taxable            | 0                             | 0            | 49,820     | 49,820                | Lot Size                | 0010000X00     |                  |                    |        |
|                    |                               |              |            |                       |                         | Appeal History |                  |                    |        |
|                    |                               |              |            |                       |                         | Number         | Year             | Appealed By        | Status |
|                    |                               |              |            |                       |                         |                |                  |                    |        |

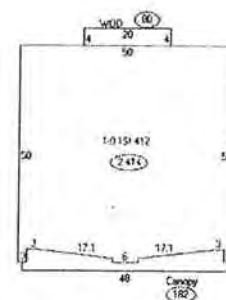
| Buildings     |                   |      |     |      |      |       |      |      |      |         |           |         |
|---------------|-------------------|------|-----|------|------|-------|------|------|------|---------|-----------|---------|
| Bldg Sec Code | Desc              | Year | CLS | Qual | Cond | Area  | Perm | Stor | Hght | Sec RCN | Phys Func | RCNLD   |
|               | PAS PAVING, ASPHA | 1970 |     |      |      | 9,697 |      |      |      | 25,000  | 80%       | 5,000   |
|               | WRC REINFORCED CO | 1990 |     |      |      | 156   |      |      |      | 1,200   | 43%       | 700     |
| 1 1 412       | SHOPPING CENT     | 1965 | C   | 200  | 30   | 2,414 | 208  | 1    | 10   | 195,000 |           | 195,000 |
| 1 1 CBMF      | COMM BSMT FIN     | 1965 |     |      |      | 2,414 |      |      |      | 112,500 |           | 112,500 |
| 1 1 WOD       | WOOD DECK         |      |     |      |      | 80    |      |      |      | 1,500   |           | 1,500   |
| 1 2 CAN       | CANOPY, ROOF/     |      |     |      |      | 182   |      |      |      | 3,900   |           | 3,900   |



17310000701401 03/13/2005

| Current Valuation Information |         |                      |                 |          |         |
|-------------------------------|---------|----------------------|-----------------|----------|---------|
| Cost Value*                   |         |                      | Income Approach |          |         |
| Total RCN                     | 339,100 |                      | Units           | Cap Rate | Value   |
| Depreciation                  | -20,500 | Net Income           |                 |          | 0       |
| Total RCNLD                   | 318,600 | Excess Land          |                 |          |         |
| Land Value                    | 61,400  | Indicated Value      |                 |          | 0       |
| Total Value                   | 380,000 | Final Reconciliation |                 |          | 217,600 |

| Historical Valuation Information |               |          |          |         |       |         |           |
|----------------------------------|---------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner  | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | TRIPP, TODD R | 0        | 0        | 0       | 0     | 0       | 0.00      |



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**CLAY COUNTY ASSESSOR'S OFFICE**

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**TerraScan Inc.**

**Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:35:14P**

| Parcel Information |                                      | Ownership Information |                          | Sales History    |                  |                |
|--------------------|--------------------------------------|-----------------------|--------------------------|------------------|------------------|----------------|
| <b>PIN #</b>       | 17310000701402                       | <b>Owner</b>          | KCCP TRUST               | <b>Sale Date</b> | <b>Book/Page</b> | <b>Grantee</b> |
| <b>Map #</b>       | 17-310-00-07-014.02                  |                       | % TIME WARNER CABLE      | 04/30/2004       | 4603-773         |                |
| <b>Situs</b>       | CABLE LN                             | <b>Address</b>        | PO BOX 7467              |                  | 0481-            |                |
| <b>Legal</b>       | BEG 161'E OF INTERS SL SEC 6<br>EL N | <b>City, St ZIP</b>   | CHARLOTTE, NC 28241-7467 |                  | 0634             |                |
|                    | OAK, N100, E90, SE114.23,W150        | <b>Othr.Owner</b>     |                          |                  | 1765-            |                |
|                    | TO                                   | <b>(s)</b>            |                          |                  | 0985             |                |
|                    |                                      |                       |                          |                  | 2489-            |                |
|                    |                                      |                       |                          |                  | 0847             |                |

| Current Valuation |             |              |            |             | Property Classification |                | Building Permits |        |  |  |
|-------------------|-------------|--------------|------------|-------------|-------------------------|----------------|------------------|--------|--|--|
| Class             | Residential | Agricultural | Commercial | Total Value | Permit #                | Date           | Description      | Status |  |  |
| Land Value        | 0           | 0            | 47,000     | 47,000      | Status                  | Active         |                  |        |  |  |
| Impr. Value       | 0           | 0            | 6,100      | 6,100       | Prop Class              | 31 COM         |                  |        |  |  |
| Total Value       | 0           | 0            | 53,100     | 53,100      | School District         | Appeal History |                  |        |  |  |
| Adjustment        | 0           | 0            | 0          | 0           | City/Village            | City Tax -     | Number           | Year   |  |  |
| Exemptions        | 0           | 0            | 0          | 0           | Fire District           |                | Appealed By      | Status |  |  |
| Taxable           | 0           | 0            | 16,990     | 16,990      | Lot Size                | 0011423X00     |                  |        |  |  |

| Buildings |     |      |                |      |     |      |      |       |      |      |      |         |           |       |
|-----------|-----|------|----------------|------|-----|------|------|-------|------|------|------|---------|-----------|-------|
| Bldg      | Sec | Code | Desc           | Year | CLS | Qual | Cond | Area  | Perm | Stor | Hght | Sec RCN | Phys Func | RCNLD |
|           |     | CB6  | CHN LNK BB 6F  | 1996 |     |      |      | 368   |      |      |      | 5,900   | 5%        | 5,600 |
|           |     | PAS  | PAVING, ~ASPHA | 1996 |     |      |      | 4,224 |      |      |      | 10,900  | 78%       | 2,400 |



17310000701402 03/07/2005

|              |        | Current Valuation Information |       |          |        |
|--------------|--------|-------------------------------|-------|----------|--------|
| Cost Value*  |        | Income Approach               |       |          |        |
| Total RCN    | 16,800 |                               | Units | Cap Rate | Value  |
| Depreciation | -8,800 | Net Income                    |       |          | 0      |
| Total RCNLD  | 8,000  | Excess Land                   |       |          |        |
| Land Value   | 47,000 | Indicated Value               |       |          | 0      |
| Total Value  | 55,000 | Final Reconciliation          |       |          | 53,800 |

| Year | Billed Owner | Historical Valuation Information |          |         |       |         | Taxes Due |
|------|--------------|----------------------------------|----------|---------|-------|---------|-----------|
|      |              | Res Mrkt                         | Com Mrkt | Ag Mrkt | Total | Taxable |           |
| 2003 | KANSAS CITY  | 0                                | 0        | 0       | 0     | 0       | 0.00      |

**No Sketch On File.**

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# CLAY COUNTY ASSESSOR'S OFFICE

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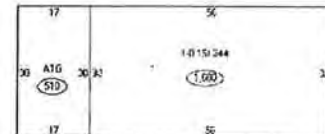
| Parcel Information |                                  |              |            | Ownership Information |                              | Sales History |                  |           |                   |        |
|--------------------|----------------------------------|--------------|------------|-----------------------|------------------------------|---------------|------------------|-----------|-------------------|--------|
| PIN #              | 17310000701403                   |              |            | Owner                 | POTEET, WILLIAM T & INGRID E |               | Sale Date        | Book/Page | Grantee           | Price  |
| Map #              | 17-310-00-07-014.03              |              |            |                       |                              |               | 06/14/2004       | 4653-710  | POTEET, JEFFREY T | 0      |
| Situs              | 4008 N CHERRY ST                 |              |            | Address               | 2305 ERIE ST                 |               | 05/01/1987       | 1987-9423 |                   | 41,000 |
| Legal              | BEG 100N & 125E OF INTERS SL SEC |              |            | City, St ZIP          | NORTH KANSAS CITY, MO 64116- |               |                  | 0481-0634 |                   | 0      |
|                    | & EL N OAK, N154.75, E40,        |              |            | Othr.Owner (s)        |                              |               |                  | 1771-0533 |                   | 0      |
| Current Valuation  |                                  |              |            |                       | Property Classification      |               | Building Permits |           |                   |        |
| Class              | Residential                      | Agricultural | Commercial | Total Value           | Status                       | Active        | Permit #         | Date      | Description       | Status |
| Land Value         | 0                                | 0            | 21,100     | 21,100                | Prop Class                   | 31 COM        |                  |           |                   |        |
| Impr. Value        | 0                                | 0            | 51,100     | 51,100                | School District              |               |                  |           |                   |        |
| Total Value        | 0                                | 0            | 72,200     | 72,200                | City/Village                 | City Tax -    |                  |           |                   |        |
| Adjustment         | 0                                | 0            | 0          | 0                     | Fire District                |               |                  |           |                   |        |
| Exemptions         | 0                                | 0            | 0          | 0                     | Lot Size                     | 0017856X00    |                  |           |                   |        |
| Taxable            | 0                                | 0            | 23,100     | 23,100                |                              |               |                  |           |                   |        |

| Buildings     |                   |      |     |      |      |       |      |      |      |         |        |           |       |
|---------------|-------------------|------|-----|------|------|-------|------|------|------|---------|--------|-----------|-------|
| Bldg Sec Code | Desc              | Year | CLS | Qual | Cond | Area  | Perm | Stor | Hght | Sec     | RCN    | Phys Func | RCNLD |
|               | PAS PAVING, ASPHA | 1970 |     |      |      | 5,576 |      |      |      |         | 14,400 | 80%       | 2,900 |
|               | PCO PAVING, CONCR | 1970 |     |      |      | 3,043 |      |      |      |         | 13,900 | 80%       | 2,800 |
| 1 1 344       | OFFICE BUILDI     | 1962 | C   | 200  | 30   | 1,680 | 172  | 1    | 12   | 130,400 | 80%    | 26,100    |       |
| 1 1 ATG       | ATTACHED GARA     |      |     |      |      | 510   |      |      |      | 9,700   |        | 9,700     |       |



17310000701403 03/07/2005

| Current Valuation Information    |                   |                      |          |         |                 |          |           |  |  |
|----------------------------------|-------------------|----------------------|----------|---------|-----------------|----------|-----------|--|--|
| Cost Value*                      |                   |                      |          |         | Income Approach |          |           |  |  |
| Total RCN                        | 168,400           |                      |          |         | Units           | Cap Rate | Value     |  |  |
| Depreciation                     | 134,700           | Net Income           |          |         |                 |          | 0         |  |  |
| Total RCNLD                      | 33,700            | Excess Land          |          |         |                 |          |           |  |  |
| Land Value                       | 21,100            | Indicated Value      |          |         |                 |          | 0         |  |  |
| Total Value                      | 54,800            | Final Reconciliation |          |         |                 |          | 73,600    |  |  |
| Historical Valuation Information |                   |                      |          |         |                 |          |           |  |  |
| Year                             | Billed Owner      | Res Mrkt             | Com Mrkt | Ag Mrkt | Total           | Taxable  | Taxes Due |  |  |
| 2003                             | POTEET, JEFFREY T | 0                    | 0        | 0       | 0               | 0        | 0.00      |  |  |



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# CLAY COUNTY ASSESSOR'S OFFICE

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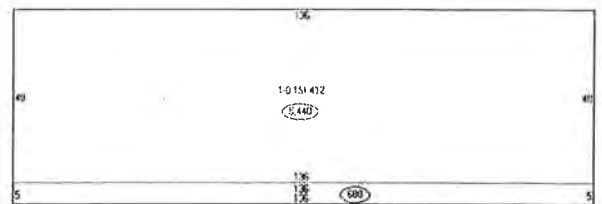
| Parcel Information |                                   |              |            | Ownership Information |                               | Sales History |                  |                                       |             |        |
|--------------------|-----------------------------------|--------------|------------|-----------------------|-------------------------------|---------------|------------------|---------------------------------------|-------------|--------|
| PIN #              | 17310000701500                    |              |            | Owner                 | FRANCIS INVESTMENT GROUP, LLC | Sale Date     | Book/Page        | Grantee                               | Price       |        |
| Map #              | 17-310-00-07-015.00               |              |            |                       |                               | 02/18/2005    | 4916-080         | SSI                                   | 0           |        |
| Situs              | 4027 N CHERRY ST                  |              |            | Address               | 1744 IRON ST                  | 08/31/2004    | 4747-282         | PROPERTIES, IN<br>WALKER, WILLIE<br>B | 0           |        |
| Legal              | COMM PLAT EVANS LAND LT 8C<br>EXC |              |            | City, St ZIP          | NORTH KANSAS CITY, MO 64116-  |               | 1086-<br>0169    |                                       | 0           |        |
|                    | E275' ALSO 4019 THRU 4025 N       |              |            | Othr.Owner<br>(s)     |                               |               | 1302-<br>0634    |                                       | 0           |        |
| Current Valuation  |                                   |              |            |                       | Property Classification       |               | Building Permits |                                       |             |        |
| Class              | Residential                       | Agricultural | Commercial | Total Value           | Permit #                      | Date          | Description      | Status                                |             |        |
| Land Value         | 0                                 | 0            | 112,200    | 112,200               | Status                        | Active        | 6063             | 11/01/1995                            | TEN FINI    | 1,500  |
| Impr. Value        | 0                                 | 0            | 77,800     | 77,800                | Prop Class                    | 34 COM        |                  |                                       |             |        |
| Total Value        | 0                                 | 0            | 190,000    | 190,000               | School District               |               | Appeal History   |                                       |             |        |
| Adjustment         | 0                                 | 0            | 0          | 0                     | City/Village                  | City Tax -    | Number           | Year                                  | Appealed By | Status |
| Exemptions         | 0                                 | 0            | 0          | 0                     | Fire District                 |               |                  |                                       |             |        |
| Taxable            | 0                                 | 0            | 60,800     | 60,800                | Lot Size                      | 020700X022    |                  |                                       |             |        |

| Buildings |     |      |               |               |      |      |      |        |      |      |      |         |     |
|-----------|-----|------|---------------|---------------|------|------|------|--------|------|------|------|---------|-----|
| Bldg      | Sec | Code | Desc          | Year          | CLS  | Qual | Cond | Area   | Perm | Stor | Hght | Sec     | RCN |
|           |     |      | PCO           | PAVING, CONCR | 1970 |      |      | 400    |      |      |      | 1,800   | 80% |
|           |     |      | PAS           | PAVING, ASPHA | 1970 |      |      | 17,000 |      |      |      | 43,900  | 80% |
|           |     |      | WNS           | NATIVE STONE  | 1970 |      |      | 1,204  |      |      |      | 20,000  | 43% |
| 1         | 1   | 412  | SHOPPING CENT | 1970          | C    | 200  | 30   | 5,440  | 352  | 1    | 10   | 371,800 | 58% |
|           |     |      |               |               |      |      |      |        |      |      |      | 156,200 |     |



17310000701500 03/07/2005

| Current Valuation Information    |                  |                      |          |          |         |         |           |
|----------------------------------|------------------|----------------------|----------|----------|---------|---------|-----------|
| Cost Value*                      |                  | Income Approach      |          |          |         |         |           |
| Total RCN                        | 437,500          |                      | Units    | Cap Rate | Value   |         |           |
| Depreciation                     | 260,700          | Net Income           |          |          | 0       |         |           |
| Total RCNLD                      | 176,800          | Excess Land          |          |          | 0       |         |           |
| Land Value                       | 112,200          | Indicated Value      |          |          | 0       |         |           |
| Total Value                      | 289,000          | Final Reconciliation |          |          | 318,600 |         |           |
| Historical Valuation Information |                  |                      |          |          |         |         |           |
| Year                             | Billed Owner     | Res Mrkt             | Com Mrkt | Ag Mrkt  | Total   | Taxable | Taxes Due |
| 2003                             | WALKER, WILLIE B | 0                    | 0        | 0        | 0       | 0       | 0.00      |



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# CLAY COUNTY ASSESSOR'S OFFICE

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TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 04:33:58P

| Parcel Information |                             |              |            | Ownership Information |                            | Sales History |                  |                   |             |        |
|--------------------|-----------------------------|--------------|------------|-----------------------|----------------------------|---------------|------------------|-------------------|-------------|--------|
| PIN #              | 17313000700100              |              |            | Owner                 | MONOPOLY ACQUISITIONS, LLC | Sale Date     | Book/Page        | Grantee           | Price       |        |
| Map #              | 17-313-00-07-001.00         |              |            |                       |                            | 04/04/2005    | 4956-108         | CHEZIK HOLDING CO | 1,000,050   |        |
| Situs              | 3910 N OAK TFWY             |              |            | Address               | 11900 E 350 HWY            |               | 0898-0572        |                   | 1,000,050   |        |
| Legal              | CHEZIK ADDITION REPLAT LT 1 |              |            | City, St ZIP          | RAYTOWN, MO 64138-         |               | 1605-0885        |                   | 0           |        |
|                    |                             |              |            | Othr.Owner (s)        |                            |               | 1605-0888        |                   | 0           |        |
| Current Valuation  |                             |              |            |                       | Property Classification    |               | Building Permits |                   |             |        |
| Class              | Residential                 | Agricultural | Commercial | Total Value           | Status                     | Active        | Permit #         | Date              | Description | Status |
| Land Value         | 0                           | 0            | 218,000    | 218,000               | Prop Class                 | 2120          | 4093             | 10/01/1995        | ALTER       | 89,180 |
| Impr. Value        | 0                           | 0            | 970,800    | 970,800               | School District            |               | 02/01/1994       | OFFICE BLDG       | 3,200       |        |
| Total Value        | 0                           | 0            | 1,188,800  | 1,188,800             | City/Village               | City Tax -    | Appeal History   |                   |             |        |
| Adjustment         | 0                           | 0            | 0          | 0                     | Fire District              |               | Number           | Year              | Appealed By | Status |
| Exemptions         | 0                           | 0            | 0          | 0                     | Lot Size                   | 026104X045    |                  |                   |             |        |
| Taxable            | 0                           | 0            | 380,420    | 380,420               |                            |               |                  |                   |             |        |

| Buildings |     |      |               |      |     |      |      |        |      |      |      |     |         |      |      |         |
|-----------|-----|------|---------------|------|-----|------|------|--------|------|------|------|-----|---------|------|------|---------|
| Bldg      | Sec | Code | Desc          | Year | CLS | Qual | Cond | Area   | Perm | Stor | Hght | Sec | RCN     | Phys | Func | RCNLD   |
|           |     | PAS  | PAVING, ASPHA | 1985 |     |      |      | 59,079 |      |      |      |     | 152,400 | 80%  |      | 30,500  |
|           |     | LTPS | STEEL LITE PO | 1985 |     |      |      | 11     |      |      |      |     | 700     | 79%  |      | 200     |
|           |     | LTFs | SODIUM LIGHT  | 1985 |     |      |      | 16     |      |      |      |     | 16,000  | 79%  |      | 3,400   |
| 1         | 1   | 303  | AUTOMOTIVE-SH | 1985 | C   | 200  | 30   | 6,396  | 320  | 1    | 14   |     | 473,800 | 30%  |      | 331,700 |
| 1         | 2   | CAN  | CANOPY, ROOF/ | 1985 |     |      |      | 8,842  |      |      |      |     | 187,100 | 78%  |      | 41,200  |
| 2         | 1   | 410  | AUTOMOTIVE-SE | 1985 | S   | 200  | 30   | 15,808 | 544  | 1    | 14   |     | 674,500 | 30%  |      | 472,200 |



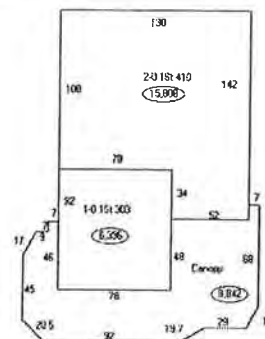
| Current Valuation Information |           |                      |          |           |
|-------------------------------|-----------|----------------------|----------|-----------|
| Cost Value*                   |           | Income Approach      |          |           |
| Total RCN                     | 1,504,500 | Units                | Cap Rate | Value     |
| Depreciation                  | -625,300  | Net Income           |          | 0         |
| Total RCNLD                   | 879,200   | Excess Land          |          |           |
| Land Value                    | 218,000   | Indicated Value      |          | 0         |
| Total Value                   | 1,097,200 | Final Reconciliation |          | 1,188,800 |

| Historical Valuation Information: |              |          |          |         |       |         |           |
|-----------------------------------|--------------|----------|----------|---------|-------|---------|-----------|
| Year                              | Billed Owner | Res Mkrt | Com Mkrt | Ag Mkrt | Total | Taxable | Taxes Due |

| OWNER                  | NET |   |   |   |   |      |
|------------------------|-----|---|---|---|---|------|
| 2003 CHEZIK HOLDING CO | 0   | 0 | 0 | 0 | 0 | 0.00 |

## Section

tel: 1-800-390-7010



→ Drinking clean water

\*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

 MO R PRC-html-2001

 MO R PRC-html-2001



**CLAY COUNTY ASSESSOR'S OFFICE**

\*+17314000100100\* Commercial Property Record Card

**TerraScan Inc.**

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:01:20P

| Parcel Information |                                   |              |            | Ownership Information |                         | Sales History |                  |         |        |
|--------------------|-----------------------------------|--------------|------------|-----------------------|-------------------------|---------------|------------------|---------|--------|
| PIN #              | 17314000100100                    |              |            | Owner                 | CHEZIK HOLDING CO       | Sale Date     | Book/Page        | Grantee | Price  |
| Map #              | 17-314-00-01-001.00               |              |            |                       |                         |               | 1574-0727        |         | 0      |
| Situs              | 3925 N OAK TFWY                   |              |            | Address               | 3925 N OAK TFWY         |               | 2392-0822        |         | 0      |
| Legal              | COMM PLAT SCHROEDER LAND PT LT 11 |              |            | City, St ZIP          | KANSAS CITY, MO 64116-  |               |                  |         |        |
|                    | BEG NW COR LT 11, E149.44,        |              |            | Othr.Owner (s)        |                         |               |                  |         |        |
| Current Valuation  |                                   |              |            |                       | Property Classification |               | Building Permits |         |        |
| Class              | Residential                       | Agricultural | Commercial | Total Value           | Permit #                | Date          | Description      | Status  |        |
| Land Value         | 0                                 | 0            | 178,000    | 178,000               | Status                  | 2467          | 10/01/1985       | ASPHALT | 10,000 |
| Impr. Value        | 0                                 | 0            | 24,200     | 24,200                | Prop Class              | 31 COM        |                  |         |        |
| Total Value        | 0                                 | 0            | 202,200    | 202,200               | School District         |               |                  |         |        |
| Adjustment         | 0                                 | 0            | 0          | 0                     | City/Village            | City Tax -    |                  |         |        |
| Exemptions         | 0                                 | 0            | 0          | 0                     | Fire District           |               |                  |         |        |
| Taxable            | 0                                 | 0            | 64,700     | 64,700                | Lot Size                | 032667X014    |                  |         |        |
|                    |                                   |              |            |                       | Appeal History          |               |                  |         |        |
|                    |                                   |              |            |                       | Number                  | Year          | Appealed By      | Status  |        |
|                    |                                   |              |            |                       |                         |               |                  |         |        |

| Buildings |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|-----------|-----|------|----------------|------|-----|------|------|--------|------|------|------|------------|------|------|--------|
| Bldg      | Sec | Code | Desc           | Year | CLS | Qual | Cond | Area   | Perm | Stor | Hght | Sec<br>RCN | Phys | Func | RCNLD  |
|           |     | PAS  | PAVING, ~ASPHA | 1977 |     |      |      | 34,900 |      |      |      | 90,000     | 80%  |      | 18,000 |
|           |     | LTPS | STEEL LITE~PO  | 1977 |     |      |      | 1      |      |      |      | 100        | 80%  |      |        |
|           |     | LTFM | MERCURY LIGHT  | 1977 |     |      |      | 3      |      |      |      | 2,700      | 80%  |      | 500    |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |
|           |     |      |                |      |     |      |      |        |      |      |      |            |      |      |        |




17314000100100 03/13/200

|              |         | Current Valuation Information |          |         |
|--------------|---------|-------------------------------|----------|---------|
| Cost Value*  |         | Income Approach               |          |         |
|              |         | Units                         | Cap Rate | Value   |
| Total RCN    | 92,800  |                               |          |         |
| Depreciation | -74,300 |                               |          | 0       |
| Total RCNLD  | 18,500  |                               |          |         |
| Land Value   | 178,000 |                               |          | 0       |
| Total Value  | 196,500 |                               |          | 204,000 |

| Historical Valuation Information |                         |          |          |         |       |         |           |
|----------------------------------|-------------------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner            | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | CHEZIK<br>HOLDING<br>CO | 0        | 0        | 0       | 0     | 0       | 0.00      |

**No Sketch On File.**

\*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

 MO R PRC-html-2001



# CLAY COUNTY ASSESSOR'S OFFICE

\*+17314000100200\* Commercial Property Record Card

**TerraScan Inc.**

**Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:32:29P**

| Parcel Information |                                   | Ownership Information |                        | Sales History |           |         |       |
|--------------------|-----------------------------------|-----------------------|------------------------|---------------|-----------|---------|-------|
| PIN #              | 17314000100200                    | Owner                 | CRATER, RAYMOND TRUST  | Sale Date     | Book/Page | Grantee | Price |
| Map #              | 17-314-00-01-002.00               |                       | CHEZIK HOLDING CO      |               | 1183-0405 |         | 0     |
| Situs              | 3925 N OAK TFWY                   | Address               | 3925 N OAK TFWY        |               | 1534-0464 |         | 0     |
| Legal              | COMM PLAT EVANS LAND PT LT 11 BEG | City, St ZIP          | KANSAS CITY, MO 64116- |               | 1532-0760 |         | 0     |
|                    | 326.67'S OF NW COR LT, E 125,     | Othr.Owner (s)        |                        |               | 2332-0883 |         | 0     |

| Current Valuation |             |              |            |             | Property Classification |            | Building Permits |                |             |        |
|-------------------|-------------|--------------|------------|-------------|-------------------------|------------|------------------|----------------|-------------|--------|
| Class             | Residential | Agricultural | Commercial | Total Value |                         |            | Permit #         | Date           | Description | Status |
| Land Value        | 0           | 0            | 92,500     | 92,500      | Status                  | Active     | 5022             | 11/01/1988     | ADDN        | 98,000 |
| Impr. Value       | 0           | 0            | 153,800    | 153,800     | Prop Class              | 31 COM     |                  |                |             |        |
| Total Value       | 0           | 0            | 246,300    | 246,300     | School District         |            |                  | Appeal History |             |        |
| Adjustment        | 0           | 0            | 0          | 0           | City/Village            | City Tax - | Number           | Year           | Appealed By | Status |
| Exemptions        | 0           | 0            | 0          | 0           | Fire District           |            |                  |                |             |        |
| Taxable           | 0           | 0            | 78,820     | 78,820      | Lot Size                | 020000X012 |                  |                |             |        |

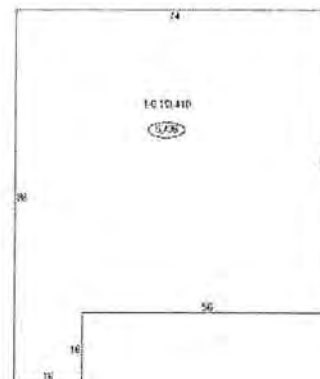
| Buildings |     |      |                   |      |     |      |      |        |      |      |      |         |           |         |
|-----------|-----|------|-------------------|------|-----|------|------|--------|------|------|------|---------|-----------|---------|
| Bldg      | Sec | Code | Desc              | Year | CLS | Qual | Cond | Area   | Perm | Stor | Hght | Sec RCN | Phys Func | RCNLD   |
|           |     |      | PAS:PAVING, ASPHA | 1960 |     |      |      | 10,750 |      |      |      | 27,700  | 80%       | 5,500   |
| 1         | 1   | 410  | AUTOMOTIVE~SE     | 1989 | C   | 200  | 30   | 5,436  | 320  | 1    | 20   | 386,600 | 28%       | 278,400 |



17314000100200 03/13/21

|              |         | Current Valuation Information |          |         |
|--------------|---------|-------------------------------|----------|---------|
| Cost Value*  |         | Income Approach               |          |         |
| Total RCN    | 414,300 | Units                         | Cap Rate | Value   |
| Depreciation | 130,400 | Net Income                    |          | 0       |
| Total RCNLD  | 283,900 | Excess Land                   |          |         |
| Land Value   | 92,500  | Indicated Value               |          | 0       |
| Total Value  | 376,400 | Final Reconciliation          |          | 347,600 |

| Historical Valuation Information |                          |          |          |         |       |           |
|----------------------------------|--------------------------|----------|----------|---------|-------|-----------|
| Year                             | Billed Owner             | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxes Due |
| 2003                             | CRATER,<br>RAYMOND<br>TR | 0        | 0        | 0       | 0     | 0.00      |



원제: 17314000100200

→ Dandelion common weed

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 MO R PRC-html-2001



# CLAY COUNTY ASSESSOR'S OFFICE

\*+17314000100300\* Real Property Record Card

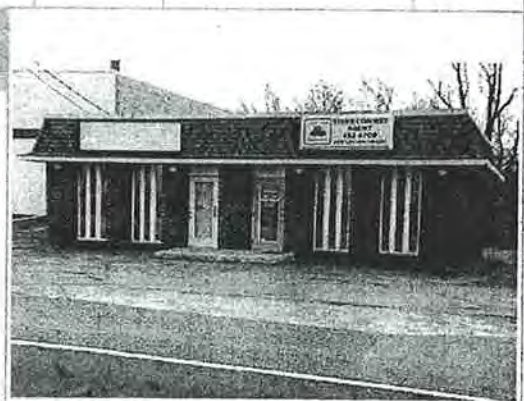
**TerraScan Inc.**

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:32:43P

| Parcel Information |                                                                            | Ownership Information |                          | Sales History |           |         |       |
|--------------------|----------------------------------------------------------------------------|-----------------------|--------------------------|---------------|-----------|---------|-------|
| PIN #              | 17314000100300                                                             | Owner                 | STERLING, ROBERT & HELEN | Date          | Book/Page | Grantee | Price |
| Map #              | 17-314-00-01-003.00                                                        |                       | TRUSTEES                 |               | 0950-     |         | 0     |
| Situs              | 3911 N OAK TFWY                                                            | Address               | 3511 NE SHADY LANE DR    |               | 0270      |         |       |
| Legal              | COMM PLAT EVANS LAND PT LT 11<br>BEG<br>526.67'S OF NW COR LT 11,<br>E150, | City, St ZIP          | KANSAS CITY, MO 64119-   |               | 2464-     |         | 0     |
|                    |                                                                            | Othr.Owner<br>(s)     |                          |               | 0430      |         |       |

| Current Valuation |             |              |            |             | Property Classification |               | Building Permits |      |             |        |
|-------------------|-------------|--------------|------------|-------------|-------------------------|---------------|------------------|------|-------------|--------|
| Class             | Residential | Agricultural | Commercial | Total Value |                         |               | Permit #         | Date | Description | Amount |
| Land Value        | 0           | 0            | 31,300     | 31,300      | Status                  | Active        |                  |      |             |        |
| Impr. Value       | 0           | 0            | 49,500     | 49,500      | Prop Class              | 35 COM        |                  |      |             |        |
| Total Value       | 0           | 0            | 80,800     | 80,800      | School District         |               | Appeal History   |      |             |        |
| Adjustment        | 0           | 0            | 0          | 0           | City/Village            | City Tax -    | Number           | Year | Appealed By | Status |
| Exemptions        | 0           | 0            | 0          | 0           | Fire District           |               |                  |      |             |        |
| Taxable           | 0           | 0            | 25,860     | 25,860      | Lot Size                | 005000X015000 |                  |      |             |        |

| Land Information     |               | Property Data |                | Miscellaneous Improvements |       |       |
|----------------------|---------------|---------------|----------------|----------------------------|-------|-------|
| Neighborhood         | 2300          | Lot Size      | 10000.00       | Description                | Units | Value |
| Value per Unit       | 1.00          | Land Value    | 10,000         |                            |       |       |
| Building Information |               |               |                |                            |       |       |
| Year Built           | 1920          | Roofing       | Comp-Shingle   |                            |       |       |
| Remodel Date         |               | HVAC          | Gravity-Furnac |                            |       |       |
| Type                 | Single-Family | Bedrooms      | 2              |                            |       |       |
| Base Area            | 858           | Bathrooms     | 1.00           |                            |       |       |
| Total Area           | 858           | Basement Area |                |                            |       |       |
| Quality              | Average       | Basement Fin. |                |                            |       |       |
| Condition            | Average       | Garage Type   |                |                            |       |       |
| Style                | One-Story     | Garage Area   |                |                            |       |       |
| Exterior Wall        | Wood-Siding   | Garage Stalls |                |                            |       |       |



17314000100300 03/13/2005

| Cost Value*  |         | Current Valuation Information |                 |       |        |
|--------------|---------|-------------------------------|-----------------|-------|--------|
|              |         | Market Model Valuation        |                 |       |        |
| Total RCN    | 61,800  | Model Type                    | Indicated Value | Units | Value  |
| Depreciation | -52,860 | Direct Comp.                  |                 |       |        |
| Total RCNLD  | 8,900   | GRM                           |                 |       |        |
| Land Value   | 10,000  | Market Model                  |                 |       |        |
| Total Value  | 18,900  | Final Reconciliation          |                 |       |        |
|              |         |                               |                 |       | 18,900 |

| Historical Valuation Information |                       |          |          |         |       |           |
|----------------------------------|-----------------------|----------|----------|---------|-------|-----------|
| Year                             | Billed Owner          | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxes Due |
| 2003                             | STERLING,<br>ROBERT & | 0        | 0        | 0       | 0     | 0.00      |



- Denote common wall

\*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

MO PRC 2001





# CLAY COUNTY ASSESSOR'S OFFICE

\*+17314000100400\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:32:54P

| Parcel Information |                                  | Ownership Information |                           | Sales History |           |         |
|--------------------|----------------------------------|-----------------------|---------------------------|---------------|-----------|---------|
| PIN #              | 17314000100400                   | Owner                 | TOOT, GARRY R & SANDY C   | Sale Date     | Book/Page | Grantee |
| Map #              | 17-314-00-01-004.00              |                       | % BDS ACCOUNTING, INC     | 01/01/1983    | 1983-8236 | 90,000  |
| Situs              | 3905 N OAK TFWY                  | Address               | 415 LINCOLN               |               | 1485-0373 | 0       |
| Legal              | COMM PLAT OF EVANS LAND PT LT 11 | City, St ZIP          | CAPE CANAVERAL, FL 32920- |               |           |         |
|                    | BLK 6 BEG 576.67'S OF NW COR LT  | Othr.Owner (s)        |                           |               |           |         |

| Current Valuation |             |              |            | Property Classification |                 | Building Permits |      |             |
|-------------------|-------------|--------------|------------|-------------------------|-----------------|------------------|------|-------------|
| Class             | Residential | Agricultural | Commercial | Total Value             | Status          | Permit #         | Date | Description |
| Land Value        | 0           | 0            | 31,300     | 31,300                  | Active          |                  |      |             |
| Impr. Value       | 0           | 0            | 64,800     | 64,800                  | Prop Class      |                  |      |             |
| Total Value       | 0           | 0            | 96,100     | 96,100                  | School District |                  |      |             |
| Adjustment        | 0           | 0            | 0          | 0                       | City/Village    | City Tax -       |      |             |
| Exemptions        | 0           | 0            | 0          | 0                       | Fire District   |                  |      |             |
| Taxable           | 0           | 0            | 30,760     | 30,760                  | Lot Size        | 005040X015       |      |             |

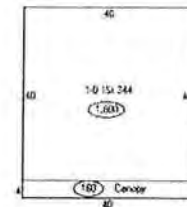
| Buildings |     |      |               |      |     |      |      |       |      |      |      |         |                 |
|-----------|-----|------|---------------|------|-----|------|------|-------|------|------|------|---------|-----------------|
| Bldg      | Sec | Code | Desc          | Year | CLS | Qual | Cond | Area  | Perm | Stor | Hght | Sec RCN | Phys Func RCNLD |
| 1         | 1   | PAS  | PAVING, ASPHA | 1962 |     |      |      | 5,100 |      |      |      | 13,200  | 80%             |
| 1         | 1   | 344  | OFFICE BUILDI | 1962 | C   | 200  | 30   | 1,600 | 160  | 1    | 12   | 123,800 | 70%             |
| 1         | 1   | CAN  | CANOPY, ROOF/ |      |     |      |      | 160   |      |      |      | 3,400   | 3,400           |



17314000100400 03/13/2005

| Current Valuation Information |         |                      |          |
|-------------------------------|---------|----------------------|----------|
| Cost Value*                   |         | Income Approach      |          |
| Total RCN                     | 140,400 | Units                | Cap Rate |
| Depreciation                  | -99,700 | Net Income           | Value    |
| Total RCNLD                   | 40,700  | Excess Land          | 0        |
| Land Value                    | 31,300  | Indicated Value      | 0        |
| Total Value                   | 72,000  | Final Reconciliation | 114,400  |

| Historical Valuation Information |                    |          |          |         |       |         |           |
|----------------------------------|--------------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner       | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | TOOT, GARRY R & SA | 0        | 0        | 0       | 0     | 0       | 0.00      |



-- Denotes common wall

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**CLAY COUNTY ASSESSOR'S OFFICE**

\*+17314000100500\* Commercial Property Record Card

**TerraScan Inc.**

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:33:05P

| Parcel Information |                                   |              |            | Ownership Information |                         | Sales History |                  |             |             |
|--------------------|-----------------------------------|--------------|------------|-----------------------|-------------------------|---------------|------------------|-------------|-------------|
| PIN #              | 17314000100500                    |              |            | Owner                 | UHL, WALLY              | Sale Date     | Book/Page        | Grantee     | Price       |
| Map #              | 17-314-00-01-005.00               |              |            |                       | UHL, MARTHA             |               | 1232-0099        |             | 0           |
| Situs              | 3855 N OAK TFWY                   |              |            | Address               | 2308 NE PARVIN RD       |               | 2027-0856        |             | 0           |
| Legal              | COMM PLAT EVANS LAND PT LT 11 BEG |              |            | City, St ZIP          | KANSAS CITY, MO 64116-  |               | 2136-0199        |             | 0           |
|                    | 627.07'S OF NW COR LT, E 150,     |              |            | Othr.Owner (s)        |                         |               |                  |             |             |
| Current Valuation  |                                   |              |            |                       | Property Classification |               | Building Permits |             |             |
| Class              | Residential                       | Agricultural | Commercial | Total Value           |                         | Permit #      | Date             | Description | Status      |
| Land Value         | 0                                 | 0            | 21,800     | 21,800                | Status                  | Active        |                  |             |             |
| Impr. Value        | 0                                 | 0            | 26,400     | 26,400                | Prop Class              | 34 COM        |                  |             |             |
| Total Value        | 0                                 | 0            | 48,200     | 48,200                | School District         |               | Appeal History   |             |             |
| Adjustment         | 0                                 | 0            | 0          | 0                     | City/Village            | City Tax -    | Number           | Year        | Appealed By |
| Exemptions         | 0                                 | 0            | 0          | 0                     | Fire District           |               |                  |             | Status      |
| Taxable            | 0                                 | 0            | 15,430     | 15,430                | Lot Size                | 003219X015    |                  |             |             |

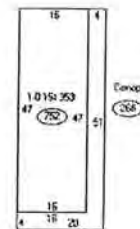
| Buildings |     |      |                          |      |     |      |      |       |      |      |      |         |           |        |
|-----------|-----|------|--------------------------|------|-----|------|------|-------|------|------|------|---------|-----------|--------|
| Bldg      | Sec | Code | Desc                     | Year | CLS | Qual | Cond | Area  | Perm | Stor | Hght | Sec RCN | Phys Func | RCNLD  |
|           |     | PAS  | PAVING,                  | 1970 |     |      |      | 3,000 |      |      |      | 7,700   | 80%       | 1,500  |
| 1         | 1   | 353  | ASPHA<br>RETAIL<br>STORE | 1964 | C   | 200  | 30   | 752   | 126  | 1    | 12   | 69,100  | 73%       | 18,700 |
| 1         | 1   | CAN  | CANOPY,<br>ROOF/         |      |     |      |      | 268   |      |      |      | 5,700   |           | 5,700  |



|              |         | Current Valuation Information |       |          |        |
|--------------|---------|-------------------------------|-------|----------|--------|
| Cost Value*  |         | Income Approach               |       |          |        |
|              |         |                               | Units | Cap Rate | Value  |
| Total RCN    | 82,500  |                               |       |          |        |
| Depreciation | -60,800 | Net Income                    |       |          | 0      |
| Total RCNLD  | 21,700  | Excess Land                   |       |          |        |
| Land Value   | 21,800  | Indicated Value               |       |          | 0      |
| Total Value  | 43,500  | Final Reconciliation          |       |          | 48,400 |

|      |               | Historical Valuation Information |          |         |       |         |           |
|------|---------------|----------------------------------|----------|---------|-------|---------|-----------|
| Year | Billed Owner  | Res Mrkt                         | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003 | UHL,<br>WALLY | 0                                | 0        | 0       | 0     | 0       | 0.00      |

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# CLAY COUNTY ASSESSOR'S OFFICE

\*+17314000100600\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:33:22P

| Parcel Information |                                                                     |                |                        | Ownership Information   |                 | Sales History    |             |        |
|--------------------|---------------------------------------------------------------------|----------------|------------------------|-------------------------|-----------------|------------------|-------------|--------|
| PIN #              | 17314000100600                                                      | Owner          | UHL, WALLY             | Sale Date               |                 | Book/Page        |             | Price  |
| Map #              | 17-314-00-01-006.00                                                 |                | UHL, MARTHA            |                         |                 | 1232-0099        |             | 0      |
| Situs              | 3855 N OAK TFWY                                                     | Address        | 2308 NE PARVIN RD      |                         |                 | 2136-0199        |             | 0      |
| Legal              | COMM PLAT EVANS LAND PT LT 11 BEG 687.07'S OF NW COR LT 11, N27.81, | City, St ZIP   | KANSAS CITY, MO 64116- |                         |                 |                  |             |        |
|                    |                                                                     | Othr.Owner (s) |                        |                         |                 |                  |             |        |
| Current Valuation  |                                                                     |                |                        | Property Classification |                 | Building Permits |             |        |
| Class              | Residential                                                         | Agricultural   | Commercial             | Total Value             | Permit #        | Date             | Description | Status |
| Land Value         | 0                                                                   | 0              | 19,700                 | 19,700                  | Status          |                  |             |        |
| Impr. Value        | 0                                                                   | 0              | 28,500                 | 28,500                  | Prop Class      |                  |             |        |
| Total Value        | 0                                                                   | 0              | 48,200                 | 48,200                  | School District |                  |             |        |
| Adjustment         | 0                                                                   | 0              | 0                      | 0                       | City/Village    |                  |             |        |
| Exemptions         | 0                                                                   | 0              | 0                      | 0                       | Fire District   |                  |             |        |
| Taxable            | 0                                                                   | 0              | 15,420                 | 15,420                  | Lot Size        |                  |             |        |
|                    |                                                                     |                |                        |                         | 002781X015      |                  |             |        |
|                    |                                                                     |                |                        |                         |                 | Appeal History   |             |        |
|                    |                                                                     |                |                        |                         |                 | Number           | Year        | Status |
|                    |                                                                     |                |                        |                         |                 |                  |             |        |

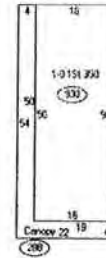
| Buildings     |               |      |     |      |      |       |      |      |      |         |           |        |
|---------------|---------------|------|-----|------|------|-------|------|------|------|---------|-----------|--------|
| Bldg Sec Code | Desc          | Year | CLS | Qual | Cond | Area  | Perm | Stor | Hght | Sec RCN | Phys Func | RCNLD  |
| 1 1 PAS       | PAVING, ASPHA | 1966 |     |      |      | 2,000 |      |      |      | 5,200   | 80%       | 1,000  |
| 1 1 350       | RESTAURANT    | 1966 | C   | 200  | 30   | 900   | 136  | 1    | 12   | 123,700 | 80%       | 24,700 |
| 1 1 CAN       | CANOPY, ROOF/ | 1966 |     |      |      | 288   |      |      |      | 6,100   | 80%       | 1,200  |



17314000100600 03/13/2005

| Current Valuation Information |         |                      |       |          |        |
|-------------------------------|---------|----------------------|-------|----------|--------|
| Cost Value*                   |         | Income Approach      |       |          |        |
| Total RCN                     | 135,000 |                      | Units | Cap Rate | Value  |
| Depreciation                  | 108,100 | Net Income           |       |          | 0      |
| Total RCNLD                   | 26,900  | Excess Land          |       |          |        |
| Land Value                    | 19,700  | Indicated Value      |       |          | 0      |
| Total Value                   | 46,600  | Final Reconciliation |       |          | 49,300 |

| Historical Valuation Information |              |          |          |         |       |         |           |
|----------------------------------|--------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | UHL, WALLY   | 0        | 0        | 0       | 0     | 0       | 0.00      |



-- Denotes corner wall

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# CLAY COUNTY ASSESSOR'S OFFICE

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Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:33:33P

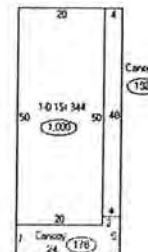
| Parcel Information |                                   |              |            | Ownership Information |                          | Sales History |                  |         |             |        |
|--------------------|-----------------------------------|--------------|------------|-----------------------|--------------------------|---------------|------------------|---------|-------------|--------|
| PIN #              | 17314000100700                    |              |            | Owner                 | ARNONE, PAUL J & TERRI L | Sale Date     | Book/Page        | Grantee | Price       |        |
| Map #              | 17-314-00-01-007.00               |              |            |                       |                          | 08/01/1998    | 1998-11141       |         | 67,500      |        |
| Situs              | 3851 N OAK TFWY                   |              |            | Address               | 3851 N OAK TFWY          |               | 1465-0205        |         | 0           |        |
| Legal              | COMM PLAT EVANS LAND PT LT 15 BEG |              |            | City, St ZIP          | KANSAS CITY, MO 64116-   |               | 1847-0646        |         | 0           |        |
|                    | 27.81'S OF NW COR LT 15, E150,    |              |            | Othr.Owner (s)        |                          |               | 2729-0330        |         | 0           |        |
| Current Valuation  |                                   |              |            |                       | Property Classification  |               | Building Permits |         |             |        |
| Class              | Residential                       | Agricultural | Commercial | Total Value           | Permit #                 | Date          | Description      | Status  |             |        |
| Land Value         | 0                                 | 0            | 36,000     | 36,000                | Status                   | Active        |                  |         |             |        |
| Impr. Value        | 0                                 | 0            | 42,200     | 42,200                | Prop Class               | 35 COM        |                  |         |             |        |
| Total Value        | 0                                 | 0            | 78,200     | 78,200                | School District          |               | Appeal History   |         |             |        |
| Adjustment         | 0                                 | 0            | 0          | 0                     | City/Village             | City Tax -    | Number           | Year    | Appealed By | Status |
| Exemptions         | 0                                 | 0            | 0          | 0                     | Fire District            |               |                  |         |             |        |
| Taxable            | 0                                 | 0            | 25,020     | 25,020                | Lot Size                 | 004000X015    |                  |         |             |        |

| Buildings |     |      |               |      |     |      |      |       |      |      |      |         |                 |
|-----------|-----|------|---------------|------|-----|------|------|-------|------|------|------|---------|-----------------|
| Bldg      | Sec | Code | Desc          | Year | CLS | Qual | Cond | Area  | Perm | Stor | Hght | Sec RCN | Phys Func RCNLD |
|           |     | PAS  | PAVING, ASPHA | 1962 |     |      |      | 600   |      |      |      | 1,500   | 80%             |
| 1         | 1   | 344  | OFFICE BUILDI | 1962 | C   | 200  | 30   | 1,000 | 140  | 1    | 12   | 81,600  | 70%             |
| 1         | 1   | CAN  | CANOPY, ROOF/ |      |     |      |      | 192   |      |      |      | 4,100   | 4,100           |
| 1         | 2   | CAN  | CANOPY, ROOF/ |      |     |      |      | 176   |      |      |      | 3,700   | 3,700           |



17314000100700 03/13/2005

| Current Valuation Information    |                          |                      |          |          |       |         |           |
|----------------------------------|--------------------------|----------------------|----------|----------|-------|---------|-----------|
| Cost Value*                      |                          | Income Approach      |          |          |       |         |           |
| Total RCN                        | 90,900                   |                      | Units    | Cap Rate | Value |         |           |
| Depreciation                     | -63,800                  | Net Income           |          |          | 0     |         |           |
| Total RCNLD                      | 27,100                   | Excess Land          |          |          | 0     |         |           |
| Land Value                       | 36,000                   | Indicated Value      |          |          | 0     |         |           |
| Total Value                      | 63,100                   | Final Reconciliation |          |          |       | 78,400  |           |
| Historical Valuation Information |                          |                      |          |          |       |         |           |
| Year                             | Billed Owner             | Res Mrkt             | Com Mrkt | Ag Mrkt  | Total | Taxable | Taxes Due |
| 2003                             | ARNONE,<br>PAUL J &<br>T | 0                    | 0        | 0        | 0     | 0       | 0.00      |



-- Denotes common wall

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## CLAY COUNTY ASSESSOR'S OFFICE

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TerraScan Inc.

**Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:33:46P**

| Parcel Information |                                                                            | Ownership Information |                           | Sales History |           |         |       |
|--------------------|----------------------------------------------------------------------------|-----------------------|---------------------------|---------------|-----------|---------|-------|
| PIN #              | 17314000100800                                                             | Owner                 | U A W BUILDING ASSOC, INC | Sale Date     | Book/Page | Grantee | Price |
| Map #              | 17-314-00-01-008.00                                                        |                       | LOCAL 710                 |               | 1141-0440 |         | 0     |
| Situs              | 3843 N OAK TFWY                                                            | Address               | 3843 N OAK TFWY           |               |           |         |       |
| Legal              | COMM PLAT EVANS LAND PT LT 15<br>BEG<br>67.81'S & 5'E OF NW COR<br>LTS100, | City, St ZIP          | KANSAS CITY, MO 64116-    |               |           |         |       |
|                    |                                                                            | Othr.Owner (s)        |                           |               |           |         |       |

| Current Valuation |             |              |            |             | Property Classification |            | Building Permits |      |             |        |
|-------------------|-------------|--------------|------------|-------------|-------------------------|------------|------------------|------|-------------|--------|
| Class             | Residential | Agricultural | Commercial | Total Value |                         |            | Permit #         | Date | Description | Status |
| Land Value        | 0           | 0            | 146,000    | 146,000     | Status                  | Active     |                  |      |             |        |
| Impr. Value       | 0           | 0            | 15,400     | 15,400      | Prop Class              | 35 COM     |                  |      |             |        |
| Total Value       | 0           | 0            | 161,400    | 161,400     | School District         |            | Appeal History   |      |             |        |
| Adjustment        | 0           | 0            | 0          | 0           | City/Village            | City Tax - | Number           | Year | Appealed By | Status |
| Exemptions        | 0           | 0            | 0          | 0           | Fire District           |            |                  |      |             |        |
| Taxable           | 0           | 0            | 51,650     | 51,650      | Lot Size                | 1.7        |                  |      |             |        |

| Buildings |     |      |               |      |     |      |      |        |      |      |      |         |           |        |
|-----------|-----|------|---------------|------|-----|------|------|--------|------|------|------|---------|-----------|--------|
| Bldg      | Sec | Code | Desc          | Year | CLS | Qual | Cond | Area   | Perm | Stor | Hght | Sec RCN | Phys Func | RCNLD  |
|           |     | WI4  | WRGHT IRON 4F | 1962 |     |      |      | 15     |      |      |      | 100     | 68%       |        |
|           |     | WCB  | CONCRETE BLOC | 1962 |     |      |      | 400    |      |      |      | 3,100   | 68%       | 1,000  |
|           |     | WRC  | REINFORCED CO | 1962 |     |      |      | 4,818  |      |      |      | 37,400  | 68%       | 12,000 |
|           |     | PAS  | PAVING, ASPHA | 1962 |     |      |      | 47,833 |      |      |      | 123,400 | 80%       | 24,700 |
|           |     | LTPS | STEEL LITE PO | 1962 |     |      |      | 1      |      |      |      | 100     | 80%       |        |
|           |     | LTFM | MERCURY LIGHT | 1962 |     |      |      | 1      |      |      |      | 900     | 80%       | 200    |
| 1         | 1   | 323  | FRATERNAL-BUI | 1962 | D   | 200  | 30   | 3,167  | 266  | 1    | 10   | 239,800 | 80%       | 48,000 |
| 1         |     | CBMU | COMM BSMT UNF |      |     |      |      | 255    |      |      |      | 4,000   |           | 4,000  |



17314000100800 03/13/20

|              |         | Current Valuation Information |       |          |       |
|--------------|---------|-------------------------------|-------|----------|-------|
| Cost Value*  |         | Income Approach               |       |          |       |
| Total RCN    | 408,800 |                               | Units | Cap Rate | Value |
| Depreciation | 322,100 | Net Income                    |       |          | 0     |
| Total RCNLD  | 86,700  | Excess Land                   |       |          |       |
| Land Value   | 146,000 | Indicated Value               |       |          | 0     |
| Total Value  | 232,700 | Final Reconciliation          |       |          |       |

### Historical Valuation Information

| Year | Billed Owner             | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
|------|--------------------------|----------|----------|---------|-------|---------|-----------|
| 2003 | U A W<br>BUILDING<br>ASS | 0        | 0        | 0       | 0     | 0       | 0.00      |



-- Denotes common wall

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# CLAY COUNTY ASSESSOR'S OFFICE

\*+17314000100900\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:33:59P

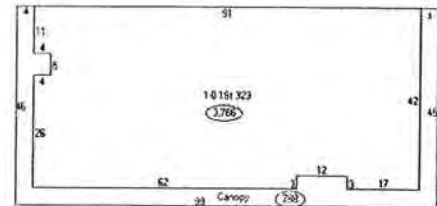
| Parcel Information |                                   |                |                     | Ownership Information   |                 | Sales History    |             |        |
|--------------------|-----------------------------------|----------------|---------------------|-------------------------|-----------------|------------------|-------------|--------|
| PIN #              | 17314000100900                    | Owner          | UNION BUILDING CORP |                         | Sale Date       | Book/Page        | Grantee     | Price  |
| Map #              | 17-314-00-01-009.00               |                |                     |                         |                 | 1141-0440        |             | 0      |
| Situs              | 3841 N OAK TFWY                   | Address        | 8000 E JEFFERSON    |                         |                 |                  |             |        |
| Legal              | COMM PLAT EVANS LAND PT LT 15 BEG | City, St ZIP   | DETROIT, MI 48214-  |                         |                 |                  |             |        |
|                    | 267.81'S OF NW COR LT, N 100,     | Othr.Owner (s) |                     |                         |                 |                  |             |        |
| Current Valuation  |                                   |                |                     | Property Classification |                 | Building Permits |             |        |
| Class              | Residential                       | Agricultural   | Commercial          | Total Value             | Permit #        | Date             | Description | Status |
| Land Value         | 0                                 | 0              | 62,800              | 62,800                  | Status          | Active           |             |        |
| Impr. Value        | 0                                 | 0              | 183,400             | 183,400                 | Prop Class      | 35 COM           |             |        |
| Total Value        | 0                                 | 0              | 246,200             | 246,200                 | School District |                  |             |        |
| Adjustment         | 0                                 | 0              | 0                   | 0                       | City/Village    | City Tax -       |             |        |
| Exemptions         | 0                                 | 0              | 0                   | 0                       | Fire District   |                  |             |        |
| Taxable            | 0                                 | 0              | 78,790              | 78,790                  | Lot Size        | 010000X016       |             |        |
|                    |                                   |                |                     |                         |                 | Appeal History   |             |        |
|                    |                                   |                |                     |                         |                 | Number           | Year        | Status |

| Buildings     |                   |      |     |      |      |       |      |      |      |         |           |         |
|---------------|-------------------|------|-----|------|------|-------|------|------|------|---------|-----------|---------|
| Bldg Sec Code | Desc              | Year | CLS | Qual | Cond | Area  | Perm | Stor | Hght | Sec RCN | Phys Func | RCNLD   |
| 1 1           | PAS PAVING, ASPHA | 1974 |     |      |      | 6,400 |      |      |      | 16,500  | 80%       | 3,300   |
| 1 1           | 323 FRATERNAL~BUI | 1974 | C   | 200  | 30   | 3,766 | 280  | 1    | 10   | 294,300 | 60%       | 117,700 |
| 1 1           | CAN CANOPY, ROOF/ |      |     |      |      | 788   |      |      |      | 16,700  |           | 16,700  |



17314000100900 03/13/20

| Current Valuation Information    |                    |                      |          |                 |          |         |           |
|----------------------------------|--------------------|----------------------|----------|-----------------|----------|---------|-----------|
| Cost Value*                      |                    |                      |          | Income Approach |          |         |           |
| Total RCN                        | 327,500            |                      |          | Units           | Cap Rate | Value   |           |
| Depreciation                     | 199,800            | Net Income           |          |                 |          |         | 0         |
| Total RCNLD                      | 127,700            | Excess Land          |          |                 |          |         |           |
| Land Value                       | 62,800             | Indicated Value      |          |                 |          |         | 0         |
| Total Value                      | 190,500            | Final Reconciliation |          |                 |          |         | 247,200   |
| Historical Valuation Information |                    |                      |          |                 |          |         |           |
| Year                             | Billed Owner       | Res Mrkt             | Com Mrkt | Ag Mrkt         | Total    | Taxable | Taxes Due |
| 2003                             | UNION BUILDING COR | 0                    | 0        | 0               | 0        | 0       | 0.00      |



-- Denotes common wall

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# CLAY COUNTY ASSESSOR'S OFFICE

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TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:34:13P

| Parcel Information |                                   |              |            | Ownership Information |                              | Sales History |             |                  |         |         |
|--------------------|-----------------------------------|--------------|------------|-----------------------|------------------------------|---------------|-------------|------------------|---------|---------|
| PIN #              | 17314000101000                    |              |            | Owner                 | B & K INVESTMENT CO          |               | Sale Date   | Book/Page        | Grantee | Price   |
| Map #              | 17-314-00-01-010.00               |              |            |                       |                              |               | 08/01/1998  | 1998-11142       |         | 575,000 |
| Situs              | 3805 N OAK TFWY                   |              |            | Address               | 319 E 11TH AVE               |               |             | 0898-0023        |         | 0       |
| Legal              | COMM PLAT EVANS LAND PT LT 15 BEG |              |            | City, St ZIP          | NORTH KANSAS CITY, MO 64116- |               |             | 1763-0706        |         | 0       |
|                    | EL N OAK TFWY 211.41'N OF SL LT   |              |            | Othr.Owner (s)        |                              |               |             | 1955-0791        |         | 0       |
| Current Valuation  |                                   |              |            |                       | Property Classification      |               |             | Building Permits |         |         |
| Class              | Residential                       | Agricultural | Commercial | Total Value           | Permit #                     | Date          | Description | Status           |         |         |
| Land Value         | 0                                 | 0            | 102,000    | 102,000               | Status                       | 9963          | 11/16/1984  | INT ALTER        | 2,800   |         |
| Impr. Value        | 0                                 | 0            | 477,100    | 477,100               | Prop Class                   | 35 COM        |             |                  |         |         |
| Total Value        | 0                                 | 0            | 579,100    | 579,100               | School District              |               |             |                  |         |         |
| Adjustment         | 0                                 | 0            | 0          | 0                     | City/Village                 | City Tax -    |             |                  |         |         |
| Exemptions         | 0                                 | 0            | 0          | 0                     | Fire District                |               |             |                  |         |         |
| Taxable            | 0                                 | 0            | 185,310    | 185,310               | Lot Size                     | 017000X029    |             |                  |         |         |
|                    |                                   |              |            |                       |                              |               |             | Appeal History   |         |         |
|                    |                                   |              |            |                       | Number                       | Year          | Appealed By | Status           |         |         |

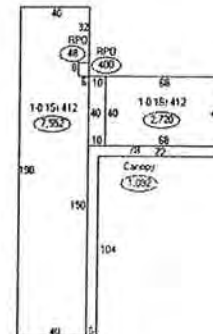
| Buildings     |                    |      |     |      |      |        |      |      |      |         |           |         |
|---------------|--------------------|------|-----|------|------|--------|------|------|------|---------|-----------|---------|
| Bldg Sec Code | Desc               | Year | CLS | Qual | Cond | Area   | Perm | Stor | Hght | Sec RCN | Phys Func | RCNLD   |
|               | PAS PAVING, ASPHA  | 1966 |     |      |      | 2,200  |      |      |      | 5,700   | 80%       | 1,100   |
|               | PAS PAVING, ASPHA  | 1970 |     |      |      | 20,800 |      |      |      | 53,700  | 80%       | 10,700  |
| 1 1 412       | SHOPPING CENT      | 1966 | C   | 200  | 30   | 7,552  | 472  | 1    | 10   | 482,200 | 69%       | 149,500 |
| 1 2 412       | SHOPPING CENT      | 1966 | C   | 200  | 30   | 2,720  | 216  | 1    | 10   | 211,900 | 69%       | 65,700  |
| 1             | CBMF COMM BSMT FIN |      |     |      |      | 4,320  |      |      |      | 201,400 |           | 201,400 |
| 1 1 RPO       | OPEN PORCH W/      |      |     |      |      | 48     |      |      |      | 900     |           | 900     |
| 1 2 RPO       | OPEN PORCH W/      |      |     |      |      | 400    |      |      |      | 5,700   |           | 5,700   |
| 1 3 CAN       | CANOPY, ROOF/      |      |     |      |      | 1,092  |      |      |      | 23,100  |           | 23,100  |



17314000101000 03/13/2005

| Current Valuation Information |         |                      |                 |          |         |
|-------------------------------|---------|----------------------|-----------------|----------|---------|
| Cost Value*                   |         |                      | Income Approach |          |         |
| Total RCN                     | 984,600 |                      | Units           | Cap Rate | Value   |
| Depreciation                  | 685,900 | Net Income           |                 |          | 0       |
| Total RCNLD                   | 298,700 | Excess Land          |                 |          | 0       |
| Land Value                    | 102,000 | Indicated Value      |                 |          | 0       |
| Total Value                   | 400,700 | Final Reconciliation |                 |          | 617,300 |

| Historical Valuation Information |                    |          |          |         |       |         |           |
|----------------------------------|--------------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner       | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | B & K INVESTMENT C | 0        | 0        | 0       | 0     | 0       | 0.00      |



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## CLAY COUNTY ASSESSOR'S OFFICE

\*+17314000101200\* Commercial Property Record Card

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**Data Provided By: CATHY RINEHART County Assessor. Printed on 01/06/2006 at 12:24:44P**

| Parcel Information |                                                                            | Ownership Information |                        | Sales History |               |         |       |
|--------------------|----------------------------------------------------------------------------|-----------------------|------------------------|---------------|---------------|---------|-------|
| PIN #              | 17314000101200                                                             | Owner                 | CASCONE'S, INC         | Sale Date     | Book/Page     | Grantee | Price |
| Map #              | 17-314-00-01-012.00                                                        |                       |                        |               | 1240-         |         |       |
| Situs              | N OAK TFWY                                                                 | Address               | 3733 N OAK TFWY        |               | 0646          |         |       |
| Legal              | COMM PLAT EVANS LAND PT LT 15<br>BEG<br>61.41'N OF SW COR LT, E<br>208.41, | City, St ZIP          | KANSAS CITY, MO 64116- |               | 1353-<br>0183 |         |       |
|                    |                                                                            | Othr.Owner<br>(s)     |                        |               |               |         |       |

| Current Valuation |             |              |            |             | Property Classification |            | Building Permits |      |             |        |
|-------------------|-------------|--------------|------------|-------------|-------------------------|------------|------------------|------|-------------|--------|
| Class             | Residential | Agricultural | Commercial | Total Value |                         |            | Permit #         | Date | Description | Status |
| Land Value        | 0           | 0            | 57,100     | 57,100      | Status                  | Active     |                  |      |             |        |
| Impr. Value       | 0           | 0            | 0          | 0           | Prop Class              | 30 COM     |                  |      |             |        |
| Total Value       | 0           | 0            | 57,100     | 57,100      | School District         |            | Appeal History   |      |             |        |
| Adjustment        | 0           | 0            | 0          | 0           | City/Village            | City Tax - | Number           | Year | Appealed By | Status |
| Exemptions        | 0           | 0            | 0          | 0           | Fire District           |            |                  |      |             |        |
| Taxable           | 0           | 0            | 18,270     | 18,270      | Lot Size                | 015000X020 |                  |      |             |        |

[illegible]

|              |        | Current Valuation Information |          |        |
|--------------|--------|-------------------------------|----------|--------|
| Cost Value*  |        | Income Approach               |          |        |
| Total RCN    | 0      | Units                         | Cap Rate | Value  |
| Depreciation | 0      | Net Income                    |          | 0      |
| Total RCNLD  | 0      | Excess Land                   |          |        |
| Land Value   | 57,100 | Indicated Value               |          | 0      |
| Total Value  | 57,100 | Final Reconciliation          |          | 57,100 |

| Historical Valuation Information |                |          |          |         |       |           |
|----------------------------------|----------------|----------|----------|---------|-------|-----------|
| Year                             | Billed Owner   | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxes Due |
| 2003                             | CASCONI'S, INC | 0        | 0        | 0       | 0     | 0.00      |

**No Photo On File.**

**No Sketch On File.**

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## CLAY COUNTY ASSESSOR'S OFFICE

\*+17314000101300\* Commercial Property Record Card

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| Parcel Information |                                                                              | Ownership Information |                        | Sales History |           |         |       |
|--------------------|------------------------------------------------------------------------------|-----------------------|------------------------|---------------|-----------|---------|-------|
| PIN #              | 17314000101300                                                               | Owner                 | CASCONE'S, INC         | Sale Date     | Book/Page | Grantee | Price |
| Map #              | 17-314-00-01-013.00                                                          |                       |                        |               | 1240-0646 |         | 0     |
| Situs              | N OAK TFWY                                                                   | Address               | 3733 N OAK TFWY        |               | 1353-0183 |         | 0     |
| Legal              | COMM PLAT EVANS LAND PT LT 15<br>BEG<br>SW COR LT, N61.41,<br>E208.41S61.68, | City, St ZIP          | KANSAS CITY, MO 64116- |               |           |         |       |
|                    |                                                                              | Othr.Owner (s)        |                        |               |           |         |       |

| Current Valuation |             |              |            |             | Property Classification |                | Building Permits |        |  |  |
|-------------------|-------------|--------------|------------|-------------|-------------------------|----------------|------------------|--------|--|--|
| Class             | Residential | Agricultural | Commercial | Total Value | Permit #                | Date           | Description      | Status |  |  |
| Land Value        | 0           | 0            | 37,100     | 37,100      | Status                  | Active         |                  |        |  |  |
| Impr. Value       | 0           | 0            | 0          | 0           | Prop Class              | 30 COM         |                  |        |  |  |
| Total Value       | 0           | 0            | 37,100     | 37,100      | School District         | Appeal History |                  |        |  |  |
| Adjustment        | 0           | 0            | 0          | 0           | City/Village            | City Tax -     | Number           | Year   |  |  |
| Exemptions        | 0           | 0            | 0          | 0           | Fire District           |                | Appealed By      | Status |  |  |
| Taxable           | 0           | 0            | 11,870     | 11,870      | Lot Size                | 006141X020     |                  |        |  |  |

[illegible]

**No Photo On File.**

|              |        | Current Valuation Information |          |        |
|--------------|--------|-------------------------------|----------|--------|
| Cost Value*  |        | Income Approach               |          |        |
| Total RCN    | 0      | Units                         | Cap Rate | Value  |
| Depreciation | 0      | Net Income                    |          | 0      |
| Total RCNLD  | 0      | Excess Land                   |          |        |
| Land Value   | 37,100 | Indicated Value               |          | 0      |
| Total Value  | 37,100 | Final Reconciliation          |          | 37,100 |

| Historical Valuation Information |                |          |          |         |       |         |           |
|----------------------------------|----------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner   | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | CASCONI'S, INC | 0        | 0        | 0       | 0     | 0       | 0.00      |

**No Sketch On File.**

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# CLAY COUNTY ASSESSOR'S OFFICE

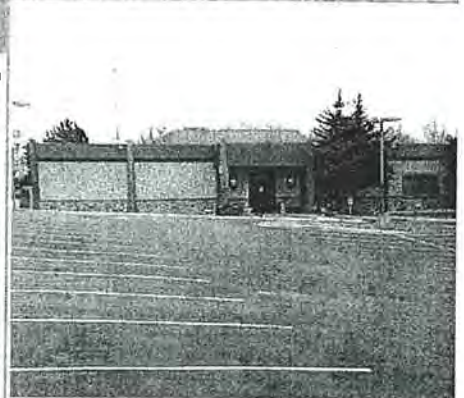
\*+17314000101400\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/06/2006 at 12:25:24P

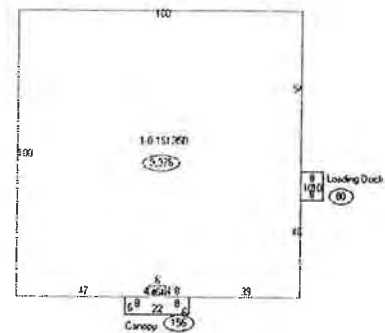
| Parcel Information |                                   |                |                        | Ownership Information   |                 | Sales History    |            |             |
|--------------------|-----------------------------------|----------------|------------------------|-------------------------|-----------------|------------------|------------|-------------|
| PIN #              | 17314000101400                    | Owner          | CASCONE'S, INC         |                         | Sale Date       | Book/Page        | Grantee    | Price       |
| Map #              | 17-314-00-01-014.00               |                |                        |                         |                 | 1240-0646        |            | 0           |
| Situs              | 3733 N OAK TFWY                   | Address        | 3733 N OAK TFWY        |                         |                 | 1353-0183        |            | 0           |
| Legal              | COMM PLAT EVANS LAND PT LT 21 BEG | City, St ZIP   | KANSAS CITY, MO 64116- |                         |                 |                  |            |             |
|                    | NW COR LT 21, E208.41, S 148.72,  | Othr.Owner (s) |                        |                         |                 |                  |            |             |
| Current Valuation  |                                   |                |                        | Property Classification |                 | Building Permits |            |             |
| Class              | Residential                       | Agricultural   | Commercial             | Total Value             | Status          | Permit #         | Date       | Description |
| Land Value         | 0                                 | 0              | 123,000                | 123,000                 | Active          | 7794             | 09/10/1997 | DEMO LANDFL |
| Impr. Value        | 0                                 | 0              | 359,700                | 359,700                 | Prop Class      |                  |            | 7,500       |
| Total Value        | 0                                 | 0              | 482,700                | 482,700                 | School District |                  |            |             |
| Adjustment         | 0                                 | 0              | 0                      | 0                       | City/Village    | Appeal History   |            |             |
| Exemptions         | 0                                 | 0              | 0                      | 0                       | Fire District   | Number           | Year       | Appealed By |
| Taxable            | 0                                 | 0              | 154,460                | 154,460                 | Lot Size        |                  |            | Status      |
|                    |                                   |                |                        |                         |                 |                  |            |             |

| Buildings |     |      |                             |      |     |      |      |        |      |      |      |         |
|-----------|-----|------|-----------------------------|------|-----|------|------|--------|------|------|------|---------|
| Bldg      | Sec | Code | Desc                        | Year | CLS | Qual | Cond | Area   | Perm | Stor | Hght | Sec     |
|           |     | PAS  | PAVING, ASPHA               | 1978 |     |      |      | 17,700 |      |      |      | 45,700  |
|           |     | LTPS | STEEL LITE PO               | 1978 |     |      |      | 1      |      |      |      | 100     |
|           |     | LTFM | MERCURY LIGHT               | 1978 |     |      |      | 2      |      |      |      | 1,800   |
| 1         | 1   | 350  | RESTAURANT                  | 1978 | D   | 200  | 30   | 9,976  | 408  | 1    | 14   | 792,500 |
| 1         | 1   | DLX  | LOADING DOCK, CANOPY, ROOF/ | 1978 |     |      |      | 80     |      |      |      | 2,500   |
| 1         | 2   | CAN  |                             | 1978 |     |      |      | 156    |      |      |      | 3,300   |
|           |     |      |                             |      |     |      |      |        |      |      |      | 80%     |
|           |     |      |                             |      |     |      |      |        |      |      |      | RCNLD   |
|           |     |      |                             |      |     |      |      |        |      |      |      | 9,100   |
|           |     |      |                             |      |     |      |      |        |      |      |      | 80%     |
|           |     |      |                             |      |     |      |      |        |      |      |      | 80%     |
|           |     |      |                             |      |     |      |      |        |      |      |      | 61%     |
|           |     |      |                             |      |     |      |      |        |      |      |      | 309,100 |
|           |     |      |                             |      |     |      |      |        |      |      |      | 2,500   |
|           |     |      |                             |      |     |      |      |        |      |      |      | 700     |



17314000101400 03/13/2001

| Current Valuation Information    |                |                      |                 |          |           |
|----------------------------------|----------------|----------------------|-----------------|----------|-----------|
| Cost Value*                      |                |                      | Income Approach |          |           |
| Total RCN                        | 845,900        |                      | Units           | Cap Rate | Value     |
| Depreciation                     | 525,600        | Net Income           |                 |          | 0         |
| Total RCNLD                      | 320,300        | Excess Land          |                 |          |           |
| Land Value                       | 123,000        | Indicated Value      |                 |          | 0         |
| Total Value                      | 443,300        | Final Reconciliation |                 |          | 698,500   |
| Historical Valuation Information |                |                      |                 |          |           |
| Year                             | Billed Owner   | Res Mrkt             | Com Mrkt        | Ag Mrkt  | Taxes Due |
| 2003                             | CASCONE'S, INC | 0                    | 0               | 0        | 0.00      |



-- Denotes common wall

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| Parcel Information |                                                                        |                |                        | Ownership Information   |                 | Sales History    |            |             |
|--------------------|------------------------------------------------------------------------|----------------|------------------------|-------------------------|-----------------|------------------|------------|-------------|
| PIN #              | 17314000101500                                                         | Owner          | CASCON'S, INC          |                         | Sale Date       | Book/Page        | Grantee    | Price       |
| Map #              | 17-314-00-01-015.00                                                    |                |                        |                         |                 | 1240-0643        |            | 0           |
| Situs              | 3733 N OAK TFWY                                                        | Address        | 3733 N OAK TFWY        |                         |                 | 1353-0183        |            | 0           |
| Legal              | COMM PLAT EVANS LAND PT LT 21 BEG<br>146.72'S OF NW COR LT 1 COMM PLAT | City, St ZIP   | KANSAS CITY, MO 64116- |                         |                 |                  |            |             |
|                    |                                                                        | Othr.Owner (s) |                        |                         |                 |                  |            |             |
| Current Valuation  |                                                                        |                |                        | Property Classification |                 | Building Permits |            |             |
| Class              | Residential                                                            | Agricultural   | Commercial             | Total Value             | Status          | Permit #         | Date       | Description |
| Land Value         | 0                                                                      | 0              | 97,500                 | 97,500                  | Active          | 4095             | 07/01/1997 | DEMO        |
| Impr. Value        | 0                                                                      | 0              | 25,100                 | 25,100                  | Prop Class      |                  |            |             |
| Total Value        | 0                                                                      | 0              | 122,600                | 122,600                 | School District |                  |            |             |
| Adjustment         | 0                                                                      | 0              | 0                      | 0                       | City/Village    | Appeal History   |            |             |
| Exemptions         | 0                                                                      | 0              | 0                      | 0                       | Fire District   | Number           | Year       | Appealed By |
| Taxable            | 0                                                                      | 0              | 39,230                 | 39,230                  | Lot Size        |                  |            | Status      |
|                    |                                                                        |                |                        |                         |                 |                  |            |             |

| Buildings     |                    |      |     |      |      |        |      |      |      |         |                 |
|---------------|--------------------|------|-----|------|------|--------|------|------|------|---------|-----------------|
| Bldg Sec Code | Desc               | Year | CLS | Qual | Cond | Area   | Perm | Stor | Hght | Sec RCN | Phys Func RCNLD |
|               | LTPS STEEL LITE~PO | 1965 |     |      |      | 2      |      |      |      | 100     | 80%             |
|               | LTFM MERCURY LIGHT | 1965 |     |      |      | 4      |      |      |      | 3,600   | 80%             |
|               | PAS PAVING,~ASPHA  | 1965 |     |      |      | 37,700 |      |      |      | 97,300  | 80%             |
|               |                    |      |     |      |      |        |      |      |      |         | 19,500          |



17314000101500 03/13/200

| Current Valuation Information |         |                      |                 |          |         |
|-------------------------------|---------|----------------------|-----------------|----------|---------|
| Cost Value*                   |         |                      | Income Approach |          |         |
| Total RCN                     | 101,000 |                      | Units           | Cap Rate | Value   |
| Depreciation                  | -80,800 | Net Income           |                 |          | 0       |
| Total RCNLD                   | 20,200  | Excess Land          |                 |          |         |
| Land Value                    | 97,500  | Indicated Value      |                 |          | 0       |
| Total Value                   | 117,700 | Final Reconciliation |                 |          | 122,700 |

| Historical Valuation Information |               |          |          |         |       |         |           |
|----------------------------------|---------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner  | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | CASCON'S, INC | 0        | 0        | 0       | 0     | 0       | 0.00      |



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# CLAY COUNTY ASSESSOR'S OFFICE

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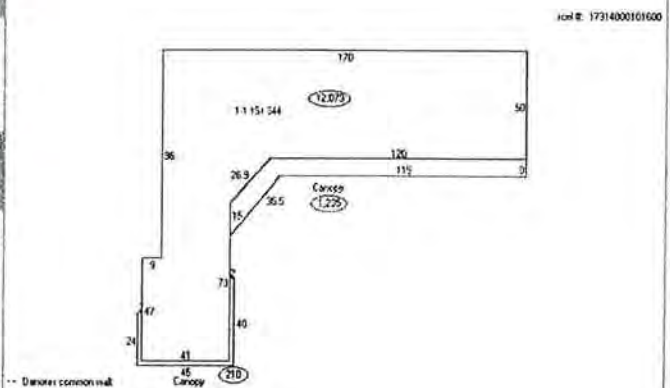
| Parcel Information |                                   |                | Ownership Information  |                         |                 | Sales History |                  |                |             |        |
|--------------------|-----------------------------------|----------------|------------------------|-------------------------|-----------------|---------------|------------------|----------------|-------------|--------|
| PIN #              | 17314000101600                    | Owner          | NORTH OAK PROPERTIES   |                         |                 | Sale Date     | Book/Page        | Grantee        | Price       |        |
| Map #              | 17-314-00-01-016.00               |                |                        |                         |                 |               | 0895-0116        |                | 0           |        |
| Situs              | 3717 N OAK TFWY                   | Address        | 3717 N OAK TFWY        |                         |                 |               | 1282-0988        |                | 0           |        |
| Legal              | COMM PLAT EVANS LAND PT LT 21 BEG | City, St ZIP   | KANSAS CITY, MO 64116- |                         |                 |               | 1510-0026        |                | 0           |        |
|                    | 421.4S OF NW COR LT 21, E 239.87, | Othr.Owner (s) |                        |                         |                 |               | 1588-0931        |                | 0           |        |
| Current Valuation  |                                   |                |                        | Property Classification |                 |               | Building Permits |                |             |        |
| Class              | Residential                       | Agricultural   | Commercial             | Total Value             | Permit #        | Date          | Description      | Status         |             |        |
| Land Value         | 0                                 | 0              | 106,000                | 106,000                 | Status          | Active        | 2633 11/01/1990  | TEN FIN 8,000  |             |        |
| Impr. Value        | 0                                 | 0              | 1,112,800              | 1,112,800               | Prop Class      | 3904          | 03/01/1988       | TEN FIN 17,000 |             |        |
| Total Value        | 0                                 | 0              | 1,218,800              | 1,218,800               | School District |               | Appeal History   |                |             |        |
| Adjustment         | 0                                 | 0              | 0                      | 0                       | City/Village    | City Tax -    | Number           | Year           | Appealed By | Status |
| Exemptions         | 0                                 | 0              | 0                      | 0                       | Fire District   |               |                  |                |             |        |
| Taxable            | 0                                 | 0              | 390,020                | 390,020                 | Lot Size        | 0294932023    |                  |                |             |        |

| Buildings |     |      |               |      |     |      |      |        |      |      |      |         |
|-----------|-----|------|---------------|------|-----|------|------|--------|------|------|------|---------|
| Bldg      | Sec | Code | Desc          | Year | CLS | Qual | Cond | Area   | Perm | Stor | Hght | Sec RCN |
|           |     | PAS  | PAVING, ASPHA | 1967 |     |      |      | 28,950 |      |      |      | 74,700  |
|           |     | CL4  | FENCE         | 1967 |     |      |      | 104    |      |      |      | 1,200   |
| 1         | 1   | 344  | OFFICE BUILDI | 1986 | C   | 200  | 30   | 12,079 | 633  | 1    | 10   | 831,000 |
| 1         |     | CBMF | BSMT FIN      |      |     |      |      | 12,079 |      |      |      | 563,100 |
| 1         | 1   | CAN  | CANOPY, ROOF/ |      |     |      |      | 210    |      |      |      | 4,400   |
| 1         | 2   | CAN  | CANOPY, ROOF/ |      |     |      |      | 1,235  |      |      |      | 26,100  |
|           |     |      |               |      |     |      |      |        |      |      |      | 14,900  |
|           |     |      |               |      |     |      |      |        |      |      |      | 500     |
|           |     |      |               |      |     |      |      |        |      |      |      | 698,000 |
|           |     |      |               |      |     |      |      |        |      |      |      | 563,100 |
|           |     |      |               |      |     |      |      |        |      |      |      | 4,400   |
|           |     |      |               |      |     |      |      |        |      |      |      | 26,100  |



17314000101600 03/13/2005

| Current Valuation Information    |                       |                      |          |          |           |         |           |
|----------------------------------|-----------------------|----------------------|----------|----------|-----------|---------|-----------|
| Cost Value*                      |                       | Income Approach      |          |          |           |         |           |
| Total RCN                        | 1,500,500             |                      | Units    | Cap Rate | Value     |         |           |
| Depreciation                     | -288,500              | Net Income           |          |          | 0         |         |           |
| Total RCNLD                      | 1,212,000             | Excess Land          |          |          | 0         |         |           |
| Land Value                       | 106,000               | Indicated Value      |          |          | 0         |         |           |
| Total Value                      | 1,318,000             | Final Reconciliation |          |          | 1,262,400 |         |           |
| Historical Valuation Information |                       |                      |          |          |           |         |           |
| Year                             | Billed Owner          | Res Mrkt             | Com Mrkt | Ag Mrkt  | Total     | Taxable | Taxes Due |
| 2003                             | NORTH OAK<br>PROPERTY | 0                    | 0        | 0        | 0         | 0       | 0.00      |



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# CLAY COUNTY, MISSOURI PROPERTY RECORD CARD

|                                                             |  |  |  |  |  |  |  |  |  |                                         |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------|--|--|--|--|--|--|--|--|--|-----------------------------------------|--|--|--|--|--|--|--|--|--|
| OWNER NORTH OAK PROPERTIES                                  |  |  |  |  |  |  |  |  |  | PARCEL ID 17-314-00-01-016.01-01 OF 01  |  |  |  |  |  |  |  |  |  |
| NAME 3717 N OAK TFWY                                        |  |  |  |  |  |  |  |  |  | PROP LOC 3715 N OAK TFWY                |  |  |  |  |  |  |  |  |  |
| ADDRESS KANSAS CITY                                         |  |  |  |  |  |  |  |  |  | PROP TYPE 55 (103) CLASS 4 ACC          |  |  |  |  |  |  |  |  |  |
| CITY TAX DISTRICT                                           |  |  |  |  |  |  |  |  |  | STYLE (105) NEIGH 2300 (108) LND USE    |  |  |  |  |  |  |  |  |  |
| STATE MO ZIP 64116                                          |  |  |  |  |  |  |  |  |  | CODE UNIT VALUE                         |  |  |  |  |  |  |  |  |  |
| C/O OWNER                                                   |  |  |  |  |  |  |  |  |  | (301) NONE/GROSS                        |  |  |  |  |  |  |  |  |  |
| SUBDIVSN NAME                                               |  |  |  |  |  |  |  |  |  | (311) LOT                               |  |  |  |  |  |  |  |  |  |
| LOT(S) COMM PLAT EVANS LAND                                 |  |  |  |  |  |  |  |  |  | (312) LOT                               |  |  |  |  |  |  |  |  |  |
| LOT DIM PT LT 21                                            |  |  |  |  |  |  |  |  |  | (313) LOT                               |  |  |  |  |  |  |  |  |  |
| PLAT BK/PG 000507X023769                                    |  |  |  |  |  |  |  |  |  | (321) SQ FT                             |  |  |  |  |  |  |  |  |  |
| CITY 179/554                                                |  |  |  |  |  |  |  |  |  | (322) SQ FT                             |  |  |  |  |  |  |  |  |  |
| CENSUS TRACT 00000000                                       |  |  |  |  |  |  |  |  |  | (323) SQ FT                             |  |  |  |  |  |  |  |  |  |
| TRACT (1) BEG 721.4'S OF NW COR LT 21/EL                    |  |  |  |  |  |  |  |  |  | (331) ACREAGE                           |  |  |  |  |  |  |  |  |  |
| (2) N OAK TFWY, N5.07, E30, N79, E                          |  |  |  |  |  |  |  |  |  | (332) ACREAGE                           |  |  |  |  |  |  |  |  |  |
| (3) 208.31, S85.08, W237.69 TO POB                          |  |  |  |  |  |  |  |  |  | (333) ACREAGE                           |  |  |  |  |  |  |  |  |  |
| (4)                                                         |  |  |  |  |  |  |  |  |  | (334) ACREAGE                           |  |  |  |  |  |  |  |  |  |
| DEED BK/PG 0895/0116 1282/0988 1510/0026                    |  |  |  |  |  |  |  |  |  | (335) ACREAGE                           |  |  |  |  |  |  |  |  |  |
| SALES DATE TYPE AMOUNT \$ V 0                               |  |  |  |  |  |  |  |  |  | (336) ACREAGE                           |  |  |  |  |  |  |  |  |  |
| (201) 1588/0931 1652/0433 1708/0666                         |  |  |  |  |  |  |  |  |  | (337) ACREAGE                           |  |  |  |  |  |  |  |  |  |
| (202)                                                       |  |  |  |  |  |  |  |  |  | (338) ACREAGE                           |  |  |  |  |  |  |  |  |  |
| (203)                                                       |  |  |  |  |  |  |  |  |  | (300) APPRAISED BY                      |  |  |  |  |  |  |  |  |  |
| (401) PROP FACTORS TOPO R UTIL ALL STREET/RO P (431) ZONING |  |  |  |  |  |  |  |  |  | TYPE LAND                               |  |  |  |  |  |  |  |  |  |
|                                                             |  |  |  |  |  |  |  |  |  | 1 -4 72,100                             |  |  |  |  |  |  |  |  |  |
|                                                             |  |  |  |  |  |  |  |  |  | 2 195,000                               |  |  |  |  |  |  |  |  |  |
|                                                             |  |  |  |  |  |  |  |  |  | 3                                       |  |  |  |  |  |  |  |  |  |
|                                                             |  |  |  |  |  |  |  |  |  | TIF BASE AMOUNT                         |  |  |  |  |  |  |  |  |  |
|                                                             |  |  |  |  |  |  |  |  |  | TOTAL 72,100                            |  |  |  |  |  |  |  |  |  |
|                                                             |  |  |  |  |  |  |  |  |  | BREAKOUT = 195,000                      |  |  |  |  |  |  |  |  |  |
|                                                             |  |  |  |  |  |  |  |  |  | ACREAGE                                 |  |  |  |  |  |  |  |  |  |
|                                                             |  |  |  |  |  |  |  |  |  | CALC ASSES'D TY 960 VALUE RSN DF        |  |  |  |  |  |  |  |  |  |
|                                                             |  |  |  |  |  |  |  |  |  | .00 .00 267,100 0 050                   |  |  |  |  |  |  |  |  |  |
|                                                             |  |  |  |  |  |  |  |  |  | BLOG PERMIT NO AMOUNT DATE COMP DESCRIP |  |  |  |  |  |  |  |  |  |
|                                                             |  |  |  |  |  |  |  |  |  | (461)                                   |  |  |  |  |  |  |  |  |  |
|                                                             |  |  |  |  |  |  |  |  |  | (462)                                   |  |  |  |  |  |  |  |  |  |
|                                                             |  |  |  |  |  |  |  |  |  | NOTES (471) 1/04 NEW PARCEL             |  |  |  |  |  |  |  |  |  |
|                                                             |  |  |  |  |  |  |  |  |  | (472)                                   |  |  |  |  |  |  |  |  |  |
|                                                             |  |  |  |  |  |  |  |  |  | (473)                                   |  |  |  |  |  |  |  |  |  |
|                                                             |  |  |  |  |  |  |  |  |  | (474)                                   |  |  |  |  |  |  |  |  |  |

| APPRAISAL VALUE SUMMARY |         |                 |        |
|-------------------------|---------|-----------------|--------|
| TYPE                    | LAND    | IMPROVEMENT     |        |
| 1 -4                    | 72,100  | 195,000         | 24     |
| 2                       |         |                 |        |
| 3                       |         |                 |        |
| TIF BASE AMOUNT         |         |                 |        |
| TOTAL                   | 72,100  | 195,000         | 24     |
| BREAKOUT =              |         |                 |        |
| ACREAGE                 |         |                 |        |
| CALC                    | ASSES'D | TY 960 VALUE    | RSN DF |
| .00                     | .00     | 267,100         | 0 050  |
| BLOG PERMIT             | NO      | AMOUNT          | DATE   |
| (461)                   |         |                 |        |
| (462)                   |         |                 |        |
| NOTES                   | (471)   | 1/04 NEW PARCEL |        |
|                         | (472)   |                 |        |
|                         | (473)   |                 |        |
|                         | (474)   |                 |        |



[illegible]

|                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| OWNER NAME: WOLFE, J MICHAEL<br>ADDRESS: COUGHLIN, JOHN M TRUST<br>CITY: 12241 ASH ST<br>STATE: OVERLAND PARK<br>C/O OWNER: K.S ZIP 66209 TAX DISTRICT                       |  |  |  |  |  |  |  |  |  | PARCEL ID: 17-314-00-01-018.00-01 OF 01<br>PROP LOC: 3713 N OAK TFWY<br>STATUS: A<br>(100) PROP TYPE 62 CLASS 4 ACC<br>(104) STYLE NEIGH 2300 (108) LND USE<br>(301) NONE/GROSS CODE UNIT VALUE                                                             |  |  |  |  |  |  |  |  |  |
| SUBDIVISION NAME: COMM PLAT EVANS LAND<br>LOT(S): PT LT 21<br>LOT DIM: 010000X023769<br>PLAT BK/PG: 179/ 554 CITY 14<br>CENSUS TRACT: 00000000                               |  |  |  |  |  |  |  |  |  | TYPE: LOT<br>(311) LOT<br>(312) LOT<br>(313) LOT<br>(321) SQ FT<br>(322) SQ FT<br>(323) SQ FT<br>(331) ACREAGE<br>(332) ACREAGE<br>(333) ACREAGE<br>(334) ACREAGE<br>(335) ACREAGE<br>(336) ACREAGE<br>(337) ACREAGE<br>(338) ACREAGE                       |  |  |  |  |  |  |  |  |  |
| TRACT (1) BEG 721.4'S OF NW COR LT, E<br>(2) 237.69, S100, W237.22, N100 TO<br>DESCRIPTION (3) POB<br>(4)                                                                    |  |  |  |  |  |  |  |  |  | TYPE: ACREAGE<br>(311) ACREAGE<br>(312) ACREAGE<br>(313) ACREAGE<br>(321) ACREAGE<br>(322) ACREAGE<br>(323) ACREAGE<br>(331) ACREAGE<br>(332) ACREAGE<br>(333) ACREAGE<br>(334) ACREAGE<br>(335) ACREAGE<br>(336) ACREAGE<br>(337) ACREAGE<br>(338) ACREAGE |  |  |  |  |  |  |  |  |  |
| DEED BK/PG: 1336 0444 1339/0308 1890/0668<br>SALES DATE TYPE AMOUNT \$ V D<br>(201) 1926/0259 2353/0020 4509/833<br>(203)                                                    |  |  |  |  |  |  |  |  |  | TYPE: 1 -4<br>2 -4<br>3<br>TIF BASE AMOUNT<br>TOTAL 35,600<br>BREAKOUT =<br>ACREAGE<br>CALC ASSES'D TY 960 VALUE RSN D<br>.00 .00 137,000 0 05                                                                                                              |  |  |  |  |  |  |  |  |  |
| (401) PROP FACTORS TOPO P UTIL ALL STREET/RD P (431) ZONING C2 /<br>NOTES: ***1/03 NO CHG-RET WALL NOT PU DUE TO FOUNDATION PROBLEM<br>4/03 IH CHG CONC TO SB, OBS TO 75 #73 |  |  |  |  |  |  |  |  |  | APPRAISED BY: APPRAISAL VALUE SUMMARY<br>TYPE: LAND<br>1 -4 35,600 101,400 1<br>2 -4<br>3<br>TIF BASE AMOUNT<br>TOTAL 35,600 101,400 1<br>BREAKOUT =<br>ACREAGE<br>CALC ASSES'D TY 960 VALUE RSN D<br>.00 .00 137,000 0 05                                  |  |  |  |  |  |  |  |  |  |
| BLOG PERMIT NO AMOUNT DATE COMP DESCRIP<br>(461)<br>(462)                                                                                                                    |  |  |  |  |  |  |  |  |  | (471) BLDG HAS SEVERE FOUNDATION<br>(472) PROBLEMS ESTIMATE TO REPAIR<br>(473) \$200,000. REPAIRS DONE STILL<br>(474) SOME PROBLEMS CDU FR 1/1/88                                                                                                           |  |  |  |  |  |  |  |  |  |

\*\*\*1/03 NO CHG-RET WALL NOT PU DUE TO FOUNDATION  
PROBLEM  
4/03 IH CHG CONC TO SB, OBS TO 75 #73



| CD | ASH     | LEV  | HMD | AGE | SCALE | UNIT | UNIT | BASE RATE | SQ FT COST | BASE AREA | ADJ AREA | BASE COST | FEATURES | RCN    | CDD/PHYS/OBS |
|----|---------|------|-----|-----|-------|------|------|-----------|------------|-----------|----------|-----------|----------|--------|--------------|
| 1  | B7 SERV | 1978 | 00  | 25  | LD-   | 117  | 113  | 14.40     | 53.69      | 4000      | 4000     | 214790    | 32835    | 247625 | FR/ 0 / 75   |
| 2  | 17 CONC | 1978 | 00  | 25  | SB    |      |      | 1.02      | 3.36       | 8500      | 8500     | 28611     |          | 28611  | / 0 / 100    |
| 3  |         |      |     |     |       |      |      |           |            |           |          |           |          |        |              |
| 4  |         |      |     |     |       |      |      |           |            |           |          |           |          |        |              |
| 5  |         |      |     |     |       |      |      |           |            |           |          |           |          |        |              |
| 6  |         |      |     |     |       |      |      |           |            |           |          |           |          |        |              |
| 7  |         |      |     |     |       |      |      |           |            |           |          |           |          |        |              |

| BLOG NUMBER              | 1 | 2 | 3 | 4 |
|--------------------------|---|---|---|---|
| FND (631) 1 SLAB         |   |   |   |   |
| TYPE 2 CONC              |   |   |   |   |
| EXT (636) 1 PFMT/O       |   |   |   |   |
| WALL 2                   |   |   |   |   |
| 3                        |   |   |   |   |
| 4                        |   |   |   |   |
| ROOF (641) 1 STSD/O      |   |   |   |   |
| TYPE 2                   |   |   |   |   |
| ROOF (646) 1 PFMT/O      |   |   |   |   |
| MATERIAL 2               |   |   |   |   |
| FLOOR (651) 1 CONC/O     |   |   |   |   |
| MATERIAL 2               |   |   |   |   |
| 3                        |   |   |   |   |
| 4                        |   |   |   |   |
| INTERIOR (656) 1 UNF / 5 |   |   |   |   |
| FINISH 2 UFCL / 5        |   |   |   |   |
| 3                        |   |   |   |   |
| 4                        |   |   |   |   |
| ELECT (661) 1 MAX        |   |   |   |   |
| PLBG (666) 1 NONE        |   |   |   |   |
| PLBG (671) 1 RST / O3    |   |   |   |   |
| FIXTURES 2               |   |   |   |   |
| 3                        |   |   |   |   |
| 4                        |   |   |   |   |
| 5                        |   |   |   |   |
| 6                        |   |   |   |   |
| HEAT/ (676) 1 NON/G      |   |   |   |   |
| AC 2                     |   |   |   |   |
| FIRE (681) 1             |   |   |   |   |
| 2                        |   |   |   |   |
| ADJUST (686) 1 PAR / +05 |   |   |   |   |
| 2                        |   |   |   |   |
| 3                        |   |   |   |   |
| 4                        |   |   |   |   |
| HEIGHT (691) 1 018       |   |   |   |   |
| FRAMING (696) 1 OSTL/O   |   |   |   |   |
| ADJUST 2                 |   |   |   |   |
| 3 OSTL/                  |   |   |   |   |

| BLD   | A/U | RMS | BD RMS | STOR-IES | BLD   | A/U   | RMS | BD RMS | STOR-IES |     |
|-------|-----|-----|--------|----------|-------|-------|-----|--------|----------|-----|
| (551) | 1   | 0   | 4      | 0        | 1.0   | (552) | 2   | 0      | 1        | 1.0 |
| (553) |     |     |        |          | (554) |       |     |        |          |     |
| (555) |     |     |        |          | (556) |       |     |        |          |     |
| (557) |     |     |        |          | (558) |       |     |        |          |     |

| SEG | LOWER UPPER  | DIM/AREA | AREA |
|-----|--------------|----------|------|
| 1   | (801) B1 1 S |          | 4000 |
|     | (802) NIB    |          |      |
|     | (803)        |          |      |
|     | (804)        |          |      |
|     | (805)        |          |      |
|     | (806)        |          |      |
|     | (807)        |          |      |
|     | (808)        |          |      |
|     | (809)        |          |      |
|     | (810)        |          |      |
|     | (811)        |          |      |
|     | (812)        |          |      |
|     | (813)        |          |      |
|     | (814)        |          |      |
|     | (815)        |          |      |

| VECTORS      |
|--------------|
| B1AQU100X40H |

| SPECIAL FEATURES |         |      |       |               |
|------------------|---------|------|-------|---------------|
| BLD NO           | SC CODE | TYPE | CLASS | UNITS - L x W |
| (821)            | 1       | HEAT | FHAC  | 23 000048     |
| (822)            | 1       | HEAT | GASS  | 20 000352     |
| (823)            | 1       | OVHD | MAWD  | 02 010X01     |
| (824)            | 1       | OVHD | MAWD  | 04 010X01     |
| (825)            |         |      |       |               |
| (826)            |         |      |       |               |
| (827)            |         |      |       |               |
| (828)            |         |      |       |               |
| (829)            |         |      |       |               |
| (830)            |         |      |       |               |

| MR TRANSMISSI |
|---------------|
| PROP NAME     |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        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| +---40---+                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             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# CLAY COUNTY ASSESSOR'S OFFICE

\*+17314000101900\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/06/2006 at 12:26:12P

| Parcel Information               |                                                                            |              |               | Ownership Information   |                               | Sales History    |           |                  |             |        |      |         |      |      |       |
|----------------------------------|----------------------------------------------------------------------------|--------------|---------------|-------------------------|-------------------------------|------------------|-----------|------------------|-------------|--------|------|---------|------|------|-------|
| PIN #                            | 17314000101900                                                             |              |               | Owner                   | CARS MIDWEST SALES & LEASING, | Sale Date        | Book/Page | Grantee          | Price       |        |      |         |      |      |       |
| Map #                            | 17-314-00-01-019.00                                                        |              |               |                         |                               | 08/05/2005       | 5099-56   | A & L HOLDING CO | 0           |        |      |         |      |      |       |
| Situs                            | N OAK TFWY                                                                 |              |               | Address                 | 3519 N OAK TFWY               |                  | 1362-     |                  | 0           |        |      |         |      |      |       |
| Legal                            | COMM PLAT EVANS LAND PT LT 21<br>BEG<br>366.34'N OF SW COR LT 21,<br>N125, |              |               | City, St ZIP            | KANSAS CITY, MO 64116-        |                  | 0270      |                  | 0           |        |      |         |      |      |       |
|                                  |                                                                            |              |               | Othr.Owner (s)          |                               |                  | 1809-     |                  | 0           |        |      |         |      |      |       |
|                                  |                                                                            |              |               |                         |                               |                  | 0384      |                  | 0           |        |      |         |      |      |       |
|                                  |                                                                            |              |               |                         |                               |                  | 1814-     |                  | 0           |        |      |         |      |      |       |
|                                  |                                                                            |              |               |                         |                               |                  | 0805      |                  | 0           |        |      |         |      |      |       |
| Current Valuation                |                                                                            |              |               | Property Classification |                               | Building Permits |           |                  |             |        |      |         |      |      |       |
| Class                            | Residential                                                                | Agricultural | Commercial    | Total Value             | Status                        | Active           | Permit #  | Date             | Description | Status |      |         |      |      |       |
| Land Value                       | 0                                                                          | 0            | 81,500        | 81,500                  | Prop Class                    | 40 SPLIT         |           |                  |             |        |      |         |      |      |       |
| Impr. Value                      | 0                                                                          | 0            | 300           | 300                     | School District               |                  |           |                  |             |        |      |         |      |      |       |
| Total Value                      | 0                                                                          | 0            | 81,800        | 81,800                  | City/Village                  | City Tax         |           |                  |             |        |      |         |      |      |       |
| Adjustment                       | 0                                                                          | 0            | 0             | 0                       | Fire District                 |                  |           |                  |             |        |      |         |      |      |       |
| Exemptions                       | 0                                                                          | 0            | 0             | 0                       | Lot Size                      | 0                |           |                  |             |        |      |         |      |      |       |
| Taxable                          | 0                                                                          | 0            | 26,180        | 26,180                  |                               |                  |           |                  |             |        |      |         |      |      |       |
| Buildings                        |                                                                            |              |               |                         |                               |                  |           |                  |             |        |      |         |      |      |       |
| Bldg                             | Sec                                                                        | Code         | Desc          | Year                    | CLS                           | Qual             | Cond      | Area             | Perm        | Stor   | Hght | Sec RCN | Phys | Func | RCNLD |
|                                  |                                                                            | CL4          | LINK FENCE 4F | 1970                    |                               |                  |           | 104              |             |        |      | 1,200   | 43%  |      | 700   |
| No Photo On File.                |                                                                            |              |               |                         |                               |                  |           |                  |             |        |      |         |      |      |       |
| Current Valuation Information    |                                                                            |              |               |                         |                               |                  |           |                  |             |        |      |         |      |      |       |
| Cost Value                       |                                                                            |              |               | Income Approach         |                               |                  |           |                  |             |        |      |         |      |      |       |
| Total RCN                        | 1,200                                                                      |              |               | Units                   | Cap Rate                      | Value            |           |                  |             |        |      |         |      |      |       |
| Depreciation                     | -500                                                                       |              |               | Net Income              |                               |                  | 0         |                  |             |        |      |         |      |      |       |
| Total RCNLD                      | 700                                                                        |              |               | Excess Land             |                               |                  |           |                  |             |        |      |         |      |      |       |
| Land Value                       | 81,500                                                                     |              |               | Indicated Value         |                               |                  | 0         |                  |             |        |      |         |      |      |       |
| Total Value                      | 82,200                                                                     |              |               | Final Reconciliation    |                               |                  | 81,800    |                  |             |        |      |         |      |      |       |
| Historical Valuation Information |                                                                            |              |               |                         |                               |                  |           |                  |             |        |      |         |      |      |       |
| Year                             | Billed Owner                                                               | Res Mrkt     | Com Mrkt      | Ag Mrkt                 | Total                         | Taxable          | Taxes Due |                  |             |        |      |         |      |      |       |
| 2003                             | A & L HOLDING CO                                                           | 0            | 0             | 0                       | 0                             | 0                | 0.00      |                  |             |        |      |         |      |      |       |
| No Sketch On File.               |                                                                            |              |               |                         |                               |                  |           |                  |             |        |      |         |      |      |       |

\*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

MO\_R\_PRC-html-2001



# CLAY COUNTY, MISSOURI PROPERTY RECORD CARD

|                                                                  |  |                                             |  |
|------------------------------------------------------------------|--|---------------------------------------------|--|
| OWNER NAME<br>CARS MIDWEST SALES & LEASING, INC                  |  | PARCEL ID<br>17-314-00-01-020.00-01 OF 01   |  |
| ADDRESS<br>3519 N OAK TFWY                                       |  | PROP LOC<br>N OAK TFWY                      |  |
| CITY<br>KANSAS CITY                                              |  | PROP TYPE<br>B1                             |  |
| STATE<br>MO                                                      |  | CLASS<br>4                                  |  |
| C/O OWNER<br>64116 TAX DISTRICT                                  |  | ACC<br>2300                                 |  |
|                                                                  |  | STATUS<br>A                                 |  |
| SUBDIVSN NAME<br>COMM PLAT EVANS LAND                            |  | UNIT VALUE                                  |  |
| LOT(S)<br>PT LT 21                                               |  |                                             |  |
| LOT DIM<br>0.36634X023667                                        |  |                                             |  |
| PLAT BK/PG<br>263/ 60 CITY                                       |  |                                             |  |
| CENSUS TRACT<br>00000000                                         |  |                                             |  |
| TRACT<br>(1) BEG SW COR LT 21, N299.64, W20                      |  |                                             |  |
| DESCRIPTION<br>(2) N66.7, E236.67, S366.67, W                    |  |                                             |  |
| (3) 214.82 TO POB                                                |  |                                             |  |
| (4)                                                              |  |                                             |  |
| DEED BK/PG<br>1393 0028 1550/0209 1563/0533                      |  |                                             |  |
| SALES<br>(201) DATE TYPE AMOUNT S V D                            |  |                                             |  |
| (202)                                                            |  |                                             |  |
| (203)                                                            |  |                                             |  |
| (401) PROP FACTORS TOPO R UTIL ALL STREET/RD P (431) ZONING C2 / |  |                                             |  |
|                                                                  |  | APPRAISED BY                                |  |
|                                                                  |  | TYPE                                        |  |
|                                                                  |  | 1 -4                                        |  |
|                                                                  |  | 2                                           |  |
|                                                                  |  | 3                                           |  |
|                                                                  |  | TIF BASE AMOUNT                             |  |
|                                                                  |  | TOTAL 121,500                               |  |
|                                                                  |  | BREAKOUT =                                  |  |
|                                                                  |  | ACREAGE                                     |  |
|                                                                  |  | CALC ASSES'D TY 960 VALUE RSN D4            |  |
|                                                                  |  | 1.90 .00 121,500 0 050                      |  |
|                                                                  |  | BLDG PERMIT NO AMOUNT DATE COMP DESCRIP     |  |
|                                                                  |  | (461)                                       |  |
|                                                                  |  | (462)                                       |  |
|                                                                  |  | NOTES (471) 7/95 BOE WITHDRAW; 7/03 PRE BOE |  |
|                                                                  |  | (472) AGREED N/C #73                        |  |
|                                                                  |  | (473)                                       |  |
|                                                                  |  | (474)                                       |  |







# CLAY COUNTY ASSESSOR'S OFFICE

\*+17314000104500\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/06/2006 at 12:26:38P

| Parcel Information |                                      |                   |                                | Ownership Information |           | Sales History |         |       |
|--------------------|--------------------------------------|-------------------|--------------------------------|-----------------------|-----------|---------------|---------|-------|
| PIN #              | 17314000104500                       | Owner             | PALMER & COOPER ENTERPRISES, L |                       | Sale Date | Book/Page     | Grantee | Price |
| Map #              | 17-314-00-01-045.00                  |                   |                                |                       |           | 1813-         |         | 0     |
| Situs              | 3950 N CHERRY ST                     | Address           | 9420 NE SACRAMENTO ST          |                       |           | 0994          |         | 0     |
| Legal              | COMM PLAT EVANS LAND PT LT 11<br>BEG | City, St ZIP      | PORTLAND, OR 97220-            |                       |           | 2200-         |         | 0     |
|                    | NE COR LT 11, SELY386.43,            | Othr.Owner<br>(s) |                                |                       |           | 0879          |         | 0     |
|                    |                                      |                   |                                |                       |           | 3543-         |         | 0     |
|                    |                                      |                   |                                |                       |           | 0615          |         | 0     |
|                    |                                      |                   |                                |                       |           | 3648-         |         | 0     |
|                    |                                      |                   |                                |                       |           | 0825          |         | 0     |

| Current Valuation |             |              |            | Property Classification |                 | Building Permits |             |        |
|-------------------|-------------|--------------|------------|-------------------------|-----------------|------------------|-------------|--------|
| Class             | Residential | Agricultural | Commercial | Total Value             | Permit #        | Date             | Description | Status |
| Land Value        | 85,000      | 0            | 0          | 85,000                  | Status          | Active           |             |        |
| Impr. Value       | 473,000     | 0            | 0          | 473,000                 | Prop Class      | 8 RES            |             |        |
| Total Value       | 558,000     | 0            | 0          | 558,000                 | School District |                  |             |        |
| Adjustment        | 0           | 0            | 0          | 0                       | City/Village    | City Tax -       |             |        |
| Exemptions        | 0           | 0            | 0          | 0                       | Fire District   |                  |             |        |
| Taxable           | 106,020     | 0            | 0          | 106,020                 | Lot Size        | 038643X024       |             |        |

| Buildings |     |      |               |      |     |      |      |        |      |      |      |
|-----------|-----|------|---------------|------|-----|------|------|--------|------|------|------|
| Bldg      | Sec | Code | Desc          | Year | CLS | Qual | Cond | Area   | Perm | Stor | Hght |
| 1         | 1   | 300  | PAVING, ASPHA | 1983 |     |      |      | 12,372 |      |      |      |
| 1         | 1   | 300  | APARTMENT     | 1983 | C   | 200  | 30   | 5,400  | 240  | 2    | 19   |
| 1         | 1   | WOD  | WOOD DECK     |      |     |      |      | 482    |      |      |      |
| 1         | 2   | WDR  | WOOD DECK W/R |      |     |      |      | 482    |      |      |      |
| 1         | 3   | WDR  | WOOD DECK W/R |      |     |      |      | 482    |      |      |      |
| 2         | 1   | 300  | APARTMENT     | 1983 | C   | 200  | 30   | 5,400  | 240  | 2    | 17   |
| 3         | 1   | 300  | APARTMENT     | 1983 | C   | 200  | 30   | 5,400  | 240  | 2    | 19   |

| RCN     | Phys | Func | RCNLD   |
|---------|------|------|---------|
| 31,900  | 80%  |      | 6,400   |
| 421,300 | 20%  |      | 337,000 |
| 4,700   |      |      | 4,700   |
| 11,800  |      |      | 11,800  |
| 11,800  |      |      | 11,800  |
| 398,700 | 20%  |      | 319,000 |
| 421,300 | 20%  |      | 337,000 |

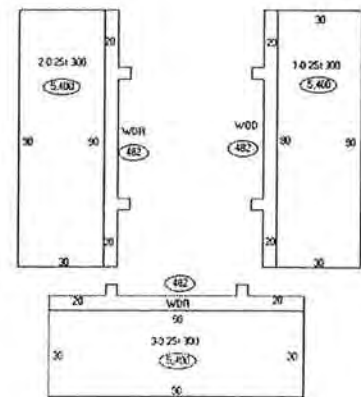


17314000104500 03/07/2005

| Current Valuation Information |           |                      |  | Income Approach |         |  |
|-------------------------------|-----------|----------------------|--|-----------------|---------|--|
| Cost Value*                   |           | Units                |  | Cap Rate        | Value   |  |
| Total RCN                     | 1,301,500 |                      |  |                 | 0       |  |
| Depreciation                  | -273,800  | Net Income           |  |                 |         |  |
| Total RCNLD                   | 1,027,700 | Excess Land          |  |                 |         |  |
| Land Value                    | 85,000    | Indicated Value      |  |                 | 0       |  |
| Total Value                   | 1,112,700 | Final Reconciliation |  |                 | 891,600 |  |

| Historical Valuation Information |                    |          |          |         |       |         |           |
|----------------------------------|--------------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner       | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | PALMER & COOPER EN | 0        | 0        | 0       | 0     | 0       | 0.00      |



ref id: 17314000104500

\*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

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## CLAY COUNTY ASSESSOR'S OFFICE

\*+17318000100100\* Commercial Property Record Card

TerraScan Inc.

**Data Provided By: CATHY RINEHART County Assessor. Printed on 01/06/2006 at 11:30:02A**

| Parcel Information |                                   | Ownership Information |                               | Sales History |               |                       |       |
|--------------------|-----------------------------------|-----------------------|-------------------------------|---------------|---------------|-----------------------|-------|
| PIN #              | 17318000100100                    | Owner                 | CARS MIDWEST SALES & LEASING, | Sale Date     | Book/Page     | Grantee               | Price |
| Map #              | 17-318-00-01-001.00               |                       |                               | 05/19/2005    | 5007-105      | GOULD, JOAN<br>ILENE  | 0     |
| Situs              | N OAK TFWY                        | Address               | 3519 N OAK TFWY               | 04/27/2005    | 4980-064      | GOULD, MARY<br>ELIZAB | 0     |
| Legal              | BRAECKLEIN'S LT10 E OF HWY<br>EXC | City, St ZIP          | KANSAS CITY, MO 64116-        | 08/05/2004    | 4727-480      | GOULD, MARY<br>ELIZAB | 0     |
|                    | S297 OF W200                      | Othr.Owner<br>(s)     |                               |               | 0482-<br>0163 |                       | 0     |

| Current Valuation |             |              |            |             | Property Classification |          | Building Permits |      |             |        |
|-------------------|-------------|--------------|------------|-------------|-------------------------|----------|------------------|------|-------------|--------|
| Class             | Residential | Agricultural | Commercial | Total Value |                         |          | Permit #         | Date | Description | Status |
| Land Value        | 0           | 0            | 3,900      | 3,900       | Status                  | Active   |                  |      |             |        |
| Impr. Value       | 0           | 0            | 0          | 0           | Prop Class              | 30 COM   |                  |      |             |        |
| Total Value       | 0           | 0            | 3,900      | 3,900       | School District         |          | Appeal History   |      |             |        |
| Adjustment        | 0           | 0            | 0          | 0           | City/Village            | City Tax | Number           | Year | Appealed By | Status |
| Exemptions        | 0           | 0            | 0          | 0           | Fire District           | -        |                  |      |             |        |
| Taxable           | 0           | 0            | 1,250      | 1,250       | Lot Size                | 4        |                  |      |             |        |

[illegible]


**No Photo On File.**

| Current Valuation Information |       |                      |          |       |
|-------------------------------|-------|----------------------|----------|-------|
| Cost Value*                   |       | Income Approach      |          |       |
|                               |       | Units                | Cap Rate | Value |
| Total RCN                     | 0     |                      |          |       |
| Depreciation                  | 0     | Net Income           |          | 0     |
| Total RCNLD                   | 0     | Excess Land          |          |       |
| Land Value                    | 3,900 | Indicated Value      |          | 0     |
| Total Value                   | 3,900 | Final Reconciliation |          | 3,900 |

| Historical Valuation Information |                          |          |          |         |       |         |           |
|----------------------------------|--------------------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner             | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | GOULD,<br>MARY<br>ELIZAB | 0        | 0        | 0       | 0     | 0       | 0.00      |

**No Sketch On File.**

\*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

 MO R PRC-html-2001



## CLAY COUNTY ASSESSOR'S OFFICE

\*+17318000100200\* Commercial Property Record Card

TerraScan Inc.

**Data Provided By: CATHY RINEHART County Assessor. Printed on 01/06/2006 at 11:29:44A**

| Parcel Information |                                   | Ownership Information |                               | Sales History |           |         |       |
|--------------------|-----------------------------------|-----------------------|-------------------------------|---------------|-----------|---------|-------|
| PIN #              | 17318000100200                    | Owner                 | CARS MIDWEST SALES & LEASING, | Sale Date     | Book/Page | Grantee | Price |
| Map #              | 17-318-00-01-002.00               |                       |                               |               | 1687-0592 |         | 0     |
| Situs              | 3519 N OAK TFWY                   | Address               | 3519 N OAK TFWY               |               | 2026-0243 |         | 0     |
| Legal              | BRAECKLEIN'S S297' OF W200' LT 10 | City, St ZIP          | KANSAS CITY, MO 64116-        |               | 2026-0245 |         | 0     |
|                    |                                   | Othr.Owner (s)        |                               |               | 2102-0102 |         | 0     |

| Current Valuation |             |              |            |             | Property Classification |            | Building Permits |            |             |        |
|-------------------|-------------|--------------|------------|-------------|-------------------------|------------|------------------|------------|-------------|--------|
| Class             | Residential | Agricultural | Commercial | Total Value |                         |            | Permit #         | Date       | Description | Status |
| Land Value        | 0           | 0            | 119,000    | 119,000     | Status                  | Active     | 876              | 05/01/2002 | ADDITION    | 64,000 |
| Impr. Value       | 0           | 0            | 245,900    | 245,900     | Prop Class              | 31 COM     |                  |            |             |        |
| Total Value       | 0           | 0            | 364,900    | 364,900     | School District         |            | Appeal History   |            |             |        |
| Adjustment        | 0           | 0            | 0          | 0           | City/Village            | City Tax - | Number           | Year       | Appealed By | Status |
| Exemptions        | 0           | 0            | 0          | 0           | Fire District           |            |                  |            |             |        |
| Taxable           | 0           | 0            | 116,770    | 116,770     | Lot Size                | 0029700X00 |                  |            |             |        |

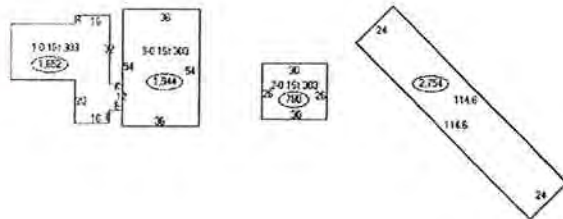
| Buildings     |   |      |               |      |               |      |      |        |      |      |      |         |           |         |         |
|---------------|---|------|---------------|------|---------------|------|------|--------|------|------|------|---------|-----------|---------|---------|
| Bldg Sec Code |   |      | Desc          | Year | CLS           | Qual | Cond | Area   | Perm | Stor | Hght | Sec RCN | Phys Func | RCNLD   |         |
| 1             | 1 | PAS  | PAVING, ASPHA | 1987 |               |      |      | 25,000 |      |      |      | 64,500  | 80%       |         | 12,900  |
|               |   | LTPS | STEEL LITE PO | 1987 |               |      |      | 6      |      |      |      | 400     | 76%       |         | 100     |
|               |   | LTFS | SODIUM LIGHT  | 1987 |               |      |      | 18     |      |      |      | 18,000  | 76%       |         | 4,300   |
|               |   | 303  | AUTOMOTIVE~SH | 1987 | C             | 200  | 30   | 1,652  | 204  | 1    | 12   | 173,100 |           |         | 173,100 |
|               |   | 2    | 1             | 303  | AUTOMOTIVE~SH | 1987 | C    | 200    | 30   | 780  | 112  | 1       | 12        | 84,600  |         |
| 3             | 1 | 303  | AUTOMOTIVE~SH | 2002 | C             | 200  | 30   | 1,944  | 180  | 1    | 12   | 187,700 |           | 187,700 |         |



17318000100200 03/13/2


|              |         | Current Valuation Information |          |         |  |
|--------------|---------|-------------------------------|----------|---------|--|
| Cost Value*  |         | Income Approach               |          |         |  |
| Total RCN    | 528,300 | Units                         | Cap Rate | Value   |  |
| Depreciation | -65,600 | Net Income                    |          | 0       |  |
| Total RCNLD  | 462,700 | Excess Land                   |          |         |  |
| Land Value   | 119,000 | Indicated Value               |          | 0       |  |
| Total Value  | 581,700 | Final Reconciliation          |          | 368,100 |  |

| Historical Valuation Information |                          |          |          |         |       |         |           |
|----------------------------------|--------------------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner             | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | CARS<br>MIDWEST<br>SALES | 0        | 0        | 0       | 0     | 0       | 0.00      |



- Denotes extreme well

\*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

 MO R PRC-html-2001





# CLAY COUNTY ASSESSOR'S OFFICE

\*+17318000100800\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/06/2006 at 11:29:22A

| Parcel Information |                                                 |                 |                        | Ownership Information   |           | Sales History      |       |  |  |
|--------------------|-------------------------------------------------|-----------------|------------------------|-------------------------|-----------|--------------------|-------|--|--|
| PIN #              | 17318000100800                                  | Owner           | CERNER PROPERTIES, INC | Sale Date               | Book/Page | Grantee            | Price |  |  |
| Map #              | 17-318-00-01-008.00                             |                 |                        | 10/19/2005              | 5193-100  | CERNER CORP        | 0     |  |  |
| Situs              | 3315 N OAK TFWY                                 | Address         | 2800 ROCK CREEK PKWY   | 06/30/2005              | 5051-92   | BERKSHIRE KANSAS C | 0     |  |  |
| Legal              | BRAECKLEIN'S PT LT 6 & ALL LTS                  | City, St ZIP    | KANSAS CITY, MO 64117- |                         | 0721-0230 |                    | 0     |  |  |
|                    | 7,8 & 9BEG NE COR LT9, SLY                      | Othr.Owner (s)  |                        |                         | 1277-0326 |                    | 0     |  |  |
| Current Valuation  |                                                 |                 |                        | Property Classification |           | Building Permits   |       |  |  |
| Class              | Residential Agricultural Commercial Total Value | Permit #        | Date                   | Description             | Status    |                    |       |  |  |
| Land Value         | 0                                               | 2672            | 11/07/2005             | INTERIOR REMODEL        | 35,000    |                    |       |  |  |
| Impr. Value        | 0                                               | 04/01/2005      | TEN FIN                | 152,000                 |           |                    |       |  |  |
| Total Value        | 0                                               |                 |                        |                         |           |                    |       |  |  |
| Adjustment         | 0                                               |                 |                        |                         |           |                    |       |  |  |
| Exemptions         | 0                                               |                 |                        |                         |           |                    |       |  |  |
| Taxable            | 0                                               |                 |                        |                         |           |                    |       |  |  |
|                    | 0 1,402,000 1,402,000                           | Status          | Active                 |                         |           |                    |       |  |  |
|                    | 0 7,037,800 7,037,800                           | Prop Class      | 3263                   |                         |           |                    |       |  |  |
|                    | 0 8,439,800 8,439,800                           | School District |                        |                         |           |                    |       |  |  |
|                    | 0 0 0                                           | City/Village    | City Tax -             |                         |           |                    |       |  |  |
|                    | 0 0 0                                           | Fire District   |                        |                         |           |                    |       |  |  |
|                    | 0 2,700,740 2,700,740                           | Lot Size        | 124500X063             |                         |           |                    |       |  |  |

| Buildings     |               |      |     |      |      |        |      |      |      |           |           |           |
|---------------|---------------|------|-----|------|------|--------|------|------|------|-----------|-----------|-----------|
| Bldg Sec Code | Desc          | Year | CLS | Qual | Cond | Area   | Perm | Stor | Hght | Sec RCN   | Phys Func | RCNLD     |
| 1 1 344       | OFFICE BUILDI | 1955 | C   | 200  | 30   | 28,455 | 607  | 3    | 30   | 2,883,100 |           | 2,883,100 |
| 1 2 344       | OFFICE BUILDI | 1955 | C   | 200  | 30   | 18,260 | 465  | 2    | 20   | 1,533,300 |           | 1,533,300 |
| 1 3 344       | OFFICE BUILDI | 1955 | C   | 200  | 30   | 52,456 | 693  | 4    | 43   | 6,203,400 |           | 6,203,400 |
| 1 4 344       | OFFICE BUILDI | 1955 | C   | 200  | 30   | 50,730 | 825  | 3    | 30   | 5,140,000 |           | 5,140,000 |
| 1 5 344       | OFFICE BUILDI | 1955 | C   | 200  | 30   | 13,447 | 819  | 1    | 10   | 937,800   |           | 937,800   |
| 1 6 344       | OFFICE BUILDI | 1955 | C   | 200  | 30   | 11,520 | 224  | 4    | 40   | 1,320,100 |           | 1,320,100 |
| 1 7 344       | OFFICE BUILDI | 1955 | C   | 200  | 30   | 24,624 | 314  | 4    | 40   | 2,821,700 |           | 2,821,700 |
| 1 8 344       | OFFICE BUILDI | 1955 | C   | 200  | 30   | 7,920  | 212  | 3    | 30   | 802,500   |           | 802,500   |
| 1 9 344       | OFFICE BUILDI | 1955 | C   | 200  | 30   | 1,938  | 148  | 2    | 20   | 172,100   |           | 172,100   |
| 1 10 344      | OFFICE BUILDI | 1955 | C   | 200  | 30   | 1,392  | 82   | 4    | 40   | 163,800   |           | 163,800   |
| 1 11 344      | OFFICE BUILDI | 1955 | C   | 200  | 30   | 100    | 30   | 2    | 20   | 10,200    |           | 10,200    |



17318000100800 03/13/2005

| Current Valuation Information |            |                 |          |            |
|-------------------------------|------------|-----------------|----------|------------|
| Cost Value*                   |            | Income Approach |          |            |
| Total RCN                     | 25,679,100 | Units           | Cap Rate | Value      |
| Depreciation                  | -559,200   |                 |          | 0          |
| Total RCNLD                   | 25,119,900 |                 |          | 0          |
| Land Value                    | 1,402,000  |                 |          | 0          |
| Total Value                   | 26,521,900 |                 |          | 24,673,600 |

| Historical Valuation Information |                    |          |          |         |       |         |           |
|----------------------------------|--------------------|----------|----------|---------|-------|---------|-----------|
| Year                             | Billed Owner       | Res Mrkt | Com Mrkt | Ag Mrkt | Total | Taxable | Taxes Due |
| 2003                             | BERKSHIRE KANSAS C | 0        | 0        | 0       | 0     | 0       | 0.00      |

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## CLAY COUNTY ASSESSOR'S OFFICE

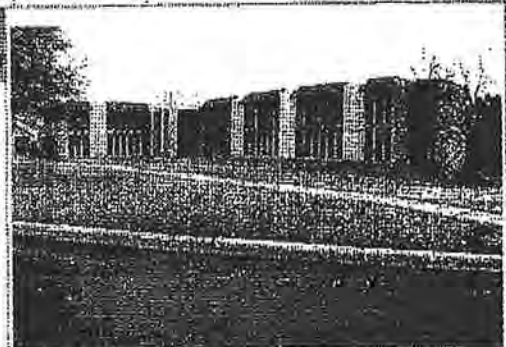
\*+13918000100100\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/12/2006 at 10:57:56A

|                    |                                                                          |                        |                                |                 |            |              |            |
|--------------------|--------------------------------------------------------------------------|------------------------|--------------------------------|-----------------|------------|--------------|------------|
| <b>PIN #</b>       | 13918000100100                                                           | <b>Owner</b>           | MIDWESTERN BAPTIST THEOLOGICAL | <b>Class</b>    | 0652-      | <b>Value</b> | 0          |
| <b>Map #</b>       | 13-918-00-01-001.00                                                      | <b>Address</b>         | 5001 N OAK TFWY                | <b>Class</b>    | 0014       | <b>Value</b> | 0          |
| <b>Situs</b>       | 5001 N OAK TFWY                                                          | <b>City, St ZIP</b>    | KANSAS CITY, MO 64118-         | <b>Class</b>    | 2053-      | <b>Value</b> | 0          |
| <b>Legal</b>       | BEG NE COR N OAK & VIVION RD,<br>N<br>ALNG EL N OAK TO NL SE1/4, E<br>TO | <b>Other Owner (s)</b> |                                | <b>Class</b>    | 0616       | <b>Value</b> | 0          |
| <b>Class</b>       |                                                                          | <b>Status</b>          | Active                         | <b>Parcel #</b> | 6524       | <b>Date</b>  | 11/01/1987 |
| <b>Land Value</b>  | 0                                                                        | <b>Prop Class</b>      | 6523                           | <b>Parcel #</b> | 11/01/1987 | <b>Date</b>  | 11/01/1987 |
| <b>Impr. Value</b> | 0                                                                        | <b>School District</b> |                                | <b>Parcel #</b> | APT BLDG   | <b>Date</b>  | APT BLDG   |
| <b>Total Value</b> | 0                                                                        | <b>City/Village</b>    | City Tax                       | <b>Parcel #</b> | 92,860     | <b>Date</b>  | 92,860     |
| <b>Adjustment</b>  | 0                                                                        | <b>Fire District</b>   |                                | <b>Parcel #</b> |            | <b>Date</b>  |            |
| <b>Exemptions</b>  | 0                                                                        | <b>Lot Size</b>        | 193.7                          | <b>Parcel #</b> |            | <b>Date</b>  |            |
| <b>Taxable</b>     | 0                                                                        |                        |                                | <b>Parcel #</b> |            | <b>Date</b>  |            |

1972 for 4 bldgs



13918000100100 02/20/2005

|              |           |                      |            |
|--------------|-----------|----------------------|------------|
| Total RCN    | 0         | Net Income           | 0          |
| Depreciation | 0         | Excess Land          | 0          |
| Total RCNLD  | 0         | Indicated Value      | 0          |
| Land Value   | 3,854,200 | Final Reconciliation | 10,427,600 |
| Total Value  | 3,854,200 |                      |            |

|      |                    |   |   |   |   |   |      |
|------|--------------------|---|---|---|---|---|------|
| 2003 | MIDWESTERN BAPTIST | 0 | 0 | 0 | 0 | 0 | 0.00 |
|------|--------------------|---|---|---|---|---|------|

No Sketch On File.

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CLAY3  
OPER MAPSCAMA SYSTEM  
S A L E S   D A T ADATE 01/12/06  
TIME 14:27:02

PARCEL ID 13-918-00-01-001.00   CARD 01 OF 05  
099 APPRAISAL DATA DELETE 100-815 (Y) ( )  
100 PROPERTY TYPE 88                      103 CLASS 5  
105 NEIGHBORHOOD 2570                      108 LAND USE 900

CR 84/09/25  
MT: 91/10/04  
104 STYLE 09

| SALES: | DATE | TYPE | AMOUNT | SOURCE | VAL | DELETE |
|--------|------|------|--------|--------|-----|--------|
|        | 201  | /    |        |        |     |        |
|        | 202  | /    |        |        |     |        |
|        | 203  | /    |        |        |     |        |

401 PROPERTY FACT

TOPO R    UTIL ALL    STREET/RD P    431 ZONE

|          | NUMBER      | DATE     | AMOUNT   | COMPLETED | DESCRIPTION |
|----------|-------------|----------|----------|-----------|-------------|
| BUILDING | 461    6524 | 11/01/87 | 00092860 | C         | APT BLDG    |
| PERMIT:  | 462    6523 | 11/01/87 | 00092860 | C         | APT BLDG    |

NOTES: 471 B/P 6537-6541 11/87 \$92860 C    472 APT BLDG; 1/91 COR PLBG.  
473 1/88 <20% C; 1-89 100% C; ADDE    474 D CARDS 4&5;

ENTER 3-9, 61-64, FIELD CODE, E, M, N, P, Q, OR S



CLAY4  
OPER MAPSCAMA SYSTEM  
LAND DATADATE 01/12/06  
TIME 14:27:54

PARCEL ID 13-918-00-01-001.00 CARD 01 OF 05 300 APPRAISED BY

| 301 NONE/GROSS | CODE | VALUE    | 000000000 |                  |               |
|----------------|------|----------|-----------|------------------|---------------|
|                | TYPE | FRONTAGE | DEPTH     | UNIT PRICE       | INFLUENCE     |
| 311 LOT        | 0    | 000      | 000       | 00000            | 000%          |
| 312 LOT        | 0    | 000      | 000       | 00000            | 000%          |
| 313 LOT        | 0    | 000      | 000       | 00000            | 000%          |
| 321 SQ FEET    | 0    | SQ FT    | 0000000   | 000.00           | 000%          |
| 322 SQ FEET    | 0    | SQ FT    | 0000000   | 000.00           | 000%          |
| 323 SQ FEET    | 0    | SQ FT    | 0000000   | SOIL TYPE 000.00 | 000%          |
| 331 ACREAGE    | 1    | ACRES    | 193.700   | 0                | 00000 02 070% |
| 332 ACREAGE    | 0    | ACRES    | 000.000   | 0                | 00000 000%    |
| 333 ACREAGE    | 0    | ACRES    | 000.000   | 0                | 00000 000%    |
| 334 ACREAGE    | 0    | ACRES    | 000.000   | 0                | 00000 000%    |
| 335 ACREAGE    | 0    | ACRES    | 000.000   | 0                | 00000 000%    |
| 336 ACREAGE    | 0    | ACRES    | 000.000   | 0                | 00000 000%    |
| 337 ACREAGE    | 0    | ACRES    | 000.000   | 0                | 00000 000%    |
| 338 ACREAGE    | 0    | ACRES    | 000.000   | 0                | 00000 000%    |

ENTER 3-9, 61-64, FIELD CODE, E, M, N, P, Q, OR S



Run/Save Control Text Window

CLAY5 CAMA SYSTEM DATE 01/12/06  
OPER MAPS BUILDING & IMPROVEMENTS TIME 14:28:05

PARCEL ID 13-918-00-01-001.00 CARD 01 OF 05  
503 CONTACT N NAME FIELD WORK: NO 14 DATE 02/21/85 TIME 10  
501 NORTH 6 502 CLASS: NO.14 DATE 02/21/85 TIME 10

509 DELETE 511-517 521-527 (Y) ( )

| IMPR | YEAR | YEAR  | EFF  | CLASS | BASE-RATE | AREA | CDU      | DEPR    |
|------|------|-------|------|-------|-----------|------|----------|---------|
| CD   | BLT  | REMOD | AGE  |       |           |      |          | PHY/OBS |
| 511  | 77   | 1972  | 1900 | 00    | 521       | HC   | 00000.00 | 000 100 |
| 512  | 52   | 1972  | 1900 | 00    | 522       | HC   | 00000.00 | 000 100 |
| 513  | 30   | 1972  | 1900 | 00    | 523       | HC   | 00000.00 | 000 100 |
| 514  | 52   | 1972  | 1900 | 00    | 524       | HC   | 00000.00 | 000 100 |
| 515  | 00   | 1     | 19   | 00    | 525       |      | 00000.00 | 000 000 |
| 516  | 00   | 1     | 19   | 00    | 526       |      | 00000.00 | 000 000 |
| 517  | 00   | 1     | 19   | 00    | 527       |      | 00000.00 | 000 000 |

| 517 00 1 15 00 017            |   |    |    |    |      | 5500000                       |   |    |    |    |      |
|-------------------------------|---|----|----|----|------|-------------------------------|---|----|----|----|------|
| BLDG APT/RU RMS B-RMS STORIES |   |    |    |    |      | BLDG APT/RU RMS B-RMS STORIES |   |    |    |    |      |
| 551                           | 1 | 00 | 30 | 00 | 02.0 | 552                           | 2 | 00 | 30 | 00 | 02.0 |
| 553                           | 3 | 00 | 08 | 00 | 01.0 | 554                           | 4 | 00 | 20 | 00 | 01.0 |
| 555                           | 0 | 00 | 00 | 00 | 00.0 | 556                           | 0 | 00 | 00 | 00 | 00.0 |
| 557                           | 0 | 00 | 00 | 00 | 00.0 | 558                           | 0 | 00 | 00 | 00 | 00.0 |

ENTER 3-9, 61-64, FIELD CODE, E, M, N, P, Q, OR S





Windows - COBOL Text Window

CLAY6  
OPER MAPS

CAMA SYSTEM  
CONSTRUCTION DATA

DATE 01/12/06  
TIME 14:28:14

PARCEL ID 13-918-00-01-001.00 CARD 01 OF 05 BLDG 1  
626 DELETE 631-696 (Y) ( )  
631 FOUNDATION: CODE 3 CODE 6  
636 EXTERIOR WALLS: CODE/DEC 11/0 00/0 00/0 00/0  
641 ROOF TYPE CODE/DEC 18/0 00/0  
646 ROOF MATERIAL: CODE/DEC 03/0 00/0  
651 FLOORS: CODE/DEC 04/5 14/5 00/0 00/0  
656 INTERIOR FIN: CODE/DEC 07/5 20/5 00/0 00/0  
661 ELECTRICITY: CODE 4  
666 PLUMBING: CODE 1

EXTRA FEATURES

671 PLUMBING CODE/QTY /00 /00 /00 /00 /00 /00  
676 HEAT-AC CODE/FUELO /G /  
681 FIREPLACE SH/O/NUM /0/0 /0/0

ADJUSTMENTS

686 1-5,10,PW OR NW CODE/ADJ /+00 /+00 /+00 /+00  
691 HEIGHT FEET 022  
696 FRAMING CODE/QTY 0/0 0/0 0/0 0/0

ENTER 3-9, 61-64, FIELD CODE, E, M, N, P, Q, OR S



CLAY6  
OPER MAPS

CAMA SYSTEM  
CONSTRUCTION DATA

DATE 01/12/06  
TIME 14:28:23

PARCEL ID 13-918-00-01-001.00 CARD 01 OF 05 BLDG 2  
626 DELETE 631-696 (Y) ( )  
631 FOUNDATION: CODE 3 CODE 6  
636 EXTERIOR WALLS: CODE/DEC 19/5 47/5 00/0 00/0  
641 ROOF TYPE CODE/DEC 18/0 00/0  
646 ROOF MATERIAL: CODE/DEC 03/0 00/0  
651 FLOORS: CODE/DEC 04/0 00/0 00/0 00/0  
656 INTERIOR FIN: CODE/DEC 07/5 20/5 00/0 00/0  
661 ELECTRICITY: CODE 4  
666 PLUMBING: CODE 1

EXTRA FEATURES  
671 PLUMBING CODE/QTY R/10 T/06 U/04 S/06 0/00 0/00  
676 HEAT-AC CODE/FUEL 0 /G /  
681 FIREPLACE SH/0/NUM /0/0 /0/0

ADJUSTMENTS  
686 1-5,10,PW OR NW CODE/ADJ /+00 /+00 /+00 /+00  
691 HEIGHT FEET 016  
696 FRAMING CODE/QTY 0/0 0/0 0/0 0/0

ENTER 3-9, 61-64, FIELD CODE, E, M, N, P, Q, OR S





Program - CLAY Text Window

CLAY6  
OPER MAPS

CAMA SYSTEM  
CONSTRUCTION DATA

DATE 01/12/06  
TIME 14:28:35

PARCEL ID 13-918-00-01-001.00 CARD 01 OF 05 BLDG 3  
626 DELETE 631-696 (Y) ( )  
631 FOUNDATION: CODE 3 CODE 6  
636 EXTERIOR WALLS: CODE/DEC 19/5 47/5 00/0 00/0  
641 ROOF TYPE CODE/DEC 18/0 00/0  
646 ROOF MATERIAL: CODE/DEC 01/0 00/0  
651 FLOORS: CODE/DEC 04/0 00/0 00/0 00/0  
656 INTERIOR FIN: CODE/DEC 07/5 20/5 00/0 00/0  
661 ELECTRICITY: CODE 4  
666 PLUMBING: CODE 1

#### EXTRA FEATURES

671 PLUMBING CODE/QTY R/04 T/02 U/04 S/02 0/00 0/00  
676 HEAT-AC CODE/FUELO /G /  
681 FIREPLACE SH/0/NUM /0/0 /0/0

#### ADJUSTMENTS

686 1-5,10,PW OR NW CODE/ADJ /+00 /+00 /+00 /+00  
691 HEIGHT FEET 010  
696 FRAMING CODE/QTY 0/0 0/0 0/0 0/0

ENTER 3-9, 61-64, FIELD CODE, E, M, N, P, Q, OR S



Programmer: 000001 File Window

CLAY6  
OPER MAPS

CAMA SYSTEM  
CONSTRUCTION DATA

DATE 01/12/06  
TIME 14:28:44

PARCEL ID 13-918-00-01-001.00 CARD 01 OF 05 BLDG 4  
626 DELETE 631-696 (Y) ( )  
631 FOUNDATION: CODE 3 CODE 6  
636 EXTERIOR WALLS: CODE/DEC 16/5 19/5 00/0 00/0  
641 ROOF TYPE CODE/DEC 18/0 00/0  
646 ROOF MATERIAL: CODE/DEC 03/0 00/0  
651 FLOORS: CODE/DEC 04/0 00/0 00/0 00/0  
656 INTERIOR FIN: CODE/DEC 07/5 20/5 00/0 00/0  
661 ELECTRICITY: CODE 4  
666 PLUMBING: CODE 1

#### EXTRA FEATURES

671 PLUMBING CODE/QTY R/10 T/06 U/04 S/06 0/00 0/00  
676 HEAT-AC CODE/FUELO /G /  
681 FIREPLACE SH/0/NUM /0/0 /0/0

#### ADJUSTMENTS

686 1-5,10,PW OR NW CODE/ADJ /+00 /+00 /+00 /+00  
691 HEIGHT FEET 010  
696 FRAMING CODE/QTY 0/0 0/0 0/0 0/0

ENTER 3-9, 61-64, FIELD CODE, E, M, N, P, Q, OR S



CLAY7  
OPER MAPSCAMA SYSTEM  
SKETCH VECTORSDATE 01/12/06  
TIME 14:28:52

PARCEL ID 13-918-00-01-001.00 CARD 01 OF 05

700 DELETE 701-710 (Y) ( )  
SKETCH VECTORS800 DELETE 801-815 (Y) ( )  
ADDITIONS

|          |        | LOWER | UPPER | AREA    |
|----------|--------|-------|-------|---------|
| 701 B1N  | 801 B1 | 2S    |       | 0020700 |
| 702 B2N  | 802    | NB    |       |         |
| 703 B3N  | 803 B2 | 2S    |       | 0022950 |
| 704 B4NH | 804 A1 | CAN   |       | 0005200 |
| 705      | 805    | NB    |       |         |
| 706      | 806 B3 | 1S    |       | 0004500 |
| 707      | 807    | NB    |       |         |
| 708      | 808 B4 | 1S    |       | 0022660 |
| 709      | 809 A1 | CAN   |       | 0004800 |
| 710      | 810    | BMB   |       | 0007450 |
|          | 811    |       |       |         |
|          | 812    |       |       |         |
|          | 813    |       |       |         |
|          | 814    |       |       |         |
|          | 815    |       |       |         |

ENTER 3-9, 61-64, FIELD CODE, E, M, N, P, Q, OR S

CLAY8  
OPER MAPSCAMA SYSTEM  
SPECIAL FEATURESDATE 01/12/06  
TIME 14:29:06PARCEL ID 13-918-00-01-001.00 CARD 01 OF 05  
820 DELETE 821-829 ( )

840 PROP NAME MDWST BAPT THEO SEMI

|     | BLD<br>NUM | SF<br>CODE | TYPE<br>GRADE | CLASS | UNITS<br>L X W | PRICE   |
|-----|------------|------------|---------------|-------|----------------|---------|
| 821 | 1          | COOL       | AIRC          | 03    |                | 0000000 |
| 822 | 1          | HEAT       | HOTW          | 00    |                | 0000000 |
| 823 | 2          | HEAT       | HOTW          | 00    |                | 0000000 |
| 824 | 3          | HEAT       | FHAC          | 03    |                | 0000000 |
| 825 | 2          | COOL       | AIRC          | 03    |                | 0000000 |
| 826 | 4          | HEAT       | HOTW          | 00    |                | 0000000 |
| 827 | 4          | COOL       | AIRC          | 03    |                | 0000000 |
| 828 | 0          |            |               |       |                | 0000000 |
| 829 | 0          |            |               |       |                | 0000000 |

ENTER 3-9, 61-64, FIELD CODE, E, M, N, P, Q, OR S



## COMPANY PROFILE

Rule & Company, Inc. is a commercial real estate appraisal and consulting firm. Our property experience is very broad. Special expertise exists with tax increment financing, gaming, airport properties, leasehold valuations, secondary use of limestone caves, LIHC apartments, and lodging properties. Geographic coverage is national with emphasis on the Midwest. Our home territory is all of the states of Missouri, Kansas, Nebraska and Iowa. In the last three years we have performed appraisals in more than 20 other states.

Rule & Company, Inc. is quality and customer driven. We strive to provide responsive service, insightful analysis, and detailed market data. Following is a partial list of our recent clientele:

### INSTITUTIONS

AEGON  
Fidelity Mgmt & Research  
GE Investments  
The Guardian  
GNA  
John Alden Life  
MetLife Capital  
Mutual of Omaha  
Penn Mutual  
Phoenix Mutual  
Principal Financial  
Sentinel Real Estate  
UNUM  
Woodmen of the World

### BANKS

Banc One  
Bank of America  
Bank of New York  
Citicorp  
Commerce Bank  
First National Bank of Kansas  
First National Bank of Omaha  
First Star  
First Union  
Hillcrest Bank  
Key Bank  
LaSalle Bank  
Norwest  
Oak Park Bank  
Union Bank  
United Missouri Bank  
Valley View Bank  
Wells Fargo

### MORTGAGE

#### BANKERS

Charter American Mortgage  
Northland/Marquette Capital  
Thellman Financial  
Triad Mortgage

#### FNMA DUS, etc.

AMI Capital  
Berkshire  
Freddie Mac  
Midland Mortgage Investment  
Paramount Financial  
Patrician Financial  
PW Funding  
Washington Mortgage

### ATTORNEYS

Armstrong Teasdale  
Craft Fridkin & Rhyne  
Farley & Hubbard  
Lathrop & Gage  
Lewis Rice Fingersh  
Mitchell, Kristl & Lieber  
Morrison & Hecker  
Polsinelli, White  
Shugart Thomson & Kilroy  
Stinson Mag & Fizzell  
White, Goss, Bowers, et al  
Williams & Barzee

### DEVELOPERS

John Brown & Company  
Corporate Woods  
The Garney Companies  
Hardy Peterson Retail Group  
The Perot Group  
J.A. Peterson Company  
Mel Simon & Assoc.  
Tower Properties  
Trammell Crow  
VT Asset Management

### SECURITIZATION and REITS

Column Financial  
Donalson, Lufkin, Jenrette  
Heller Financial  
Lehman Brothers  
Midland Asset Management

### GOVERNMENTS

City of Gladstone, Missouri  
City of Kansas City, Missouri  
City of Lee's Summit, Missouri  
City of North Kansas City, MO  
City of Riverside, Missouri  
City of San Jose, California  
City of Springfield, Missouri  
General Services Admin.  
HUD  
Clay County, Missouri  
Jackson County, Missouri  
Platte County, Missouri  
U.S. Army Corps of Engineers  
U.S. Post Office

## QUALIFICATIONS OF BROCK J. RULE, MAI

### Education

Rose-Hulman Institute of Technology, Terre Haute, Indiana, Bachelor of Science, Chemical Engineering (1977 to 1981), *cum laude*

### Professional Associations

#### The Appraisal Institute

Brock obtained the MAI designation in 1991.

#### American Society of Appraisers

Brock is an applicant for the ASA designation.

### Continuing Education

Feasibility Analysis and HBU: Nonres (1989)  
Rates, Ratios and Reasonableness (1989)  
Comprehensive Examination Workshop (1990)  
Income Property Demo Appraisal (1990)  
Experience Review Training Session (1991)  
Reviewing Appraisals (1992)  
Condemnation Appraising & Mock Trial (1992)  
Tax Increment Financing (Realtors, 1992)  
Maximizing the Value of an App Practice (1994)  
Stds of Professional App Practice, Part A (1994)  
Limited Appraisals & Reporting Options: (1994)  
Appraisal Institute Annual Symposium (1994)  
The Internet: How to as a Business Tool (1995)  
Assessor's Forum (1995)  
Developer's Tax Credit Conference (1995)  
Developing on the Info Super Highway (1995)  
Stds. of Professional App Practice, Part B (1996)  
Appraisal of Retail Properties (1996)

Affordable Housing Valuation (1997)  
Introduction to Business Valuation, Part I (1997)  
Understanding DCF Software (1998)  
Internet Search Strategies (1998)  
Detrimental Conditions of Real Estate (1998)  
Stds. of Professional Practice, Part C (1999)  
Partial Interests – Divided (2000)  
Basics of Business Valuation: BV201 (2000)  
Standards of Professional Practice Part C (2001)  
Using your HP12C Financial Calculator (2002)  
Appraising from Blueprints and Specs (2002)  
Market-to-Market (2002)  
Separating Real and Personal from Intangibles (2003)  
Feasibility, Mkt Value, Inv Timing: Option Value (2003)  
National USPAP Course (2004)  
The Income Approach: BV202N (2004)  
7-Hr USPAP Course (2005)

### Employment

Dow Chemical, U.S.A., Granville, Ohio (1981-1984), Research & Development  
Atlantic Richfield Chemical, Philadelphia, Pennsylvania (1984-1985), Marketing  
Rule & Company, Inc., Kansas City, Missouri (1985-present), Principal  
North Village Corporation, Kansas City, Missouri (1998-present), Principal  
Hopkins Appraisal Services, Independence, Missouri (2000-present), Shareholder, COO, Director  
Restaurant Division

### Speaking Engagements

OPIS Gasoline Marketing Conference – Retail Petroleum Valuation, February 2003  
OPIS Site School, SIGMA Masters Program – Retail Petroleum, Single-Unit and Company Valuation, November 2004  
Association of Taco John's Franchisees – Restaurant and Business Valuation, March 2005

### Affiliations

Certified General Real Estate Appraiser in 21 states including MO, KS, CA, TX, and NY  
Who's Who in Kansas City Real Estate 1995, *Kansas City Business Journal*  
Urban Land Institute, Associate Member (1993-1997), Co-Chair Programs (1994-1996)  
Harvesters-The Community Food Network, Board Of Dir. (1988-1995), President (1991-1993)



Applied Real Estate Analysis, Inc.

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March 20, 2006

Mr. Manish Patel  
Development Officer  
Economic Development Corporation of Kansas City  
10 Petticoat Lane  
Kansas City, Missouri 64106

RE: North Oak TIF Plan: First Amendment

Dear Mr. Patel:

Applied Real Estate Analysis (AREA), Inc., has reviewed the financials associated with the proposed First Amendment to the North Oak Tax Increment Finance (TIF) Plan and concluded that it meets the "but for" test.

AREA reviewed the pro forma supplied by the developer for the project. The pro forma calculated an internal rate of return (IRR) on the overall cost of the developer's portion of the development. Without any TIF assistance the project returned less than 1% on the cost of development. When calculated with the full TIF assistance requested, the return was only 10.4%. This type of analysis assumes that the return goes equally to debt and equity. However, the entity in the equity position generally requires a premium for the additional risk involved.

Most developers would not be satisfied a return of only 10.4% on a comparatively risky land development project. Therefore, AREA analyzed the potential return on the developer's equity under the assumption that 75% of the developer's cost could be financed at 7% with an amortization of 20 years. Under this premise, the annual payment on the amount financed would exceed the cash flows for the first 10 years of the project and it would not be feasible.

If the developer's cost were substantially reduced with proceeds from a TIF-backed bond, the developer's equity would be approximately \$4.57 million and the IRR would be 8.0%. By increasing the bond through the addition of backing from sales taxes generated by the project, the developer's equity was reduced to \$3.64 million and the return on investment increased to 16.2%. While this return is still on the low side of most developer's expectations, it could be considered an acceptable return.



AREA also reviewed the assumptions that went into the various components of the developer's pro forma. The documents supplied to AREA indicate rents of \$11.36 per square foot for the 22,000 square feet of retail space to be built by the developer and land leases of \$6.34 per square foot of building space for sites leased to retailers. While these initial rents appear reasonable, the documents did not provide assumptions for how these rents might be structured over time but merely increased them at an annual rate of 2%. Leases on the both the building and land are likely to have clauses allowing for adjustments in base rents in addition to annual increases. These adjustments might be based on inflation indexes or, in the case of the building, on the retailer's sales revenues.

Thus, there is some potential that the revenues will be higher than shown in the pro forma, especially after the first five years of the project. The pro forma also incorporates an annual vacancy loss of 5% after the initial lease-up. It is quite possible that, once the first few years after lease-up have elapsed, there might be several years with no vacancy loss. In this case, some fine-tuning of the pro forma might increase revenues by as much as \$75,000 in Year 3 to more than \$150,000 in Year 10. However, the net effect of these increases would be to raise the IRR on equity by about 1.0%. This would merely put the return more in line with the potential risk on the development and would not be considered excessive.

AREA recently completed a similar analysis for another retail development, Antioch Mall, which is fairly close to this site. We feel this proximity raises a potential question of overall market depth within this section of the city. The potential risk is that one or both of the developments will perform below expectations and place the public investment at risk. However, returning 32 acres of land to the tax rolls may be worth the risk for the public agencies that will eventually benefit.

Having reviewed the various aspects of the project, we conclude that it meets the "but for" test for TIF financing. A spread sheet showing our analysis is attached as a part of this report.

Sincerely,



Robert E. Miller, CRE  
Senior Vice President

Attachments: