## FIRST AMENDMENT TO THE NORTH OAK

### TAX INCREMENT FINANCING PLAN

### KANSAS CITY, MISSOURI

TH Commission Approval:	4-6-06
<u> April 12, 2006</u> Date	Resolution No.
City Council Approval:	
July 20, 2006	06 <u>0534</u>
Date	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.  $\frac{4-6-06}{2}$ , at a public hearing that was duly noticed and held on  $\frac{4/|2|}{66}$ .

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:

Redevelopment Project Area	Gross Area
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 <u>50%</u> of the available PILOTS from year 11 through year 23 amounting to a total of <u>\$1,007,511</u>. 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 are 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 colleted 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.

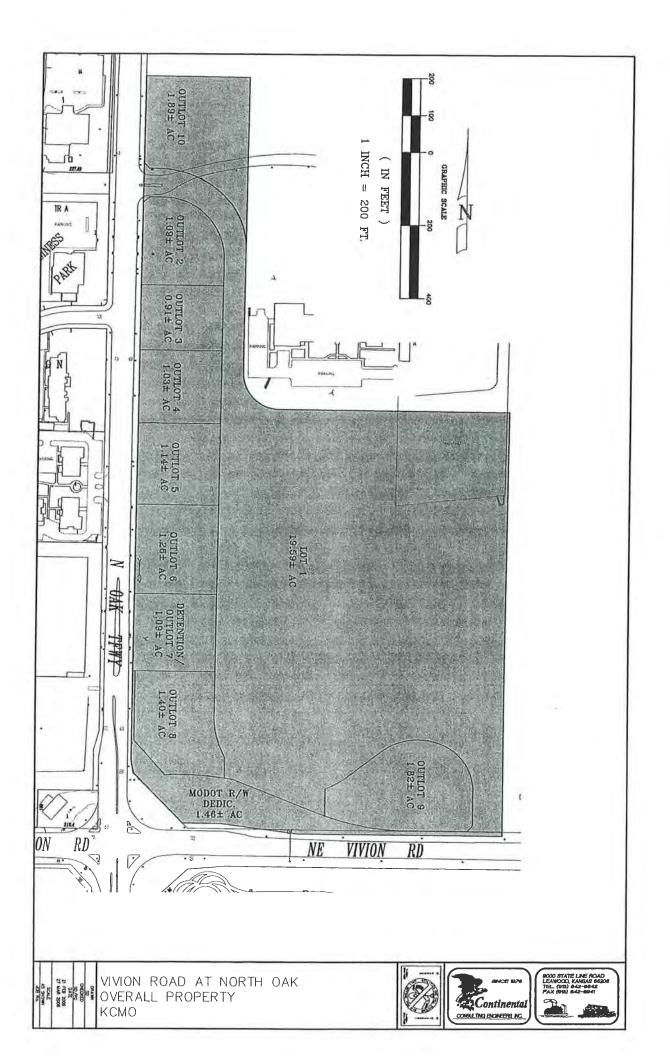
**Amendment No. 22:** Add the attached "Supplementary Cost Benefit Analysis" as a supplement to Exhibit 8 of the Plan.

**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.

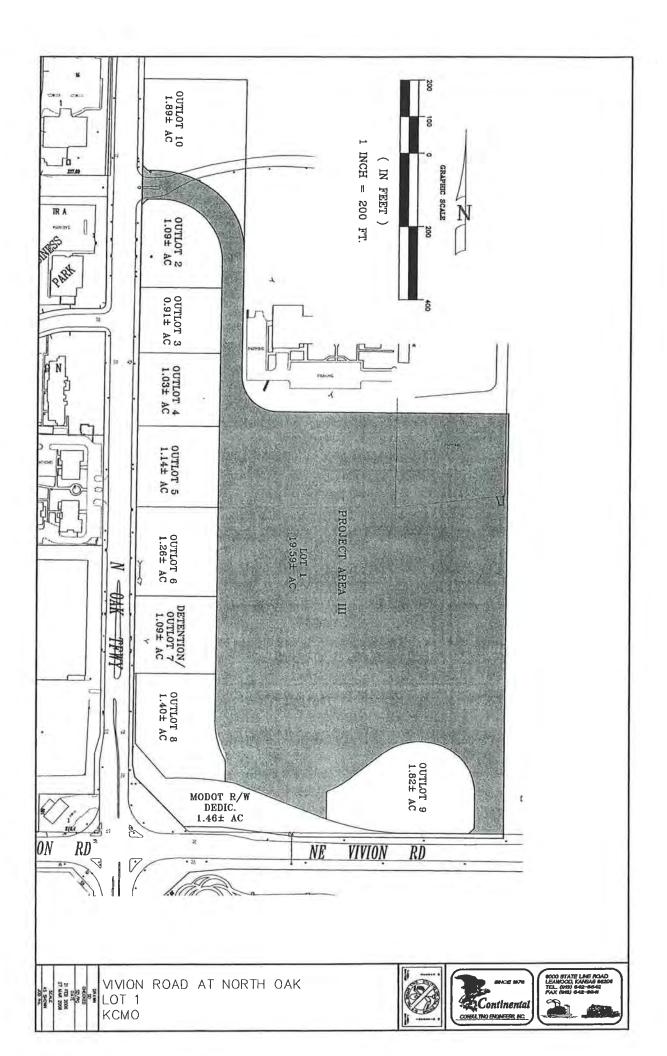
#### Overall TIF Legal - Project Areas III thru VI

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 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.

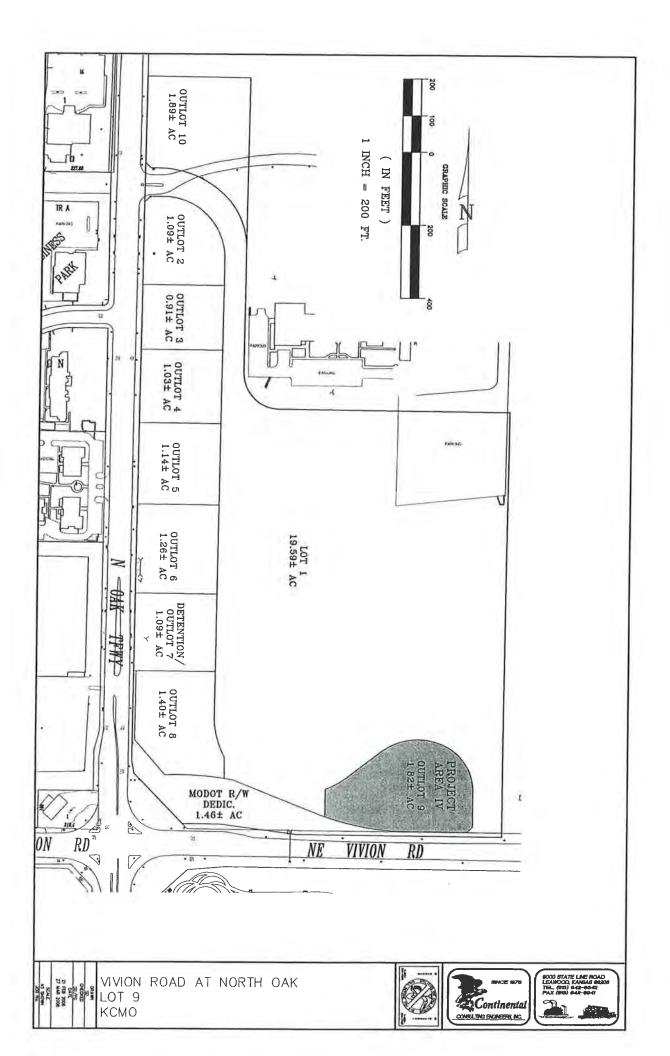


All that part of the Southeast Quarter of Section 35, Township 51 North, Range 33 West, in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the southwest corner of the Southeast Quarter of said Section 35. thence North 00 degrees 33 minutes 13 seconds 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-ofway 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

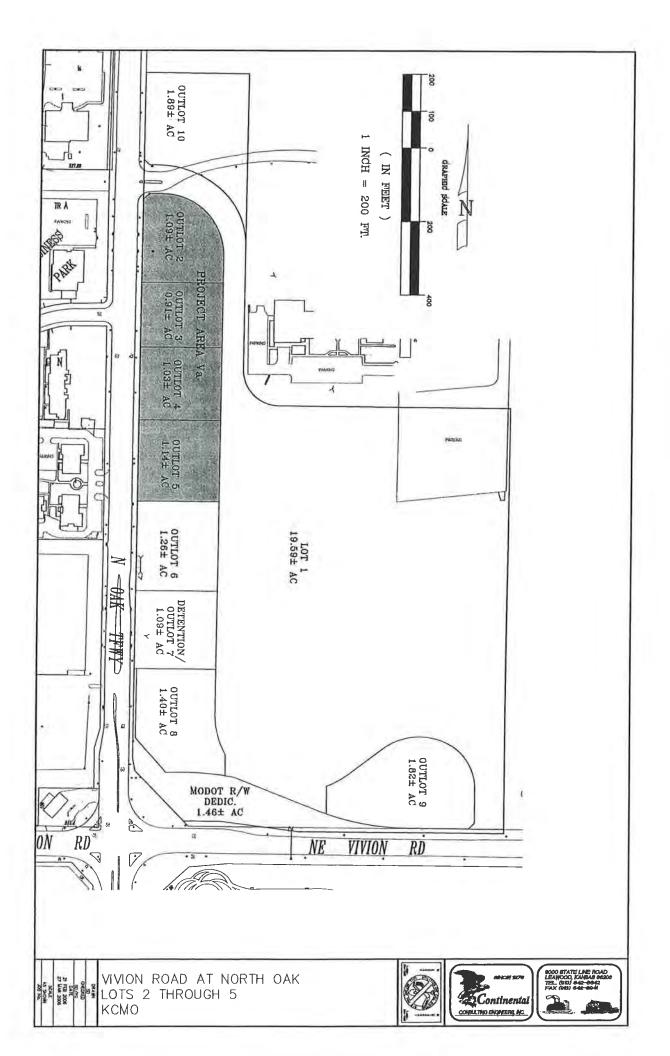
minutes 13 seconds East, parallel with the west line of the Southeast Quarter of said Section 35, a distance of 75.72 feet; thence on a curve to the right having a radius of 230.00 feet, a central angle of 29 degrees 52 minutes 59 seconds, with an initial tangent bearing of North 29 degrees 19 minutes 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.



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.

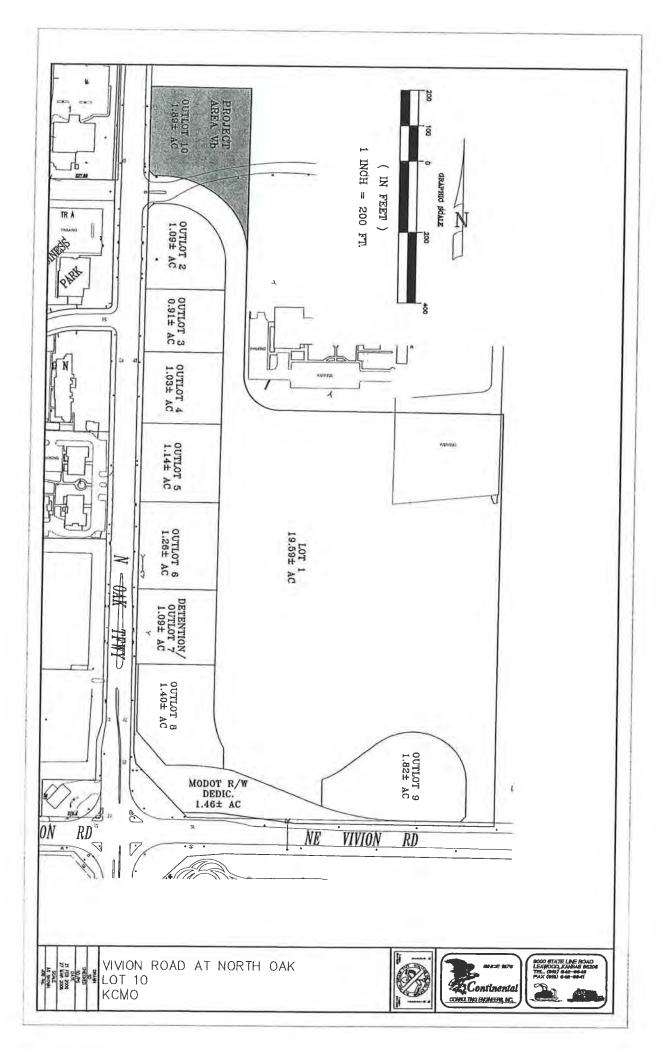


All that part of the Southeast Quarter of Section 35, Township 51 North, Range 33 West, in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the southwest corner of the Southeast Quarter of said Section 35, thence North 00 degrees 33 minutes 13 seconds 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 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-ofway of North Oak Trafiicway, a distance of 224.00 feet to the point of beginning. The above described tract contains 181820 square feet, or 4.17 acres.

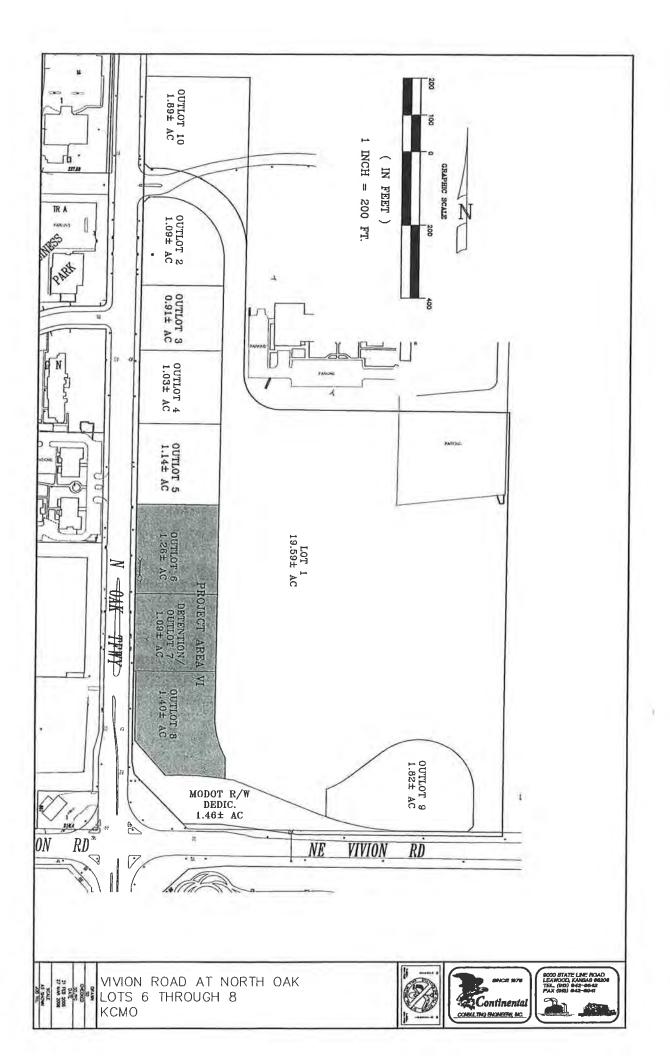


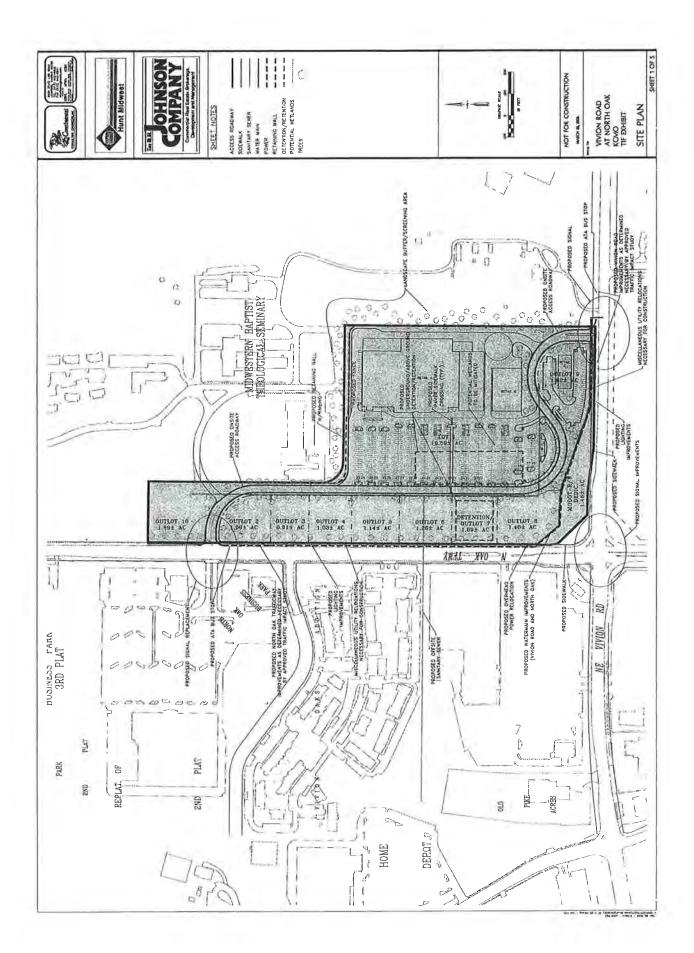
#### Project Area V b.

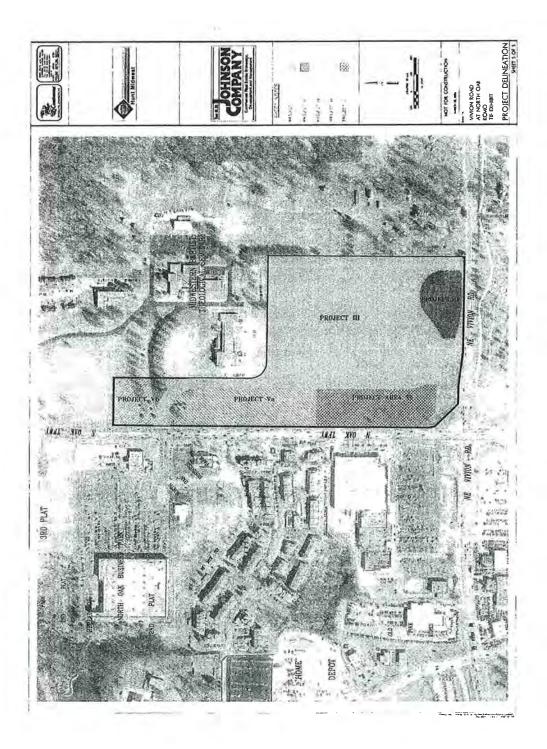
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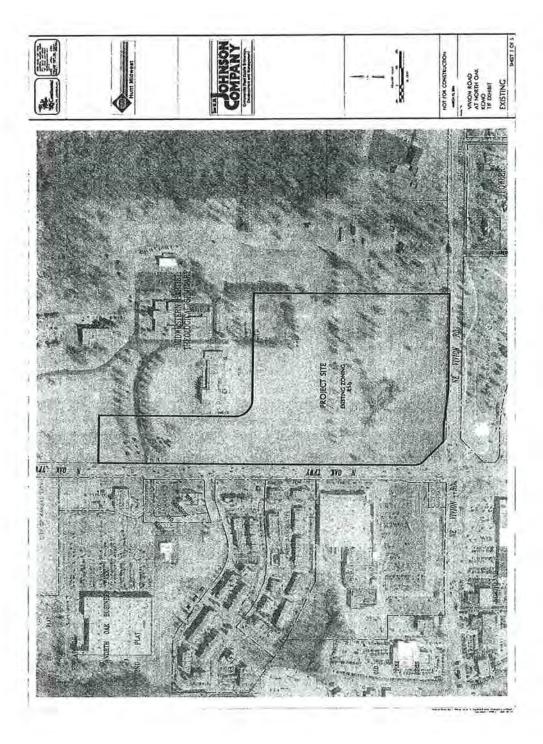


All that part of the Southeast Quarter of Section 35, Township 51 North, Range 33 West, in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the southwest corner of the Southeast Quarter of said Section 35, thence North 00 degrees 33 minutes 13 seconds 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 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 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-ofway 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.









#### BAPTIST SEMINARY ADDITION ONLY

#### CONSTRUCTION TOTALS

	New Construction	Existing Structures to REMAIN as is	Existing Structures to be REHABBED	Total	Existing Structures to be DEMOLISHED
Square feet of Office space	0			0	, a
Square feet of Retail space	211,000			211,000	
Square feet Institutional space					
Square feet Industrial Space					
Total Square Feet	211,000			211,000	
Number of Dwelling Units					
Number of Motel Rooms					
Number of Parking Spaces	845			845	A.

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

Anticipated Annual Payroll	\$10,800,000
Estimated number of construction workers to be hired during construction phase	75

			Land				1
Refall Site Summary	Bidg Size		Acquisition		Cost		Price/
Built GLA, Owned by Developer Built GLA, Owned by Retailers	22,000 sq.ft		Land	32,00 \$	8,624,880	,	0
			Total Land Cost	32.00 \$	8,624,880	57	\$ 6.19
Davelorment Costs		Project Costs		Private	雅	City Super TIF	CID
Dovelopment Costs		co ato opo I and Conter		66 270 638	840 252	9	05
Land		\$8,219,880 Land Costs: \$8,219,880	80	\$5,379,628	267,840,252	2 3	2 3
Anchor Retail Sheil		\$8,100,000		\$6,100,000	2 9	09	0,00
Anchor Retail Sitework		\$1,950,000		\$1,950,000	08	0\$	05
Junior Box Shell	_	51,540,000		\$1,540,000	\$330,000	G G	0, 0,
Buildings Constructed on Pad Sites - Shell		\$7.500,000		\$7,500 000	80	\$0	05
Pad Site - Sitework / Landscaping		52,040,000	1	\$2,040,000	50 700 55	0.5	50 800 804
SterLandscape (Continental Engineering Estimate) (See Note Z)		\$27,097,594	94	\$000.0000	05	200	80
Professional Services Fees		\$2,120,000		\$2,120,000			8,8
Interest Carry Points		\$232,000		\$232,000	0\$	\$0	3
Closing - Loan and Land		\$75,000		\$75 000	\$0	0\$	05
Development Fee		\$1,200,000		\$1,200,000	Q Q	9 9	S 8
Taxes During Construction		\$15,000		\$15,000	\$0	0\$	05
TIF Commission Fees		\$250,000	1	\$480.940	\$250,000	G G	S S
Contingency		\$2,300,000 \$7,969,940	19	\$1,995,500	\$304,500	\$0	OS*
Public Improvements Park Land Darkmon	5	\$209.000		0,9	\$209,000	8	
Additional Vivion Road ROW	2.7	\$405,000		08	\$405,000	8 8	
Wetland Mitigation Replace Water Main at Oak & Vivion that Frequently Breaks		\$525,000		08	\$225,000	8 8	
Replace Overhead Electric Lines with Underground Lines Street, salon Vivion Road & North Oak		\$225,000		0 0 9	\$225,000 \$67,500	8 8	
Omamental Perimeter Lighting		\$143,000		0,5	\$143,000	8.8	
Extraordinary Cost of Underground Runoff Detention		\$1,475,000		G G	\$1,475,000	808	
Neighbarhood Improvement Fund Total Public Improvements		\$3.862,789 Public Improven \$7,774,789	rements:	ଛା ଛ	\$1,000,000	\$2,862,789	ଛାଞ
			ı				
Total Development Costs		\$51,062,203		\$34,902,607	\$11,436,003	\$2,862,789	\$1,860,804 \$51,062,203
On Silva Course (Built by Davaloner)		524 000 444		\$14 637 607	\$6 524 003	20	\$1.860.804 \$23.02
On Site Costs (Built by Retailars) Public Improvement Costs	Y	\$20,265,000 \$7,774,789		\$20,265,000	\$4,912,000	\$2,862,789	\$0 \$20,265,000 \$0 \$7,774,789
Percentages of Total Project Costs by Category		5,001		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
The second secon							

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

	City Super	80	80 80	\$254,125 \$381,188	\$259,208 \$388,811	\$264,392 \$396,587	\$269,679 \$404,519	\$275,073 \$412,610	\$280,575 \$420,862	\$286,186 \$429,279	\$291,910 \$437,865	\$297,748 \$446,622	\$303,703 \$455,554	\$309,777 \$464,665	\$315,972 \$473,959	\$322,292 \$483,438	\$328,738 \$493,107	\$335,313 \$502,969	\$342,019 \$513,028	\$348,859 \$523,289	\$355,836 \$533,755	\$362,953 \$544,430	\$370,212 \$555,318	\$377,616 \$566,425	\$6 552 185 SQ 828 278
Total	Net TIF	80	\$133,351	\$1,452,632	\$1,481,996	\$1,502,742	\$1,542,496	\$1,564,081	\$1,605,441	\$1,627.898	\$1,670,929	\$1,694,293	\$1,739,063	\$1,763,370	\$1,809,949	\$1,835,238	\$1,883,699	\$1,910,010	\$1,960,428	\$1,987,802	\$2.040,257	\$2,068,738	\$2,123,312	\$2,152,943	\$37 550 668
TIFC	Fee (5%)	80	(\$7,018)	(\$76,454)	(\$78,000)	(\$79,092)	(\$81.184)	(\$82,320)	(\$84,497)	(\$85,679)	(\$87.944)	(\$89,173)	(\$91,530)	(\$92,809)	(\$95,260)	(\$96,591)	(\$99,142)	(\$100,527)	(\$103,180)	(\$104.621)	(\$107.382)	(\$108,881)	(\$111,753)	(\$113,313)	1151 076 3511
Total	TIF	80	\$140,370	\$1,529,086	\$1,559,995	\$1,581,834	\$1,623,680	\$1,646,401	\$1,689,938	\$1,713,577	\$1,758,873	\$1,783,466	\$1,830,592	\$1,856,179	\$1,905,209	\$1,931,830	\$1,982,841	\$2,010,537	\$2,063,609	\$2,092,424	\$2,147,639	\$2,177,619	\$2,235,065	\$2,266,255	610 577 019
	EATS	80	80	\$1,070,502	\$1,091,912	\$1,113,750	\$1,136,025	\$1,158,745	\$1,181,920	\$1,205,559	\$1,229,670	\$1,254,263	\$1,279,348	\$1,304,935	\$1,331,034	\$1,357,655	\$1,384,808	\$1,412,504	\$1,440,754	81,469,569	\$1,498,961	\$1.528,940	81,559,519	\$1,590,709	130 109 703
Projected	PILOTS	SO	\$140,370	\$458,585	\$468,084	\$468,084	\$487.656	\$487,656	\$508,018	\$508.018	\$529,203	\$529,203	\$551,244	\$551,244	\$574,175	\$574,175	\$598,033	\$598,033	\$622.854	\$622,854	\$648,679	\$648,679	\$675,546	\$675,546	\$11 975 927 \$77 601 0X1
Projected Incremental	Taxes	80	\$168,686	\$551,092	\$562,507	\$562,507	\$586,027	\$586,027	\$610,497	\$610.497	\$635,955	\$635,955	\$662,442	\$662,442	\$690,000	\$690,000	\$718,670	\$718,670	\$748,499	\$748,499	\$779,532	\$779,532	\$811,820	\$811,820	\$14 331 678
Projected	Taxes	So	\$188,349	\$570,756	\$582,171	\$582,171	\$605,691	169'5098	\$630,161	\$630,161	\$655.619	\$655,619	\$682,106	\$682,106	\$709,663	\$709,663	\$738,334	\$738,334	\$768.162	\$768,162	961.662\$	8799,196	\$831.484	\$831,484	CXC 277 1787
Projected	Assessed	\$203,753	\$1.951.646	\$5,914,080	\$6,032,362	\$6,032,362	\$6,276,069	\$6,276,069	\$6,529,622	\$6,529,622	\$6.793,419	\$6.793,419	\$7.067.873	\$7,067,873	\$7,353,415	\$7,353,415	\$7,650,493	\$7,650,493	\$7,959,573	\$7,959,573	\$8.281,140	\$8.281,140	\$8,615,698	\$8,615,698	
Projected	Appraised	\$636,729	\$6,098,895	10,	\$19,664 \$18,851,130	\$19,664 \$19,228,153	\$19,664 \$19,612,716	\$19,664 \$20,004,970	\$19,664 \$20,405,069	\$19,664   \$20,813,171	\$21.229.434	\$19,664 \$21,654,023	\$19.664 \$22.087.103	\$22,528,845	\$19,664 \$22,979,422	\$23,439,011	\$23,907,791	\$19,664 \$24,385,947	\$24.873.666	\$25,371,139	\$25,878,562	\$26,396,133	\$26,924,056	\$27,462,537	
Estimated	Base Taxes	\$19,664	\$19,664	\$19,664	\$19,664	\$19,664	\$19,664	\$19,664	\$19,664	\$19,664	\$19,664	\$19,664	\$19,664	\$19,664	\$19,664	\$19,664	\$19,664	\$19,664	\$19,664	\$19,664	\$19,664	\$19.664	\$19,664	\$19,664	\$457.768
Base	Assessed	\$203,753	\$203,753	\$203,753	\$203,753	\$203,753	\$203,753	\$203,753	\$203,753	\$203,753	\$203,753	\$203,753	\$203,753	\$203,753	\$203.753	\$203,753	\$203,753	\$203,753	\$203,753	\$203,753	\$203,753	\$203,753	\$203,753	\$203,753	
Base	Appraised	\$636,729	\$636,729	\$636,729	\$636,729	\$636,729	\$636,729	\$636,729	\$636,729	\$636,729	\$636,729	\$636,729	\$636,729	\$636,729	\$636,729	\$636,729	\$636,729	\$636,729	\$636,729	\$636,729	\$636,729	\$636,729	\$636,729	\$636,729	
	Vear	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
		-	2	п	4	5	9	7	8	6	10	11	12	13	14	15	16	17	18	19	20	21	22	23	Totals

8.0308% (1) Of the total ad valorem tax rate of 9.6508%, the amount captured by TIF as PILOTS is

The portions of the ad valorem tax not included in TIF are the blind pension trust and the Merchant & Manufacters 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 Project Areas 3 through 6 Total	\$6,417,640 <u>\$11,436,003</u> \$17,853,643
2.	Estimated Private Investment and other Sources	
	Project Area 1 & 2	\$28,020,000
	Project Areas 3 through 6	\$39,626,200
	Total	\$67,646,200
	Subtotal – Project Area 1	\$34,437,640
	Subtotal – Project Areas 3 to 6	\$51,062,203
	TOTAL	\$85,499,843

#### **B. BONDS**

For Project Area 1, the total investment amount of PILOTS and EATS over twnenty-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  $-1^{st}$  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 Benefits vs. Public Costs	Net Public Revenues 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 032906

	Construction Period	on Period	1		The second second	1000	The second second second						
	Single Year	Additional	Year I	2007 Year 2	3008 Year 3	2009 Year4	2010 Year 5	Year6	Total Trang	Yours	2014 Year9	2015 Year 10	2016 Year 11
Kansas City Impacts   Feonomic Benefits													
Construction	526,223,650	9	1	1	ł	1	!	15	ı	i	ì	1	1
Operations	.1		84217	\$30,284	\$11,769,035	\$13,913,199	\$14,318,851	114,736,897	\$13,171,265	415,617,325	\$18,367,932	526,580,073	\$17,007,384
Offisite Employee Effects	1	-1	05	05	\$633,992	\$1,014,394	\$1,062,317	\$1,073,701	51,425,027	\$1,659,306	51,193,576	53,225,862	\$1,265,196
Secondary Effects	9	1	05	0\$	98	98	98	8	R	9	5	R	S
Visitor Impacts	+		S	S	3,	56	08	9	94	.00	.06	8	9
Total Economic Benefits	957 922 025	8	acre	200	\$12,403,027	51,422,342	\$12,002,144	STANKE,483	04,745,312	\$16,776,433	\$34,781,528	\$17,409,335	\$17,525.018
Total Public Revenues													
Construction	\$357.746	9.		ł	1	1	1	.(		ļ	1	1	
Operations	+	10	412.85	120,214	11,273,574	51,641,959	STANCES	87.542,420	51.995,099	52,052,772	\$2.167,812	27,107,72	MARKET
yoe Effects	1.	1	9	8	TEACH TO STATE	192,241	TA ANY	12520	621,082	TUTOR	560,093	186.559	505.025
Secondary Effects	1	1	1	1	1	1	,	1		*	ì		
Visitor Impacts	1	4	96	w	16	.05	36	9	36	3	9.	3	38
Tolaf Public Revenues	4500	2	Schr	FREIN	STANKES	STANDS	\$1,944,751	\$2.020.EFT	STATE STATE	\$2,134,864	\$1251.345	\$42,785,287	\$2,340,672
Total Public Costs													
	62,628	9.	1		1	1	*	1	1	4	1	1	1
	1	C	8	ZWYZS	11,202,196	51,452,409	11.417.473	\$1,533,588	\$1,575,803	\$1,010,239	51,664,045	\$1,7   0.150	S1,757,A96
Offisite Employee Effects	1	1	8	96	98	8	R	0%	05	9	9,	0%	0\$
Secondary Effects	í	C	9	.00	98	3	S	05	90	Sk	3	05	95
Visitor Impacts	1	•	95	05	05	Si	9.	3	X	*	66	5.	8
Tolal Public Coets	SHAM?	24	99	19975	81722/18	53,432,649	81,492,475	\$1,532,546	\$1,075,903	400'6)4'55	\$1,444,043	51,718,130	STATES
NET ECONOMIC BENEFITS vs. PUBLIC COSTS	\$20,174,363	05	\$4,217	54,217	\$11,075,128	\$13,474,984	\$13,886,693	\$14,298,515	\$14,721,490	\$15,157,094	\$16,117,483	\$16,099,185	\$16,565,283
NET PUBLIC REVENUES vs. PUBLIC COSTS	\$303,479	\$	SAZIT	54,217	\$461,956	5446,349	5474,276	\$467,303	\$501,026	5515,465	\$587,750	\$11,775\$	\$583,176

## Summary of Costs and Be Analysis 03/23/06

	2012	2016
	Year 12	Year LS
I Kansas City Impacts		
Total Economic Benefits		
Construction		
Operations	117,508,230	20'915
Offsite Employee Effects	\$1,302,40h	4.12
Secondary Effects	3	
Visitor Impacts	8	
Total Economic Benefits	\$10,560,636	319,4
Total Public Revenues		
Construction	1	
Operations	\$2,314,524	52,33
Offisite Employee Effects	\$90,125	š
Secondary Effects	1	
Visitor Impacts	8	
Total Public Revenues	496,909,52	375
Total Public Costs		
Construction	1	
Operations	\$55,200,128	813
Offisite Employee Effects	9	
Secondary Effects	8	
Visitor Impacts	9.	
Total Public Costs	\$1,406,334	S18
NET ECONOMIC BENEFITS	ľ	
vs PUBLIC COSTS	\$12,054,513	\$17,336
NET PUBLIC REVENUES	\$59.8865	198

Operating Period									-			
2017 Year 12	2016 Year L3	2019 Year 14	Year 15	2021 Year 16	Year 17	2023 Year 15	2024 Year 19	2025 Year 20	302h Year 21	2027 Year 22	2025 Year 23	Total
1		1	0	. 1		1				1		530,226,639
\$17,508,230	\$16,004,053	518,025,838	S22,347,430	SEC. SEC. SEC. SEC. SEC. SEC. SEC. SEC.	\$20,725,000	\$20,922,679	321,537,856	\$22,172,040	526,441,953	WASHER.	524,225,500	5903,124,293
\$1,302,40h	ונויוארנו	#C190,13	59,421,443	\$7,463,702	81.367.00/18	\$1,551,406	51,517,523	23 / 44.507	33,693,495	11,743,631	11,775,256	528,220,583
3	9	灵	95	96	08	R	R	R	9	S	9,	9.
96	96	58	15	54	00	20	3	B	Sk	S	9.	9
\$10,560,010	\$19,415,216	\$19,466,610	£70,546,512	S21,221,099	\$22,432,416	522,474,243	\$22.138,378	COSSINAMI	STATE OF THE PARTY	525,292,540	\$26,070,634	22,52,514
1	1	1	1	1	1	T		9	)	1	1	4357,746
\$2,314,524	52,379,117	\$2,445,801	\$2,563,239	\$2,625,196	52,685,423	1,750,297	25,535,735	43,915,015	53,079,200	155'11'12	53,202,411	\$31,112,648
\$50,125	\$92,274	\$94.475	162/96\$	\$99,042	.019'8015	\$103,536	1106,322	0108,870	0111/40	STATES	20079115	\$1,550,231
1	1	1	1	I	*				1	4	1	T
86	95	65	95	15	196	g,	3.	95	g	93	94	05
47670725	Sections	\$1,340,776	924/M9.53	STREETS	12744721	S. Sellin	SHITTAGES	STEEDINGS	53,190,457	50,346,040	SECULOS.	\$57.352,625
1	a	7	. 1	1	1	1	1	1	ı	1		26.30
\$1,006,334	11,456,071	11,905.137	1365,364	1162,0911	\$168,837	\$170,602	\$172,386	\$174 188	\$176,008	\$177,548	SUTUCOUT	521.282.462
9	95	3	Si	95	80	0%	25	80	05	05	96	3.
8.	8	5	B	8	05	0%	95	0.5	20	05	00	00
9	8	58.	36	32	98	9.	53	96	95	34	R	3
F1,406,334	173,85,671	Street les	\$163,962	w/ss	\$168,637	\$170,0422	HCZZIS	\$974.185	BYTA,000	1177,844	100,000	97,334,749
\$12,054,513	\$17,338,745	\$18,078,429	111/121/625	\$21,054,009	521,663,779	\$22,303,640	\$22,962,993	923,642,659	527,959,470	\$25,114,712	525,841,147	\$420,236,778
\$598,628	\$614,920	\$632,090	\$2,514,607	\$2,537,147	\$2,617,995	\$2,692,531	\$2,769,660	52,849,700	93,014,679	191,850,191	\$3,139,660	\$32,015,876

ARTHUR ANDERSEN LLP/DEVELOPMENT RESEARCH PARTNERS

## Summary of Costs and Benefits Analysis 032906

	Canstruction Period	on Period									-			
	Single Year	Mathonal	2006 Year 1	Year	2007 Year 2	2008 Year 3	2005 Year 4	2010 Year 5	Year 6	2012 Year 7	Years	2014 Year 9	2015 Year 10	2016 Year II
III. Clay County Impacts  Total Economic Benefits														
Construction	\$10,544,403	1/5		ı	I	I	i	1	1	1	ı	1	ŀ	1
Operations	1	T	8	\$ ,872	\$1,892	\$9,764,345	\$12,445,228	\$12,613,060	\$13,193,363	\$19,565,234	\$13,969,065	\$16,215,998	\$14,855,200	\$15,289,566
Offsite Employee Effects	Ţ	1		95	9 <b>5</b>	\$1,256,259	\$1,954,078	\$2,021,433	\$2,081,534	\$2,144,041	\$2,206,109	\$2,274,094	\$2,342,053	\$2,412,045
Secondary Effects	y	ſ		1	1	1	1	1	1	1	1	1	1	
Vivitor Impacts		1		95	0\$	\$0	0\$	05	0%	08	90	05	05	05
Total Economic Benefits	\$10,544,403	08		51,872	\$1,840	\$31,022,404	514,299,348	11433434	\$15.775.317	5050505	\$14,147,174	140,000,115	\$17,197,243	\$17,701,611
Total Public Revenues														
Construction	199'655	18		1	ı	i	1	1	ı	1	1	1	1	
Operations	1	T	S	\$1,872	\$1,892	\$505,036	9290955	\$573,566	\$568,325	\$603,665	\$619,745	696'159\$	\$675,146	\$685,840
Offsite Employee Effects	1	1		0%	05	\$10,914	\$34,548	\$44,318	\$45,405	846,519	\$47.661	\$48.633	K20.028	\$51,266
Secondary Effects	1	1		1	1	1	1	1	-1,	1	ı	I	1	
Visitor Impacts	1	T.		3	80	06	9	93	50	05	36	105	105	36
Total Public Revenues	299'68\$	55		\$1,872	\$1,892	\$515,950	\$595,174	\$617,884	\$633,730	\$650,203	\$667,407	\$700,802	\$725,180	\$737,106
Total Public Costs														
Construction	169'528	15		1	1	ł	1	1	1	1	1	1	1	•
Operations	1	17		<b>8</b>	\$20	\$65 032	\$ 26,525	\$   29,000	\$131,576	\$134175	\$136.879	\$139,608	\$142,448	\$ 45,314
Offsite Employee Effects	1	£		<b>\$</b>	05	80	05	96	0%	8	05	95	05	80
Secondary Effects	I	1		ı	ı	I	1	1	1	1	1	1	1	1
Visitor Impacts				1	J	1	The second		1	I	I	ŀ	1	
Total Public Costs	\$25,891	35		3.	ā	24,072	\$126,625	\$129,000	35765	5134.173	\$134,678	800 KC15	5143,449	5142.714
NET ECONOMIC BENEFITS vs PUBLIC COSTS	\$10,518,512	20		\$1,872	\$1,872	\$10,957,572	\$14,272,780	\$14,705,514	\$15,143,640	\$15,595,101	\$16,060,295	\$18,350,484	\$17,054,805	\$17,556,296
NET PUBLIC REVENUES vs PUBLIC COSTS	\$13,776	90		\$1,872	\$1,872	\$450,919	\$468,649	\$488,884	\$502,154	\$516,029	\$530,528	\$561,194	\$582,733	\$591,791

Summary of Costs and Be
Analysis
03/29/06

	Character Statement							The second second second second		The second second second			
	Mer 12	2018 Year 13	Year la	Year 15	2021 Year 16	2022 Year 17	2023 Year 15	2024 Year 19	2025 Year 20	2026 Year 21	2027 Year 22	2028 Vent 23	Total
III. Clay County Impacts Total Economic Benefits													
	1	1	1	ĭ	1	1	1	i	-	1	1	I	310,344,403
	11370330	S14211.011	\$16,692,947	\$11,342,532	\$17,228,448	578,246,251	518,787,815	517,543,667	\$19,711.018	SERVICE	121,129,134	\$21,770.4E	NX02203W
Offsite Employee Effects	12,484,131	42,506,373	\$55.855.CE	SCHLERE	107.304.701	SLATELYS	22.994.272	53,000,550	53,144,189	A138114	1333,942	\$3,434,644	\$33,926,639
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	96	3.	8	5.	5	54	9.	3.	3	9	9	5,	
Total Economic Benefits	\$14,222,518	\$15,747,345	MEZE. 15	\$22,070,134	\$20,523,146	521,124,4%	Sept 25,152	197,815,022	523,046,162	\$96,695,952	Statistina	SEATHORS	Sen,73cm
Total Public Revenues Construction					1								STORY.
	\$703,296	\$721,465	\$740,520	8778,946	961'908'5	\$820,246	\$640,680	\$862,403	\$664,951	\$930,765	202'296\$	PELLIT	115.53E.27v
Offisite Employee Effects	\$52,529	153,534	\$55,152	\$56,514	016,758	\$59,342	118'09\$	\$62.317	\$63,862	\$65,446	120'29\$	SACTE	51,105,013
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	55555	8775,899	100'5945	1987(1981	500°TO	1071,084	2991,697	5924,730	FRANCE	2094,312	\$1,004,774	\$1,040,014	\$20,050,058
	l	1			1		ı	ı	1	ı	1	J	100
	\$146,298	\$151,310	\$154,446	H69'84\$	614'64\$	\$80,552	¥81,394	\$82,245	\$63,105	\$53,973	\$84,851	SEC038	101,245,103
Offinite Employee Effects	94	8	0\$	0%	05	95	94	95	98	0\$	8	98	
		1 1	1 1	1 1	1 1	1 1	1 1	1 1	1 1	1 1	1 1	E	
	857915	016,1518	3136466	MANCE	11444	405.00	361,514	98236	\$60,008	\$50,773	Sec. 631	8038	\$1700°64
NET ECONOMIC BENEFITS vs. PUBLIC COSTS	\$18,079,220	\$18,618,075	\$19,173,340	\$21,997,230	520,443,427	521,045,946	\$23,670,693	\$22,316,503	\$22,982,057	\$26,275,425	\$24,409,245	\$25,125,314	\$412,855,217
NET PUBLIC REVENUES vs PUBLIC COSTS	\$407,526	\$623,991	\$641,226	\$756,567	\$786,387	\$799,036	\$520.296	5942,475	\$865,789	\$912.238	226'6165	\$964.176	\$14,229,965
					the state of				201204				

ARTHUR ANDERSEN LIP/DEVELOPMENT RESEARCH PARTNERS

# Summary of Costs and Benefits Analysis

		Construction Period												
	Single Year	Nears	2008. Year I	Year 2		Year 3	2009 Year 6	2010 Year 5	2011 Year 6	2012 Year 7	2013 Year 8	2014 Year 9	2015 Year 10	2016 Year 11
VIL School District Impacts Total Public Revenues														
Construction	15	98		7	i		ı					À	1	
			511.852		525,101	1151,680	MICHAE	3451,445	100,000	S451,646	12/15H	9455770	916/1825	8344
Offishe Employee Effects	- 1		1		8	8	59,860	514,00				SINIS	516,433	57919
State Revenue per Pupil		1		5	3	MC203	583,448	MISS	I			SEC. 446	363,445	953.4
Total Public Revenues	S)	3	THE PROPERTY OF		191,021	450,1902	195,038	850,718	145'0055	25,000.55		605000	966,1842	2544,551
Total Public Costs														
	1	1		1	1		1					1	1	
		Y		5	3	\$102,343	6313,713	5725,5202			10,25	5,300,297	8726,940	3,141.6
Offsite Employee Effects	1	1	_	5	ş	910'016	1176,012					\$126,602	21/0/218	8126,6
State Cost per Pupil	1	1		98	200	102,208	553,441					553,446	363,440	585,4
Total Public Costs	3	3		3.	2	SHARES	CEPTERS	\$555,600	\$345,992	\$356,487		5574,437	\$199,010	sums.
NET PUBLIC REVENUES	3.	05	\$11,852		\$23,101	(\$30,881)	\$27,709	\$14,039	\$4,587	(\$59'55)	(\$13,470)	(\$23,104)	\$91,740	\$43,023
VIII. Special District Impacts  Total Public Revenues														
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	1		-	15	3.	86	15	9		94	8	8	3.	
Offsite Employee Effects		1	-	3	9.	8	98	9	9	96	05	95	Of.	
Total Public Revenues	a	9.	•		R	100	09	all.	x	S	5	65.	æ	7
Total Public Costs														
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		1		9.	9.	3.	05	4	g P	8	R	9	06	
Offsite Employee Bifects		1		- 17	8	3.	3	94	3.	95	s	8	09	
Total Public Costs	Si.	65		8	08	D.	a	05	3	25	31	\$	2	S
NET PUBLIC REVENUES	5	5		9	5	5	9	5	5	\$	3	05	9	
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	Operating Period								•		•		
	2017 Year 12	2018 Year 13	2019 Year 14	2020 Year 15	2021 Year 16	2022 Year 17	2023 Year 18	2024 Year 19	2025 Year 20	2026 Year 21	2027 Year 22	2028 Year 23	Total
VII. School District Impacts													
Total Public Revenues Construction		1	1	1	I	1	1	1	1	i	1	-1	96
Operations	\$544,246	\$543,246	\$545,740	\$546,273	\$706,213	\$657,626	\$655,919	\$653,652	\$655,513	\$655,137	\$856,023	\$794,542	\$11,855,564
Offsite Employee Effects	\$17,152	\$17,513	\$17,881	\$18,256	\$16,640	\$19,032	\$19,432	\$19,840	250,257	\$20,663	\$21,117	195175	\$351,799
State Revenue per Pupil	077 604	\$33,465	553,445	\$83,445	\$83,446	\$19,445	563,441	579 655	\$33,448	a77°655	5FF 203	593,448	5171166
Total Public Revenues	2999998	TOT HAVE	\$90,7268	849,548	166,3662	5700,195	F15677	\$730,944	\$12,65TE	25,000	\$902,599	159'8685	T0,829,518
Total Public Costs													
Construction		1	1	1	1	1	1	ı	1	ı	1	7	24
Operations	8404.049	\$416,525	\$429,647	8	0\$	96	0%	05	05	S\$	0\$	98	74,173,277
Offsite Employee Effects	\$126,692	\$126,692	\$126,692	\$126,692	\$126,692	\$126,692	\$126,692	\$126,692	\$126 692	\$126,692	\$126,692	\$126,692	\$2,613,856
State Cost per Pupil	463,446	BN7,692	377 835	588 44S	877 BBS	277 233	877 253	377 E83	SE3 14R	577 633	C63, LLK	CE3 448	0.73.464
Total Public Costs	\$614,189	\$426,645	2639,787	E210,140	\$210,140	\$210,140	6210,140	6210,140	\$210,140	\$210,140	\$210,140	\$210,140	76,505,54
NET PUBLIC REVENUES VB. PUBLIC COSTS	\$30,658	\$17,542	\$7,281	\$437,838	\$598,161	996'675\$	\$548,659	\$546,800	\$549,078	\$549,127	\$752,449	\$689,711	\$5,420,230
VIII. Special District Impacts Total Public Revenues													
Construction		1	1	4	1	4	1	į	i	Ţ	ü	1	98
Operations	0\$	05	8	05	0\$	95	9	8	05	<b>\$</b>	05	98	0\$
Offsite Employee Effects	90	3	3	9	98	90	96	30	98	8	B	St	St
Total Public Revenues	S	0	0\$	O.	90	2	28	8.	0\$	55	2	2	DS.
Total Public Costs													
Construction		1		I	1	1		i		1	ř	1	05
Operations	98	0%	95	98	06	05	\$0	8	0%	<b>S</b>	0\$	8	0\$
Offialte Employee Effects	DS.	9	156	194	ik.	6	8	200	18	500	9	<b>S</b>	8
Total Public Costs	05	8	8	08	08	<b>9</b>	05	98	90	08	2	ON.	28
NET PUBLIC REVENUES  vs. PUBLIC COSTS	0\$	05	95	80	80	80	\$0	os.	80	08	80	80	30

ARTHUR ANDERSEN LLP/DEVELOPMENT RESEARCH PARTNERS



Thomas M. Ruis, MAI Brock J. Ruis, 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) statues. 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 statures. 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.

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)

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# 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: (<a href="http://www.edckc.com/tif/plans/00042531.PDF">http://www.edckc.com/tif/plans/00042531.PDF</a>). 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.

#	Мар	Block	Parcel	Address	Street	Owner
1	17-309	09	005.00	4000	Oak	Scruby
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.

# CONSERVATION STUDY FOR THE AMENDED NORTH OAK REDEVELOPMENT AREA

KANSAS CITY, MISSOURI

RECORD No. 7742

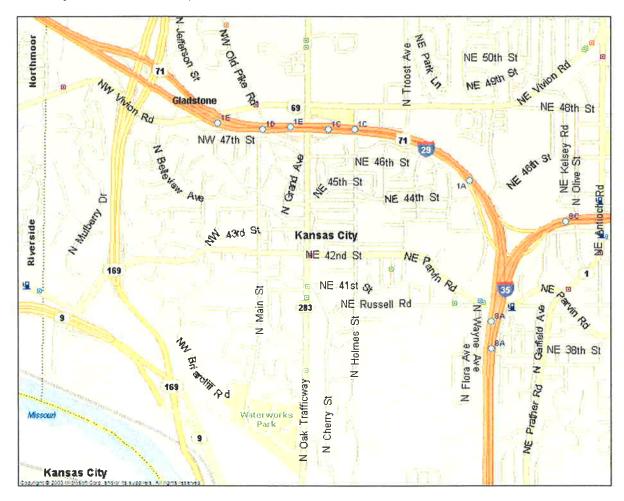
Rule & Company, Inc.

Kansas City, Missouri

#### 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.

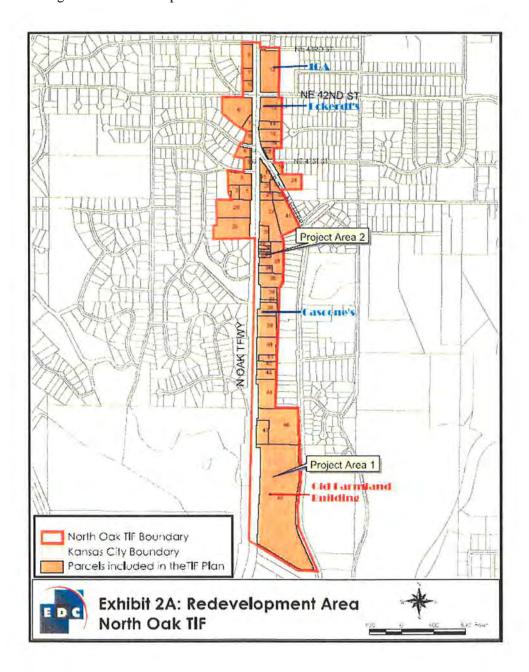
#### Area Trend

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**

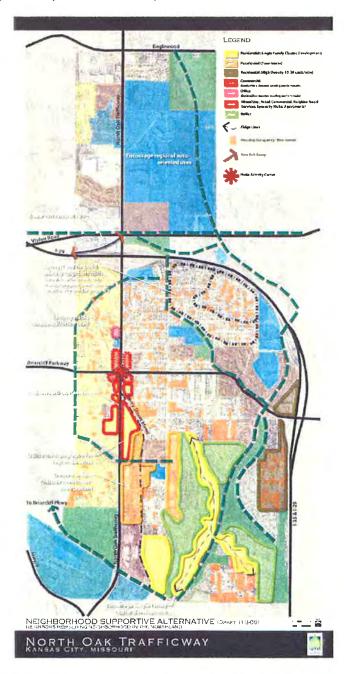
#### Overview

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.

#	Мар	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



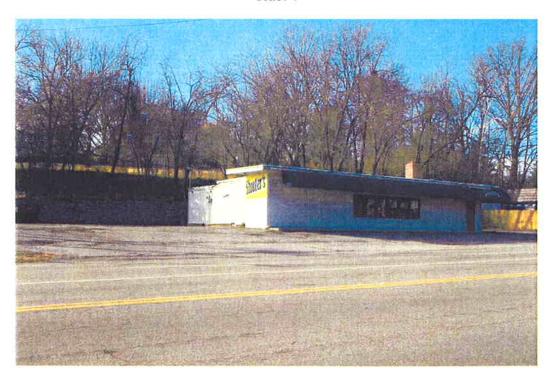
Enterprise Rent-A-Car 4103 N. Oak – Tract 16



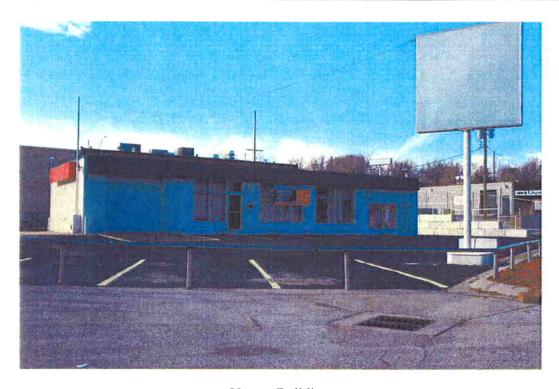
C&M Motors 4116 N. Oak – Tract 17



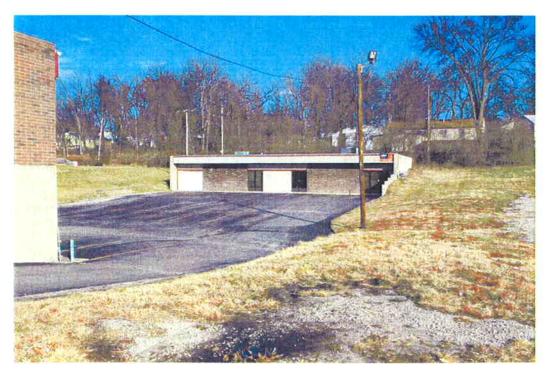
4030 N. Oak Tract 4



Shooter's 4108 N. Oak – Tract 8



Vacant Building 4008 Cherry – Tract 23



Rear Building 4129 N. Oak – Tract 14



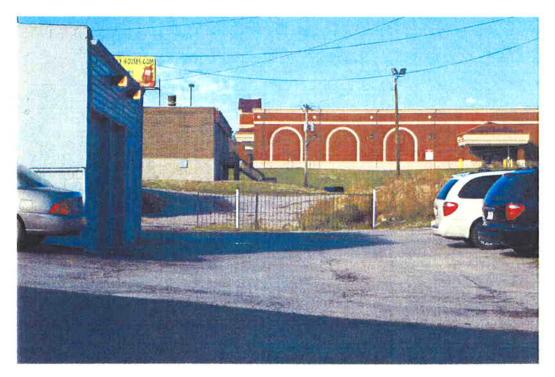
American Family Insurance 3851 N. Oak – Tract 32



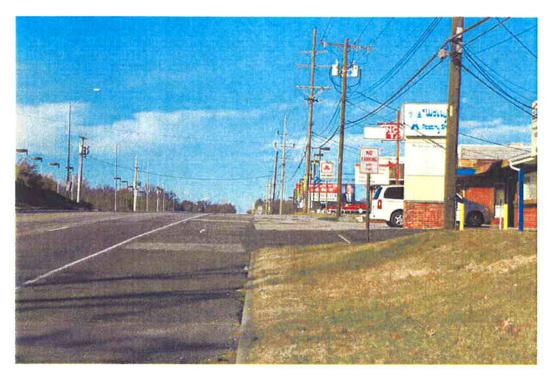
KC Auto Specialists 4107 N. Oak – Tract 15



KC Auto Specialists 4107 N. Oak – Tract 15



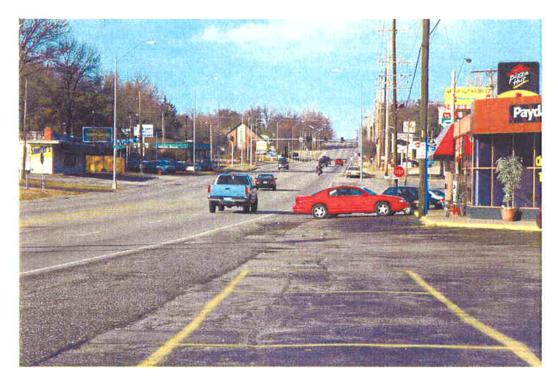
Drainage Easements Impairing Tracts 14 to 17



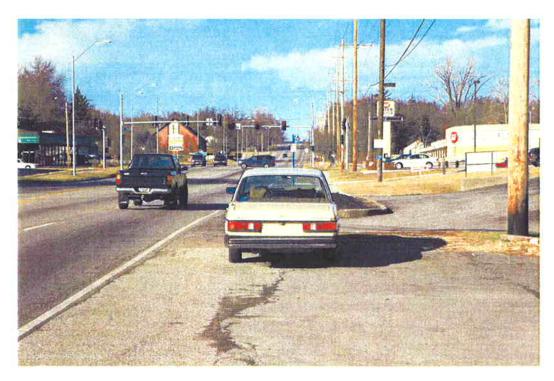
View of N. Oak Frontage



View of N. Oak Frontage



View of N. Oak Frontage



View of N. Oak Frontage

#### **CONSERVATION ANALYSIS**

#### **Conservation Area Defined**

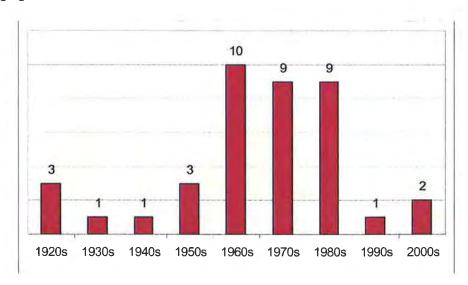
As presented earlier, a Conservation Area is defined as follows:

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 appraisement 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, ureaformaldehyde 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 <u>may</u> 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**

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

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# **CLAY COUNTY ASSESSOR'S OFFICE**

 $*+17309000900502* \quad \mathsf{Commercial\ Property\ Record\ Card}$ 

TerraScan)Inc.

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V-6/45		Curre	nt Valuation	n (s)	OR AD WELL	Property	Classification	A DATE OF THE PARTY OF THE PART	i Designation	0536	of 1977 Resident	VIETA ENADRASONIA
Class	Resi	idential Agr			Total Valu	0	Classification	Permit #	Date	Building F	ermits Description	C
Land V	alue	0	0	76,600	76,60	0 Status	Active	1	2000		seach phon	Status
Impr. V	alue	O	0	16,700	16,70	O Prop Class	31 COM					
Total V	alue	0	0	93,300	93,30	O School District	mer manage	44000		Appeal H	istory	
Adjustr	nent	0	0	0		Ocity/Village	City Tax	Number	Year		ppealed By	
Exempl	The same of the sa	0	0	0		O Fire District		- ABIGHE	STATE OF STA	A STATE OF THE PARTY OF T	ррешец Бу	Status
Taxable	PERMINE	0	0	29,850		O Lot Size	008800X01	8				
	事() [1]	Store Service			Buildings							
Bldg Se	c Code	Desc		CLS Qual	Cond Area	Perm Stor	Hght Sec	Phys Func	RCNLD			
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1		TEEL LITE				3	200	45%	100			Sin the Land
	LTFM M	ERCURY LI	GHT 11994			6	5,300	45%	2,900			
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Total RC		41,600	) Nath engelige	1.25 (3.14.	Units	Cap Rate	Value					
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otal RC	PRODUCTION TO A CONTROL OF THE CONTR	10,200	Excess La	and		1	1					
and Va		76,600	Indicated	Value			0					
otal Va	lue		Final Rec			Management and the second	94,300	-				
CSV(CES)	Billed	The second section is	torical Vali		SALES AND ADDRESS OF THE PARTY		MARKET SERVICE					
Year	Owner	Res Mrkt	Com Mrki	Ag Mrkt	Total	Taxable	Taxes Due					
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DATA U erein.	SED FOR	COST CAL	CULATIONS	SUPPLIE	D BY MARS	HALL & SWIF	T which her	eby reser	ves all	rights		
crein.			-					-		1	MO_R_PRC-h	tml-2001
										146		



## **CLAY COUNTY ASSESSOR'S OFFICE**

 $*+17309000900600* \quad \mathsf{Commercial\ Property\ Record\ Card}$ 



Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 04:32:33P

PIN#	]17		Parcel Information	uoir	41.745.0	Own	er E	RANC	HISE	REA	rmation	ERSTATE	СО	Sale Date	S Book/Pag	ales History e Grantee	Price
Map #	<b>x</b> 17	7-309	9-00-09-006.	.00		1		MAR							0966-	-,,,,,,,,,	11100
Situs		002 N	OAK TFWY			Addr	ess	950	N OA	к тв	WY STE 2	204			0236		
_egal			PLAT EVANS I	LAND PT	TR 6A	City.	St ZIP	GLADS	TONE	, MC	64118-					i.	1
	DE		R TR, S150,	W288, 1	N	The state of	Owner			•						1	i
coinst on		8.87		ments stated him		(s)	Owner			nonia.							
Close		De	Curren esidential Agri	t Valuati		sial T	etal Value		perty	Clas	sification	The second second	110		Building	P. L. Contract of the Contract	
Class Land	-		0	0	90,0		90,000	Stati	us us	7 (2)	Active	Perm		<b>Date</b> 2/09/06/2		Description NT FINISH	Status 112,000
mpr.	Valu	ie	0	0	490,4	00	490,400	Prop	Clas		3150	03/01/		1	2		
Total	Valu	ie	0	0 :	580,4	00	580,400	Scho							Appeal I	History	
Adjus	tme	nt	0.	0		0	C	City			City Tax	Numi					W. 1
Exem	-		0 1	0		0	C	Fire				Num	Dei	Year		Appealed By	Status
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				and and and			ildings				Total St	STATE OF				-	.1.
ldg	Sec	Code	DAUTNO		CLS Qual	Cond		Perm	Stor	Hght	Sec RCN	1	nc l	RCNLD			
	1	PCO	CONCR	1990		1	25,739				117,600	80%		23,500			
1		BW4	BSKWV WOOD	1990			478				8,800	10%		7,900			
		WRT	RAILROAD	1970			1,550				15,500	80%	1	3,100			
			TIES STEEL LITE											1815			4
		LTPS	PO	1990			8				500	65%	1	200			1
		LTFM	MERCURY	1990			16	1			14,200	65%		5,000	ALS	alle T.	
1	1	FLAG	FLAG POLE	1990		1	1	1			2,700	65%	-	900		Nobolialds	
		BW4	BSKWV WOOD	1990	i .	and the same of th	100	1			1,800	79%	1	400		71 . (6) \$ 21 = 2	
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1	2	349	r RESTAURANT,	1990	C 200	20	420	0.21				1					
1	2		F CANOPY,	1990	C 200	30	429	92	1	8	61,300		1	61,300			
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1	2		CANOPY, ROOF/		7 13		300		- 1		6,300			6,300			
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and \	the second				ed Value			1			0			Concey	4 75.42	21	
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#### **CLAY COUNTY ASSESSOR'S OFFICE**

 $*{+}17309001000100* \quad {\tt Commercial\ Property\ Record\ Card}$ 



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

PIN # 11		I Information	on		(	Ownership In	formation	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	<b>张启明教</b>	Sale	s History	No.
	730900100	00100		Owne	er Wi	HISMAN, FR	EDERICK A JI	R & LIND	Sale Date	Book/Page	Grantee	Price
/lap# 1	7-309-00	-10-001.0	0		1					0951- 0486		1
itus 40	030 N OAI	K TFWY		Addr	6	707 NW MIRI	ROR LAKE TEI	RR		1644-		
- 1		r resurve	Y LT 1 E	XC						0914		
	3'			City,	St ZIP P	ARKVILLE, 1	MO 64152-			0159		
&	ALL LT 2	2 BLK 5 &	VAC ROW	ADU:	Owner					2038-		
CHEST STATE		Current	Valuation	(s)		Property C	lassification	(C. 1)	8.77.27.0 ×2	Building P	ermits	A CONTRACTOR
lass	Reside		iltural Con	nmercial To	tal Value			Permit #			escription	Status
and Valu	A CONTRACTOR	0		82,900	82,900		Active	108	7 10/09/2	2003 DEMO		0
mpr. Vali		0	0	8,500		Prop Class School	30 COM	STATISTICS	Spinistry 251	SHOW REDUCED	E18-1824 (1881)	i CONTRACTORS
Total Valu	ue	0	0 [	91,400	91,400	District				Appeal Hi	story	
djustme	Account to the second	0	0	01		City/Village	City Tax -	Number	Year	A	ppealed By	Status
examplio	ons	0	0	29,250		Fire District Lot Size	016600X014					
axable		NEW PROPERTY.	SCHOOLS		dings	Lot Size	0100000014	el Tolke State	124514			
Bldg Sec	Code	Desc	Vear CI	and the same of the same		Perm Stor I	lobt Sec	hys Func	PCNI D	Di Vien	1 15	1.00
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1 1	BW4 BSK	WV WOOD 4	F 1970	1 1	80		1,500	43%	800	Tracket.	to the state of	1005
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										173090	01000100	02/12/20
	1	Cu	rent Valua	tion Inform	ation							
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 $*+17309001001500* \quad \mathsf{Commercial\ Property\ Record\ Card}$ 



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

PIN#	173	090	arcel Info	rmatioi 0	THE S								rmatio LAIRE	1		<b>新四面的</b>			History		1.08
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 $*+17309001100100* \quad \mathsf{Commercial\ Property\ Record\ Card}$ 



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100	45 F			rrent \			Mass			Prope	erty C	lassificat	ion					Build	ing Pe	rmits		ATAIN.	Life of	
Class		Resid	dential	Agricu	ıltura O		10,00	al Tota	<b>l Value</b> L0,000	CALA		Active		Permit	and the same of th		Date	CIPE		scrip				atus
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mpr.	value		0		U	)	32,20	\$	32,200			42		09/01/19	9891		LOT	140	,000		and the According to		011111	
otal \	/alue		0		0	5	42,20	0 54	12,200	Schoo Distri	ol ct	To the same of the	-					App	eal His	story				
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\*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

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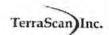


Data Provided By: CATHY RINEHART County Assessor. Printed on 01/06/2006 at 12:30:34P

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 $\hbox{$^*$+$17309001101700$}^*\quad \hbox{Commercial Property Record Card}$ 



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

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 $*+17309001700100* \quad {\tt Commercial\ Property\ Record\ Card}$ 

TerraScan)Inc.

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

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#### **CLAY COUNTY ASSESSOR'S OFFICE**

 $*+17309001700900* \quad \mathsf{Commercial\ Property\ Record\ Card}$ 



MO\_R\_PRC-html-2001

43	3.				Data	Prov	ided	By: C	ATHY RI	NEHA	RT C	ounty	Assessor.	Printe	d on 01/06	/2006	at 12:2	7:40P		
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\*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights



#### **CLAY COUNTY ASSESSOR'S OFFICE**

 $*+17309001701000* \quad \mathsf{Commercial\ Property\ Record\ Card}$ 

TerraScan Inc.

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

Statements.	(3/2	200	Parcel Inform	nation			THE WEST	0	wnership Inl	ormation	Party Av		Sales	History	
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 $*+17310000401300* \quad \mathsf{Commercial\ Property\ Record\ Card}$ 

TerraScan)Inc.

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

PIN#	17310	Parcel Informat 000401300	1011	41 Ja . 7/	Own				nformation NT EQUITY HOL	DINCS				es History	
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\*+17310000601200\* Commercial Property Record Card

TerraScan)Inc.

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



 $*+17310000601500* \quad {\tt Commercial Property Record Card}$ 

TerraScan Inc.

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

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+17310000601600\* Commercial Property Record Card

TerraScan)Inc.

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

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 $*{+}17310000601700* \quad \mathsf{Commercial\ Property\ Record\ Card}$ 

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:37:35P

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

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 $*+17310000601800* \quad {\tt Commercial Property Record Card}$ 

TerraScan)Inc.

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

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TerraScan)Inc.

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

	1		Parcel Infor		10,925	120121160		Mary Sala		Ownership In		Y S			Sales History	
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 $*+17310000701300* \quad \mathsf{Commercial\ Property\ Record\ Card}$ 

TerraScan Inc.

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

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#### **CLAY COUNTY ASSESSOR'S OFFICE**

 $*+17310000701400* \quad \text{Commercial Property Record Card} \\$ 

TerraScan)Inc.

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

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 $*+17310000701401* \quad {\tt Commercial Property Record Card}$ 

TerraScan)Inc.

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

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\*+17310000701402\* Commercial Property Record Card

TerraScan Inc.

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

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Class		Resident			nmercial To	otal Valu	ie			AREA TO A CONTRACT OF THE PARTY	Permit	# Date	AND RESIDENCE OF THE PARTY OF T	escription	Status
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\*+17310000701403\* Commercial Property Record Card

TerraScan Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:35:26P

DIN #	173	3100	arcel Inf	ormatio	n ·		聖縣	vner				formatio		RID E	80	le Date	Book	REAL PROPERTY.	History	ntee	Price
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\* $\pm 17310000701500$ \* Commercial Property Record Card



Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 03:37:02P

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## **CLAY COUNTY ASSESSOR'S OFFICE**

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TerraScan)Inc.

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



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TerraScan)Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/05/2006 at 04:33:47P

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

1		Parcel Infor	nation			Ownership In		16 (20)		S	ales History	
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 $*+17314000100200* \quad {\tt Commercial Property Record Card}$ 

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

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 $*+17314000100300* \quad \mathsf{Real\ Property\ Record\ Card}$ 

TerraScan)Inc.

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

	Parcel Informa 000100300	tion	Own	Ownership	Information ROBERT & HELEN	Control of the Contro	Charles of S	Sales History	
		0.0	Owner		VATAH & HEPEN	90	Date Book/ 095		Price
<b>Vlap #</b> 17-31	4-00-01-003	.00	3	TRUSTEES		1	! 02	70	
Situs   3911 1	N OAK TFWY		Address	3511 NE SH	ADY LANE DR		, 246 . 043		1
egal BEG	PLAT EVANS I	LAND PT LT	City, St ZI	P KANSAS CIT	Y, MO 64119-	1	K	1	1
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E150,			(s)		POAD THE STEEL STREET	consumme.	e Company to the same of the s		
Class B		t Valuation	mercial Total V		Classification		AND ASSESSMENT OF THE PARTY OF	Iding Permits	
lass Re	esidendai Agri			300 Status	Active	Permit#	Date	Description	Amour
mpr. Value	0			500 Prop Class	35 COM		1		
otal Value	0	0	80,800 80,	800 School		totac K. E.	Av	ppeal History	
Adjustment	0	0	0	District  City/Village	City Tay -	No.		Market and the second second	
Exemptions	0	0	0	O Fire District		Number	Year	Appealed By	Status
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		nformation			aneous Improven		S #		W 50
leighborhood /alue per Unit		Lot Size	e 10,000	Descrip	otion Units	Value	The state of	h site Niv	XVI
alue per Unit		Land Value Information		ESCALA .		1	175.00		
ear Built	1920		Comp-	SECONO	1	-			<u> </u>
Remodel Date	1320	Roofing	Shingle Gravity-					面高川川	H
	Single-	HVAC	Furnac				ш Ш		1
ype	Family	Bedrooms			1 1				
Base Area	858	Bathroom	marine learning	1			Par Son		
otal Area	858	Basement Area	2	1					
Quality	Average	Basement	Fin.			100			2-10-
Condition	Average	Garage Ty					1731400	0100300 03/13/	2005
ityle	One-Story Wood-Siding	Garage Ar				1			
xterior Wall	A second	1	alls tion Information		MANUFACTURE CONTROL OF THE PARTY OF THE PART				
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Total RCN	61,800	Model	Indicated Val	SEATON OF THE	Value				
	-	Type	indicated val	de Oilles	Value				real # 17314000100
Depreciation	-52,860	Direct Comp.							1/3140W1003
otal RCNLD	8,900	GRM							
and Value	10,000	Market Model							
otal Value	18,900	Final Recor	nciliation		18,900		1	6	
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 $*+17314000100400* \quad \mathsf{Commercial\ Property\ Record\ Card}$ 

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

	<b>小园</b>		rcel Info		n	a far f	PSP 2	AL P	A PARTY	Own	ership	Info	rmat	ion	for carrier and		Sales	History	no rise to pe
			0100400				(	Owner	1	OOT,	GAR	RY I	R & S	SANDY C		Sale Date	Book/Page		Price
Map#	17-3	14-	00-01-0	004.00	)				9	BDS	ACC	נאטכ	ring,	INC		01/01/1983	8236		90,000
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Class	AED DE	Res	idential	urrent \	BUCKLE SHIP	STREET, STREET	merc	ial To	tal Valu		ropei	ty C	lassii	fication	Permit	# Date	Building P	ermits escription	Status
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Impr. V	alue		0		0		64,80	1	64,80	Pr	op Cla	iss	35	COM	154915400	SNE STAN AIG	NY ISONA DIVINI	SOLUTION STREET	TOO TOO SHOW I
Total Va	alue		0		0	)	96,10	00	96,10	Di	strict						Appeal Hi	story	
Adjustn			0		0	ž.		0			ty/Villa			у тах -	Numb	er Year	A	pealed By	Status
Exempt Taxable			0		0	1	30,76	0	30,76		re Dist			040X015					
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Total RO	Maryl NY			,400		,			Units		ap Ra	te	Vali	ue					
Depreci Total R0		-		,700 N										0					rost R: 17314000100400
Land Va				300										0					
Total Va	lue	AND SE	72,	, 000 <b>F</b>					nesses a error file	moletane	NATURE STATE		114,	400			46		
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 $*+17314000100500* \quad \mathsf{Commercial\ Property\ Record\ Card}$ 

TerraScan)Inc.

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

PIN#	117		Parcel Info		n	100	-	Owner	Contraction -	Own	march Arches	Francisco Control Control	mation		Sale Date	Sa Book/Page	les History	
Map#	17	7-31	4-00-01-0	005.00				,,,,,,,,,		OHL,					Sale Date	1232-	Grantee	Price
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herein.

# **CLAY COUNTY ASSESSOR'S OFFICE**

 $*+17314000100600* \quad \mathsf{Commercial\ Property\ Record\ Card}$ 

TerraScan)Inc.

MO\_R\_PRC-html-2001

PIN#		000100600	ation	THE REAL PROPERTY.		Ownership Ir	nformation		The Later of the L	Sales History	
				Owr					Sale Date	Book/Page Grant 1232-	ee Price
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\*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights



 $*+17314000100700* \quad \mathsf{Commercial\ Property\ Record\ Card}$ 

TerraScan)Inc.

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

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#### **CLAY COUNTY ASSESSOR'S OFFICE**

 $*{+}17314000100800* \quad \mathsf{Commercial\ Property\ Record\ Card}$ 

TerraScan)Inc.

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

	(1731		el Informati	on		The Assertation		ership li	-	ALCOHOL WITH THE REAL PROPERTY OF THE PERSON	THE PARTY OF	College States		les History	
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 $*+17314000100900* \quad \mathsf{Commercial\ Property\ Record\ Card}$ 

TerraScan)Inc.

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

PIN# 173	Parcel I 314000100	nformatic 900	n	C	wner			formation ING CORP			Sale Date	Sa Book/Page	les History Grantee	Price
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mpr. Value		0	3	183,400		00 Prop		35 COM	1010000	SOUTH P.	AND THE REAL PROPERTY.	under worden	Charles to response his last	DISTRIBUTE IN
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 $*+17314000101000* \quad \mathsf{Commercial\ Property\ Record\ Card}$ 

TerraScan)Inc.

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

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 $*+17314000101200* \quad {\tt Commercial Property \, Record \, Card}$ 

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

HORS	HI CHILL	Parce	Informa	tion	-293440	Section 1	Ownership I	nformation	V4011815	Strain Strain	Sa	les History	
PIN#	1731	40001	01200		Ow	ner	CASCONE'S,			Sale Date	Book/Page	Grantee	Price
Map#	17-3	14-00	-01-012.	.00							1240- 0646		0
Situs	AO N	K TFW	Y		Add	lress .	3733 N OAK	TFWY			1353- 0183		0
Legal	COMM BEG	PLAT	EVANS I	LAND PT L	City	, St ZIP	KANSAS CIT	Y, MO 64116-					
1	- 5		F SW COF	R LT, E		r.Owner							
133	,200.	41,	Curren	t Valuation	(s)		Property	Classification			Building F	Permits	
Class	THE REAL PROPERTY.	Reside	The second second	cultural Co	100 00 Care Co. 120 00 Care 10	Total Valu	e		Permit #	Date		Description	Status
Land '			0	0	57,100	57,10	O Status	Active				- Carlot A. Maria Company	Discopring the same
Impr.	Value		0	0	0		<sup>0</sup> Prop Class	30 COM		1			
Total '	Value		0	0	57,100	57,10	School				Appeal H	listory	
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Exem			0	0	0		O Fire Distric		Mumber	Icai	AMULTINE STREET	пррешец Бу	otatus
Taxab			0	0	18,270	18,27	O Lot Size	015000X020			Ť		
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Year	Billed C	)wner	The state of the s	Com Mrki	STATE OF THE STATE OF	Total	Taxable	Taxes				1	
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TerraScan)Inc.

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

	Par	cel Inform	ation	At the	Action 1	e in Section	Ownership	Information		The State of	Sal	es History	E ALEXANDER SANAM
PIN#	17314000	0101300			Owne	r	CASCONE'S		ALCOHOLOGICAL PROPERTY.	EUROSET POZNIKACI NA STOLINI	Book/Page	Grantee	Price
Map#	17-314-0	00-01-013	3.00			,					1240- 0646		
Situs	N OAK TE	FWY			Addre	ess	3733 N OA	K TFWY			1353- 0183		
	COMM PLA	AT EVANS	LAND PT	LT 15	City, S	St ZIP	KANSAS CI	TY, MO 64116-			0100		
	SW COR I E208.41S	T, N61.4	1,			Owner							
F1225		Curre	nt Valuatio		(s)		Propert	y Classification			Building P	ermits	S CLASSING
Class			ricultural C			tal Value			Permit#	Date	The second secon	Description	Status
Land Va	CONTRACTOR OF THE PERSON OF TH	0	0	37,1	00		Status	Active					
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Total Va	alue	0	0	37,1	00	37,100	School District				Appeal Hi	istory	
Adjustn	nent	0	0 أ		0		City/Villag	ge City Tax -	Number	Year	Δ	ppealed By	Status
Exempt	ions	0	0		0		Fire Distr				A.	Production by	Otatus
Taxable	OFFICE AND ADDRESS OF THE PARTY	0	0	11,8			Lot Size	006141X020					
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TerraScan)Inc.

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Situs	3.	733 1	OAK TFWY			Ac	idress	3733	3 N C	AK :	TFWY			1	13	353-		1
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lass and			esidential Ag	ricultura 0		mercial 23,000	Total Value	00 St	atue		Active		Permit		ate		Description LANDFL	7,500
npr.	-		0	0	4	59,700	359,7	00 Pr	op Cla	ass	31 COM			105/1	371337	DIMO	LANDI L	7,300
otal	Valu	ıe	0	0	48	82,700	482,7	no Sc	hool		1	Ì		HE W	A	ppeal l	listory	
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axat	le	SIE INSE	0	O	15	54,460	154,4	60 <b>Lo</b>	t Size	10.40	014859X	024	STORY OF THE	SUASIMALIS.				1
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\*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights



 $*+17314000101500* \quad \mathsf{Commercial\ Property\ Record\ Card}$ 

TerraScan)Inc.

Data Provided By: CATHY RINEHART County Assessor. Printed on 01/06/2006 at 12:25:40P

	190	E DIE		el Informati	ion		i Sala			formation		STATISTICS	Sa	les History	
Status   S	PIN#	1731	0001	01500		Ov	vner					Sale Date	Book/Page		Price
Sample   College   Colle	Map#	17-31	4-00	-01-015.0	00								0643		
Ball Bac   Sec	Situs	3733	N OA	K TFWY		Ad	ldress	3733 1	N OAK	TFWY					
Current Valuation   Property Classification   Property Classification   Permit   Date   Description   Description   Description   Date   Description   Des	_egal	BEG 146.7				OMM Ot	hr.Owner	KANSA:	S CITY	, MO 64116-					
Second   Content   Conte	24230	PLAT	the second	Current	Valuation		The state of the s	Dec	morty C	laccification	21050 12030		Duilding I	Domeste.	ACCEPTANCE OF THE PARTY OF THE
March   Marc	Class	F	Reside	NO CHEST AND THE PARTY OF THE P	* 71 A 7 No. of the Control of the Section 1997	CONTRACTOR OF THE PARTY OF THE	Total Valu		perty c	Jiassincation	Permit #	Date	STATE OF THE PARTY		Status
Appeal History   Appeal History   Appeal History   Appeal History   Appeal History   Number   Year   Appealed By   Status   Appeal History   Appealed By   Status   Appealed By   Sta	And in concession of the last of						97,5	00 Statu	IS	Active	THE PERSON OF TH	COLUMN TO SERVICE STATE OF THE PARTY OF THE	AUTOMOTOR PROPERTY	The state of the s	man free promote a common and a second
Status   City Tax   City Tax   Number   Year   Appealed By   Status   City Tax   Number   Year   Appealed By   Status   City Tax   Number   Year   Appealed By   Status   City Tax   Number   Year   Appealed By   Status   City Tax   Number   Year   Appealed By   Status   City Tax   Number   Year   Appealed By   Status   City Tax   Number   Year   Appealed By   Status   City Tax   Number   Year   Appealed By   Status   City Tax   Number   Year   Appealed By   Status   City Tax   Number   Year   Appealed By   Status   City Tax   Number   Year   Appealed By   Status   City Tax   Number   Year   Appealed By   Status   City Tax   Number   Year   Appealed By   Status   Number   Year   Appealed By   Status   Number   Year   Appealed By   Status   Number   Year   Appealed By   Status   Number   Year   Appealed By   Status   Number   Year   Appealed By   Status   Number   Year   Appealed By   Status   Number   Year   Appealed By   Status   Number   Year   Appealed By   Status   Number   Year   Appealed By   Status   Number   Year   Appealed By   Status   Number   Year   Appealed By   Status   Number   Year   Appealed By   Status   Number   Year   Appealed By   Status   Number   Year   Appealed By   Status   Number   Year   Appealed By   Status   Number   Year   Appealed By   Status   Number   Year   Appealed By   Status   Number   Year   Appealed By   Number   Year   Appealed By   Number   Year   Appealed By   Number   Year   Number   Number   Year   Number   Year   Number   Year   Number   Year   Number   Year   Number   Year   Number   Year   Number   Year   Number   Year   Number   Year   Number   Year   Number   Year   Number   Year   Number   Year   Number   Year   Numb	npr. V	alue		0	0	25,100				40 SPLIT	and the second lines				
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LTFM   MERCURY LIGHT   1965   4   37,700   97,300   80%   700   19,500   17314000101500   03/13/2	0701201000	LTP	SSTE	EL LITE~	PO 1965	NAME OF TAXABLE PARTY.	ENGLE PRINCE	2	CALL PROPERTY.	contract the residence and	80%	TOTAL STREET, S		Fin Adl	
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TA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights (52)		Cost	Value			NO. AND PERSONS ASSESSED.	The second secon	proach							
al RCNLD d Value 97,500 Indicated Value 117,700 Final Reconciliation Historical Valuation information  Taxes Due  CASCONE'S,  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	otal R	CN					Units	Car	Rate	Value					
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## **CLAY COUNTY ASSESSOR'S OFFICE**

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TerraScan Inc.

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

The color of the	The color of the		NORTH DAK PROPERTIES		PARCEL ID	17-	314-00	17-314-00-01-016.01	16.01-	-010F	10		
The control of the	100   PARK   FANDER	NAME			PROP LOC	171	N	ADK TE	> > !!		4	50	
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NATION   FIGURE NATION   FIGURAL NATION   FIGURAL NATION   FIGURE NATION   FIGURAL NATION	NATION   PT LT 21   RH STE     (313)   SG FT   TYPE   SG FT   SG FT   TYPE   SG FT	SUBUVSN NAM	COMM PLAT EVANS LAND	(312)	LOT								₹ ≥
1	179	(S)		(313)	LOT								2 3
1797/54	1797/54	LOT DIM	IRR SIZE			TYPE		13 05					2
13   BEE 721.4 ** S OF NW COR LT 71/EL   1331 AMERGE   1341 AMERGE   1	13   BEG 721.4° S OF NW COR LT 21/EL   (331) AGREGE   1976   19	PLAT BK / PG	CITY 14	(321)	SQ FT				7	(	,	(	8
10   BEE 721.4° S OF NW COR LT 21/EL	10   BEE 721.4° S OF NW COR LT 21/EL			(322)	SQ FT	4		747	0	0.0	<u> </u>	100	۲ >
10   BEG 721,4°S OF NW COR LT 21/EL   1331 ADREAGE   179FE   1365   137 ADREAGE   137 ADDREAGE	10   BEE 721.4° S OF NAW COR LT 21/EL   1331   Adresde   1440   1440   1450			(323)	SO FT								? >
C2   N OLAK TEWY, N5.07, E30, N79, E   (331) ADREAGE   (332) ADREAGE   (333) ADREAGE   (333) ADREAGE   (334) ADREAGE   (334) ADREAGE   (335) ADREAGE   (336)	1	THACT	BEG 721.4'S OF NW COR LT			TYPE	ACRES		SOIL TYPE				2
1	1333   AGREGE   1334   AGREGE   1334   AGREGE   1334   AGREGE   1334   AGREGE   1335   AGREGA   AGREGE   1335   AGREGE   1335   AGREGE   1335   AGREGAT   1335   A		N DAK TFWY, N5.07, E30,	(331)	ACREAGE								~
1588   ACREAGE   Signary   Signary	1339   ADRESSE   1339	DESCRIPTION	208.31, S85.08, W237.69	(332)	ACREAGE								
STATE   ACTION   STREET   ST	1384   AUREAGE   1385   AUREAGE   AURICAL   1385   AUREAGE   AURICAL   1385   AUREAGE   AURICAL   1385   AUREAGE   AURICAL   1385   AURICAL			(333)	ACREAGE								×°
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(338) AGREGE   (338) AGREGE   (3300) AFPRAISED BY   (3000) AFPRA	1300   APPRAISED BY   1400   TYPE   1400   MPROGENEUT   1		TYPE AMOUNT S V	(337)	ACHEAGE							٥	
100   APPRAISED BY   1431) ZONING	100   APPRAISED BY   170E   LAND   MPROVEMENT	(201)		(338)	ACREAGE							. 6	
FROP FACTORS   TOPO   PUTIL   ALL   STREET/RD   TYPE   LAND   APPRAISAL VALUE SUMMARY	1300   APPRAISE BY   1410	(202)											
TYPE LAND MPROVEMENT    1 - 4	TYPE LAND MOTES  1 -4 72,100 195,000  3 TIF BASE AMOUNT TOTAL ACREAGE ASSESTD TY 96,000  BREAKOLIT ACREAGE ASSESTD TY 96,000  BREAKOLIT ACREAGE ASSESTD TY 96,000  BRIDG PERMIT NO AMOUNT DATE COMP DESCRIP  1461)  1776 11/04 NEW PARCEL  1472)  1776 11/04 NEW PARCEL  1473)	(503)	the state of the s	(300)	APPRAISED BY				AF	PRAISAL VALL	UE SUMMA	RY	
1 - 4	1 TIF BASE AMOUNT TOTAL 72,100 195,000 BREAKDLIT = 72,100 195,000 BREAKDLIT = ACRAGE APPRAISAL CALC ASSESTO TY 960/ALUE RSIN .00 .00 267,100 0 0 8LDG PERMIT NO AMOUNT DATE COMP DESCRIP (451) (452) (472) (474) (474)	(401)	TOPO R UTIL ALL STREET/RD P	SDINING		TYPE		LAND		IMPROVE	MENT		
TIF BASE AMDUNT TOTAL 72,100 195,000  BREAKOLIT AOREAGE APPRAISAL CALC ASSES'D TY 946,VALUE RSN .OO .OO 267,100 0  BLDS PERMIT NO AMOUNT DATE COMP DESCRIP (461) (462)  NOTES (471) 1/04 NEW PARCEL (472)	TILE BASE AMOUNT  TOTAL 72,100 195,000  BREAKOLIT ADREAGE APPRAISAL CALC ASSESTO TY 96,0VALUE RSN .OO .OO 267,100 0  BLDS PERMIT NO AMOUNT DATE COMP DESCRIP (481) (482)  NOTES (471) 1/04 NEW PARCEL (473)		NOTES					72,10	0	195,	000		N
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TOTAL 72,100 195,000    BREAKDLIT	### TOTAL 72,100 195,000    BREAKDUT					TIF	ASE A	MOUNT					
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## CALC ASSESTO TY 940/ALUE RSN  • OO • OO 267,100 O  ### BLDS PERMIT NO AMOUNT DATE COMP DESCRIP    4461    4462    472    473    4473	## CALC ASSESTO TY 940/ALUE RSN  • OO • OO 267,100 O  ### BLUG PERMIT ND AMDUNT DATE COMP DESCRIP    (461)							ACREAGE		APPR	RAISAL		
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COST BASE AREA ADJAREA BASE COST FEATURES RCN CDU/PHYS/OBS	3 338389 6930	RMS ab STOR BLD A/U RMS BD STOR-	10 0 1.0 (552) 840 OSF TYPE CLASS UNITS-LxW (554) (821) 1 HEAT FHAC O3 (558) (823)	ADDITION CODES LOWER UPPER DIM/AREA AREA	1.5	CGN BMB -1	2607					- ( ) h	1001	BIAOU45A1L6U10RI7010111A0RI1U1 45 I	1 H	-	OOT TOT OT		ы	1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	нрын	1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	H W H H W H H W H H W H H W H H W H H W H H W H M W H H W H W	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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UNIT ONLT	84 99	4																							
AGE SCALE	36 HC 36 SB	2 3																							
ABA 'EAT AMO	0FF 1967 ASPH 1967	1	(636) 1 CWAL 2 CONC (636) 1 BRKW/O	w 4 .	(641)   HIP /O	6) 1 ASPH/0 2	(651) 1 CARP/0	w 4	6) 1 PNTD/3	3 SUCL/5	(661) 1 MAY	(666) 1 NONE	(671) 1 RST/04	<sub>6</sub> 4	യ വ	3) 1	2		5) 1	2 2 2	3 2 4	33 3 3 3 4 4 4 4 5 1 5 1 5 1 5 1 5 1 5 1 5 1 5 1	3 2 3 4 4 11 0±0	3 3 4 4 4 4 9 11 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0	3 2 3 4 111 0±0
, vo	1 30 OF 2 18 AS 3 4 4	NOW	TYPE (63) EXT (63) WALL	1000		귛	FLOOR (65' Material	- 1	INTERIOR (656) 1 FINISH 2				PLBG (671 FIXTURES			HEAT (676) 1	AC LEGI	RE (581) 1	2 DJUST (686) 1	1	1				ADJUST (686 HEIGHT (691 FRAMING (696

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# CLAY COUNTY, MISSOUR PROPERTY RECORD CARD

SS COUCHALLY, DOHN M TRUST  WARFIELD PARK  K.S. 2P 6.6209 TAX DISTRICT  OO OO OO OO OO OO OO OO OO OO OO OO OO	COUNTY   C	COUGHLIN, JOHN M -				1	10 10	70000	5 7	1	
12.241 API ST   1001   1005	12.24   A MAN   A MA			207	371	Z	1				SI
NOTESTAND   STATE   CONC TO SEA DATE   CONC TO SE	NOTE   AND PARK   CONTRICT   CO	2			JP TYPE				임		
NOME   COOK	NAME   COMPANS   MAN	CVERLAND PARK			J.	- 1			П	(108)	LND US
SN MANE	10	K.S. ZIP 66209 TAX DIST	(301)	NONE/GRO	SS	CODE	5	NT VALUE			
MANAME	NAME	RD FIR SCH HSP WAT UTIL			TYPE	FRONT	DEPTH		PRICE		INFL FCT
Comparison	COUNTY PLAT E VANS LAND   SIST   TYPE   SIST	00 00 00 74 0 00 0	(311)	T01							
1797 S   1	1797   554 city   144 city   1523 city	מו ואשומור	(312)	107							
137   138   137   138	17-76   17-7	71 21 21 21 1 1 1 1 1 1 1 1 1 1 1 1 1 1	2	3	TYPE		SO ET				
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13   BEG 721.4'S OF NW COR LT, E   (331) ADREAGE   TYPE ADREAGE   (331) ADREAGE   (332) ADREAGE   (333) ADREAGE   (334) ADREAGE   (334) ADREAGE   (334) ADREAGE   (335) ADREAGE   (335) ADREAGE   (335) ADREAGE   (335) ADREAGE   (335) ADREAGE   (335) ADREAGE   (335) ADREAGE   (335) ADREAGE   (335) ADREAGE   (335) ADREAGE   (335) ADREAGE   (335) ADREAGE   (335) ADREAGE   (335) ADREAGE   (335) ADREAGE   (335) ADREAGE   (335) ADREAGE   (336) ADRE	10   BEG 721.4'S OF NW COR LT, E   (331) AGREAGE   (331) AGR	SUS TRACT	(322)	SO FT	٦ /		Š ( )	5	0		
1331 ADREADE   179E	13   ACREAGE   1775   SOIL TIPE   1331   ACREAGE   1332   ACREAGE   1334   ACREAGE   1334   ACREAGE   1334   ACREAGE   1334   ACREAGE   1334   ACREAGE   1334   ACREAGE   1334   ACREAGE   1334   ACREAGE   1334   ACREAGE   1334   ACREAGE   1335   ACREAGE   1336   ACREAGE   1336   ACREAGE   1337   ACREAGE   1338	Ť	(323)	SO FT			,	i			
133   ACREAGE   133.0   ACRE	1334   AGREGE   1336   0404   1339   0408   1336   0408   1335   0408   1336   0408   1336   0408   1339   0408	(1) BEG 721.4'S OF NW COR LT, E (2) 247 48 6100 E047 22 N1400	(331)	ACREAGE	TYPE	ACRES	Ø	OIL TYPE			
1336   1336 0444 1339/0308 1890/0668   1336   2044 1339/0308 1890/0668   1336   2044 1339/0308 1890/0668   1336   2044 1339/0308 1890/0668   1336   2044 1339/0308 1890/0668   1336   2044 1339/0308 1890/0668   1336   2044 1339/0308 1890/0668   1336   2044 1339/0308 1890/0668   1336   2044 1339/0308   2044 1339/0308   2044	1336 0444 1339/0308 1890/0668   (335) 40R4A6E   (335) 40RAGE   (335) 40RAGE   (335) 40RAGE   (336) 40RAGE   (	(3) POB (1000, Mac), Mac	(332)	ACREAGE							
1235 0444 1339/0308 1890/0668   1336 0468   1336 0468   1338   AGREGE   AGREGIE	1335   AGREGE   1335   AGREGE   1336   AGREG	14)	(334)	ACREAGE							
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101, 400   101, 400	1703   ADREAGE     1381   ADRE	1926/0259 2353/0020	(336)	ACREAGE							
1380   APPRAISED BY	1300   APPRAISE NAME   1300   APPRAISE NAME   1	DATE I THE AMOUNT S V	(337)	ACREAGE							
STREET/RD   APPRAISED BY   APPRAISED BY   APPRAISED BY	CHG CONC TO SB, OBS TO 75 #73   CAND APPRAISE BY      CHG CONC TO SB, OBS TO 75 #73   CAND APPRAISE	(202)	(338)	ACREAGE							
TYPE	TYPE		(300)	APPRAISED B	Ų,			AP	PRAISAL VA	ALUE SUMN	ARY
NOTES  NO CHG-RET WALL NOT PU DUE TO FOUNDATION  CHG CONC TO SB, OBS TO 75 #73  CHG CONC TO SB, OBS TO 75 #73  CHG CONC TO SB, OBS TO 75 #73  CHG CONC TO SB, OBS TO 75 #73  CHG CONC TO SB, OBS TO 75 #73  TIF BASE AMOUNT  ACRAGE  APPRAISA  ACRAGE  OO 137,00C  BLOG PERMIT NO AMOUNT  OTE COMP D  (451)  (462)  NOTES (471) BLDG HAS SEVERE FOUNDAT  (472) PROBLEMS ESTIMATE TO RE  (474) SOME PROBLEMS CDU FR 1/1	1 - 4   35,600   101,400	PROP FACTORS TOPO P UTIL ALL STREET/RD P		121	TYPE		LAND		IMPRO	VEMENT	
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TYPE 2 CONIC EXT (636) 1 PFMT/O	+ + >		(821) (822) (823)	HEAT FHAC 23 HEAT GASS 20
3 4 4 8A11 5	SEG	CODES DIM/AREA AREA		1 OVHD MAWD 02 010X01 1 OVHD MAWD 04 010X01
TYPE 2 ROOF (646) 1 PFMT/O	(802) B1 1S (802) NB (803)	4000		
FLOOR (651) 1 CONC/O MATERIAL 3	(804) (805) (806) (807)		(830) P	PROP NAME MR TRANSMISSI
INTERIOR (656)   UNF / 5   FINISH   2 UFCL / 5   3	(808) (809) (810) (811)			
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3 0571 /				



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

	Parcel In	formatic	n			Owi	nership In	formati	on	(S) 1000	S. Aleksan	Sale	s History	<b>以为杨敏</b>
PIN# 1731				Ow	ner	CARS	S MIDWES	T SALE	S & LE	CASING,	Sale Date		Grantee	Price
Map # 17-3	314-00-01	-019.0	0			2					08/05/2005	5099-56	A & L HOLDING	0
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N125	.34'N OF	SW COR	LT 21,	Oth (s)	r.Owner							1814- 0805		0
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Class	Residentia		and the same of the same					PATIENT !		Permit	# Date		Description	Status
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Adjustment		0	0	0		0 (	City/Villag	e CIT	y Tax	Number	r Year	A	ppealed By	Status
Exemptions		0	0	0			Fire Distri	ct		Department of the		The second second	The second second	15 100 20 151
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Charles   Char	TOWESS  TOWESS  TOWESS  TOWESS  TOWER  UB	CHAS TIDMES SHEES & LEASING, INC	PARCEL ID		17-314-00-01-020.00-01 06	-020.000-	0.1	
This property is a construct of the construction of the construc	TATE  S319 N DAR TEWY TATE  NO WARSAS CITY  BB RS SCH HSP WAT UTIL AMBL  OO OO OO 74 O OO OO  TIS)  TO MAN COMMITTED TO THE CANS LAND  PT LT 21  TO MA COS634X023667  AACT  (1) BEG SW COR LT 21, N299.64, W20  SCRIPTION (3) 214.82 TO POB  (4) 214.82 TO POB  (401) FROP FACTORS TOPO R UTIL  ADDITED BIT THE AMOUNT S V D  NOTES		PROP		DAK	FWY	STA	TUS
10   10   10   10   10   10   10   10	WE	YMLL JUNE TO THE TOTAL THE	(100)	PROP TYPE		CLASS		
19   19   19   19   19   19   19   19	NOWNER	CITY		STYLE	(105)			LND USE
11   12   12   13   14   15   15   15   15   15   15   15	UBDINSN NAME	64116 TAX DISTRICT	(301)	NONE/GROSS		UNIT VALUE		
CONTON NAME	### DATE OO OO OO OO OO OO OO OO OO OO OO OO OO	FIR SCH HSP WAT UTIL	T	TYPE		*	PRICE	INEI EFT
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13   13   13   13   13   13   13   13	## BT LT 21   FR SIZE   FT BK	EVANS LAND		<b>-</b>				
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13   13   13   14   15   15   15   15   15   15   15	### TAPE SW COR LT 21, N299.64, W20  ###################################	IAR SIZE			38	H		
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1	(401) FROP FACTORS TOPO R UTIL ALLI STREET/RD P NOTES	3079905 VI S VI		NEAGE PEAGE				%
1300   ADPRIANCE DISTRICT NO PATE NOTES   1300   ADPRENANCE DISTRICT NO PATE NOTES   1431   200   2	(202) (203) (401) PROP FACTORS TOPO R UTIL ALL STREET/RD P NOTES			NE AGE				%
1300   APPRAISE   WILL   ALI   STREET/RD   1431 ZOWING   C2 / TYPE	(401) PROP FACTORS TOPO R UTIL ALL STREET/RD P NOTES			1E AUE				%
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TITE BASE AMDUNT  TOTAL  TOTAL  TOTAL  ACREAGE  APPRAISAL  CALC  ASSESD  TY 96.0AUUE  RSN  1.90  BLOG PERMIT  (462)  (462)  MOTES  (473)  AGREED N/C #73  (474)				2 5				
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TerraScan)Inc.

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



 $*{+}17318000100100* \quad \mathsf{Commercial\ Property\ Record\ Card}$ 

TerraScan Inc.

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

The state of	Parce	I Informat	ion	15-50	Qv	vnership Info	rmation		1391619 Porton	Sale	s History	品與影響
PIN# 17	3180001	00100		Owner	1	S MIDWEST			Sale Date		Grantee	Price
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 $*{+}17318000100200* \quad {\tt Commercial Property Record Card}$ 

TerraScan)Inc.

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TerraScan)Inc.

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

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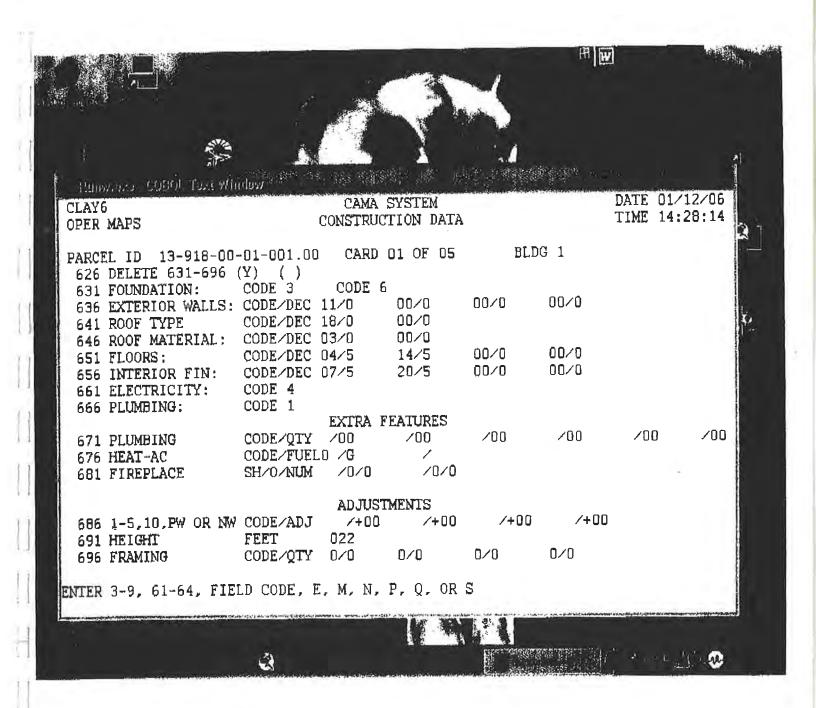
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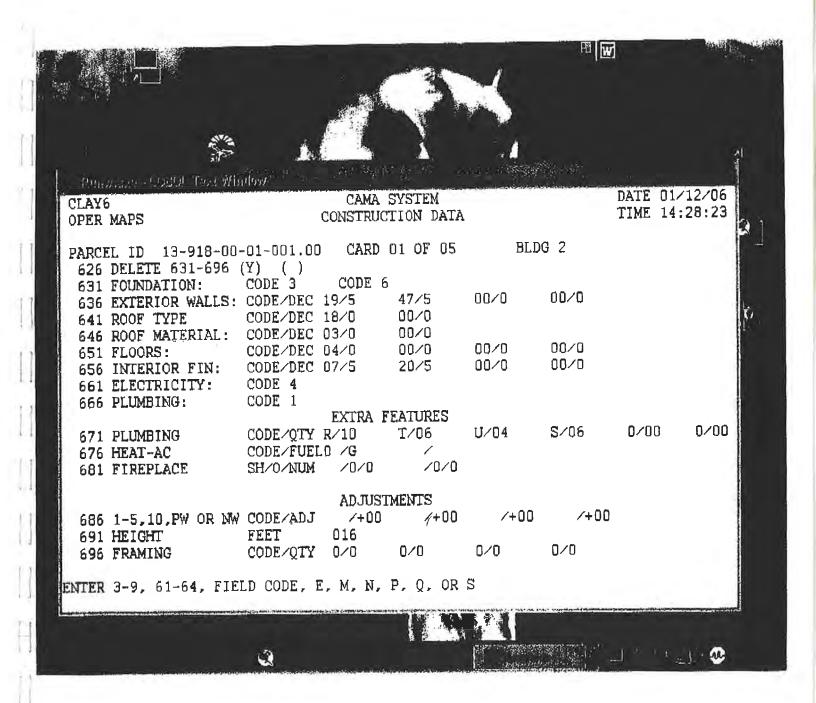
Data Provided By: CATHY RINEHART County Assessor. Printed on 01/12/2006 at 10:67:56A MIDWESTERN BAPTIST THEOLOGICAL THE DATE PIN# 13918000100100 0014 13-918-00-01-001.00 Map # 2053-5001 N OAK TEWY 0616 Address 5001 N OAK TEWY Situs BEG NE COR N OAK & VIVION RD, KANSAS CITY, MO 64118-City, St ZIP Legal ALNG EL N OAK TO NL SE1/4, E Othr.Owner TO 92,860 Class 6524 11/01/1987 APT BLDG Active 0 Status 0 0 0 Land Value 11/01/1987 APT BLDG 92,860 6523 0 Prop Class 0 0 0 Impr. Value School 0 ٥ 0 Total Value District City Tax 0 City/Village 0 0 0 Adjustment Fire District Ô 0 Exemptions 193.7 0 Lot Size 0 Taxable 13918000100100 02/20/2005 Total RCN O Net Income Depreciation 0 Excess Land Total RCNLD 3,854,200 Indicated Value Land Value 10,427,600 3, 854, 200 Final Reconciliation **Total Value** 2003 MIDWESTERN 0.00 No Skatch On File. BAPTIST \*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights MO\_R\_PRC-html-2001 herein.

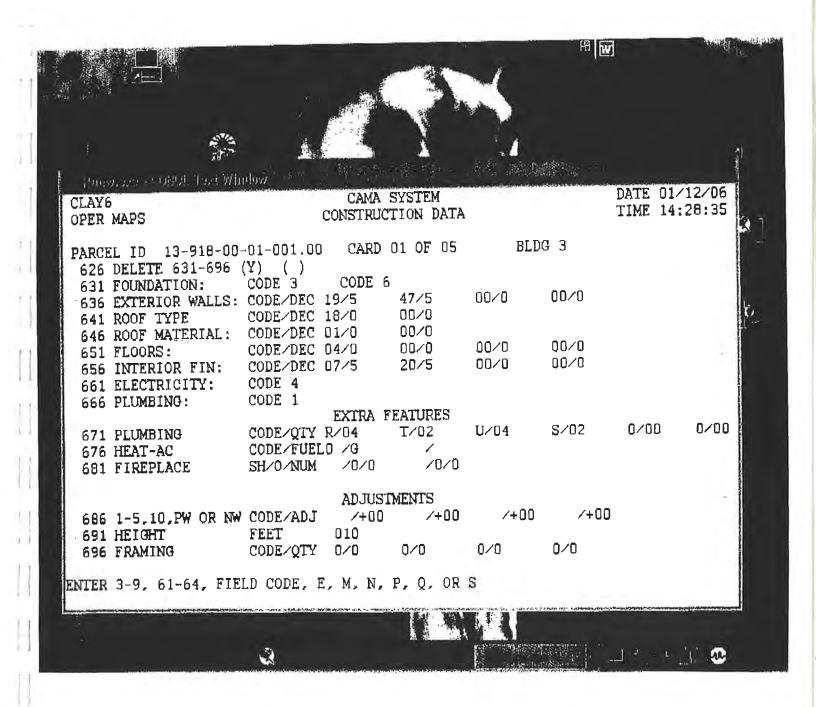


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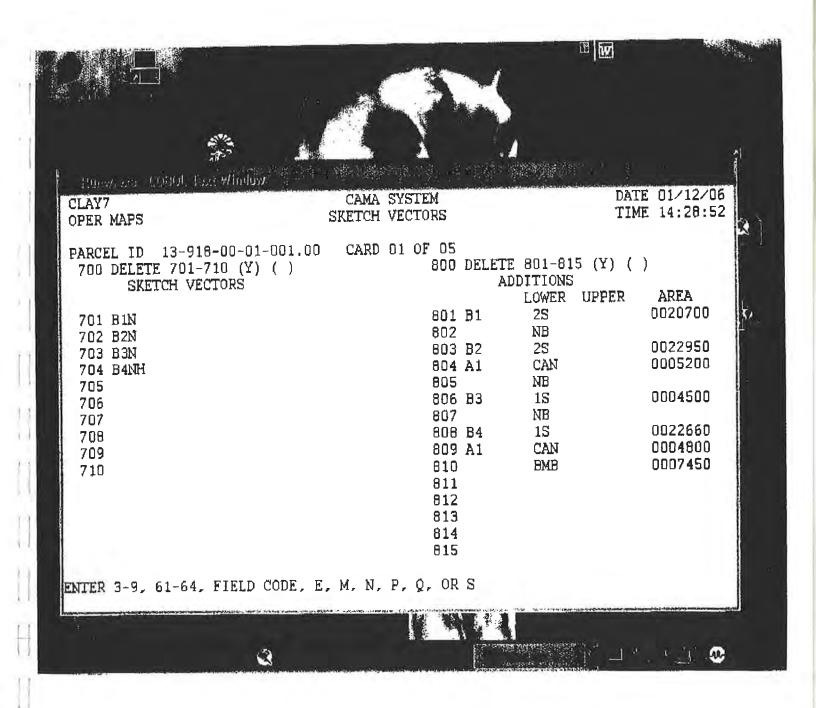
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### **COMPANY PROFILE**

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)



914 S. Wabash Avenue Chicago, IL 60605 Telephone 312.461.9332 Fax 312.461.0015 mainoffice@areainc.net www.areainc.net

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

Robert Mille

Attachments: