PARVIN ROAD CORRIDOR TAX INCREMENT FINANCING PLAN

THY THAT THIS IS A TRUE AND CORRECT COPY OF THE PLAN APPROVED BY THE TAX

NT FINANCING COMMISSION OF KANSAS CITY, MO, ON November 8, 2000

CHAIRMAN

EXECUTIVE DIRECTOR

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I. <u>DEFINITIONS</u>

As used in this Application, the following terms shall have the following meanings:

- A. "City," the City of Kansas City, Missouri.
- B. "Commission," the Tax Increment Financing Commission of Kansas City, Missouri.
- C. "Economic Activity Taxes," the total additional revenue from taxes which are imposed by a municipality and other taxing districts, and which are generated by economic activities within a redevelopment area over the amount of such taxes generated by economic activities within such redevelopment area in the calendar year prior to the adoption of the ordinance designating such a redevelopment area, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, licenses, fees or special assessments. For redevelopment projects or redevelopment plans approved after December 23, 1997, if a retail establishment relocates within one year from one facility to another facility within the same county and the governing body of the municipality finds that the relocation is a direct beneficiary of tax increment financing, then for purposes of this definition the economic activity taxes generated by the retail establishment shall equal the total additional revenues from economic activity taxes which are imposed by a municipality or other taxing district over the amount of economic activity taxes generated by the retail establishment in the calendar year prior to its relocation to the redevelopment area.
- D. "Economic Development Area," any portion or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of a "Blighted area" or a "Conservation area," and in which the governing body of the municipality finds that redevelopment is in the public interest because it will:
 - a. Discourage commerce, industry or manufacturing from moving their operations to another state; or
 - b. Result in increased employment in the municipality; or
 - c. Result in preservation or enhancement of the tax base of the municipality.
- E. "Gambling Establishment," an excursion gambling boat as defined in section 313.800, RSMo, and any related business facility including any real property improvements which are directly and solely related to such business facility, whose sole purpose is to provide goods or services to an excursion gambling boat and whose majority ownership interest is held by a person licensed to conduct gambling games on an excursion gambling boat or licensed to operate an excursion gambling boat as provided in sections 313.800 to 313.850, RSMo.
- F. "Obligations," bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness issued by a municipality to carry out a redevelopment project or to fund outstanding obligations.

- G. "Ordinance," an ordinance enacted by the governing body of a city, town, or village or a county or an order of the governing body of a county whose governing body is not authorized to enact ordinances.
- H. "Payment in Lieu of Taxes," those estimated revenues from real property in the area selected for a redevelopment project, which revenues according to the redevelopment project or plan are to be used for a private use, which taxing districts would have received had a Municipality not adopted tax increment allocation financing, and which would result from levies made after the time of the adoption of tax increment allocation financing during the time the current equalized value of real property in the project area exceeds the total initial equalized value of real property in such area until the designation is terminated pursuant to subsection 2 of Section 99.850. Payments in lieu of taxes which are due and owing shall constitute a lien against the real estate of the Redevelopment Project from which they are derived, the lien of which may be foreclosed in the same manner as a special assessment lien as provided in Section 88.861 R.S.Mo.
- I. "Project Improvements," those development activities undertaken within the Redevelopment Area intended to accomplish the objectives of the Redevelopment Plan.
- J. "Redeveloper," the business organization or other entity selected by the Commission to implement the Redevelopment Plan.
- K. "Redevelopment Agreement," the agreement between the City of Kansas City, Missouri, the Tax Increment Financing Commission and Redeveloper for the implementation of the Redevelopment Plan.
- L. "Redevelopment Area," an area designated by a municipality, in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area, a conservation area, an economic development area, or a combination thereof, and which includes only those parcels of real property directly and substantially benefited by the proposed Redevelopment Project.
- M. "Redevelopment Plan," the comprehensive program of a municipality for redevelopment intended by the payment of redevelopment costs to reduce or eliminate those conditions, the existence of which qualified the Redevelopment Project Area as a blighted area, conservation area, economic development area, or combination thereof, and to thereby enhance the tax bases of the taxing districts which extend into the Redevelopment Area.
- N. "Redevelopment Project," any development project within a Redevelopment Area in furtherance of the objectives of the Redevelopment Plan.
- O. "Redevelopment Project Area," the area selected for a specific redevelopment project.
- P. "Redevelopment Project Costs" include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, any such costs incidental to a

Redevelopment Plan and a Redevelopment Project. Such costs include, but are not limited to the following:

- 1. Costs of studies, surveys, plans and specifications;
- 2. Professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services. Except the reasonable costs incurred by the commission established in section 99.820 for the administration of sections 99.800 to 99.865, such costs shall be allowed only as an initial expense which, to be recoverable, shall be included in the costs of a redevelopment plan or project;
- 3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
- 4. Costs of rehabilitation, reconstruction, repair or remodeling of existing buildings and fixtures;
- 5. Cost of construction of public works or improvements;
- 6. Financing costs, including, but not limited to all necessary and incidental expenses related to the issuance of Obligations, and which may include payment of interest on any Obligations issued hereunder accruing during the estimated period of construction of any Redevelopment Project for which such Obligations are issued and for not more than eighteen months thereafter, and including reasonable reserves related thereto;
- 7. All or a portion of a taxing district's capital cost resulting from the Redevelopment Project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Project, to the extent the municipality by written agreement accepts and approves such costs;
- 8. Relocation costs to the extent that a Municipality determines that relocation costs shall be paid or are required to be paid by federal or state law;
- Payments in lieu of taxes.
- Q. "Special Allocation Fund," the fund of a municipality or its commission which contains at least two separate segregated accounts for each redevelopment plan, maintained by the treasurer of the municipality or the treasurer of the commission into which payments in lieu of taxes and other revenues are deposited in the other account.
- R. "Tax Increment Financing," tax increment allocation financing as provided pursuant to Chapter 99.800, et seq. RSMo.

S. "Taxing Districts," any political subdivision of Missouri having the power to levy taxes.

II. TAX INCREMENT FINANCING

This Plan is adopted pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Missouri Revised Statutes, Section 99.800 through 99.865 (the "Act"). The Act enables municipalities to finance Redevelopment Project Costs with the revenue generated from Payments in Lieu of Taxes and Economic Activity Taxes. This Redevelopment Plan shall be filed of record against all real property in the approved Redevelopment Project Area.

III. GENERAL DESCRIPTION OF PLAN AND PROJECT.

- A. The Redevelopment Plan. The Parvin Road Corridor Tax Increment Financing Redevelopment Plan (the "Redevelopment Plan") proposes to expand and improve the public infrastructure within the Redevelopment Area, as necessary, to accommodate an expansion of the existing above-ground industrial park and its underground industrial and commercial complex known as the Subtropolis, together with all appurtenances necessary to adequately address the existing conditions qualifying the Redevelopment Area as an Economic Development Area. The proposed infrastructure improvements include constructing and/or improving roadways, curbing, traffic signals, storm sewers, water lines, utilities and related items necessary to adequately serve the expansion of the development complex.
- B. Redevelopment Area. The Redevelopment Area is an irregularly shaped area containing approximately 1,334 gross acres of surface area and approximately 507 acres of subsurface area. The Redevelopment Area is generally bound by N.E. 48th Street, Parvin Road and the Kansas City city limits on the north, the Kansas City city limits and the railroad tracks on the east, Missouri Route No. 210 and the railroad tracks on the south and North Bennington Avenue on the west in Kansas City, Clay County, Missouri (the "City") as legally described in Exhibit 1A.
- C. <u>Project Improvements</u>. The Project Improvements include constructing and/or improving roadways, curbing, traffic signals, storm sewers, water lines, utilities and related items necessary to adequately serve the expansion of the existing development complex and surrounding properties.
- D. Redevelopment Project. The Project Improvements within the Redevelopment Area will be undertaken as a series of four redevelopment project areas which may be further subdivided into sub projects or phases (the "Redevelopment Projects"), each of which will be approved by ordinance in conformance with the Act. The Redevelopment Project Areas and the Project Improvements contemplated for each Project are described in Exhibit 1B and on the site plan attached as Exhibit 2. Construction and employment information for the Redevelopment Projects is set forth in Exhibit 4.

- E. Estimated Date of Completion. As set forth in the Redevelopment Schedule attached as Exhibit 6, construction of all the Project Improvements is expected to be completed by the year 2011. In any event, the completion of any redevelopment project will occur no later than twenty-three (23) years from the adoption of the ordinance approving the Redevelopment Project within the Redevelopment Area, provided that no ordinance approving a Redevelopment Project shall be adopted later than ten (10) years from the adoption of the ordinance approving this Redevelopment Plan.
- F. Redevelopment Plan Objectives. The general objectives of the Redevelopment Plan are:
 - 1. To eliminate conditions which cause the Redevelopment Area to be designated as an Economic Development Area and to encourage the provision and expansion of basic infrastructure;
 - 2. To preserve and enhance the tax base of the City and the other Taxing Districts by developing the Redevelopment Area to its highest and best use, encouraging private investment in the surrounding area, increasing employment opportunities and to discourage residents, commerce, industry and manufacturing from moving to another state;
 - 3. To increase employment and housing opportunities in the City as a whole;
 - 4. To stimulate construction and development and generate tax revenues, which would not occur without Tax Increment Financing assistance.

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

IV. FINANCING

A. Estimated Redevelopment Project Costs. Redevelopment Project Costs are estimated to be approximately \$93,238,219 over the life of the Plan. The Plan proposes that approximately \$66,624,695 in Redevelopment Project Costs be reimbursable from the Special Allocation Fund. These costs, along with the estimated Project Costs, are set forth in Exhibit 5.

The Commission has determined that certain planning and special services expenses of the Commission which are not direct Redevelopment Project costs are nonetheless reasonable and necessary for the operation of the Commission and are incidental costs to the Redevelopment Project. These incidental costs will be recovered by the Commission from the Special Allocation Fund in an amount not to exceed five percent (5%) of the Payments in Lieu of Taxes and Economic Activity Taxes paid annually into the fund.

- B. Anticipated Sources of Funds. Anticipated sources and amounts of funds to pay Redevelopment Project Costs and amounts to be available from those sources are shown on Exhibit 7. The expected source of funds to be used to reimburse eligible expenses include Payments in Lieu of Taxes and Economic Activity Tax proceeds. If bonds are issued, bond proceeds will be deposited in a special construction fund for use in payment of Reimbursable Project Costs.
- C. Payments in Lieu of Taxes. 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. Furthermore it is assumed that the assessed valuation of real property will 2% every other year, with no levy increases. The estimated total Payments in Lieu of Taxes generated by the development over the duration of the Plan is \$107,597,383 and is shown in detail on Exhibit 8.

It is anticipated that all of the available Payments in Lieu of Taxes will be used to reimburse the Redeveloper for eligible Redevelopment Project Costs. However, 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 various Taxing Districts in the Redevelopment Area in the manner provided by the Act.

Economic Activity Taxes. Over the life of the Plan, the total Economic Activity Tax revenues are estimated to be approximately \$40,791,926. Fifty percent (50%) of the total local Economic Activity Taxes, or approximately \$20,395,963 will be made available for deposit into the Special Allocation Fund in conformance with the TIF Act and will be made available upon annual appropriation to pay eligible Redevelopment Project Costs. Those Economic Activity Taxes available to pay project costs are shown in Exhibit 8.

Anticipated Economic Activity Taxes will include 50% of the net earnings taxes paid by businesses and employees, 50% of the net food & beverage taxes, 50% of the net utility taxes, as well as 50% of the City and County net new sales tax, exclusive of that portion of the sales tax designated for the Bi-State and Liberty Memorial fund. It is assumed that net earnings and sales tax revenues will increase due to inflation in conjunction with the assumed increase due to job creation and business expansion.

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

It is necessary that all affected businesses and property owners be identified and the Commission be provided with documentation regarding payment of Economic Activity Taxes by Redeveloper, its contractors, tenants and assigns. The Commission shall make this information available to the City and County, as applicable. It shall be the obligation and intent of the City to determine the Economic Activity Taxes and to appropriate such funds into the Special Allocation Fund, no less frequently than yearly and no more frequently than quarterly, in accordance with the Act.

- E. Anticipated Type and Terms of Obligations. It is not anticipated that any Obligations will be issued as a result of the Redevelopment Project. In the event Obligations are issued, they must have a first call on the Economic Activity Taxes revenue stream. Additionally, it is estimated that available project revenues must equal 125% - 175% of the annual debt service payments required for the retirement of the Obligations. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the Obligations may be used for reserves, sinking funds, reimbursable project costs to call Obligations in advance of their maturities or declared surplus. Obligations may be sold in one or more series in order to implement this Plan. All Obligations shall be retired no later than 23 years after the adoption of the ordinance adopting tax increment financing for the redevelopment project, or projects which support such Obligations, the costs of which are to be paid from the proceeds thereof. No redevelopment project may be approved by ordinance adopted more than ten years from the adoption of the ordinance approving the redevelopment plan under which the project is authorized.
- F. Evidence of Commitments to Finance Commitments for any private financing of Redevelopment Project Costs necessary to complete Project Improvements for all Projects shall be submitted for approval prior to the approval of any such Projects by Ordinance.
- G. Annual Payments to Taxing Districts

 This Plan requires that annual payments be made each year from the Special Allocation Fund to all affected taxing districts in an amount which, after taking into account and including any Payments in Lieu of Taxes and Economic Activity Taxes that otherwise are paid to or received by such taxing districts with respect to such year, is sufficient to pay to the North Kansas City School District the sum of \$150,000. Such annual payments are required in order to defray the anticipated costs which the North Kansas City School District will incur to provide educational services to students who are anticipated to reside in the residential housing development designated as Project Area 1B-2 in this Plan and/or the Exhibits attached hereto. The Redevelopment Agreement between the Tax Increment Financing Commission and the Redeveloper identified in Section XVI of this Plan shall contain appropriate provisions requiring such payments.

V. MOST RECENT EQUALIZED ASSESSED VALUATION

The total initial equalized assessed valuation of the Redevelopment Area according to current records at the Clay County Assessor's Office is \$27,810,481.80 (\$6,924,933 on land and \$20,885,548.80 on improvements). The current combined ad valorem property tax levy is projected to be \$7.34 (including 1989 M & M replacement taxes) per \$100 assessed valuation on land and \$6.59 (including 1989 M & M replacement taxes) per \$100 assessed valuation on improvements for the residential phases of the Plan and \$8.93 (including 1989 M & M replacement taxes) per \$100 assessed valuation on land and \$8.18 (including 1989 M & M replacement taxes) per \$100 assessed valuation on improvements for the commercial phases of the Plan. The current tax revenue from the Redevelopment Area is \$2,321,832.

The Total Initial Equalized Assessed Valuation of the Redevelopment Area will be determined prior to the individual Redevelopment Project is approved by ordinance. Payments in Lieu of Taxes measured by subsequent increases in property tax revenue which would have resulted from increased valuation had Tax Increment Financing not been adopted will be segregated from taxes resulting from the Total Initial Equalized Assessed Valuation as defined herein, and deposited in a special allocation fund earmarked for payment of Redevelopment Projects Costs as defined herein.

VI. <u>ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT</u>

When the Project Improvements have been completed, the total assessed valuation of the Redevelopment Area will be determined. The estimated increase in assessed valuation and the resulting Payments in Lieu of Taxes are shown in Exhibit 8. When complete and the Redevelopment Plan is terminated, the Redevelopment Area will annually initially yield the estimated real property taxes as indicated in Exhibit 8.

VII. GENERAL LAND USE

The property within the Redevelopment Area currently consists of the above-ground commercial industrial park and its underground industrial and commercial complex known as the SubTropolis, the Great Midwest Industrial Park District II, and the Bennington Ridge Apartment Complex. The proposed general land use for the Redevelopment Area is envisioned to be a mixture of uses including light industrial, commercial and residential uses. The Zoning Map, attached hereto as part of Exhibit 2, the Site Plan, designates the intended predominant land use categories for the Redevelopment Area. The Redevelopment Project shall be subject to the applicable provisions of the City's Zoning Ordinance as well as other codes and ordinances as may be amended from time to time.

VIII. CONFORMANCE TO THE COMPREHENSIVE PLAN

The proposed Plan is generally consistent with the City's Comprehensive Plan. Specifically, the improvements proposed for the Redevelopment Area are consistent with the City Planning and Development Department's Area Plan for Area Number 37, the Winwood Area, and Area Number 38, the Birmingham Area. The proposed infrastructure improvements and road extensions for the Redevelopment Area also conform to the City Development Department's Major Street Plan as approved in 1991. Finally, this Plan is consistent with the

principles contained in the City's FOCUS Plan for the Northland. The Plan specifically conforms to the following FOCUS recommendation for transportation and infrastructure improvements in the Northland:

• Efficient infrastructure that supports existing neighborhoods and fosters costeffective public facilities and services.

According to FOCUS, the "Northland has historically lacked the complete roadway and utility systems needed to fully support existing and new development." The Parvin Road Corridor TIF Plan helps to resolve this problem by providing efficient infrastructure in the form of traffic signals, new and expanded roadways needed to serve both new and existing residential, commercial, and industrial development.

IX. EXISTING CONDITIONS IN THE REDEVELOPMENT AREA.

The Redevelopment Area, including the Redevelopment Projects contained therein, qualifies as an "Economic Development Area" under Missouri's Tax Increment Financing Statute. There is a lack of major roadways within the Redevelopment Area, which are necessary for development. In addition, due to the rugged topography (steep slopes, valleys, cliffs, etc.) that is found on much of the land in the Redevelopment Area, the provision of adequate public infrastructure will be costly. TIF assistance is necessary to permit development of this economically underutilized ground.

Such an area does not meet the requirements of a blighted area or a conservation area, but the redevelopment of the area is in the public interest because it will discourage commerce, industry or manufacturing from moving their operations to another state; result in increased employment in the municipality; or will result in the preservation or enhancement of the City's tax base. The Redevelopment Plan would accomplish the following objectives consistent with this definition of an "Economic Development Area":

- i.) The new public roadways and related infrastructure will allow better access to and from the existing businesses located in the Redevelopment Area. As a result, such businesses will be less likely to move their operations to another location.
- ii.) The Redevelopment Plan's proposed new public roadways will result in new businesses within the Redevelopment Area and the employment within the area, and in this area of Kansas City in general, will be significantly increased.
- iii.) The Redevelopment Plan will enhance the tax base of Kansas City and other taxing districts by developing the Redevelopment Area to its highest and best use, which would not occur without the use of tax increment financing.

Attached as <u>Exhibit 12</u> is an existing conditions study setting forth the existing conditions in the Redevelopment Area.

X. "BUT FOR TIF"

The Plan provides for the expansion of the area available for industrial use within the Redevelopment Area and the expansion of the leaseable area in the underground complex within the Redevelopment Area. In order to make such expansion feasible and marketable, there must be expansion of the public roadways and related infrastructure within the Redevelopment Area, as described herein, in order to provide access for commercial and other vehicles that will need to access the area. However, the City does not presently have available funds to install such public roadways and related infrastructure. Because of significant costs of improving and constructing these roadways relative to the projected development revenues, no single developer will proceed with the proposed expansion without the assistance of Tax Increment Financing.

The use of Tax Increment Financing makes this Plan feasible and thus attractive to private investment. See attached Exhibit 10 for a full description of the "But For" analysis performed for the Plan.

XI. COST-BENEFIT ANALYSIS

A cost-benefit analysis has been prepared for the Redevelopment Area. This analysis describes (1) impact on the economy of each taxing district if the Plan and project are not built; (2) impact on the economy of each taxing district if the Plan and project are built; (3) fiscal impact study on every affected political subdivision; and (4) sufficient information to determine whether the project as proposed is financially feasible. The cost-benefit analysis is attached as Exhibit 9.

XII. ACQUISITION AND DISPOSITION

The Plan anticipates that it may be necessary to acquire those properties shown on the three maps attached as Exhibit 13. In the event it is necessary to acquire property to achieve the redevelopment objectives of this Plan, property may be acquired by purchase, donation, lease or eminent domain in the manner provided for by corporations in Chapter 523, RSMo, by the Commission. The property acquired by the Commission may be cleared, and either (1) sold or leased for private redevelopment or (2) sold, leased, or dedicated for construction of public improvements or facilities. The Commission may determine that to meet the redevelopment objectives of the Plan, other properties than those listed on said map an not scheduled for acquisition should be acquired or certain property currently listed for acquisition should not be acquired. The Redeveloper anticipates that the use of eminent domain may be necessary if the Redeveloper is unable to privately acquire those parcels of land indicated on the maps. No

property for a Redevelopment Project shall be acquired by eminent domain later than five (5) years from adoption of the ordinance approving the project.

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

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

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

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

XIII. RELOCATION ASSISTANCE PLAN

As set forth in Section XII above and on Exhibit 13 attached, the Plan anticipates that it will be necessary to acquire approximately 14 properties (of which 6 are residential properties) in the area of Kansas City, Missouri generally known as "Minneville." The Redeveloper recognizes that, because of the low assessed values and estimated fair market values of the properties to be acquired, it will be necessary to exceed the benefits presently offered by the Commission's Relocation Assistance Plan as set forth in Exhibit 14 attached hereto. Attached as Exhibit 14A is a summary of the residential assistance payments and benefits, including relocation assistance, that the Redeveloper shall offer to all eligible, displaced occupants of businesses and residences. All relocation assistance shall be at the expense of the Redeveloper. However, in no event shall the relocation assistance to be provided by the Redeveloper fall below that required by the Commission's Relocation Assistance Plan. The Redevelopment Agreement between the Tax Increment Financing Commission and the Redeveloper identified in Section XVI of this Plan shall contain appropriate provisions requiring the Redeveloper to offer the relocation assistance payments and benefits set forth in the summary thereof attached as Exhibit 14A.

XIV. ENTERPRISE ZONE

In the event mandatory abatement is sought or received pursuant to Section 135.215, R.S.Mo., as amended, such abatement shall not serve to reduce payments in lieu of taxes that would otherwise have been available pursuant to Section 99.845, R.S.Mo. without Commission approval. Said designation shall not relieve the assessor or other responsible official from

ascertaining the amount of equalized assessed valuation of all taxable property annually as required by Section 99.855, R.S.Mo.

XV. PROVISION OF PUBLIC FACILITIES

Redeveloper will provide and maintain all necessary public facilities and utilities to service the Redevelopment Area.

XVI. REDEVELOPMENT AGREEMENT

Upon approval of this Plan, the Tax Increment Financing Commission and Redeveloper will enter into a Redevelopment Agreement which will include, among other things, provisions relative to the following:

- 1. implementation of the Plan;
- 2. reporting of Economic Activity Taxes;
- the Commission's Affirmative Action Policy;
- a design guideline review and approval process;
- 5. the Commission's Relocation Plan, if any;
- 6. approval by Commission of the costs, design of the Project Improvements, Redevelopment Project Costs, certified reimbursable Redevelopment Project Costs; and
- public participation in excess return.

			
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Exhibit 1

Legal Description of Redevelopment Area

LEGAL DESCRIPTION: Overall

All that part of Sections 1, 2, 3, 9 and 10 and 11, Township 50, Range 32, including all or part of Lindeman Addition, Phister Place, Hiltons Addition, Great Midwest Industrial Park District 2 all being in Kansas City, Clay County, Missouri, being described as follows: Beginning at the Southwest corner of the Southeast Quarter of said Section 2; thence North 0°39'53" East, along the West line of said Southeast Quarter, 30.00 feet; thence South 89°16'30" East, 190.00 feet; thence North 0°39'53" East, 210.50 feet; thence South 89°16'30" East, 140.00 feet; thence North 0°39'53" East, 23.50 feet; thence South 89°16'30" East, 82.50 feet; thence South 0°39'53" West, 264.00 feet to a point on the South line of the Southeast Quarter of said Section 2; thence South 89°16'30" East, along said South line, 82.50 feet; thence North 0°39'53" East, 528.00 feet; thence North 89°16'30" West, 165.00 feet; thence North 0°39'53" East, 793.00 feet; thence South 89°16'30" East, 984.72 feet; thence South 0°34'55" West, 686.00 feet; thence South 89°16'30" East, 105.00 feet; thence South 0°34'55" West, 268.00 feet; thence South 89°16'30" East, 218.40 feet; thence North 0°34'55" East, 218.00 feet; thence South 89°16'30" East, 72.60 feet; thence South 0°34'55" West, 236.30 feet; thence North 43°51'10" East, 460.00 feet; thence North 55°51'10" East, 256.00 feet; thence North 1°38'00" East, 172.00 feet; thence South 25°35'49" East, 99.57 feet; thence South 78°10'10" East, 123.10 feet; thence North 78°20'20" East, 226.58 feet to the East line of the Southeast Quarter of said Section 2; thence North 0°28'03" East, along said East line, 1698.86 feet to the Southwest corner of the Northwest Quarter of said Section 1; thence South 89°19'19" East, along the South line of said Northwest Quarter, 2026.89 feet; thence North 20°13'16" East, 18.19 feet; thence Northerly, along a curve to the left, having a radius of 1628.40 feet, an arc distance of 791.86 feet; thence North 16°26'47" West, 544.12 feet; thence Northerly, along a curve to the right, tangent to the last described course, having a radius of 4429.07 feet, an arc distance of 351.84 feet; thence Northerly and Northwesterly, along a curve to the left, having a common tangent with the last described course, a radius of 741.04 feet, an arc distance of 197.42 feet; thence South 90°00'00" West, 1938.00 feet; thence South 70°33'00" West, 60.00 feet; thence Southerly, along a curve to the right, having an initial tangent bearing of South 19°27'00" East, a radius of 1170.00 feet, an arc distance of 424.00 feet; thence South 1°18'48" West, 92.95 feet; thence North 88°41'12" West, 1045.89 feet; thence South 1°18'48" West, 767.32 feet; thence South 69°56'38" West, 161.07 feet; thence South 78°56'50" West, 614.25 feet; thence North 88°41'15" West, 2108.10 feet; thence North 11°43'48" West, 70.30 feet; thence South 78°16'12" West, 455.33 feet; thence South 26°36'29" East, 167.80 feet; thence South 63°23'31" East, 269.54 feet; thence North 26°36'29" West, 192.24 feet; thence South 60°10'24" West, 956.90 feet; thence South 29°49'36" West, 231.44 feet; thence South 66°45'36" East, 565.87 feet; thence North 89°19'10" West, 424.62 feet;

thence South 0°40'50" West, 1072.71 feet to a point on the Northerly right-of-way line of Northeast Parvin Road, as now established; thence Westerly, along said Northerly right-ofway line, on a curve to the right, having an initial tangent bearing of South 86°08'58" West, a radius of 780.00 feet, an arc distance of 56.95 feet; thence North 89°40'04" West, 3082.35 feet; thence Westerly, along a curve to the left, tangent to the last described course, having a radius of 1145.00 feet, an arc distance of 47.94 feet to a point on the Easterly right-of-way line of Interstate Route 435, as now established; thence South 1°02'56" West, along said Easterly right-of-way line, 114.00 feet; thence South 20°08'51" West, along said Westerly right-of-way line, 137.79 feet; thence South 28°20'34" West, along said Easterly right-of-way line, 243.08 feet; thence South 51°24'14" West, along said Easterly right-of-way line, 485.42 feet; thence South 29°51'52" West, along said Westerly right-of-way line, 121.64 feet; thence South 16°38'31" West, along said Easterly right-ofway line, 374.02 feet; thence Southerly along said Easterly right-of-way line, on a curve to the right, having an initial tangent bearing of South 5°10'25" West, a radius of 984.93 feet, an arc distance of 266.48 feet; thence South 20°40'32" West, along said Easterly right-ofway line, 762.65 feet; thence South 89°21'01" East, along said Easterly right-of-way line, 300.50 feet; thence South 0°21'20" West, along said Easterly right-of-way line, 709.17 feet to a point the Northerly right-of-way line of Missouri Route 210, as now established; thence Easterly, along said Northerly right-of-way line, on a curve to the right, having an initial tangent bearing of North 78°49'19" East, a radius of 2035.09 feet, an arc distance of 238.86 feet; thence North 77°05'48" East, 333.60 feet; thence Southeasterly, along said North right-of-way line, on a curve to the right, having an initial tangent bearing of South 85°27'19" East, a radius of 2110.07 feet, an arc distance of 1063.52 feet; thence South 54°41'24" East, along said Northerly right-of-way line 656.81 feet to a point on the South line of the Northwest Quarter of said Section 10; thence South 89°29'10" East, along said South line, 505.77 feet to the Northwest corner of the Southeast Quarter of said Section 10; thence South 0°24'25" West, along the West line of said Southeast Quarter, 292.62 feet to a point on the aforementioned Northerly right-of-way line of Missouri Route 210; thence South 54°54'10" East, along said Northerly right-of-way line, 200,00 feet; thence South 32°46'10" East, along said Northerly right-of-way line, 107.71 feet; thence South 54°54'10" East, along said Northerly right-of-way line, 500.81 feet; thence South 33°30'00" East, along said Northerly right-of-way line 250.00 feet; thence Easterly, along said Northerly right-of-way line, on a curve to the left, having an initial tangent bearing of South 61°20'38" East, a radius of 1557.90 feet, an arc distance of 751.99 feet; thence South 89°00'00" East, along said Northerly right-of-way line, 340.78 feet; thence North 89°39'25" East, along said Northerly right-of-way line, 290.40 feet; thence South 88°42'39" East, along said Northerly right-of-way line, 400.00 feet; thence North 87°00'00" East, 601.68 feet; thence South 88°42'39" East, along said Northerly right-of-way line, 583.62 feet to a point on the Northwesterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence North 45°41'42" East, along said Northwesterly right-of-way line, 1890.32 feet to a point on the West line of the Northeast Quarter of said Section 11; thence North 1°13'34" East, along said West line, 551.75 feet to a point on the Northerly right-of-way line of the Burlington Northern Railroad, thence Northeasterly, along said Northerly right-ofway line, on a curve to the left, having an initial tangent bearing of North 60°50'42" East, a radius of 2814,93 feet, an arc distance of 519.10 feet; thence North 49°12'51" East, along said Northerly right-of-way line, 1026.57 feet; thence North 41°26'08" West, 560.00 feet; thence South 48°33'52" West, 25.00 feet; thence North 41°26'08" West, 195.00 feet;

thence South 48°33'52" West, 252.00 feet; thence South 41°26'08" East, 195.00 feet; thence South 48°33'52" West, 26.40 feet; thence North 89°16'30" West, 155.07 feet; thence North 0°13'34" East, 125.00 feet; thence North 89°16'30" West, 145.00 feet; thence South 0°13'34" West, 125.00 feet; thence North 89°16'30" West, 302.00 feet to a point on the West line of the Northeast Quarter of said Section 11; thence North 0°13'34" East, along said West line, 525.00 feet; thence South 89°16'30" East, 145.00 feet; thence North 0°13'34" East, 290.00 feet, to a point on the North line of said Northeast Quarter; thence North 89°16'30" West, along said North line, 145.00 feet to the Point of Beginning. Containing 1148.95 acres, more or less. Except that part conveyed by Document Number E 66951, in Book 1523 at Page 75 and except that part condemned by Wabash Railroad Company in Case Number 27694 in the Circuit Court of Clay County, Missouri, a certified copy of the Commissioners Report being filed as Document B-45434 and of Record in Book 720 at Page 224 in said Recorders Office. And all that part of the Southeast Quarter of Section 4, the Northeast Quarter and the Southeast Quarter of Section 9, Township 50, Range 32, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northwest corner of the Northeast Quarter of said Section 9, thence South 0°33'39" West, along the West line of said Northeast Quarter, 237.92 feet to the Southwest corner of Bennington Crest, a subdivision of land in Kansas City, Clay County, Missouri, said point being the True Point of Beginning of the tract to be herein described; thence South 89°24'53" East, along the South line of said Bennington Crest, 655.64 feet; thence North 68°19'32" East, along said South line, 400.00 feet; thence North 22°28'40" West, along the Easterly line of said Bennington Crest, 425.00 feet; thence North 04°58'25" West, along said Easterly line, 553.12 feet; thence North 35°12'20" East, along said Easterly line, 72.27 feet; thence North 70°02'12" West, along the Southerly line of Block 1, said Bennington Crest, 459.30 feet; thence North 80°21'23" East, along said South line, 394.53 feet; thence North 0°32'10" East, 395.22 feet; thence Easterly, along the Southerly right-of-way line of Parvin Road, on a curve to the right, having an initial tangent bearing of South 85°24'30" East, a radius of 2806.79 feet, an arc distance of 945.81 feet; thence South 66°06'04" East, along said Southerly right-of-way line, 1003.08 feet; thence Easterly, along said Southerly right-of-way line and the Northerly line of Waffle House at Parvin Road, a subdivision of land in Kansas City, Clay County, Missouri, on a curve to the left, tangent to the last described course, having a radius of 1490.40 feet, an arc distance of 281.89 feet; thence South 10°52'48" West, along said Northerly line, 17.00 feet; thence South 62°51'37" East, along said Northerly line, 148.27 feet; thence South 01°09'45" West, along the Westerly right-of-way line of Interstate Route 435, as now established, and the Easterly line of said Waffle House at Parvin Road, 276.59 feet; thence South 21°38'54" West, along said Westerly right-of-way line, 215.06 feet; thence South 16°35'33" East, along said Westerly right-of-way line, 168.35 feet; thence South 05°29'40" West, along said Westerly right-ofway line, 155.24 feet; thence South 20°25'33" West, along said Westerly right-of-way line, 900.00 feet; thence South 27°40'45" West, along said Westerly right-of-way line 277.22 feet; thence South 67°37'43" West, along said Westerly right-of-way line, 183.98 feet; thence South 20°25'33" West, along said Westerly right-of-way line, 82.65 feet; thence North 89°21'01" West, 344.00 feet; thence South 0°28'20" West, 994.81 feet to its intersection with said Westerly right-of-way line; thence South 49°25'24" West, along said Westerly right-of-way line, 676.24 feet; thence South 69°09'25" West, along said Westerly right-of-way line, 333.25 feet; thence South 41°21'46" West, along said Westerly right-ofway line, 694.19 feet to its intersection with the West line of the East one-half of said

Section 9; thence North 0°33'39" East, along said West line, 3174.88 feet to the True Point of Beginning. Containing 143.41 acres, more or less. And all that part of the Northeast Quarter and all that part of the Southeast Quarter of Section 4, Township 50, Range 32, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northeast Quarter of the Southeast Quarter of said Section 4; thence South 0°45'46" West, along the East line of Great Midwest Commerce Center-District 1, a subdivision of land in Kansas City, Clay County, Missouri, 1806.17 feet to the Southeast corner thereof; thence South 88°56'07" West, along the Southerly line of said Great Midwest Commerce Center-District 1, 103.78 feet; thence Northwesterly, along said Southerly line, on a curve to the right, tangent to the last described course, having a radius of 1432.40 feet, an arc distance of 625.00 feet; thence North 66°03'53" West, along said Southerly line, 317.78 feet; thence North 23°56'07" East, along the Westerly line of Lot 3, said Great Midwest Commerce Center-District 1 and its Southerly prolongation, 408.00 feet to the Northwest corner thereof; thence South 75°31'37" East, along the Northerly line of said Lot 3, 298.18 feet to its intersection with the Westerly right-of-way line of N. Corrington Avenue, as now established; thence North 22°58'45" East, along said Westerly right-of-way line, 342.19 feet; thence Northerly, along a curve to the left, tangent to the last described course, having a radius of 210.00 feet, an arc distance of 81.43 feet; thence North 0°45'46" East, along said Westerly right-of-way line, 853.62 feet; thence North 89°14'14" West, 340.00 feet; thence North 0°44'34" East, 1336.43 feet to a point on the North line of the Southeast Quarter of said Northeast Quarter; thence South 89°28'36" East, 750.01 feet to a point on the East line of said Northeast Quarter; thence South 0°44'34" West, along said East line, 1324.18 feet to the Point of Beginning. Containing 46.28 acres, more or less. Except that portion on the East and South being used for road right-of-way. And all that part of Section 10 and 11, Township 50, Range 32, Kansas City, Clay County, Missouri, lying above the Winterset Ledge of limestone rock, being described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 10; thence North 89°38'39" West, along the South line of said Southeast Quarter, 107.05 feet to a point on the Northwesterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad, said point being the True Point of Beginning of the tract to be herein described; thence continuing North 89°38'39" West, along said South line, 335.08 feet; thence North 0°21'21" East, 975.23 feet to its intersection with the Southerly right-of way line of Missouri Route No. 210, as now established; thence South 88°43'07" East, along said Southerly right-ofway line, 25.07 feet; thence North 39°57'03" East, along said Southerly right-of-way line, 160.07 feet; thence South 88°42'39" East, along said Southerly right-of-way line, 1296.68 feet to its intersection with the Northwesterly line of the aforementioned Chicago, Milwaukee, St. Paul and Pacific Railroad; thence South 45°39'33" West, along said Northerly right-of-way line, 1531.31 feet to the True Point of Beginning. Containing 21.90 acres, more or less.

LEGAL DESCRIPTION: Project Area 1A

All that part of the Northeast Quarter and all that part of the Southeast Quarter of Section 4, Township 50, Range 32, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northeast Quarter of the Southeast Quarter of said Section 4; thence South 0°45'46" West, along the East line of Great Midwest Commerce Center-District 1, a subdivision of land in Kansas City, Clay County, Missouri, 1806.17 feet to the Southeast corner thereof; thence South 88°56'07" West, along the Southerly line of said Great Midwest Commerce Center-District 1, 103.78 feet; thence Northwesterly, along said Southerly line, on a curve to the right, tangent to the last described course, having a radius of 1432.40 feet, an arc distance of 625.00 feet; thence North 66°03'53" West, along said Southerly line, 317.78 feet; thence North 23°56'07" East, along the Westerly line of Lot 3, said Great Midwest Commerce Center-District 1 and its Southerly prolongation, 408.00 feet to the Northwest corner thereof; thence South 75°31'37" East, along the Northerly line of said Lot 3, 298.18 feet to its intersection with the Westerly right-of-way line of N. Corrington Avenue, as now established; thence North 22°58'45" East, along said Westerly right-of-way line, 342.19 feet; thence Northerly, along a curve to the left, tangent to the last described course, having a radius of 210.00 feet, an arc distance of 81.43 feet; thence North 0°45'46" East, along said Westerly right-of-way line, 853.62 feet; thence North 89°14'14" West, 340:00 feet; thence North 0°44'34" East, 1336.43 feet to a point on the North line of the Southeast Quarter of said Northeast Quarter; thence South 89°28'36" East, 750.01 feet to a point on the East line of said Northeast Quarter; thence South 0°44'34" West, along said East line, 1324.18 feet to the Point of Beginning. Containing 46.28 acres, more or less. Except that portion on the East and South being used for road right-of-way.

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LEGAL DESCRIPTION: Project Area 1B, 1B-1, 1B-2

All that part of the Southeast Quarter of Section 4, the Northeast Quarter and the Southeast Quarter of Section 9, Township 50, Range 32, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northwest corner of the Northeast Quarter of said Section 9; thence South 0°33'39" West, along the West line of said Northeast Quarter, 237.92 feet to the Southwest corner of Bennington Crest, a subdivision of land in Kansas City, Clay County, Missouri, said point being the True Point of Beginning of the tract to be herein described; thence South 89°24'53" East, along the South line of said Bennington Crest, 655.64 feet; thence North 68°19'32" East, along said South line, 400.00 feet; thence North 22°28'40" West, along the Easterly line of said Bennington Crest, 425.00 feet; thence North 04°58'25" West, along said Easterly line, 553.12 feet; thence North 35°12'20" East, along said Easterly line, 72.27 feet; thence North 70°02'12" West, along the Southerly line of Block 1, said Bennington Crest, 459.30 feet; thence North 80°21'23" East, along said South line, 394.53 feet; thence North 0°32'10" East, 395.22 feet; thence Easterly, along the Southerly right-of-way line of Parvin Road, on a curve to the right, having an initial tangent bearing of South 85°24'30" East, a radius of 2806.79 feet, an arc distance of 945.81 feet; thence South 66°06'04" East, along said Southerly right-of-way line, 1003.08 feet; thence Easterly, along said Southerly right-of-way line and the Northerly line of Waffle House at Parvin Road, a subdivision of land in Kansas City, Clay County, Missouri, on a curve to the left, tangent to the last described course, having a radius of 1490.40 feet, an arc distance of 281.89 feet; thence South 10°52'48" West, along said Northerly line, 17.00 feet; thence South 62°51'37" East, along said Northerly line, 148.27 feet; thence South 01°09'45" West, along the Westerly right-of-way line of Interstate Route 435, as now established, and the Easterly line of said Waffle House at Parvin Road, 276.59 feet; thence South 21°38'54" West, along said Westerly right-ofway line, 215.06 feet; thence South 16°35'33" East, along said Westerly right-of-way line, 168.35 feet; thence South 05°29'40" West, along said Westerly right-of-way line, 155.24 feet; thence South 20°25'33" West, along said Westerly right-of-way line, 900.00 feet; thence South 27°40'45" West, along said Westerly right-of-way line 277.22 feet; thence South 67°37'43" West, along said Westerly right-of-way line, 183.98 feet; thence South 20°25'33" West, along said Westerly right-of-way line, 82.65 feet; thence North 89°21'01" West, 344.00 feet; thence South 0°28'20" West, 994.81 feet to its intersection with said Westerly right-of-way line; thence South 49°25'24" West, along said Westerly right-of-way line, 676.24 feet; thence South 69°09'25" West, along said Westerly rightof-way line, 333.25 feet; thence South 41°21'46" West, along said Westerly right-of-way line, 694.19 feet to its intersection with the West line of the East one-half of said Section 9; thence North 0°33'39" East, along said West line, 3174.88 feet to the True Point of Beginning, Containing 143.41 acres, more or less.

of 56.95 feet; thence South 0°40′50″ West, 80.23 feet; thence Northeasterly, along a curve to the left, having an initial tangent bearing of North 88°33′19″ East, a radius of 861.33 feet, an arc distance of 588.66 feet; thence North 47°19′21″ East, 884.14 feet; thence Northeasterly, along a curve to the left, tangent to the last described course, having a radius of 2825.99 feet, an arc distance of 171.36 feet to its intersection with the East line of the Northeast Quarter of said Section 3; thence South 0°40′50″ West, along said East line, 1772.08 feet to the Point of Beginning. Containing 418.47 acres, more or less.

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LEGAL DESCRIPTION: Project Area 1C

All that part of Sections 3, 9, and 10, Township 50, Range 32, Kansas City, Clay County, Missouri, being described as follows: Beginning at the Northeast corner of the Northeast Quarter of said Section 10; thence South 0°27'11" West, along the East line of said Northeast Quarter, 2632.30 feet to a point on the Northerly right-of-way line of Burlington Northern Railroad; thence South 74°57'24" West, along said Northerly rightof-way line, 2290.36 feet to a point on the Northerly right-of-way line of Missouri Route 210 Highway, as now established; thence North 54°54'10" West, along said Northerly right-of-way line, 207.11 feet; thence North 32°46'10" West, along said Northerly rightof-way line, 107.71 feet; thence North 54°54'10" West, along said Northerly right-of-way line, 200.00 feet to a point on the West line of the Southeast Quarter of said Section 10; thence North 0°24'25" East, along said West line, 292.62 feet to the Northwest corner of said Southeast Quarter; thence North 89°29'10" West, along the South line of the Northwest Quarter of said Section 10, 505.77 feet to its intersection with the Northerly right-of-way line of the aforementioned Missouri Route 210 Highway, thence North 54°41'24" West, along said Northerly right-of-way line, 856.81 feet; thence Northwesterly, along said Northerly right-of-way line, on a curve to the left, having an initial tangent bearing of North 56°34'38" West, a radius of 2110.07 feet, an arc distance of 1063.52 feet; thence South 77°05'48" West, along said Northerly right-of-way line, 333.60 feet; thence Westerly, along said Northerly right-of-way, on a curve to the right, having an initial tangent bearing of South 85°32'51" West, a radius of 2035.09 feet, an arc distance of 238.86 feet to its intersection with the Easterly right-of-way line of Interstate Route 435, as now established; thence North 0°21'20" East, along said Easterly right-of-way line, 709.17 feet; thence North 89°21'01" West, along said Easterly right-of-way line, 300.50 feet; thence North 20°42'32" East, along said Easterly right-ofway line, 762.65 feet; thence Northerly, along said Easterly right-of-way line, on a curve to the left, having an initial tangent bearing of North 20°38'58" East, a radius of 984.93 feet, an arc distance of 266.48 feet; thence North 16°38'31" East, along said Easterly right-of-way line, 374.02 feet; thence North 29°51'52" East, along said Easterly right-ofway line, 121.64; thence North 51°24'14" East, along said Easterly right-of-way line, 485.42 feet; thence North 28°20'34" East, along said Easterly right-of-way line, 243.08 feet; thence North 20°08'51" East, along said Easterly right-of-way line, 137.79 feet; thence North 01°02'56" West, along said Easterly right-of-way line, 114.00 feet to its intersection with the Northerly right-of-way line of NE Parvin Road, as now established; thence Easterly, along said Northerly right-of-way line, on a curve to the right, having an initial tangent bearing of North 87°55'59" East, a radius of 1145.00 feet, an arc distance of 47.94 feet; thence South 89°40'04" East, along said Northerly right-of-way line, 3082.35 feet; thence Easterly, along said Northerly right-of-way line, on a curve to the left, tangent to the last described course, having a radius of 780.00 feet, an arc distance

LEGAL DESCRIPTION: Project Area 1D

All that part of Section 10 and 11, Township 50, Range 32, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 11; thence South 0°21'21" West, along the West line of said Southwest Quarter, 415.09 feet to a point on the Northerly right-of-way line of the Burlington Northern Railroad, said point being the True Point of Beginning of the tract to be herein described; thence Easterly, along said Northerly right-of-way line, on a curve to the left, having an initial tangent bearing of North 74°04'03" East, a radius of 5679.65 feet, an arc distance of 506.34 feet; thence North 68°57'35" East, 1909.34 feet; thence Northeasterly, along said Northerly right-of-way line, along a curve to the left, tangent to the last described course, having a radius of 2814.93 feet, an arc distance of 398.68 feet to a point on the East line of the Northwest Quarter of said Section 11; thence South 0°13'54" West, along said East line, 635.28 feet to a point on the Northwesterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence South 45°41'42" West, along said Northerly right-of-way line, 1890.32 feet to a point on the Northerly right-of-way line of Missouri Route 210, as now established; thence North 88°42'39" West, along said Northerly right-of-way line, 583.62 feet; thence South 87°00'00" West, along said Northerly right-of-way line, 601.68 feet; thence North 88°42'39" West, along said Northerly right-of-way line, 400.00 feet; thence South 89°39'25" West, along said Northerly right-of-way line, 290.40 feet; thence North 89°00'00" West, along said Northerly right-of-way line, 340.78 feet; thence Westerly, along a curve to the right, tangent to the last described course, having a radius of 1557.90 feet, an arc distance of 751.99 feet; thence North 33°30'00" West, along said Northerly right-of-way line, 250.00 feet; thence North 54°54'10" West, along said Northerly right-of-way line, 173.03 feet to its intersection with the Northerly right-of-way line of the aforementioned Burlington Northern Railroad; thence North 80°25'45" East, along said Northerly right-of-way line, 1350.99 feet; thence Northeasterly, along said Northerly right-of-way line, on a curve to the left, tangent to the last described course, having a radius of 5679.65 feet, an arc distance of 630.61 feet to the True Point of Beginning. Containing 86.55 acres, more or less.

K:VGENERALVOffice/Platting/Legal/V-hnw-TIF-AreaO lgl.doc(sy)

LEGAL DESCRIPTION: Project Area 1E

All that part of Section 10 and 11, Township 50, Range 32, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 10; thence North 89°38'39" West, along the South line of said Southeast Quarter, 107.05 feet to a point on the Northwesterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad, said point being the True Point of Beginning of the tract to be herein described; thence continuing North 89°38'39" West, along said South line, 335.08 feet; thence North 0°21'21" East, 975.23 feet to its intersection with the Southerly right-of way line of Missouri Route No. 210, as now established; thence South 88°43'07" East, along said Southerly right-of-way line, 160.07 feet; thence North 39°57'03" East, along said Southerly right-of-way line, 160.07 feet; thence South 88°42'39" East, along said Southerly right-of-way line, 1296.68 feet to its intersection with the Northwesterly line of the aforementioned Chicago, Milwaukee, St. Paul and Pacific Railroad; thence South 45°39'33" West, along said Northerly right-of-way line, 1531.31 feet to the True Point of Beginning. Containing 21.90 acres, more or less.

K: YGENERAL YOffice Platting Legals V-Inw-TIF-AreaE. Igt. doc(sy

LEGAL DESCRIPTION: Project Area 1F-1 Existing Underground Entrance

All that part of Section 10 and 11, Township 50, Range 32, Kansas City, Clay County, Missouri, being described as follows: Beginning at the Southwest corner of the Northwest Quarter of said Section 11; thence North 0°27'11" East, along the West line of the Northwest Quarter of said Section 11, 647.32 feet; thence South 89°32'49" East, 1138.70 feet; thence South 21°02'25" East, 490.88 feet; thence North 68°57'35" East, 1186.09 feet; thence South 0°27'11" West, 104.72 feet to a point on the Northerly right-of-way line of the Burlington Northern Railroad; thence Southwesterly along said Northerly right-of-way line, on a curve to the right, having an initial tangent bearing of South 65°16'35" West, a radius of 2814.93 feet, an arc distance of 180.96 feet; thence South 68°57'35" West, along said Northerly right-of-way line, 1909.34 feet; thence Southwesterly, along said Northerly right-of-way line, on a curve to the right, tangent to the last described course, having a radius of 5679.65 feet, an arc distance of 1136.95 feet; thence South 80°25'45" West, along said Northerly right-of-way line, 1350.99 feet; thence North 54°54'10" West, 320.67 feet; thence North 74°57'24" East, 2290.36 feet to the Point of Beginning. Containing 43.17 acres, more or less.

K:\GENERAL\Office\Platting\Legals\Hmw-TiF-Phase)8Underground ini decision

LEGAL DESCRIPTION: Project Area 2

All that part of Section 2 and 11, Township 50, Range 32, Kansas City, Clay County, Missouri, being more particularly described as follows: Beginning at the Southwest corner of the Southwest Quarter of said Section 2; thence North 0°40′50″ East, along the West line of said Southwest Quarter 1772.08 feet; thence Northeasterly, along a curve to the right, having an initial tangent bearing of North 50°48′46″ East, a radius of 2825.99 feet, an arc distance of 1224.28 feet; thence South 0°35′53″ West, 3095.31 feet; thence South 89°24′30″ East, 435.93 feet; thence South 0°27′11″ West, 847.94 feet; thence South 68°57′35″ West, 361.10 feet; thence North 21°02′25″ West, 108.41 feet; thence North 89°32′49″ West, 1138.70 feet to a point on the West line of the Northwest Quarter of said Section 11; thence North 0°27′11″ East, along said West line, 1984.98 feet to the Point of Beginning. Containing 110.35 acres, more or less.

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LEGAL DESCRIPTION: Project Area 3A

All that part of Section 2 and 3, Township 50, Range 32, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Section 2; thence North 0°39'15" East, along the West line of said Northeast Quarter, 361.23 feet to the True Point of Beginning of the tract to be herein described; thence South 88°41'15" East, 561.27 feet; thence North 78°56'50" East, 614.25 feet; thence South 01°18'48" West, 536.91 feet; thence South 20°03'22" East, 80.00 feet; thence South 69°56'38" West, 31.30 feet; thence South 01°18'48" West, 588.72 feet; thence North 65°47'29" East, 181.73 feet; thence South 0°34'55" West, 660.10 feet; thence North 89°16'30" West, 984.72 feet; thence South 0°36'06" West, 630.50 feet; thence North 89°16'30" West, 487.33 feet; thence North 05°23'07" West, 630.43 feet; thence North 05°56'14" West, 317.17 feet; thence North 31°34'30" West, 341.21 feet; thence North 88°41'15" West, 328.79 feet; thence North 01°18'45" East, 67.33 feet; thence North 89°24'07" West, 758.96 feet; thence North 0°35'53" East, 337.13 feet; thence Southwesterly, along a curve to the left, having an initial tangent bearing of South 75°38'04" West, a radius of 2825.99 feet, an arc distance of 1224.28 feet; thence South 47°19'21" West, 884.14 feet; thence Southwesterly, along a curve to the right, tangent to the last described course, having a radius of 861.33 feet, an arc distance of 588.66 feet; thence North 0°40'50" East, 1152.54 feet; thence South 89°19'10" East, 424.62 feet; thence North 65°45'36" East, 565.87 feet; thence North 29°49'36" West, 231.44 feet; thence North 60°10'24" East, 956.90 feet; thence South 26°36'29" East, 192.24 feet; thence North 63°23'31" East, 269.54 feet; thence North 26°36'29" West, 167.80 feet; thence North 78°16'12" East, 455.33 feet; thence South 11º43'48" East, 70.30 feet; thence South 88º41'15" East, 1546.83 feet to the True Point of Beginning. Containing 144.82 acres, more or less.

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LEGAL DESCRIPTION: Project Area 3B-1 Proposed Underground Entrance

All that part of Section 2, Township 50, Range 32, Kansas City, Clay County, Missouri, being more particularly described as follows: Beginning at the Northwest corner of the Southeast Quarter of said Section 2; thence South 89°16'30" East, along the North line of said Southeast Quarter, 145.01 feet; thence South 0°13'34" West, 290.01 feet; thence North 89°16'30" West, 145.01 feet to a point on the West line of said Southeast Quarter; thence South 0°13'34" West, along said West line, 525.02 feet; thence South 33°48'15" West, 342.95 feet; thence North 89°24'30" West, 1343.69 feet; thence North 0°35'53" East, 3095.31 feet; thence South 89°24'07" East, 758.96 feet; thence South 1°18'45" West, 67.33 feet; thence South 88°41'15" East, 328.79 feet; thence South 31°34'30" East, 341.21 feet; thence South 05°56'14" East, 317.17 feet; thence South 05°23'07" East, 630.43 feet; thence South 89°16'30" East, 487.33 feet; thence South 0°54'35" West, 86.00 feet; thence South 89°16'30" East, 165.00 feet; thence South 0°39'53" West, 528.00 feet; thence North 89°16'30 West, 82.50 feet; thence North 0°39'53" East, 264.00 feet; thence North 89°16'30" West, 82.50 feet; thence South 0°39'53" West, 23.50 feet; thence North 89°16'30" West, 140.00 feet; thence South 0°39'53" West, 210.50 feet; thence North 89°16'30" West, 190.00 feet to a point on the West line of the Northeast Quarter of said Section 2; thence South 0°39'53" West, along said West line, 30.00 feet to the Point of Beginning. Except all that part of Section 2 and 11, Township 50, Range 32, Kansas City, Clay County, Missouri, lying above the Winterset Ledge of limestone rock, being described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 2; thence South 89°24'30" East, along the South line of said Southwest Quarter, 1355.12 feet to the True Point of Beginning of the tract to be herein described; thence North 01°15'51" West, 508.68 feet; thence North 73°09'34" East, 218.63 feet; thence North 0°00'00" East, 228.71 feet; thence North 45°00'00" East, 76.33 feet; thence North 0°00'00" East, 334.76 feet; thence North 90°00'00" East, 607.33 feet; thence South 11°11'33" East, 483.97 feet; thence South 59°43'23" East, 238.77 feet; thence South 89°05'25" East, 430.18 feet; thence South 0°54'35" West, 76.50 feet; thence South 89°16'30" East, 165.00 feet; thence South 0°39'53" West, 148.55 feet; thence North 88°41'12" West, 525.49 feet; thence North 75°48'26" West, 239.64 feet; thence South 49°40'29" West, 302.12 feet; thence South 0°36'22" West, 968.39 feet; thence North 89°34'17" West, 737.38 feet; thence North 01°15'51" West, 727.47 feet to the True Point of Beginning. Containing 69.47 acres, more or less.

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LEGAL DESCRIPTION: Project Area 3B-2 Underground Access/Staging Area

All that part of Section 2 and 11, Township 50, Range 32, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 2; thence South 89°24'30" East, along the South line of said Southwest Quarter, 1355.12 feet to the True Point of Beginning of the tract to be herein described; thence North 01°15'51" West, 508.68 feet; thence North 73°09'34" East, 218.63 feet; thence North 0°00'00" East, 228.71 feet; thence North 45°00'00" East, 76.33 feet; thence North 0°00'00" East, 334.76 feet; thence North 90°00'00" East, 607.33 feet; thence South 11°11'33" East, 483.97 feet; thence South 59°43'23" East, 238.77 feet; thence South 89°05'25" East, 430.18 feet; thence South 0°54'35" West, 76.50 feet; thence South 89°16'30" East, 165.00 feet; thence South 0°39'53" West, 148.55 feet; thence South 89°16'30" East, 165.00 feet; thence South 0°39'53" West, 239.64 feet; thence South 49°40'29" West, 302.12 feet; thence North 75°48'26" West, 968.39 feet; thence North 89°34'17" West, 737.38 feet; thence North 01°15'51" West, 727.47 feet to the True Point of Beginning. Containing 37.25 acres, more or less.

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LEGAL DESCRIPTION: Project Area 3D

All that part of the Northeast and Northwest Quarter of Section 11, Township 50, Range 32, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Southeast corner of the Northwest Quarter of said Section 11; thence North 0°13'34" East, along the East line of said Northwest Quarter, 635.28 feet to a point on the Northerly right-of-way line of the Burlington Northern Railroad, said point being the True Point of Beginning of the tract to be herein described; thence Southwesterly, along said Northerly right-of-way line, on a curve to the right, having an initial tangent bearing of South 60°50'42" West, a radius of 2814.93 feet, an arc distance of 217.72 feet; thence North 0°27'11" East, 1004.07 feet; thence North 33°48'15" East, 342.95 feet; thence South 89°16'30" East, 302.01 feet; thence North 0°13'34" East, 125.00 feet; thence South 89°16'30" East, 145.01 feet; thence South 0°13'34" West, 125.00 feet; thence South 89°16'30" East, 155.07 feet; thence North 41°26'08" West, 195.00 feet; thence North 48°33'52" East, 252.00 feet; thence South 41°26'08" East, 195.00 feet; thence North 48°33'52" East, 25.00 feet, thence South 41°26'08" East, 560.00 feet to a point on the Northerly right-of-way line of the aforementioned Burlington Northern Railroad; thence South 49°12'51" West, along said Northerly right-of-way line, 1026.57 feet; thence Southwesterly, along said Northerly right-of-way line, on a curve to the right, tangent to the last described course, having a radius of 2814.93 feet, an arc distance of 519.10 feet to the True Point of Beginning. Containing 26.96 acres, more or less.

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LEGAL DESCRIPTION: Project Area 4

All that part of Sections 1 and 2, Township 50, Range 32, Kansas City, Clay County, Missouri, being described as follows: Beginning at the Southwest corner of the Northwest Quarter of said Section 1; thence South 89°19'19" East, along the South line of said Northwest Quarter, 2026.89 feet; thence North 20°13'16" East, 18.19 feet; thence Northerly, along a curve to the left, having an initial tangent bearing of North 11°24'55" East, having a radius of 1628.40 feet, an arc distance of 791.86 feet: thence North 16°26'47" West, 544.12 feet; thence Northerly, along a curve to the right, tangent to the last described course, a radius of 4429.07 feet, an arc distance of 351.84 feet; thence Northwesterly, along curve to the left, having a common tangent with the last described course, a radius of 741.04 feet, an arc distance of 197.42 feet; thence North 90°00'00" West, 1938.00 feet; thence South 70°33'00" West, 60.00 feet; thence Southerly, along a curve to the right, having an initial tangent bearing of South 19°27'00" East, a radius of 1170.00 feet, an arc distance of 424.00 feet; thence South 01°18'48" West, 92.95 feet; thence North 88°41'12" West, 1045.89 feet; thence South 01°18'48" West, 767.32 feet; thence South 69°56'38" West, 161.07 feet; thence South 01°18'48" West, 536.91 feet; thence South 20°03'22" East, 80.00 feet; thence South 69°56'38" West, 31.30 feet; thence South 1°18'48" West, 588.72 feet; thence North 65°47'29" East, 181.73 feet; thence South 0°34'55" West, 1346.10 feet; thence South 89°16'30" East, 105.00 feet; thence South 0°34'55" West, 268.00 feet; thence South 89°16'30" East, 218.40 feet; thence North 0°34'55" East, 218.00 feet; thence South 89°16'30" East, 72.60 feet; thence South 0°34'55" West, 236.30 feet; thence North 43°51'10" East, 460.00 feet; thence North 55°51'10" East, 256.00 feet; thence North 01°38'00" East, 172.00 feet; thence South 25°35'49" East, 99.57 feet; thence South 78°10'10" East, 123.10 feet; thence North 78°20'20" East, 226.58 feet to a point on the East line of the Southeast Quarter of said Section 2; thence North 0°28'03" East, along said East line, 1698.86 feet to the Point of Beginning. Containing 186.92 acres, more or less.

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Hunt Midwest Enterprises TIF Master Plan Job # 99296 September 6, 2000

LEGAL DESCRIPTION: Overall Underground

All that part of Sections 2 and 3, Township 50, Range 32, Kansas City, Clay County, Missouri, being described as follows; Commencing at the Southeast corner of the Southwest Quarter of said Section 2; thence North 89°54'16" West, along the South line of said Southwest Quarter, 806.82 feet; thence North 0°52'34" East, 651.44 feet to the True Point of Beginning of the Tract to be herein described; thence Continuing North 0°52'34" East, 2164.55 feet; thence South 89°17'04" East, 4542.93 feet; thence South 0°19'04" West, 2094.72 feet; thence South 89°30'59" East, 419.44 feet; thence South 0°00'00" East, 51.40 feet; thence North 89°30'59" West, 4983,66 feet to the True Point of Beginning. Containing 225.79 acres, 33.79 acres column area, 192 acres gross area and All that part of Sections 2, 3, 10 and 11, Township 50, Range 32, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 3; thence North 89°54'16" West, along the South line of said Southwest Quarter, 806.82 feet to the True Point of Beginning of the tract to be herein described; thence North 0°52'34" East, 651.44 feet; thence South 89°30'59" East, 4983.66 feet; thence South 0°52'34" West, 59.90 feet; thence North 89°07'26" West, 771.50 feet; thence South 0°52'34" West, 890.25 feet; thence North 89°07'26" West, 253.24 feet; thence South 0°52'34" West, 270.99 feet; thence North 89°07'26" West, 275.26 feet; thence South 0°52'34" West, 252.30 feet; thence South 89°07'26" East, 486.67 feet; thence South 51°28'47" East, 432.38 feet; thence South 0°52'34" West, 624.83 feet; thence South 89°07'26" East, 54.72 feet; thence South 0°52'34" West, 205.95 feet; thence South 89°07'26" East, 56.71 feet; thence South 0°52'34" West, 137.72 feet; thence North 89°07'26" West, 204.76 feet; thence South 0°52'34" West, 336.00 feet; thence North 89°07'26" West, 366.45 feet; thence South 0°52'34" West,295.77 feet; thence South 69°17'50" West, 1015.76 feet; thence South 75°39'03" West, 739.35 feet; thence South 80°26'24" West, 1167.99 feet; thence North 89°07'26" West, 505.61 feet; thence North 0°52'34" East, 822.84 feet; thence South 35°26'08" West, 798.46 feet; thence North 89°07'26" West, 202.05 feet; thence North 0°52'34" East, 507.02 feet; thence North 89°07'26" West, 85.58 feet; thence North 0°52'34" East, 2759.21 feet to the True Point of Beginning. Containing 370.40 acres, 55.66 acres column area, 314.84 acres gross area.

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LEGAL DESCRIPTION: Project Area 1F-2 Existing Underground

All that part of Sections 2, 3, 10 and 11, Township 50, Range 32, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 3; thence North 89°54'16" West, along the South line of said Southwest Quarter, 806.82 feet to the True Point of Beginning of the tract to be herein described; thence North 0°52'34" East, 651.44 feet; thence South 89°30'59" East, 4983.66 feet; thence South 0°52'34" West, 59.90 feet; thence North 89°07'26" West, 771.50 feet; thence South 0°52'34" West, 890.25 feet; thence North 89°07'26" West, 253.24 feet; thence South 0°52'34" West, 270.99 feet; thence North 89°07'26" West, 275.26 feet; thence South 0°52'34" West, 252.30 feet; thence South 89°07'26" East, 486.67 feet; thence South 51°28'47" East, 432.38 feet; thence South 0°52'34" West, 624.83 feet; thence South 89°07'26" East, 54.72 feet; thence South 0°52'34" West, 205.95 feet; thence South 89°07'26" East, 56.71 feet; thence South 0°52'34" West, 137.72 feet; thence North 89°07'26" West, 204.76 feet; thence South 0°52'34" West, 336.00 feet; thence North 89°07'26" West, 366.45 feet; thence South 0°52'34" West, 295, 77 feet; thence South 69°17'50" West, 1015.76 feet; thence South 75°39'03" West, 739.35 feet; thence South 80°26'24" West, 1167.99 feet; thence North 89°07'26" West, 505.61 feet; thence North 0°52'34" East, 822.84 feet; thence South 35°26'08" West, 798.46 feet; thence North 89°07'26" West, 202.05 feet; thence North 0°52'34" East, 507.02 feet; thence North 89°07'26" West, 85.58 feet; thence North 0°52'34" East, 2759.21 feet to the True Point of Beginning. Containing 370.40 acres, 55.66 acres column area, 314,84 acres gross area,

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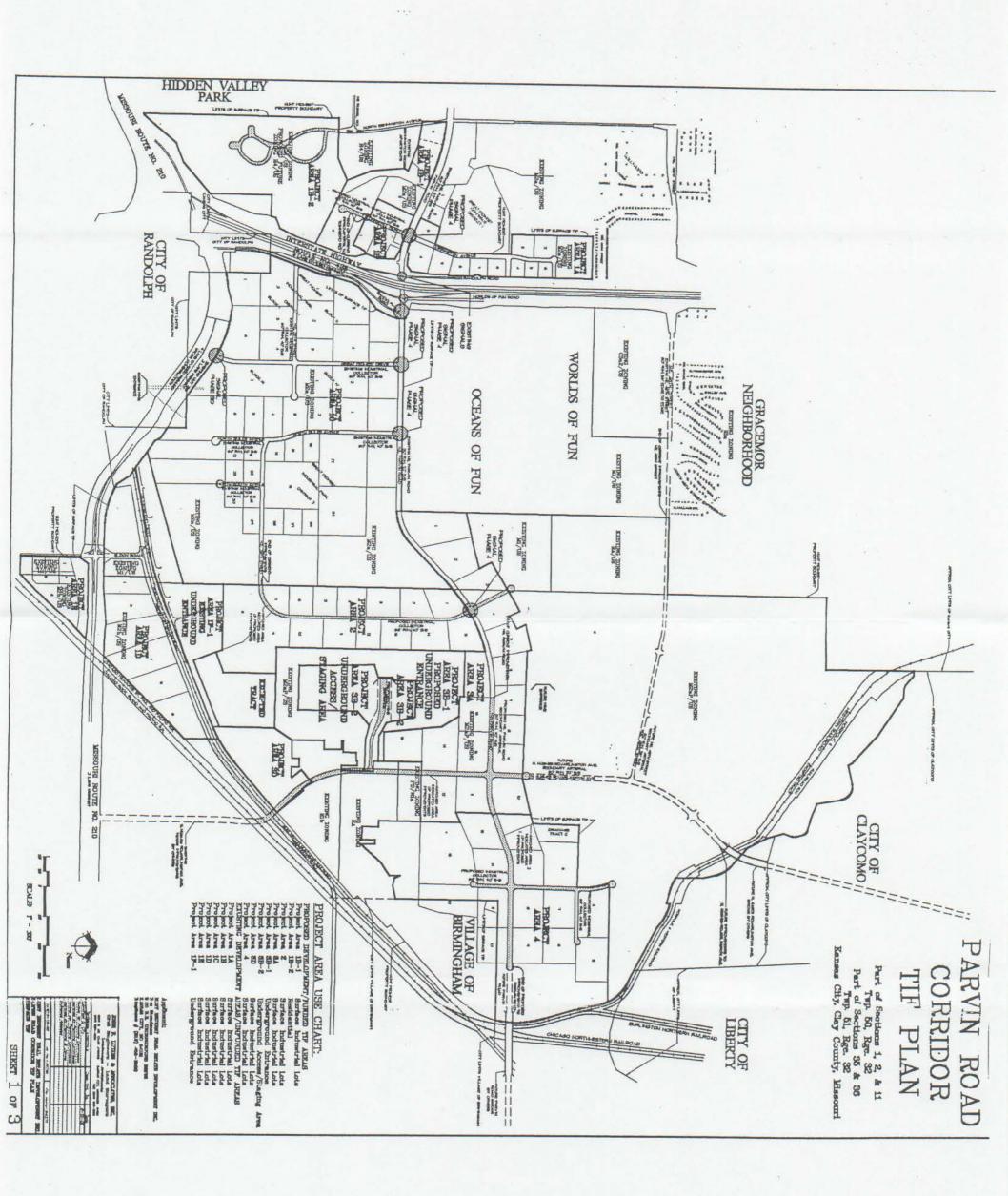
Hunt Midwest Enterprises TIF Master Plan Job # 99296 August 22, 2000

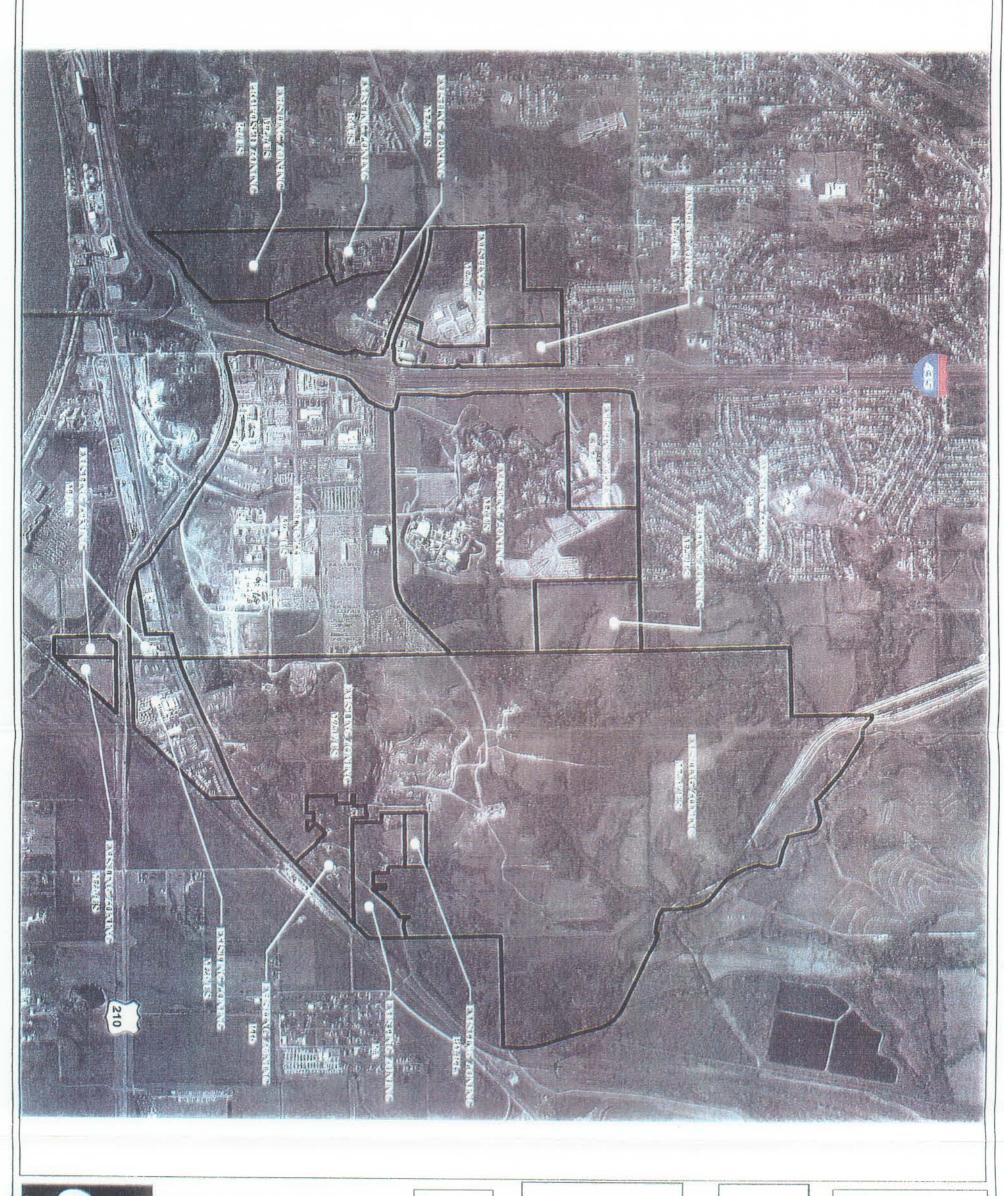
LEGAL DESCRIPTION: Proposed TIF-Underground

All that part of Sections 2 and 3, Township 50, Range 32, Kansas City, Clay County, Missouri, being described as follows; Commencing at the Southeast corner of the Southwest Quarter of said Section 2; thence North 89°54'16" West, along the South line of said Southwest Quarter, 806.82 feet; thence North 0°52'34" East, 651.44 feet to the True Point of Beginning of the Tract to be herein described; thence Continuing North 0°52'34" East, 2164.55 feet; thence South 89°17'04" East, 4542.93 feet; thence South 0°19'04" West, 2094.72 feet; thence South 89°30'59" East, 419.44 feet; thence South 0°00'00" East, 51.40 feet; thence North 89°30'59" West, 4983.66 feet to the True Point of Beginning. Containing 225.79 acres, 33.79 acres column area, 192 acres gross area.

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Site Plan Zoning Map B.





CORRIDOR TIF PLAN PARVIN ROAD EXHIBIT #1

ZONING MIAP

Zoning Boundary

0 2000 Feet

Date: 08-31-00
Drawn: JRW
Project No: 99296
D:\planning\HIMWOF\ZONING MAP



ASSOCIATES, INC
Civil Engineers - Land Surveyors Landscape Architects

9350 N. St Clair Avenue • Kansar City, Missouri 64151 Voice (916) 587-4320 • Fax (816) 587-1993



MAJOR STREET PLAN CORRIDOR TIF PLAN PARVIN ROAD EXHIBIT #2

Future Roads Existing Road Proposed Roads Existing Roads TIF Boundary Property Boundary City Limits Future Improvements T T T T T T

2000 Feet

08-31-00 JRW

REAL ESTATE DEVELOPMENT HUNT MIDWEST

ASSOCIATES, INC Civil Engineers - Land Surveyors Landscape Architects

8350 N. 3t. Clair Avenue • Kansas City, Missouri 64151 Voice (816) 587-1320 • ₹ax (816) 587-1393



PARVIN ROAD CORRIDOR TIF PLAN EXHIBIT #3 SURFACE

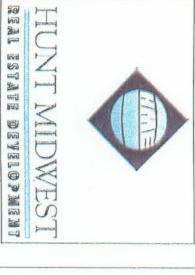
DEVELOPMENT &

Existing Roads
Proposed Roads
Future Roads
Phase Line
Existing Road
Future Improvements

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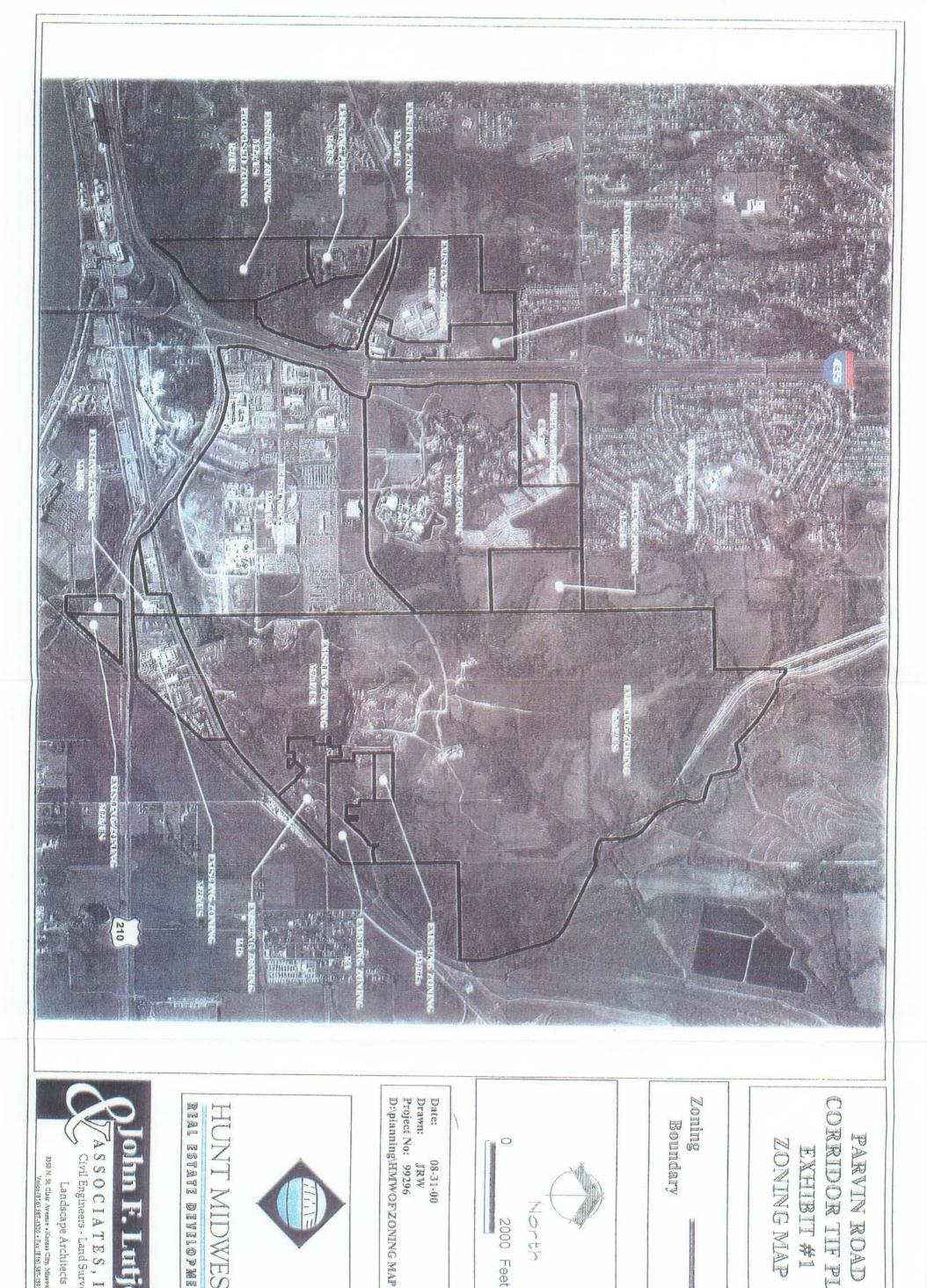
2000 Feet

Date: 08-31-00
Drawn: JRW
Project No: 99296
D:\planning\HMWOF\SURFACE



John F. Lutjen Vassociates, inc.

Civil Engineers - Land Surveyors
Landscape Architects
3350 N. 5t Chir Avenue + Kanoes City, Missouri 64151
Voice (816) 337-1930 - 7ax (816) 587-1993

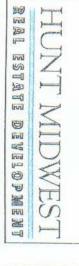


CORRIDOR IIF PLAN PARVIN ROAD ZONING MAP EXHIBIT #1

Zoning Boundary

2000 Feet

08-31-00 JRW



ohn F. Lutjen

ASSOCIATES, INC Civil Engineers - Land Surveyors 9350 N. St. Clair. Avenue • Kansas City, Missouri 54151 Voice (816) 587-1920 • Fax (816) 587-1993 Landscape Architects

Total	Sub - Total	Excepted Tract	1A 1B 1C 1D 1E 1F1	Sub - Total 39,078,60: Existing Development Areas/Unfunded TIF Areas	3D 4	18-1 18-2 2 3A 38-1 38-2	Project Areas Lots/Units Gro
				t Areas/Unfund	15	10 300 15 17	Lots/Units ent/Funded TIF
81,340,363	42,261,756	1,088,937	2,015,957 609,545 18,228,514 3,769,716 954,096 1,880,485	39,078,607 ed TIF Areas	8,360,263 1,174,479 8,142,321	1,628,783 4,008,826 4,806,727 6,308,561 3,026,113 1,622,534	Gross Area S.F.
1,866	970	25	46 14 418 87 22 43	896	27 187	37 92 110 145 69 37	Gross Area Acres
14,963,730	8,957,047		360,703 50,130 951,730 533,364 203,867	6,006,683	4,180,131 111,600 396,000	30,346 576,206 210,000 452,800 49,600	Streets Parking/Docks Railroads
209,918				209,918	209,918		Detention
7,010,557	1,880,485		1,880,485	5,130,072	418,837 2,315,788	261,850 2,133,597	Slope Area
58,067,221	30,335,287		1,655,254 559,415 17,276,784 3,236,352 750,229	27,731,934	4,180,132 644,042 5,220,615	1,336,587 1,299,023 4,596,727 5,855,761 2,976,513 1,622,534	Net Area
1,333	696.40	5	38 13 397 74 17	637	96 15 120		Net Acres
			Surface Industrial Lots Underground Entrance		Underground Surface Industrial Lots Surface Industrial Lots	Surface Industrial Lots Residential Surface Industrial Lots Surface Industrial Lots Underground Entrance Underground Access/Staging Area	Land Use Description

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Specific Objectives

Specific Objectives

- To provide improved public infrastructure to serve approximately 1,334 acres of surface area and approximately 507 acres of subsurface area.
- 2. To create an additional 7,367 jobs and retain 4,793 jobs with a total anticipated annual payroll of \$243,165,000.
- 3. Create investment of greater than \$93,000,000 in the Northland.
- 4. Anticipate PILOTS totaling \$114,578,788 over life of plan.
- 5. Anticipate new Economic Activity Taxes totaling \$41,050,602 over life of plan.
- 6. To provide efficient infrastructure that supports existing neighborhoods and businesses and fosters cost-effective public facilities and services.
- 7. To enhance the tax base and economy by inducing development of the Redevelopment Area to its highest and best use, benefit taxing districts and encourage private investment in surrounding areas.
- 8. To promote the health, safety, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.
- 9. To provide business opportunities in the Redevelopment Area and Kansas City.
- 10. To stimulate construction employment opportunities and increased demand for secondary support services for the surrounding commercial area.

PROJECT AREA 1

Project Area 1 includes the areas identified on <u>Exhibit B</u> as Project Areas 1A, 1B, 1B-1, 1B-2, 1C, 1D, 1E, 1F-1 & 1F-2. All development will occur in Project Areas 1B-1 and 1B-2, as Project Areas 1A, 1B, 1C, 1D, 1E, 1F-1 or 1F-2, are already developed or will be developed at some other time.

Project Area 1B-1 envisions the development of an industrial and commercial area consisting of approximately 37 total acres (approximately 31 usable acres).

Project Area 1B-2 envisions the development of approximately 92 total acres (approximately 30 usable acres) of residential area south of N.E. Parvin Road and immediately south of the existing Bennington Ridge Apartment complex. This area, when developed, would most likely be sold to a developer for the purpose of constructing a multifamily apartment project, town homes, villas or other maintenance free residential products.

Project Area 1 includes the following public infrastructure items for which TIF revenues are requested:

- (1) The addition of a traffic signal at the intersection of N.E. Parvin Road and Corrington Avenue (to the north) and Townsend Avenue (to the south). Although this traffic signal is located in Project Area 1, it is not anticipated to be installed until the commencement of the development in Project Area 4. The projected cost of this traffic signal is estimated at approximately \$162,000 (construction costs only in current dollars).
- (2) The addition of a traffic signal at the intersection of N.E. Parvin Road and Great Midwest Drive. Although this traffic signal is located in Project Area 1, it is not anticipated to be installed until the commencement of the development in Project Area 4. The projected cost of this traffic signal is estimated at approximately \$162,000 (construction costs only in current dollars).
- (3) The addition of a traffic signal at the intersection of N.E. Parvin Road and Randolph Road. Although this traffic signal is located in Project Area 1, it is not anticipated to be installed until the commencement of the development in Project Area 4. The projected cost of this traffic signal is estimated at approximately \$162,000 (construction costs only in current dollars).
- (4) The addition of a traffic signal at the intersection of N.E. Parvin Road and North Skiles Avenue. Although this traffic signal is located in Project Area 1, it is not anticipated to be installed until the commencement of the development in Project Area 4. The projected cost of this traffic signal is estimated at approximately \$139,500 (construction costs only in current dollars).
- (5) The addition of a traffic signal at the intersection of Highway 210 (2 lane) and Great Midwest Drive. Although this traffic signal is located in Project Area 1, it is not anticipated to be installed until the commencement of the development in Project Area 3D. The projected cost of this traffic signal is estimated at approximately \$145,323 (construction costs only in current dollars).
- (6) The continuation of the current Townsend Road straight southwest from its current end by approximately 400 feet ending in a cul-de-sac. The projected cost of this roadway extension is estimated at approximately \$1,562,396 (construction costs only in current dollars).
- (7) The continuation of the current North Bennington Avenue south from its current end consisting of approximately 3,800 feet and forming two (2) loops as indicated on the attached Exhibit B.

The projected cost of this roadway extension is estimated at approximately \$1,182,626 (construction costs only in current dollars).

PROJECT AREA 2

Project Area 2 includes the development of an industrial area immediately to the east of the existing Great Midwest Industrial Park District II consisting of approximately 15 industrial sites on approximately 110 total acres (approximately 106 usable acres) as identified on Exhibit B.

Project Area 2 includes the following public infrastructure items for which TIF revenues are requested:

- (1) The continuation of the current N.E. 38th Street by approximately 4,620 feet to the east and north through the intersection with N.E. Parvin Road and ending in a cul-de-sac. The projected cost of this roadway extension is estimated at approximately \$1,719,134 (construction costs only in current dollars).
- (2) The addition of a traffic signal at the intersection of N.E. Parvin Road and the proposed extended N.E. 38th Street. Although this traffic signal is located in Project Area 2, it is not anticipated to be installed until the commencement of the development in Project Area 4. The projected cost of this traffic signal is estimated at approximately \$139,500 (construction costs only in current dollars).

PROJECT AREA 3

Project Area 3 includes the development of five (5) areas identified on Exhibit B as Project Areas 3A, 3B-1, 3B-2, 3C & 3D.

Project Area 3A envisions the development of an industrial area in the general vicinity of N.E. Parvin Road and Hughes/Arlington Road as more specifically identified on <u>Exhibit B</u> consisting of approximately 145 total acres (approximately 134 usable acres),

Project Area 3B-1 includes the construction of a new public roadway entrance to the Developer's underground complex consisting of a total of approximately 69 total acres (approximately 68 usable acres). This new entrance will provide additional access for emergency and safety needs related to the additional underground space to be developed as set forth in the description of Project Area 3C and as a rear exit from the complex.

Project Area 3B-2 envisions the construction of an access area/parking lot for the new entrance to the Developer's underground complex. The area of development consists of approximately 37 total acres (approximately 37 usable acres).

Project Area 3C includes the expansion of the Developer's existing underground complex, with such development consisting of approximately 192 total acres (approximately 96 usable acres). The new space in the underground complex will be used for industrial/commercial business.

Project Area 3D envisions the development an industrial area consisting of approximately 27 total acres (approximately 15 usable acres).

Project Area 3 includes the following public infrastructure items for which TIF revenues are requested:

(1) The widening and expansion of the existing Arlington Road commencing at Birmingham road from the south and continuing north to the intersection of the proposed mine entrance. The projected cost of this extension and improvement of Arlington Road is estimated at approximately \$1,666,874.

- (2) The extension of the existing N.E. Parvin Road from its current end east past the intersection of the proposed extension of Arlington Road to the east border of Project Area 3 consisting of approximately 1,900 feet and the extension of Arlington Road to the north limit of Project Area 3 approximately 500 feet and south to the proposed mine entrance of approximately 1,900 feet. The projected cost of the extension and improvement of N.E. Parvin Road to the east border of Project Area 3 and this extension of Arlington Road is estimated at approximately \$3,987,253.
- (3) Construction of a new public roadway entrance to the Developer's underground complex. The projected cost of this roadway and related items is estimated at approximately \$1,280,286.

PROJECT AREA 4

Project Area 4 includes the development of an industrial area along the proposed extension of N.E. Parvin Road consisting of approximately 187 total acres (approximately 120 usable acres) as identified on Exhibit B.

Project Area 4 includes the following public infrastructure items for which TIF revenues are requested:

(1) The extension of N.E. Parvin Road from the east border of Project Area 3 and continuing east and ending in a cul-de-sac consisting of approximately 2,550 feet. There will be collector roads built off the extended N.E. Parvin Road as indicated on the attached Exhibit B. The projected cost of the extension and improvement of N.E. Parvin Road and the collector roads within Project Area 4 is estimated at approximately \$3,459,545.

-----REDEVELOPMENT PROJECT AREAS-----

Construction and Employment Information A. Construction Totals by Project Area B. Employment Totals by Project Area

Exhibit 4A: Construction Totals by Project Area

PROJECT AREA 1

	New CONSTRUCTION	Existing Structures to REMAIN AS IS	Existing Structures to be REHABILITA TED	TOTAL	Existing Structures to be DEMOLIS HED
Square feet of OFFICE Space	N/A	N/A	N/A	N/A	N/A
Square feet of RETAIL Space	50,000	10,000	N/A	60,000	N/A
Square feet of INSTITUTIONAL Space	N/A	N/A	N/A	N/A	N/A
Square feet of INDUSTRIAL Space	517,000	934,279 Surface 3,854,147 Under	N/A	5,255,426	N/A
Total Square Feet	567,000	4,798,426	N/A	5,315,426	N/A
Number of DWELLING UNITS	300*	N/A	N/A	300	N/A
Number of HOTEL ROOMS	N/A	540	N/A	540	N/A
Number of PARKING SPACES	N/A	N/A	N/A	N/A	N/A

^{*}The Developer intends to develop the land immediately south of the existing Bennington Ridge Apartment building and offer the land for sale as multi-family apartments, town homes, etc.

	New CONSTRUCTION	Existing Structures to REMAIN AS IS	Existing Structures to be REHABILI TATED	TOTAL	Existing Structur es to be DEMOL ISHED
Square feet of OFFICE Space	N/A	N/A	N/A	N/A	N/A
Square feet of RETAIL Space	N/A	N/A	N/A	N/A	N/A
Square feet of INSTITUTIONAL Space	N/A	N/A	N/A	N/A	N/A
Square feet of INDUSTRIAL	689,000	N/A	N/A	689,000	N/A

Space					
Total Square Feet	689,000	N/A	N/A	689,000	N/A
Number of DWELLING UNITS	N/A	N/A	N/A	N/A	N/A
Number of HOTEL ROOMS	N/A	N/A	N/A	N/A	N/A
Number of PARKING SPACES	N/A	N/A	N/A	N/A	N/A

PROJECT AREA 3

	New CONSTRUCTION	Existing Structures to REMAIN AS IS	Existing Structures to be REHABILI TATED	TOTAL	Existing Structur es to be DEMOL ISHED
Square feet of OFFICE Space	N/A	N/A	N/A	N/A	N/A
Square feet of RETAIL Space	N/A	N/A	N/A	N/A	N/A
Square feet of INSTITUTIONAL Space	N/A	N/A	N/A	N/A	N/A
Square feet of INDUSTRIAL Space	968,000 Surface 3,900,000 Under	9,370 Surface 3,854,147 Under	N/A	8,731,517	N/A
Total Square Feet	4,868,000	3,863,517	N/A	8,731,517	N/A
Number of DWELLING UNITS	N/A	N/A	N/A	N/A	8*
Number of HOTEL ROOMS	N/A	N/A	N/A	N/A	N/A
Number of PARKING SPACES	N/A	N/A	N/A	N/A	N/A

^{*}Eight (8) homes on land owned by private owners in the area known as Minaville, as further described on Exhibit 11, will have to be acquired and demolished in order to allow for the proposed improvement/extension of Arlington Road.

	New CONSTRUCTION	Existing Structures to REMAIN AS IS	Existing Structures to be REHABILI TATED	TOTAL	Existing Structur es to be DEMOL ISHED
Square feet of	N/A	N/A	N/A	N/A	N/A

OFFICE Space					
Square feet of	N/A	N/A	N/A	N/A	N/A
RETAIL Space					
Square feet of	N/A	N/A	N/A	N/A	N/A
INSTITUTIONAL					
Space					
Square feet of	780,000	N/A	N/A	780,000	N/A
INDUSTRIAL					
Space					
Total Square Feet	780,000	N/A	N/A	780,000	N/A
Number of	N/A	N/A	N/A	N/A	N/A
DWELLING					
UNITS					
Number of HOTEL	N/A	N/A	N/A	N/A	N/A
ROOMS					
Number of	N/A	N/A	N/A	N/A	N/A
PARKING					
SPACES					

EXHIBIT 4B: Employment Totals by Project Area

PROJECT AREA 1

Permanent jobs to be CREATED IN Kansas City	1,427
Permanent jobs to be RELOCATED TO Kansas City	700
Permanent jobs to be RETAINED IN Kansas City	4,700
TOTAL	6,827
Anticipated Annual Payroll	\$136,540,000
Estimated number of construction workers to be hired during construction phase	Public Improvements only 89

PROJECT AREA 2

Permanent jobs to be CREATED IN Kansas City	806
Permanent jobs to be RELOCATED TO Kansas City	400
Permanent jobs to be RETAINED IN Kansas City	N/A
TOTAL	1,206
Anticipated Annual Payroll	\$30,150,000
Estimated number of construction workers to be hired during construction phase	Public Improvements only 63

- ROBOT ROBES	
Permanent jobs to be CREATED IN Kansas City	1,594
Permanent jobs to be RELOCATED TO Kansas City	1,075
Permanent jobs to be RETAINED IN Kansas City	93
TOTAL	2,669
Anticipated Annual Payroll	\$42,350,000
Estimated number of construction workers to be hired during construction phase	Public Improvements; Private Road 402

Permanent jobs to be CREATED IN Kansas City	865
Permanent jobs to be RELOCATED TO Kansas City	500
Permanent jobs to be RETAINED IN Kansas City	N/A
TOTAL	1,365
Anticipated Annual Payroll	\$34,125,000
Estimated number of construction workers to be hired during construction phase	Public Improvements only 135

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Estimated Redevelopment Costs

EXHIBIT 5 SUMMARY OF ESTIMATED PLAN COSTS

		AMOUNT	REIMBURSABLE EXPENSES
COMM	IISSION EXPENSES*		
1.	Estimated Reimbursable Costs for I	Plan Implementation	
	A. Legal	\$50,000	\$50,000
	B. Agenda	\$2,000	\$2,000
	C. Staff Time	\$40,000	\$40,000
	D. Miscellaneous	\$4,000	\$4,000
2.	Plan Administration Expenses	\$330,000	\$330,000
	Subtotal Commission Expenses		
	& Fees	\$426,000	\$426,000
DEVE	LOPER EXPENSES		
	Projects 1B-1, 1B-2, 2, 3A,		
	3B-1, 3D, and 4	\$66,624,695	\$66,624,695
	Projects 3B-2, and 3C	\$26,613,525	
	•		
	Subtotal Developer Expenses	\$93,238,220	\$66,624,695
TOTA	L ESTIMATED COSTS	\$93,664,220	\$67,050,695

ESTIMATED REDEVELOPMENT PROJECT COSTS – NOTES Detailed redeveloper costs are attached hereto.

In addition, the Commission has determined that certain expenses of the Commission which are not direct project costs are nonetheless reasonable and necessary for the operation of the Commission and are incidental costs to the project. These incidental costs will be recovered by the Commission from the Special Allocation Fund in an amount not to exceed five percent (5%) of the Economic Activity Taxes paid annually into the fund. This amount will be figured prior to allocation of any other reimbursable costs.

The selected redeveloper shall pay all fees and expenses of the TIF Commission for Plan preparation, approval and implementation including, but not limited to staff time, agenda costs, legal fees, printing and publication of notices. The selected redeveloper shall be billed for these expenses by the Commission as needed. These expenses shall be considered reimbursable project costs to the redeveloper from the Special Allocation Fund.

PARVIN ROAD CORRIDOR TIF PLAN ESTIMATED COSTS

GRAND TOTAL PROJECT COST 1. *Indicates Non Reimbursable TIF Cost	Section in the section of the sectio	TOTAL NON REIMBURGABLE COST AT 3% INFLATION	TOTAL NOW DELEGATION A REIMBURSABLE COST \$	TOTAL	Grading/Compaction Of Fills*	NON REIMBURSABLE COST	I O I AC HEIMBUHSABLE COST(INFLATION/INTERST/FINANCING)	REMBURSABLE FINANCING COST	REIMBURSABLE INTEREST COST	REIMBUHSABLE COST AT 3% INFLATION	TOTAL REIMBURSABLE COST	TOTAL REIMBURSABLE ADMINISTRATIVE COST	TIF Administration Cost (Ongoing)	TIF Administration Cost (Initial)	TOTAL REIMBURSABLE PROFESSIONAL SERVICES COST	Professional Services (Initial/Ongoing 4%)	Project Management 4%	Engineering/Surveying Fees 10%	FOR REMBURSABLE PROPERTY ACQUISMON COST	ngin Crivaly Acquisition Cost	Bioth Of Man Application COST	Consument Contingency 15%	Commission Contingency 10%		Signals/Intersection Improvements	Estimated Construction Cost		Project Year
COST \$] [8	ATION	E COST \$	60	£n		NCING) \$	G COST S	T COST \$	LATION \$	E COST \$	/E COST \$	€9		ES COST \$				_				·					
9,083,234 \$	2,120,979 \$	2,120,979 \$	2,059,203		1,304,300		6,962,255 \$	132,458 \$	2,414,541	4,415,256	4,286,656	150,000	,	150,000	705,379	225,000	\$ 137,251	\$ 343,128		·	\$ 3,431,278	\$ 411,753	\$ 274,502	**	\$ 2,745,022			18-1, 18-2
8,661,027	3,035,617		2,947,201		2,303,558		5,645,410	78,354	\$ 2,955,262	\$ 2,611,794	\$ 2,535,723	44	€9	4	\$ 386,805	\$ 85,	\$ 85,	\$ 214	*	**	\$ 2,148,918	\$ 257	47	ć,	49		-	1 2
50	17 \$		*	±3 \$*	- &		8	- 45	62	94	723 \$	· •	60	*	805	85,957 \$	85,957	214,892 \$	40	49	,918	257,870 \$	171,913 \$	•	1,719,134 \$		\mid	+
20,331,899 \$	4,851,853 \$	4,851,853	4,440,133	896,191	3,543,942 \$		15,480,046 \$	96,398 \$	8,957,104	6,426,544	5,881,198	•	•		897,132	199,363	199,363	498,407	1		4,984,066	598,088	398,725	,	3,987,253	REIM	t.	3A
6,546,576	498,358	498,358	442,785	442,785	•		6,048,217	s 31,882	\$ 3,890,900	\$ 2,125,435	\$ 1,888,422	••	•	40	\$ 288,064	\$ 64,014	\$ 64,014	\$ 160,036	40	*	\$ 1,600,358	\$ 192	\$ 128	4	\$ 1,280	REIMBURSABLE COST	4	38-1
40	40	•	47	₩	40	-	*	82 **	<u>8</u>	35 \$	22	- fo	· ·	69	**	01.4 49	9	D36 ◆	· •	· ••	358	192,043 \$	128,029 \$	· ••	,280,286 \$	1500	\mid	+
11,012,228 \$	205,200 \$	205,200 \$	177,007 \$	177,007	· •		10,807,028 \$	53,616	7,179,043	3,574,369 \$	3,083,282 \$	' '	1	1	121,569	106,469	90,029	225,071	411,000	411,000	2,250,714	271,830	166,687	145,323	1,666,874		5	3D Project
27,118,927	5,437,189	5,437,189	4,167,153	1,381,153	2,786,000		21,681,738	120,188	13,549,024	6,012,526	6,140,934		60	in.	\$ 936,753	\$ 208,167	\$ 208,167	\$ 520,418	•	(A	\$ 5,204,181	\$ 633,682	\$ 345,955	\$ 765,000	\$ 3,459,545		g	Project
9	S	to	20	40	40	_	~	*	**	en.	~	**	40	60	S	67 4	67 \$	± ₩	*	in	8 <u>4</u>	¥ 5	55 **	8	545		\vdash	n R
82,773,891	16,149,197	16,149,197	4,233,482	4,295,682	9,937,800		66,624,695	512,896	38,945,874	27,165,925	23,816,215	150,000	•	150,000	3,635,701	888,969	784,781	1,961,951	411,000	411,000	19,619,514	2,365,266	1,485,811	910,323	14,858,114			Total Cost Reimbursable
45 ي	د ه	4 4 ω	*	tri	64							4		₩	40	s,	4	40	40	49	**	40	49	44	e/I		$\overline{\Gamma}$	
3,150,169 \$	3,150,169 \$	3,150,169 \$	2,798,884 \$	237,411 \$					· <u>-</u> -		-	, •				86,830 \$	86,830	217,074 \$	· +>	1	2,170,740	283,140	,	,	1,887,600	NON 8	•	Project 38-21
7,314,159	7,314,159	7,314,159	6,498,536	1,223,285	1							1						447,055	•	*	\$ 4,470,551	\$ 583,115	•	6	\$ 3,887,436	NON REIMBURSABLE COST	4	Project 3C*
50	50	*	*	40	49					 .	-	ín		_				S 5	*	40	5	5	**	•	\$ \$	BLE COS	H _e	
10,464,328	10,464,328	10,464,328	9,297,420	1,460,696					_	···		•		•	1 195 432	265.652	265,652	664,129	ı	•	6,641,291	866,255	1		5,775,036	4	Reimbursable	Total Cost Non
\$	\$ 26	\$ 26	22	44	40] [:					40	_		in.	<u></u>			49		•	·			*			
93,238,219	26,613,525	26,613,525	23,530,902	5,756,378	9,937,800							150,000		1	A R31 +34				411,000		26,260,805				20,633,150			Total Cost

Construction Coal Sept 14 2000 rev2 PAIIVIN HOAD CORHIDOR TIF John F. Lutjen & Associates, Inc.

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Estimated Redevelopment Schedule

G. PROJECT AREA 4 C. PROJECT AREA 2 D. PROJECT AREA 3A B. PROJECT AREA 18-2 PARVIN ROAD CORRIDOR TIF PLAN A. PROJECT AREAS 1A, 18-1, 1C & 1D PROJECT AREAS 38-1, 38-2 & 3C PROJECT AREA 3D Year 23 Year 24 Year 25 Year 26 Year 30 Year 31 Year 32

PARVIN ROAD CORRIDOR TIF PLANDEVELOPMENT SCHEDULE

		444	4	e inte	0 1831	Tear /	Lear o	rear 5	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
A. PROJECT AREAS 1A, 18-1, 10 & 10			以外的人员的人											·
B. PROJECT AREA 1B-2	· ·						_		-	•	•			
C. PROJECT AREA 2										100 P			-	
O. PROJECT AREA 3A						(A)	· 一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个	学の選択を行う	5.03.00000			をおります。		-
E. PROJECT AREAS 38-1, 38-2 & 3C														
F. PROJECT AREA 3D	4 15.													
G. PROJECT AREA 4														
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PARVIN ROAD CORRIDOR TIE PLAN
DEVELOPMENT SCHEDULE

DEVELOPMENT
ABSORPTION

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Sources and Uses of Funds

Sources and Uses of Funds

A. SOURCE OF FUNDS FOR ALL ESTIMATED REDEVELOPMENT PROJECT COSTS

1. Estimated Amount of Reimbursable Costs from PILOTS and Operation and Activity Taxes within proposed Redevelopment Project Areas

\$ 67,050,695

2. Estimated Private Investment and other Sources within proposed Redevelopment Project Areas

\$ 26,613,525

TOTAL

\$93,664,220

B. BONDS

The total estimated amount of PILOTS and Economic Activity Taxes over twenty-three years available to reimburse project costs under the Act is approximately \$135,104,089. The Commission may dedicate part or all of this amount to help support the issuance of bonds to defray the cost of the projects.

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Estimated Annual Increases in Assessed Value and Resulting Payments in Lieu of Taxes and Projected Economic Activity Taxes

EXHIBIT N-1
PARVIN ROAD CORRIDOR TIF PLAN

PROJECTION OF TIF REVENUES-NEW & EXISTING DEVELOPMENT

	NE	NEW DEVELOPMENT	5	EXIST	EXISTING DEVELOPMENT	JENT	TOTAL	TOTAL	TOTAL
YEAR	PILOTS	EATs	TOTAL	PILOTS	EATs	TOTAL	PILOTS	EATs	TIF REVENUES
1	268,159	\$ 48,157	\$ 316,315	\$ 39,219	\$ 59,339	\$ 98,558	\$ 307,378	\$ 107,495	\$ 414.873
7	514,451	88,765	603,215	39,219	75,685	114,904	553,669	164,450	
က	950,210	127,476	1,077,686	79,222	92,292	171,515	1,029,432	219,769	1,249,201
₹	1,382,650	170,248	1,552,899	79,222	106,233	185,455	1,461,873	276,481	1,738,354
ťΩ	1,722,133	224,153	1,946,286	120,026	120,474	240,499	1,842,158	344,627	2,186,785
ധ	1,927,793	255,755	2,183,549	120,026	135,022	255,048	2,047,819	390,778	2,438,597
7	2,279,353	304,919	2,584,272	161,645	149,886	311,531	2,440,998	454,805	2,895,803
6 0	2,488,835	338,814	2,827,648	161,645	165,070	326,715	2,650,480	503,884	3,154,364
တ	2,735,156	373,706	3,108,862	204,097	180,583	384,680	2,939,253	554,289	3,493,542
5	2,948,459	409,596	3,358,055	204,097	196,432	400,529	3,152,556	606,029	3,758,585
-	3,206,244	446,485	3,652,729	247,398	212,625	460,023	3,453,642	659,110	4,112,751
12	3,423,367	484,372	3,907,739	247,398	229,168	476,566	3,670,765	713,540	
£	3,692,615	523,257	4,215,872	291,565	246,071	537,635	3,984,180	769,328	
4	3,913,560	563,140	4,476,700	291,565	263,340	554,905	4,205,124	826,480	5,031,605
1 5	4,194,270	604,022	4,798,292	336,615	280,984	617,599	4,530,885	885,006	5,415,891
16	4,419,036	645,902	5,064,937	336,615	299,012	635,627	4,755,651	944,914	5,700,564
17	4,711,209	688,780	5,399,989	382,566	317,432	866,668	5,093,775	1,006,211	6,099,987
18	4,939,796	732,656	5,672,452	382,566	336,253	718,819	5,322,362	1,068,908	6,391,270
5	5,243,432	777,530	6,020,962	429,436	355,483	784,920	5,672,868	1,133,013	6,805,882
20	5,475,840	823,403	6,299,242	429,436	375,133	804,569	5,905,276	1,198,536	7,103,812
5	5,611,399	842,666	6,454,066	477,244	395,211	872,455	6,088,643	1,237,878	7,326,521
22	5,668,088	862,139	6,530,227	477,244	415,727	892,971	6,145,332	1,277,867	7,423,199
23	5,806,133	881,822	6,687,955	526,008	436,692	962,699	6,332,141	1,318,514	7,650,655
24	4,858,601	692,707	5,551,308	,		•	4,858,601	692,707	5,551,308
25	4,557,479	709,946	5,267,425	•		,	4,557,479	709,946	5,267,425
26	3,625,576	570,624	4,196,200		,		3,625,576	570,624	4,196,200
27	3,736,257	586,191	4,322,449	•	•	1	3,736,257	586, 191	4,322,449
58	1,272,488	204,983	1,477,471		ı	•	1,272,489	204,983	1,477,471
58	1,292,686	207,645	1,500,331			•	1,292,686	207,645	1,500,331
30	1,149,055	186,940	1,335,994	,	•	•	1,149,055	186,940	1,335,994
31	1,167,009	189,306	1,356,315		,	1	1,167,009	189,306	1,356,315
32	1,167,009	191,672	1,358,681		•	•	1,167,009	191,672	-
33	1,184,963	194,039	1,379,001	•	•	•	1,184,963	194,039	1,379,001
•	101,533,310	\$ 14,951,816	\$ 116,485,126	\$ 6,064,073	\$ 5,444,147	\$ 11,508,220	\$ 107,597,383	\$ 20,395,983	\$ 127,993,346
NΡV									
9.5%	24,328,713	\$ 3,478,588	\$ 27,807,301	\$ 1,681,137	1,609,067	\$ 3,290,198	\$ 26,009,851	\$ 5,087,648	\$ 31,097,499

EMIBIL N-2 PARVIN ROAD CORRIDOR TIF PLAN

PROJECTION OF TIF REVENUES-NEW DEVELOPMENT

L		CHOCACE							
27.7		3087805		- 1	UNDERGROUND	- 1	TOTAL	TOTAL	TOTAL
TEAK	5	EATS	TOTAL	PILOTS	EATs	TOTAL	PILOTS	EATS	TIF REVENUES
	\$ 268,159	\$ 48,157	\$ 316,315	•	5		\$ 268,159	\$ 48,157	\$ 316,315
2	514,451	88,765	603,215	•	•	•	514,451	88,765	603,215
က	950,210	127,476	1,077,686	•	•		950,210	127,476	1.077.686
4	1,382,650	170,248	1,552,899	•		1	1,382,650	170,248	1,552,899
ς.	1,679,043	218,499	1,897,542	43,090	5,655	48,744	1,722,133	224,153	1.946.286
9	1,841,614	244,236	2,085,850	96,179	11,519	97,698	1,927,793	255,755	2,183,549
7	2,147,598	287,327	2,434,925	131,755	17,593	149,347	2,279,353	304,919	2.584.272
6 0	2,313,162	314,938	2,628,100	175,673	23,876	199,549	2,488,835	338,814	2.827.648
ത	2,511,422	343,337	2,854,760	223,734	30,368	254,103	2,735,156	373,706	3.108.862
9	2,679,978	372,526	3,052,504	268,481	37,070	305,551	2,948,459	409,596	3,358,055
7	2,887,215	402,503	3,289,718	319,028	43,982	363,010	3,206,244	446,485	3,652,729
12	3,058,764	433,269	3,492,033	364,604	51,103	415,707	3,423,367	484,372	3,907,739
.	3,274,978	464,824	3,739,802	417,637	58,433	476,070	3,692,615	523,257	4,215,872
4	3,449,518	497,167	3,946,686	464,041	65,973	530,014	3,913,560	563,140	4,476,700
ភ	3,674,710	530,300	4,205,009	519,560	73,722	593,282	4,194,270	604,022	4,798,292
16	3,852,243	564,221	4,416,463	566,793	81,681	648,474	4,419,036	645,902	5,064,937
17	4,086,411	598,931	4,685,342	624,798	89,849	714,647	4,711,209	688,780	5,399,989
ED.	4,266,936	634,429	4,901,365	672,860	98,226	771,086	4,939,796	732,656	5,672,452
0	4,510,081	670,717	5,180,798	733,351	105,813	840,164	5,243,432	777,530	6,020,962
20	4,693,599	707,793	5,401,392	782,241	115,610	897,850	5,475,840	823,403	6,299,242
21	4,766,181	718,051	5,484,232	845,218	124,615	969,833	5,611,399	842,666	6,454,066
22	4,773,151	728,309	5,501,460	894,937	133,831	1,028,767	5,668,088	862,139	6,530,227
23	4,845,734	738,567	5,584,300	960,400	143,255	1,103,655	5,806,133	881,822	6,687,955
24	3,847,654	539,818	4,387,472	1,010,947	152,889	1,163,836	4,858,601	692,707	5,551,308
25	3,478,583	547,213	4,025,796	1,078,896	162,733	1,241,629	4,557,479	709,946	5,267,425
56	2,495,304	397,838	2,893,142	1,130,272	172,786	1,303,058	3,625,576	570,624	4,196,200
23	2,535,550	403,143	2,938,693	1,200,707	183,048	1,383,755	3,736,257	586,191	4,322,449
28	1,272,488	204,983	1,477,471	•	,	ı	1,272,488	204,983	1,477,471
53	1,292,686	207,645	1,500,331	1	,	•	1,292,686	207,645	1,500,331
90	1,149,055	186,940	1,335,994	•	•	1	1,149,055	186,940	1,335,994
<u>8</u>	1,167,009	189,306	1,356,315	1	•	1	1,167,009	189,306	1,356,315
32	1,167,009	191,672	1,358,681	,	•		1,167,009	191,672	1,358,681
33	1,184,963	194,039	1,379,001		•	•	1,184,963	194,039	1,379,001
•	\$ 88,018,108	\$ 12,967,186	\$ 100,985,294	\$ 13,515,202	\$ 1,984,630	\$ 15,499,832	\$ 101,533,310	\$ 14,951,816	\$ 116,485,126
NPV									
9.5%	\$ 21,798,853	\$ 3,114,187	\$ 24,913,040	\$ 2,529,860	\$ 364,401	\$ 2,894,261	\$ 24,328,713	\$ 3,478,588	\$ 27,807,301

PARVIN ROAD CORRIDOR TIF PLAN

PROJECTION OF TIF REVENUES-NEW DEVELOPMENT

-		is is	REACE DO	A PECTS 4A	SIRFACE DRO FOTS 4A & 4B 4 Communication) distant					
]		עז ארב –ייע	¥ 61735	a 15-1-Comn	nerciai		SURFACEPI	SURFACE PROJECT 1B-2 Residential	tesidential	TOTAL
YEAR	ន្ទ	Ear	Phone	Energy	TOTAL EATS	PILOTS	TOTAL	PILOTS	EATS	TOTAL	
Ψ-	\$ 8,297	\$ 22,500	\$ 1,500	000'9	\$ 38,297	\$ 193,351	\$ 231,647	\$.		\$	231.647
7	12,694	34,425	2,295	9,180	58,594	290,026	348,620	174,253	267	174,520	523,140
69	13,806	46,800	3,120	12,480	76,206	394,435	470,641	355,476	545	356,021	826,662
4	17,589	59,625	3,975	15,900	94,089	493,044	590,133	355,476	556	356.032	946 165
υ	22,222		5,022	20,088	122,662	623,362	746,024	352,446	566	363,012	1 109 037
9	22,634	76,725	5,115	20,460	124,934	623,362	748,296	362,446	577	363.023	1111319
-	23,045	78,120	5,208	20,832	127,205	635,350	762,555	369,416	587	370,003	1,132,558
ၹ	23,457	79,515	5,301	21,204	129,477	635,350	764,827	369,416	598	370 014	1 134 840
0	23,868	3 80,910	5,394	21,576		647,338	779,086	376,386	608	376,994	1,156,080
0	24,280	82,305	5,487	21,948	134,020	647,338	781,358	376,386	619	377,005	1,158,362
=	24,692	83,700	5,580	22,320	136,292	659,325	795,617	383,356	623	383,985	1,179,602
4	25,103	85,095	5,673	22,692	138,563	659,325	797,888	383,356	640	383,996	1,181,884
<u>ნ</u>	25,515		5,766	23,064	140,835	671,313	812,148	390,326	650	390,976	1,203,124
4	25,926		5,859	23,436	143,106	671,313	814,419	390,326	661	390,987	1,205,406
5	26,338	89,280	5,952	23,808	145,378	683,301	828,678	397,296	671	397,968	1,226,646
16	26,749	90,675	6,045	24,180	147,649	683,301	830,950	397,296	682	397,978	1,228,928
17	27,161	92,070	6,138	24,552	149,921	695,288	845,209	404,267	692	404,959	1,250,168
8	27,572	93,465	6,231	24,924	152,192	695,288	847,481	404,267	702	404,969	1,252,450
19	27,984	94,860	6,324	25,296	154,464	707,276	861,740	411,237	713	411,950	1,273,690
70	28,395	96,255	6,417	25,668	156,735	707,276	854,011	411,237	723	411,960	1,275,972
21	28,607	97,650	6,510	26,D40	159,007	719,264	878,271	418,207	734	418,941	1,297,211
23	29,218	99,045	6,603	26,412	161,278	719,264	880,542	418,207	744	418,951	1,299,494
23	29,630	100,440	969'9	26,784	163,550	731,252	894,801	425,177	755	425,932	1,320,733
24	•	1		•	•		•	•		·	•
25	•	1	1	•	•		•	٠	•	•	,
26	•	•	,	•	•	•	•		,	,	•
27	•	٠	1	•	•	•	•		•	•	· *
28	•	1		•	•	•	٠	•	•		ı
59	•	•	•		1	•	•	•	•		•
ଚ	•	1	1	•	•	•			•	•	•
31	•	•		•	•	•		•	•	1	•
32	•	1	•	•	•	•	•			•	•
33		1	•	-		•		-		•	1
	\$ 544,982	\$ 1,833,165	\$ 122,211	\$ 488,844	\$ 2,989,202	\$ 14,185,742	\$ 17,174,943	\$ 8,336,256 \$	13,919	\$ 8,350,175 \$	25,525,118
NPV			•	4	•	100 000 H		067 630 6	7007	\$ 3672366	007 760 0
9.5%	\$ 190,468 \$	5 633,340	•	42,223 \$ 168,691	1,034,941	505,020,5 4	4 0,001,641	4, 300,430 ¢)	7,313,400	-atlanta

EHIBIT N-2
PARVIN ROAD CORRIDOR TIF PLAN
PROJECTION OF TIF REVENUES-NEW DEVELOPMENT

NEAR Sales Entitings Phone Energy TOTAL EATs PHILDTS TOTAL EATS PHILDTS TOTAL EATS TOTAL EATS PHILDTS TOTAL EATS TOTAL E				SURFA(SURFACE PROJECTS 1C & 1D	1C & 1D	:	
\$ 710 \$ 7400 \$ 1,525 \$ 9,600 74,800 \$ 74,800 \$ 74,800 \$ 74,800 \$ 74,800 \$ 74,800 \$ 74,800 \$ 74,800 \$ 74,800 \$	YEAR	Sales	Earnings	Phone	Energy	TOTAL EATS	PILOTS	TOTAL
2,200 21,755 1,243 4,973 30,171 224,425 2,243 22,181 1,268 5,070 30,782 228,913 2,287 22,086 1,282 5,168 31,334 228,913 2,373 22,034 1,314 5,265 31,435 223,402 2,416 2,373 22,461 1,314 5,266 31,315 223,402 2,416 2,373 22,461 1,344 5,866 33,129 227,890 2,469 24,469 1,344 5,866 34,312 227,390 2,502 24,414 1,444 5,860 32,139 242,379 2,503 26,020 1,463 5,860 36,086 246,867 2,773 2,602 1,447 5,860 36,086 246,867 2,774 1,474 5,860 36,086 246,867 246,867 2,774 2,772 1,574 6,445 36,044 260,33 2,844 2,847 1	1		*	s.				\$ 84,668
2,243 22,181 1,289 5,070 30,782 228,913 2,287 22,803 1,292 5,168 31,334 228,913 2,330 23,004 1,316 5,265 31,345 228,913 2,373 23,402 1,316 5,266 33,720 237,402 2,416 23,888 1,366 5,568 33,720 237,802 2,446 23,888 1,366 5,568 33,720 237,802 2,446 24,314 1,389 5,568 33,720 237,802 2,589 2,434 1,447 5,686 34,312 24,379 2,584 1,447 5,866 33,493 242,379 2,582 26,723 34,933 242,379 2,694 1,467 5,946 36,676 241,376 2,694 1,584 6,045 36,676 221,336 2,694 2,684 1,584 6,339 38,432 2,694 2,684 1,584 6,339 </td <td>2</td> <td>2,200</td> <td>21,755</td> <td>_</td> <td>4,973</td> <td>30,171</td> <td>224,425</td> <td>254,595</td>	2	2,200	21,755	_	4,973	30,171	224,425	254,595
2.287 22,609 1,292 5,166 31,345 228,913 2.373 23,034 1,316 5,265 31,945 223,402 2.373 23,034 1,316 5,265 31,945 223,402 2.476 23,483 1,366 5,460 33,129 237,800 2.459 24,314 1,389 5,668 33,720 237,800 2.592 24,314 1,389 5,668 33,720 237,800 2.545 26,167 1,414 5,665 34,933 246,375 2.583 26,544 1,487 5,946 36,396 246,847 2.675 26,477 1,511 6,045 36,676 246,847 2.761 27,300 1,550 6,435 39,636 26,844 2.761 27,327 1,584 6,338 39,636 26,844 2.761 27,277 1,584 6,338 39,636 26,481 2.761 27,377 1,584 6,338 3	က	2,243	22,181	1,268	5,070	30,762	228,913	259,675
2,330 23,004 1,316 5,265 31,945 233,402 2,446 2,346 1,341 5,963 32,537 233,402 2,446 2,346 1,346 5,656 33,129 237,890 2,502 24,741 1,414 5,656 33,720 237,890 2,545 25,467 1,438 5,753 34,903 242,379 2,545 25,467 1,487 5,948 36,785 242,379 2,545 26,477 1,414 5,656 33,720 242,379 2,546 2,554 1,487 5,948 36,986 246,887 2,647 1,511 6,045 36,986 246,887 2,778 2,644 1,550 6,240 37,270 251,356 2,778 2,847 1,584 6,338 36,453 26,488 2,944 1,560 6,440 37,861 26,488 2,944 2,846 6,338 36,456 26,448 2,944 2,943 1,766 6,240 37,861 26,488 2,947	4	2,287		-	5,168	31,354	228,913	250,267
2.37.3 23.461 1,341 5,363 32,537 23,402 2.416 23.888 1,386 5,460 33,129 237,890 2.450 2.4314 1,389 5,686 33,720 237,890 2.562 24,314 1,488 5,686 33,720 237,890 2.545 25,694 1,483 5,850 36,985 246,877 2.589 25,694 1,487 5,860 36,495 246,867 2.575 26,477 1,511 6,045 36,086 246,867 2.773 26,873 1,536 6,143 37,270 251,356 2.773 1,524 6,143 37,270 251,356 2.774 2,844 1,536 6,447 37,861 256,444 2.772 2,843 1,699 6,436 36,568 26,468 2.847 2,844 1,699 6,436 36,568 26,481 2.947 2,844 1,699 6,436 36,568 26,482 2.947 2,943 1,734 6,223 40,141 2	w	2,330		1,316	5,265	31,945	233,402	265,347
2,416 23,888 1,385 5,460 33,129 237,890 2,459 24,314 1,389 5,558 33,720 237,890 2,502 24,414 1,414 5,658 33,720 237,890 2,545 25,167 1,448 5,553 34,903 242,379 2,545 25,644 1,487 5,948 36,086 246,379 2,632 26,020 1,487 5,948 36,086 246,379 2,632 26,020 1,487 5,948 36,086 246,379 2,632 26,020 1,487 5,948 36,086 246,379 2,632 26,020 1,560 6,143 37,270 251,356 2,761 27,370 1,580 6,240 37,270 251,356 2,841 26,873 1,584 6,338 39,044 260,333 2,934 29,036 1,682 6,728 40,819 264,821 2,934 29,034 20,026 1,731 <	ယ	2,373	23,461	1,341	5,363	32,537	233,402	265,939
2,469 24,314 1,389 5,558 33,720 237,890 2,562 24,741 1,414 5,655 34,312 242,379 2,545 25,67 1,483 5,950 34,903 242,379 2,545 26,672 1,487 5,948 36,096 246,867 2,545 26,672 1,487 5,948 36,096 246,867 2,672 26,020 1,487 5,948 36,096 246,867 2,672 26,020 1,487 5,948 36,096 246,867 2,778 26,873 1,556 6,143 37,270 251,356 2,771 2,847 27,727 1,584 6,338 38,453 256,444 2,847 27,727 1,584 6,338 39,636 264,821 2,944 27,727 1,682 6,533 39,044 269,333 2,944 27,727 1,682 6,533 39,044 269,310 2,944 28,483 1,796 6,825 42,002 269,310 2,944 27,73 1,756	~	2,416	23,888	-	5,460	33,129	237,890	271,019
2,502 24,741 1,414 5,655 34,312 242,379 2,545 25,167 1,438 5,753 34,903 242,379 2,549 2,594 36,965 34,903 242,379 2,632 26,020 1,487 5,946 36,086 246,867 2,632 26,020 1,487 5,946 36,086 246,867 2,675 26,447 1,511 6,045 37,270 251,356 2,771 26,447 1,514 6,045 37,270 25,444 2,761 27,300 1,560 6,240 37,270 25,444 2,847 28,450 1,560 6,435 39,044 280,333 2,847 28,450 1,560 6,435 39,044 280,333 3,020 29,433 1,682 6,533 39,635 264,821 4 2,947 29,433 1,706 6,825 40,849 273,48 3,106 30,713 1,755 7,020 42,594 273,798 4 2,244 2,344 2,344 2,344	ထ	2,459		1,389	5,558	33,720	237,890	271,610
2,545 25,167 1,438 5,753 34,903 242,379 1 2,589 25,594 1,463 5,860 35,495 246,867 2 2,632 26,200 1,487 5,948 36,096 246,867 2 2,675 26,477 1,511 6,045 36,736 241,356 3 2,718 26,673 1,536 6,143 37,270 255,844 4 2,718 26,873 1,560 6,240 37,861 255,844 5 2,804 27,300 1,560 6,433 39,453 256,844 7 2,847 28,158 1,599 6,435 39,044 200,333 9 2,934 29,036 1,682 6,630 40,819 264,821 1 3,020 29,859 1,776 6,825 40,819 264,821 2 3,066 1,731 1,756 6,825 40,819 264,821 3 3,066 30,713 1,756 6,825 40,819 273,798 4 4 4	6	2,502	24,741	1,414	5,655	34,312	242,379	276,690
2,589 25,594 1,463 5,850 35,495 246,867 2,675 26,020 1,487 5,948 36,096 246,867 3,275 26,473 1,514 6,045 36,78 251,356 4 2,778 26,873 1,556 6,143 37,270 221,356 5 2,761 27,300 1,550 6,143 37,270 221,356 5 2,847 27,300 1,550 6,240 37,270 221,356 7 2,847 28,163 1,560 6,240 37,270 225,844 7 2,847 28,163 1,569 6,435 39,044 260,333 8 2,934 29,006 1,568 6,600 40,226 226,821 9 2,977 29,433 1,706 6,825 41,411 269,310 1 3,020 22,836 1,706 6,825 40,819 229,310 2 3,106 30,731 1,756 7,020 42,594 273,796 1 2 2 2 2	우	2,545	25,167	1,438	5,753	34,903	242,379	277,282
2,632 26,020 1,487 5,948 36,086 246,667 3,2675 26,447 1,511 6,045 36,78 251,356 4 2,718 26,873 1,536 6,143 37,270 251,356 5 2,761 27,300 1,560 6,240 37,861 255,844 5 2,804 27,727 1,564 6,338 38,453 255,844 7 2,847 2,8153 1,569 6,435 39,044 260,333 8 2,891 2,934 29,006 1,682 6,533 39,636 264,821 1 3,020 29,433 1,766 6,825 41,411 269,310 2 2,977 29,433 1,766 6,825 41,411 269,310 1 3,020 29,859 1,776 6,825 7,020 229,310 2 3,106 30,286 1,776 6,825 7,020 229,310 2 3,106 30,713	F	2,589	25,594	1,463	5,850	35,495	246,867	282,362
2,675 26,447 1,511 6,045 36,720 251,356 4 2,718 26,873 1,536 6,143 37,270 251,356 5 2,761 27,300 1,560 6,143 37,270 25,344 5 2,804 27,727 1,584 6,336 38,453 25,644 7 2,847 28,153 1,609 6,435 39,044 260,333 8 2,384 29,006 1,658 6,630 40,228 264,821 9 2,377 29,433 1,682 6,728 40,191 264,821 1 3,020 29,433 1,706 6,825 41,411 269,310 3,020 29,639 1,731 1,756 6,825 42,002 269,310 4 1,731 1,756 1,756 1,702 42,594 273,798 6 1,713 1,756 1,702 42,594 273,798 7 1,756 1,702 42,594 273,798 8 1,713 1,713 1,713 1,713	12	2,632	26,020	1,487	5,948	36,086	246,867	282,954
4 2,718 26,873 1,536 6,143 37,270 251,356 5 2,761 27,300 1,560 6,240 37,861 255,844 7 2,847 27,727 1,584 6,336 38,453 255,844 7 2,847 28,163 1,609 6,435 39,044 260,333 8 2,891 28,580 1,633 6,533 39,636 260,333 9 2,934 29,006 1,682 6,630 40,226 264,821 1 3,020 29,433 1,706 6,825 41,411 269,310 2 3,020 29,659 1,706 6,825 41,411 269,310 3 3,063 30,713 1,755 7,020 42,594 273,798 4 2 2 2 2 2 2 5 3,106 30,713 1,755 7,020 42,594 273,798 6 3 3 3 3 3 3 3 6 3 3 3	13	2,675	26,447	1,511	6,045	36,678	251,356	288,034
5 2,761 27,300 1,560 6,240 37,861 255,844 6 2,804 27,727 1,584 6,338 38,453 255,844 7 2,847 28,153 1,609 6,435 39,044 260,333 8 2,891 28,580 1,658 6,633 39,636 264,821 9 2,934 29,006 1,668 6,630 40,286 264,821 1 3,020 29,433 1,706 6,825 41,411 269,310 2 3,020 29,433 1,706 6,825 41,411 269,310 3 3,063 30,713 1,755 7,020 42,594 273,798 4 - - - - - - - 5 - - - - - - - - - 6 - </td <td>7</td> <td>2,718</td> <td>26,873</td> <td>1,536</td> <td>6,143</td> <td>37,270</td> <td>251,356</td> <td>288,625</td>	7	2,718	26,873	1,536	6,143	37,270	251,356	288,625
5 2,804 27,727 1,584 6,338 38,453 255,844 7 2,847 28,153 1,609 6,435 39,044 260,333 8 2,891 28,580 1,633 6,533 39,044 260,333 9 2,934 29,006 1,658 6,630 40,228 264,821 1 3,020 29,433 1,682 6,728 40,819 264,821 2 2,977 29,433 1,766 6,825 41,411 269,310 2 3,063 30,286 1,731 6,923 42,002 269,310 4 1,755 7,020 42,594 273,796 5 1,765 7,020 42,594 273,796 6 1,731 1,755 7,020 42,594 273,796 8 1,731 1,755 1,702 42,594 273,796 9 1,731 1,731 1,731 1,732 1,733,736 1,733,736 1,733,743 1,733,743 1,733,743 1,733,743 1,733,743 1,733,743 1,733,743	15	2,761	27,300	1,560	6,240	37,861	255,844	293,705
7 2,847 28,153 1,609 6,435 39,044 260,333 8 2,891 28,580 1,633 6,533 39,636 200,333 9 2,934 29,006 1,658 6,630 40,228 264,821 1 3,020 29,859 1,706 6,825 41,411 269,310 2 3,020 29,859 1,706 6,825 41,411 269,310 3 3,053 30,286 1,731 6,923 42,002 269,310 4 1,755 7,020 42,594 273,798 5 1,765 7,020 42,594 273,798 6 1,755 7,020 42,594 273,798 7 1,755 1,702 42,594 273,798 8 1,755 1,702 1,702 1,703 9 1,755 1,702 1,702 1,703 1 1,755 1,702 1,703 1,703 1 1,703 1,703 1,703 1,703 1 1,703 1,703 <td>45</td> <td>2,804</td> <td>27,727</td> <td>1,584</td> <td>6,338</td> <td>38,453</td> <td>255,844</td> <td>294,297</td>	45	2,804	27,727	1,584	6,338	38,453	255,844	294,297
2,891 28,580 1,633 6,533 39,636 260,333 9 2,934 29,006 1,668 6,630 40,228 264,821 1 3,020 29,859 1,706 6,825 41,411 269,310 2 3,020 29,859 1,706 6,825 42,002 269,310 3 3,063 30,286 1,731 6,923 42,002 269,310 4 - - - - - - 5 - - - - - - 6 - - - - - - 7 - - - - - - 8 - - - - - - 9 - - - - - - 1 - - - - - - - 8 - - - - - - - - - - - - <t< td=""><td>17</td><td>2,847</td><td>28,153</td><td>1,609</td><td>6,435</td><td>39,044</td><td>260,333</td><td>299,377</td></t<>	17	2,847	28,153	1,609	6,435	39,044	260,333	299,377
2,934 29,006 1,658 6,630 40,228 264,821 1 2,977 29,433 1,682 6,728 40,819 264,821 2 3,020 29,859 1,706 6,825 41,411 269,310 3 3,063 30,286 1,731 6,923 42,002 269,310 4 - - - - - - 5 - - - - - - 6 - - - - - - - 7 -<	6	2,891	28,580	1,633	6,533	39,636	260,333	299,969
2,977 29,433 1,682 6,728 40,819 264,821 1 3,020 29,859 1,706 6,825 41,411 269,310 2 3,063 30,286 1,731 6,923 42,002 269,310 4 1,731 1,755 7,020 42,594 273,798 5 1 1,755 7,020 42,594 273,798 6 1 1,755 7 1,755 1,755 1,755 6 1 1 1,755 1,755 1,720 42,594 273,798 7 1 1 1,755 1,755 1,720 42,594 273,798 8 1 1 1 1,755	19	2,934	29,006	•	6,630	40,228	264,821	305,049
1 3,020 29,859 1,706 6,825 41,411 269,310 2 3,063 30,286 1,731 6,923 42,002 269,310 4 1,755 7,020 42,594 273,798 5 1,755 7,020 42,594 273,798 6 1,755 1,765 1,765 1,765 1,765 7 1,765 1,765 1,765 1,765 1,765 1,765 8 1,765 1,76	50	2,977	29,433	•	6,728	40,819	264,821	305,640
2 3,063 30,286 1,731 6,923 42,002 269,310 4 1,755 7,020 42,594 273,796 5 1,755 7,020 42,594 273,796 5 1,755 1,755 7,020 42,594 273,796 6 1,755 1,755 1,755 1,755 1,755 7 1,755 1,755 1,755 1,755 1,755 8 1,755 1,755 1,755 1,755 1,755 1,755 9 1,755	23	3,020	29,859	•	6,825	41,411	269,310	310,720
3 3,106 30,713 1,755 7,020 42,594 273,798 4	23	3,063	30,286	•	6,923	42,002	269,310	311,312
\$ 59,093 \$ 584,248 \$ 33,386 \$ 133,543 \$ 810,269 \$ 5,555,260 \$	ន	3,106		•	7,020	42,594	273,798	316,392
\$ 59,093 \$ 584,248 \$ 33,386 \$ 133,543 \$ 810,269 \$ 5,555,260 \$	24		•	1	•	•	•	•
\$ 59,093 \$ 584,248 \$ 33,386 \$ 133,543 \$ 810,269 \$ 5,555,260 \$	52		•	•	•	•	•	•
\$ 59,093 \$ 584,248 \$ 33,386 \$ 133,543 \$ 810,269 \$ 5,555,260 \$	56		•	•	,	1	1	•
\$ 59,093 \$ 584,248 \$ 33,386 \$ 133,543 \$ 810,269 \$ 5,555,260 \$	27	•	•	•	•	•	•	1
5 59,093 \$ 584,248 \$ 33,386 \$ 133,543 \$ 810,269 \$ 5,555,260 \$	28	•	•	1	•	,	•	1
2 2 3 5 59,093 \$ 584,248 \$ 33,386 \$ 133,543 \$ 810,269 \$ 5,555,260 \$	53	•	•	•	,	•	1	1
\$ 59,093 \$ 584,248 \$ 33,386 \$ 133,543 \$ 810,269 \$ 5,555,260 \$	93	•	•	•	•	•	•	ı
\$ 59,093 \$ 584,248 \$ 33,386 \$ 133,543 \$ 810,269 \$ 5,555,260 \$	33	•	•	•	•	1	•	•
\$ 59,093 \$ 584,248 \$ 33,386 \$ 133,543 \$ 810,269 \$ 5,555,260 \$	32	•	•	•	•	1	,	•
\$ 59,093 \$ 584,248 \$ 33,386 \$ 133,543 \$ 810,269 \$ 5,555,260 \$	33	-	•		•	•		,
	•	\$ 59,093	•			\$ 810,269		\$ 6,365,529
	Λργ			,		,		4

Revised October 31, 2000 Page 4 of 11

EMIBIT N-2 PARVIN ROAD CORRIDOR TIF PLAN

PROJECTION OF TIF REVENUES-NEW DEVELOPMENT

1							
YEAR	Sales	Earnings	Phone	Energy	TOTAL EATS	PILOTS	TOTAL
1	1	•	∽	69		\$	
7	•	,	,	•	•	•	•
ю	1,496	14,788	845	3,380	20,508	152,609	173,117
4	3,049	30,144	1,723	6,890	41,805	305,218	347,023
ۍ.	3,883	38,391	2,194	8,775	53,242	389,003	442,245
မွ	4,746	46,922	2,681	10,725	65,074	466,803	531,877
-	5,637	55,738	3,185	12,740	77,300	555,077	632,377
80	6,558	64,838	3,705	14,820	89,920	634,374	724,294
တ	7,507	74,222	4,241	16,965	102,935	727,136	830,071
9	8,485	83,891	4,794	19,175	116,344	807,929	924,273
=	9,146	90,431	5,168	20,670	125,415	872,264	997,679
12	9,299	91,938	5,254	21,015	127,505	872,264	999,770
£	9,451	93,446	5,340	21,359	129,596	888,123	1,017,719
7	9,604	94,953	5,426	21,704	131,686	888,123	1,019,809
2	9,756	96,460	5,512	22,048	133,776	903,983	1,037,759
16	606'5	97,967	5,598	22,393	135,866	903,983	1,039,849
11	10,061	99,474	5,684	22,737	137,957	919,842	1,057,799
18	10,214	100,982	5,770	23,082	140,047	919,842	1,059,889
5	10,366	102,489	5,857	23,426	142,137	935,701	1,077,839
23	10,518	103,996	5,943	23,771	144,228	935,701	1,079,929
7	10,671	105,503	6,029	24,115	146,318	951,561	1,097,879
23	10,823	107,010	6,115	24,460	148,408	951,561	1,099,969
ន	10,976	108,518	6,201	24,804	150,498	967,420	1,117,918
24	11,128	110,025	6,287	25,149	152,589	967,420	1,120,009
53	11,281	111,532	6,373	25,493	154,679	983,280	1,137,958
92	,	•	•	•	•	•	•
23	1	•	•	•	•	•	•
88	•	1	•	•	•		,
59	•	•	•	•	•		1
೫	•	•		•		1	1
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33	1	•	•		1		•
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•	194,564	\$ 1,923,655	\$ 109,923	\$ 439,693	\$ 2,667,834	\$ 17,899,218	\$ 20,567,052
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EHIBIL N-2
PARVIN ROAD CORRIDOR TIF PLAN
PROJECTION OF TIF REVENUES-NEW DEVELOPMENT

\dagger		ļ									
YEAR	Sales		Earnings	***	Phone	Energy	TOT	TOTAL EATS		PILOT ₈	TOTAL
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r.	777		7,678		439	1,755		10,648		77,801	88,449
ဖ	1,582		15,641		894	3,575		21,691		155,601	177,292
۷	2,416		23,888		1,365	5,460		33,129		237,890	271,019
80	3,279	_	32,419		1,853	7,410		44,960		317,187	362,147
თ	4,171		41,234		2,356	9,425		57,186		403,964	461,151
10	5,091		50,334		2,876	11,505		69,807		484,757	554,564
Ξ	6,040	_	59,719		3,413	13,650		82,821		576,023	658,845
12	7,018		69,388		3,965	15,860		96,231		658,313	754,543
5	8,025		79,341		4,534	18,135		110,034		754,067	864,101
4	9,060		89,578		5,119	20,475		124,232		837,852	962,084
15	10,124		100,100		5,720	22,880		138,824		938,095	1,076,920
16	11,217		110,906		6,338	25,350		153,811		1,023,377	1,177,188
11	12,339		121,997		6,971	27,885		169,192		1,128,108	1,297,300
18	12,911		127,656		7,295	29,179		177,041		1,162,819	1,339,860
6	13,104		129,561		7,404	29,614		179,683		1,182,868	1,362,551
8	13,297		131,467		7,512	30,050		182,325		1,182,868	1,365,193
21	13,490		133,372		7,621	30,485		184,968		1,202,916	1,387,884
73	13,682		135,277		7,730	30,921		187,610		1,202,916	1,390,527
23	13,875		137,183		7,839	31,356		190,253		1,222,965	1,413,218
24	14,068		139,088		7,948	31,792		192,895		1,222,965	1,415,860
25	14,260	_	140,993		8,057	32,227		195,537		1,243,014	1,438,551
56	14,453		142,898		8,166	32,663		198,180		1,243,014	1,441,193
27	14,648		144,804		8,275	33,098		200,822		1,263,062	1,463,884
28	1		•		•	•				,	,
53	•		•		•	•		•		,	•
30	1		•		•	•		•		•	•
3	•		•		•	,		٠		,	,
32	,		•		,			,		•	•
83	.				•	,		•			
•	218,926	•	2,164,520	67	123,687	\$ 494,748	•	3,001,880	•	19,722,444	\$ 22,724,325
NPV											

EHIBII N-2 PARVIN ROAD CORRIDOR TIF PLAN

PROJECTION OF TIF REVENUES-NEW DEVELOPMENT

†									
YEAR	Sales	Eamings	Ц	Phone	Energy	TOTAL EATS	L	PILOTS	TOTAL
-	•	·	43		, \$	45	₩.		\$
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9	,	•		•	•	•		,	•
۲	1,208	11,944	_	683	2,730	16,564	_	118,945	135,509
60	1,230	12,157		992	2,779		_	118,945	135,805
6	1,251	12,370	_	707	2,828		10	121,189	138,345
9	1,273	12,584		719	2,876		ς,	121,189	138,641
Ξ	1,294	12,797		731	2,925	17,747		123,434	141,181
12	1,316	13,010	_	743	2,974		.	123,434	141,477
13	1,337	13,223		756	3,023	18,339	Œ	125,678	144,017
4	1,359	13,437		768	3,071	18,635	10	125,678	144,313
15	1,381	13,650	_	780	3,120	18,931	_	127,922	146,853
16	1,402	13,863		792	3,169	19,226	"	127,922	147,148
17	1,424	14,077		804	3,218	19,522	C.	130,166	149,689
18	1,445	14,290	_	817	3,266	3 19,818		130,166	149,984
19	1,467	14,503		829	3,315	5 20,114	_	132,411	152,524
8	1,488	14,716	'	841	3,364	20,410	_	132,411	152,820
77	1,510	14,930	_	853	3,413	3 20,705	١.	134,655	155,360
22	1,532	15,143		865	3,461	1 21,001	_	134,655	155,656
ន	1,553	15,356		878	3,510	21,297		136,899	158,196
54	1,575	15,570	_	890	3,559	21,593	~	136,899	158,492
25	1,596	15,783	_	902	3,608	3 21,889	.	139,143	161,032
56	1,618	15,996	,	914	3,656	3 22,184		139,143	161,328
27	1,639	16,209	_	926	3,705	5 22,480	_	141,388	163,868
28	1,661	16,423		938	3,754	1 22,776	IIC.	141,388	164,163
23	1,683	16,636		951	3,803	3 23,072	C1	143,632	166,703
ଛ	•	•		•	•	•		•	•
33	,	•		•	•	•		•	•
35	•	•		٠	•	•		,	,
83	•	1						,	
	\$ 33,242	\$ 328,666	•	18,781	\$ 75,124	455,813	•	3,007,291	\$ 3,463,105
ΛdΝ									
%5 6	7.304	\$ 72.184	٠ <u>٠</u>	4.125	\$ 16,499	\$ \$ 100,109	5	677,072	\$ 777,181

EHIBIT N-2
PARVIN ROAD CORRIDOR TIF PLAN
PROJECTION OF TIF REVENUES-NEW DEVELOPMENT

\$ - \$ - \$ Phone \$) 				
1 \$	YEAR	Sales	Earnings	Phone	Energy	TOTAL EATS	PILOTS	TOTAL
2 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	-		•	\$	ı	 		1
3 3 4 1	7	•	•	٠	,	,		,
6 4 7 7 8 3,413 195 780 4,733 32,916 11 345 3,413 195 780 4,733 32,916 12 1,228 12,148 1,208 4,836 20,342 201,085 20,916 4 3,060 30,457 1,740 6,922 42,239 224,870 30,816 20,437 20,408 20,848 20,1085 20,408 20,409 22,88 20,108 480,209 22,439 20,408 20,009 3,422 11,420 60,009 375,239 12,239 22,430 22,48 70 7	က	•	•	•	•	•	•	•
6 1,228 1,244 195 1,209 1,15,205	4	•	•	•	•		•	,
1	9	•	•	•	,	•		
1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	9	•	•	ı	•	,	•	•
8 3,413 1195 780 4,733 32,916 115,205 1 1 15,205 1 1 15,205 1 1 15,205 1 1 15,205 1 1 15,205 1 1 15,205 1 1 1 15,205 1 1 1 15,205 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	7	•	,	•	•			•
9 11 345 3,413 195 780 4,733 32,916 11,228 12,145 684 2,776 16,840 115,205 11,228 12,145 1,209 4,836 29,132 2,140 2,145 1,209 4,836 29,132 2,140 2,286 9,152 5,539 375,239 3,090 30,437 1,740 6,962 42,239 375,239 4,000 2,288 9,152 5,536 694,220 7 6,075 6,060 3,432 11,408 692,15 460,520 11,408 117,731 6,728 12,100 114,092 882,737 1,0 11,208 112,144 6,923 22,100 144,092 882,737 1,0 11,208 112,438 6,825 22,100 140,092 882,737 1,0 11,208 112,438 6,825 22,100 140,092 1,2 11,209 12,425 121,444 6,923 27,690 170,375 1,095,193 1,2 11,245 12,425 1,226 7,120 28,080 177,474 1,13,147 1,2 12,425 12,426 7,120 28,080 177,474 1,13,147 1,2 13,116 12,969 7,313 29,540 172,742 1,191,147 1,2 13,116 12,969 7,313 29,540 172,742 1,191,101 1,3 13,281 13,281 13,281 7,303 30,810 186,573 1,149,055 1,3 14,151 13,806 7,809 7,809 31,200 186,500 1,181,009 1,3 14,151 13,806 7,809 31,200 186,306 1,181,009 1,3 14,151 13,806 7,809 31,200 191,672 1,184,005 1,3 14,151 13,806 7,809 31,200 191,672 1,184,005 1,3 14,151 13,806 7,809 31,200 191,672 1,184,005 1,3 14,151 13,806 7,809 7,809 31,200 191,672 1,184,005 1,3 14,151 13,806 7,809 7,809 31,200 191,672 1,184,005 1,3 14,151 13,806 7,809 7,809 31,200 191,672 1,184,005 1,3 14,151 13,806 7,809 7,809 31,200 191,672 1,184,005 1,3 14,151 13,806 7,809 31,200 191,672 1,184,005 1,3 14,151 13,806 7,809 7,809 31,200 191,672 1,184,005 1,3 14,151 13,806 7,809 7,809 31,200 191,672 1,184,005 1,3 14,151 13,806 7,809 7,809 31,200 191,672 1,184,005 1,3 14,151 13,806 7,809 7,809 31,200 191,672 1,184,005 1,3 14,151 13,806 7,809 7,809 31,200 191,672 1,184,005 1,3 14,151 13,806 7,809 7,809 31,200 191,672 1,184,005 1,3 14,151 13,806 7,809 7,809 31,200 191,672 1,184,005 1,3 14,151 13,806 7,809 7,809 7,809 31,200 1,301 8,800 1,301 8,	82	•	ŀ	,		•	•	•
1. 245 3,413 195 780 4,733 32,916 115,205 1 2,140 21,156 1,209 4,836 29,342 201,085 2 2,440 115,205 1 2,140 21,156 1,209 4,836 29,342 201,085 2 2,048 2 2,044 2 201,085 2 2,048 2 2,044 2 201,085 2 2,048 2 2,	O)	•	•	' '	•	,		•
11 345 3,413 195 780 4,733 32,916 115,205 12 1,228 12,143 684 2,776 16,340 115,205 1 4 3,080 30,457 1,740 6,962 42,239 29,4870 3 5 4,050 40,040 2,286 9,152 55,530 375,238 4 6 5,048 49,908 2,286 11,408 66,215 460,520 5 7 6,075 60,060 3,432 11,742 10,589 69,220 7 8 7,708 76,213 4,355 11,440 6,022 22,100 13,695 692,220 12 9 11,308 117,742 10,596 6,025 22,100 13,695 692,220 12 1 12,030 119,438 6,825 22,100 13,695 12,144 6,923 27,300 165,643 1,077,239 12,144 11,144 6,923 27,300 <td< td=""><td>9</td><td>•</td><td>•</td><td></td><td>• ,</td><td>•</td><td>,</td><td>•</td></td<>	9	•	•		• ,	•	,	•
1,228 12,143 684 2,776 16,440 115,205 21,40 15,143 684 2,776 16,440 115,205 21,158 12,140 15,208 21,42 201,085 284,870 375,238 4,050 4,050 40,040 2,288 9,152 55,530 375,238 4,650 284,870 375,238 4,650 46,050 375,238 4,650 46,050 375,238 46,650 56,315 46,520 56,316 46,520 56,316 46,520 56,316 66,215 46,520 56,316 66,215 46,520 71,000 71,420 66,215 46,520 71,000 71,420 66,215 46,520 71,000 71,420 66,215 46,520 71,000	F	345	3,413				2006	
3,080 2,140 21,158 1,208 4,836 29,42 201,085 4,080 30,457 1,740 6,962 42,39 284,870 5,048 40,040 2,286 9,152 55,30 375,238 6,075 60,060 3,432 13,726 83,295 565,376 9 9,779 96,688 5,525 22,100 13,092 882,737 14,092 11,908 117,731 6,728 25,100 13,092 882,737 14,092 882,737 14,092 10,095,285 14,092	12	1,228	12,143		•	_	118.208	340,046
4 3,080 30,457 1,740 6,962 42,339 284,870 5 4,050 40,040 2,286 9,152 45,39 284,870 6 6,046 40,040 2,286 9,152 55,30 375,28 7 6,075 60,060 3,432 11,406 66,215 460,520 9 9,770 76,213 4,355 17,420 105,096 694,220 9 9,770 96,888 5,525 22,100 134,092 882,737 1 10 11,908 117,731 6,728 25,910 165,643 1,077,239 1 11 12,080 121,144 6,923 27,690 165,643 1,077,239 1 12 12,253 121,144 6,923 27,690 165,643 1,077,239 1 12 12,456 7,148 28,640 170,375 1,077,239 1 12 12,456 7,410 28,640 175,474 1,131,4	13	2,140	21,158				201.085	132,043
5 4,050 40,040 2,288 9,152 55,530 375,238 6 5,048 49,908 2,852 11,408 69,215 460,520 375,238 7 6,075 60,060 3,432 13,728 83,295 555,376 460,520 9 7,708 76,213 4,356 17,420 105,696 694,220 9 9,779 96,688 5,525 22,100 134,092 882,737 1 10 11,908 117,731 6,728 26,910 163,276 1,059,285 1 21 12,080 119,438 6,825 27,300 165,643 1,077,239 1 22 12,253 121,144 6,923 27,680 168,080 1,077,239 1 23 12,425 122,860 7,118 28,470 173,742 1,095,183 1,131,47 1 4 12,948 127,496 7,416 29,640 177,474 1,113,47 1	4	3,080	30,457	1,740			284 870	327,109
6 5,048 49,908 2,852 11,408 69,215 460,520 7 6,075 60,060 3,432 13,728 83,295 555,376 8 7,708 76,213 4,355 17,420 105,696 694,220 9 9,779 96,688 5,525 22,100 134,092 882,737 1 10 11,908 117,731 6,728 25,910 145,092 882,737 1 11 12,080 116,438 6,825 27,300 165,643 1,077,239 1 12 12,263 121,144 6,923 27,660 168,093 1,077,239 1 12 12,425 122,666 7,102 28,080 170,375 1,095,193 1 12 12,425 122,666 7,118 28,470 172,474 1,113,471 1 12 12,266 7,118 28,470 172,474 1,113,471 1 12 13,118 7,118 28	5	4,050	40,040	2,288			375,238	430.768
7 6,075 60,060 3,432 13,728 83,295 555,376 8 7,708 76,213 4,355 17,420 105,696 694,220 9 97,79 96,688 5,525 22,100 134,092 882,737 1,009,285 11,908 117,731 6,728 26,310 165,643 1,077,239 1,137,723 11 12,080 118,438 6,825 27,300 165,643 1,077,239 1,137,723 12 12,283 121,144 6,923 27,300 165,643 1,077,239 1,137,123 12 12,425 121,144 6,923 27,300 165,643 1,077,239 1,137,123 13 12,425 124,656 7,118 28,470 170,375 1,095,193 1,137,147 1,137,147 1,137,147 1,137,147 1,137,147 1,137,147 1,137,147 1,137,147 1,137,149 1,137,149 1,137,149 1,137,149 1,137,149 1,137,149 1,137,149 1,149,055 1,137,149	16	5,048	49,908	2,852			460,520	529,735
8 7,708 76,213 4,356 17,420 105,696 694,220 9 9,779 96,688 5,525 22,100 134,092 882,737 1,100 11,908 117,731 6,728 22,100 134,092 882,737 1,110 12,030 119,438 6,825 27,300 165,643 1,077,239 1,12 12 12,030 119,438 6,825 27,300 165,643 1,077,239 1,12 12 12,253 121,144 6,923 27,600 168,009 1,095,193 1,13 13 12,598 124,566 7,118 28,470 172,742 1,095,193 1,147 14 12,598 12,771 126,263 7,418 28,470 172,742 1,095,193 1,147 15 13,116 129,675 7,418 28,470 172,742 1,095,193 1,131,401 1,131,401 1,131,401 1,131,401 1,131,401 1,131,401 1,131,401 1,131,401 1,131,401 <td>17</td> <td>6,075</td> <td>60,060</td> <td>3,432</td> <td></td> <td></td> <td>555,376</td> <td>638,671</td>	17	6,075	60,060	3,432			555,376	638,671
9 9,779 96,688 5,525 22,100 134,092 882,737 10 11,908 117,731 6,728 26,910 163,276 1,069,285 11 12,080 119,438 6,825 27,300 165,643 1,077,239 12,253 121,144 6,923 27,690 168,009 1,077,239 12,425 122,850 7,020 28,080 170,375 1,095,193 14 12,598 124,556 7,118 28,470 172,742 1,095,193 15 12,771 126,263 7,215 28,640 172,742 1,113,147 16 12,741 129,675 7,410 29,640 175,108 1,113,147 17 13,116 129,675 7,410 29,640 175,144 1,113,147 13,28 13,461 133,088 7,605 30,420 184,573 1,149,055 1 13,653 136,500 7,800 31,500 194,039 1,167,009 1	2	7,708	76,213	4,355			694,220	799,916
11,908 117,731 6,728 26,910 163,276 1,059,285 11,908 119,438 6,825 27,300 165,643 1,077,239 12,253 121,144 6,923 27,690 168,009 1,077,239 12,425 122,850 7,020 28,080 172,742 1,095,193 12,425 124,556 7,118 28,470 172,742 1,095,193 12,170 12,593 124,556 7,118 28,470 172,742 1,095,193 12,747 12,693 7,215 28,860 177,474 1,113,147 12,116 12,943 129,675 7,410 29,640 175,404 1,113,101 13,116 12,963 7,410 29,640 176,841 1,114,05,55 1 13,286 131,681 7,508 30,030 184,573 1,149,055 1 13,461 138,50 7,703 30,810 186,306 1,149,055 1 13,979 136,50 7,806 31,590	19	9,779	96,688	5,525			882,737	1,016,829
11 12,030 119,438 6,825 27,300 165,643 1,077,239 12,253 121,144 6,923 27,690 168,009 1,077,239 12,2425 122,850 7,020 28,080 170,375 1,095,193 4 12,598 124,566 7,118 28,470 172,742 1,095,193 5 12,771 126,263 7,215 28,860 172,742 1,095,193 6 12,771 126,263 7,215 28,860 175,108 1,113,147 7 13,116 129,675 7,410 29,250 177,474 1,113,101 8 13,286 131,381 7,508 30,030 182,207 1,114,0555 9 13,461 133,088 7,605 30,420 184,573 1,149,055 1 13,608 7,703 30,810 186,940 1,149,055 1 13,606 7,800 31,590 191,672 1,167,009 2 138,979 7,898	20	11,908	117,731	6,728			1,059,285	1,222,561
12,253 121,144 6,923 27,690 168,009 1,077,239 12,425 122,850 7,020 28,030 170,375 1,095,193 12,425 122,856 7,118 28,470 172,742 1,095,193 12,771 124,556 7,118 28,470 172,742 1,095,193 12,771 126,263 7,215 28,860 175,108 1,113,147 12,943 127,969 7,410 29,250 177,474 1,113,147 13,116 129,675 7,410 29,640 179,841 1,113,147 13,288 131,381 7,508 30,030 182,207 1,149,055 13,461 133,088 7,605 30,420 184,573 1,149,055 1 13,633 134,794 7,703 30,810 186,940 1,167,009 1 13,605 7,806 31,200 194,039 1,167,009 1 136,979 138,206 7,808 31,290 194,039 1,167,009 1 14,151 139,913 125,348 501,381 3,042,187	7	12,080	119,438	6,825		•	1,077,239	1,242,881
12,425 122,850 7,020 28,080 170,375 1,095,193 4 12,598 124,556 7,118 28,470 172,742 1,095,193 5 12,771 126,263 7,215 28,860 175,108 1,113,147 6 12,943 127,969 7,313 29,250 177,474 1,113,147 7 13,116 129,675 7,410 29,640 175,108 1,113,101 8 13,1268 131,381 7,508 30,030 182,207 1,149,055 9 13,461 133,088 7,605 30,420 184,573 1,149,055 1 13,653 134,794 7,703 30,810 186,940 1,149,055 1 13,806 7,800 31,200 196,030 1,167,009 1,167,009 1 13,979 138,206 7,896 31,980 194,039 1,184,963 1 14,151 139,913 7,996 31,980 194,039 1,184,963 1 14,151 139,913 125,348 501,391 3,042,187 19,3	22	12,253	121,144			•	1,077,239	1,245,248
4 12,598 124,556 7,118 28,470 172,742 1,095,193 5 12,771 126,263 7,215 28,860 175,108 1,113,147 6 12,943 127,969 7,313 29,250 177,474 1,113,147 7 13,116 129,675 7,410 29,640 179,841 1,113,101 8 13,288 7,508 30,30 182,207 1,113,101 9 13,461 133,088 7,605 30,420 186,940 1,149,055 1 13,633 134,794 7,703 30,810 186,940 1,149,055 1 13,605 7,800 31,200 186,940 1,149,055 1 13,605 7,800 31,590 191,672 1,167,009 1 14,151 139,913 7,995 31,980 194,039 1,184,963 \$ 221,865 2,193,583 125,348 501,391 3,042,187 19,311,897 22,193,11,897	ន	12,425	122,850				1,095,193	1,265,568
5 12,771 126,263 7,215 28,860 175,108 1,113,147 6 12,943 127,969 7,313 29,250 177,474 1,113,147 7 13,116 129,675 7,410 29,640 179,841 1,113,147 8 13,286 131,381 7,508 30,030 182,207 1,131,101 9 13,461 133,088 7,605 30,420 184,573 1,149,055 1 13,806 136,500 7,800 31,200 186,940 1,149,055 1 13,806 136,500 7,800 31,200 196,306 1,167,009 2 13,979 138,206 7,898 31,590 194,039 1,184,063 3 14,151 139,913 7,995 31,980 194,039 1,184,063 4 221,865 2,193,583 125,348 501,391 3,042,187 19,311,897 2,042,187	24	12,598	124,556	7,118			1,095,193	1,267,934
6 12,943 127,969 7,313 29,250 177,474 1,113,147 7 13,116 129,675 7,410 29,640 179,841 1,131,101 8 13,288 131,381 7,508 30,030 182,207 1,131,101 9 13,461 133,088 7,605 30,420 184,573 1,149,055 0 13,633 134,794 7,703 30,810 186,940 1,149,055 1 13,808 7,806 31,200 189,306 1,167,009 2 13,979 138,206 7,898 31,590 194,039 1,184,963 3 14,151 139,913 7,995 31,990 194,039 1,184,963 4 221,865 2,193,583 3,125,48 5,504,187 3,042,187 <t< td=""><td>ĸ</td><td>12,771</td><td>126,263</td><td>7,215</td><td></td><td></td><td>1,113,147</td><td>1,288,255</td></t<>	ĸ	12,771	126,263	7,215			1,113,147	1,288,255
7 13,116 129,675 7,410 29,640 179,841 1,131,101 8 13,286 131,381 7,508 30,030 182,207 1,131,101 9 13,461 133,088 7,605 30,420 184,573 1,149,055 0 13,633 134,794 7,703 30,810 186,940 1,149,055 1 13,806 136,500 7,800 31,200 189,306 1,167,009 2 13,979 138,206 7,898 31,590 191,672 1,167,009 3 14,151 139,913 7,995 31,990 194,039 1,184,963 \$ 221,865 \$ 2,193,583 \$ 125,348 \$ 501,391 \$ 3,042,187 \$ 18,311,897 \$ 22,193,100	56	12,943	127,969	7,313			1,113,147	1,290,621
8 13,288 131,381 7,508 30,030 182,207 1,131,101 9 13,461 133,088 7,605 30,420 184,573 1,149,055 0 13,633 134,794 7,703 30,810 186,940 1,149,055 1 13,806 136,500 7,800 31,200 191,672 1,167,009 2 13,979 138,206 7,898 31,590 194,039 1,184,963 3 14,151 139,913 7,995 31,980 194,039 1,184,963 \$ 221,865 \$ 2,193,583 \$ 125,348 \$ 501,391 \$ 3,042,187 \$ 19,311,897 \$ 221,867	27	13,116	129,675	7,410		•	1,131,101	1,310,941
9 13,461 133,088 7,605 30,420 184,573 1,149,055 1 0 13,633 134,794 7,703 30,810 186,940 1,149,055 1 1 13,806 136,500 7,800 31,200 189,306 1,167,009 1 2 13,979 138,206 7,898 31,590 191,672 1,167,009 1 3 14,151 139,913 7,995 31,980 194,039 1,184,963 1 \$ 221,865 \$ 2,193,583 \$ 125,348 \$ 501,391 \$ 3,042,187 \$ 19,311,897 \$ 22	28	13,288	131,381	7,508			1,131,101	1,313,308
13,633 134,794 7,703 30,810 186,940 1,149,055 1 13,806 136,500 7,800 31,200 169,306 1,167,009 1 2 13,979 138,206 7,896 31,590 191,672 1,167,009 1 3 14,151 139,913 7,995 31,980 194,039 1,184,963 1 \$ 221,865 \$ 2,193,583 \$ 125,348 \$ 501,391 \$ 3,042,187 \$ 19,311,897 \$ 22	59	13,461	133,088	7,605			1,149,055	1,333,628
13,806 136,500 7,800 31,200 189,306 1,167,009 1 2 13,979 138,206 7,898 31,590 191,672 1,167,009 1 3 14,151 139,913 7,995 31,980 194,039 1,184,963 1 \$ 221,865 \$ 2,193,583 \$ 125,348 \$ 501,391 \$ 3,042,187 \$ 19,311,897 \$ 22	30	13,633	134,794	7,703	30,810		1,149,055	1,335,994
2 13,979 138,206 7,898 31,590 191,672 1,167,009 3 14,151 139,913 7,995 31,980 194,039 1,184,963 \$ 221,865 \$ 2,193,583 \$ 125,348 \$ 501,391 \$ 3,042,187 \$ 19,311,897	3+	13,806	136,500	7,800		•	1,167,009	1,356,315
\$ 221,865 \$ 2,193,583 \$ 125,348 \$ 501,391 \$ 3,042,187 \$ 19,311,897 \$	32	13,979	138,206	7,898	31,590		1,167,009	1,358,681
\$ 221,865 \$ 2,193,583 \$ 125,348 \$ 501,391 \$ 3,042,187 \$ 19,311,897 \$	33	14,151	139,913	7,995	31,980		1,184,963	1,379,001
e versus e vyones e orone e numbre e voutes e sous	٠,	221,865			•	3,042,187	19,311,897	
	•			***	•		4	

PARVIN ROAD CORRIDOR TIF PLAN

PROJECTION OF TIF REVENUES-NEW DEVELOPMENT

YEAR	Sales	Farnings	949				
 		1	riione	Energy	TOTAL EATS	PILOTS	TOTAL
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7		•	•	•			•
6	•	•	٠	,		: 1	•
4	,		•	•	,	ı	ı
цз	896	2.531	1013	1.018	, i	* *	•
9	1 825	. 15. P.	200	012,1	500'c	43,090	48,744
	2 7 00	ָהָי הַּיּ	2,003	2,475	11,519	86,179	969'26
- (2,100	C/B'/	3,150	3,780	17,593	131,755	149,347
x (3,783	10,688	4,275	5,130	23,876	175,673	199,549
י תב	4,812	13,594	5,438	6,525	30,368	223,734	254,103
9	5,874	16,594	869'9	7,965	37,070	268,481	305,551
Ξ-	6,969	19,688	7,875	9,450	43,982	319,028	363,010
72	860'B	22,875	9,150	10,980	51,103	364,604	415,707
<u>τ</u>	9,259	26,156	10,463	12,555	58,433	417,637	476,070
₹	10,454	29,531	11,813	14,175	65,973	464,041	530,014
ا ت	11,682	33,000	13,200	15,840	73,722	519,560	593,282
œ œ	12,943	36,563	14,625	17,550	81,681	566,793	648,474
1,	14,237	40,219	16,088	19,305	89,849	624,798	714,647
φ.	15,565	43,969	17,588	21,105	98,226	672,860	771,086
1 0	16,926	47,813	19,125	22,950	105,813	733,351	840,164
8	18,320	51,750	20,700	24,840	115,610	782,241	897,850
21	19,747	55,781	22,313	26,775	124,615	845,218	969,833
22	21,207	906'69	23,963	28,755	133,831	894,937	1,028,767
23	22,700	64,125	25,650	30,780	143,255	960,400	1,103,655
75	24,227	68,438	27,375	32,850	152,889	1,010,947	1,163,836
52	25,787	72,844	29,138	34,965	162,733	1,078,896	1,241,629
92	27,380	77,344	30,938	37,125	172,786	1,130,272	1,303,058
27	29,006	81,938	32,775	39,330	183,048	1,200,707	1,383,755
28	•	,	•	1	•	•	1
83	,	•	ı	•	•		•
93	•	•	1	•	,		•
ਜ਼	1	•	•	•	•		•
32	1	•	1	•	•	,	•
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•	314,485	\$ 888,375	\$ 355,350	\$ 426,420	\$ 1,984,630 \$	13,515,202 \$	15,499,832
NPV	!	;	;				
× %50	2.57.7.2			****	•	* ****	

EHIBIT N-2 PARVIN ROAD CORRIDOR TIF PLAN

BUSINES DEVELOPMENT ASSUMPTIONS-NEW DEVELOPMENT

BIESO ET				,	•	, 0	150,000	300,000	450,000	000'009	000'067	900,000	1 200 000	1 350 000	1,500,000	1,650,000	1,800,000	1,950,000	2,100,000	2,250,000	2,400,000	2,550,000	2,700,000	2,850,000	3,000,000	3,150,000	3,300,000	3,450,000	3,600,000	3,750,000	3,900,000	3,900,000	3.900,000
UNDERGROUND LEASABIF SO ET	3B-1. 3B-2 & 3C																																
	Total	18	2 2	3 5	2 5	3 1	5 5	17.	907	977	0 +7	286	306	326	346	366	386	406	426	446	466	466	466	466	466	466	466	466	466	466	466	466	466
	4	ĺ.	•	. ,	,		ı	•	•	•		4	4	24	. ¥	44	25	\$	88	100	120	120	120	120	120	120	120	120	120	120	120	120	120
(AREA)	e e		,		,		ı	, ,		ō f	, 1 2	. កំប	5	75	15	5	15	ŧŧ	5	15	5	15	ડ	5	15	15	15	15	15	15	15	15	15
ES to be BUILT-OUT (BY PROJECT AREA)	3A	,	,		,	10		2 6	3 5	F 65	3 9	2 2	80	8	100	110	120	130	134	2	£	2	134	134	134	134	13	134	134	134	134	134	134
BUILT-OUT	2	!	,	20	40	S	g g	3 5	2 6	8 8	<u> </u>	106	106	106	106	106	106	106	106	106	106	106	106	106	106	106	106	106	106	106	106	106	106
	1C & 1D	10	30	30	30	8	30	308	£ 69	8 8	8	30	30	30	90	30	30	2	30	30	30	93	30	ଚ୍ଚ	8	30	93	8	33	8	30	30	30
SURFACE-ACR		ì	15	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
	B-1 1B-2	10	1 5	20	25	31	31	31	31	31	31	31	31	31	31	31	31	34	31	31	31	31	31	31	31	31	3	31	31	31	31	31	31
	YEAR 14 & 18-1	-	7	м	₹	ιΩ	9	7	8 0	6	10	7	12	13	14	15	16	17	18	19	8	21	22	23	24	25	26	27	28	29	30	31	32

PARVIN ROAD CORRIDOR TIF PLAN
BUSINESS DEVELOPMENT ASSUMPTIONS-NEW DEVELOPMENT

			SURFACE PI	SURFACE PROJECT AREAS	S				UNDERGROUND
	1A & 1B-1	18-2	1C & 1D	2	Æ	Ę	-		30 10 0 E
Leasable Sq. Ft. per Acre	12,000	6/0	S EDO	003.0	0000				30 5 7-00 inc
		3	0000	000,0	0,000		0,200	6,500	n/a
Real ProprMV-per S. F.	20.00	n/a	\$ 50.00	\$ 50.00	\$ 50.00	*	50.00	50.00	12 00
Pers.PropFMV-per S. F.	\$ 13.00	n/a	\$ 13.00	\$ 13.00	\$ 13.00	•	13.00	13.00	2 C
Gross Sales per S. F.	\$ 5.00	6/0	200	3 00	9000		3 2	900	13.00
Sales Growth/Inflation Date		3	20.1	90.3 *	2.00	÷	20.2	2.00	1.00
	2%	e/u	2%	2%	5%		7%	2%	2%
Employees per 1000 S. F.	2.5	n/a	1.75	1.75	1.75		1.75	1.75	0.25
Avrg. Annual Salary	\$ 15,000	15,000	\$ 25,000	\$ 25,000	\$ 25,000	₩	25,000	25,000	25.000
Salary Growth/Inflation Rate	2%	2%	2%	2%	2%		5%	2%	%c
Phone Expense per S.F.	0.25	n/a	0.25	0.25	0.25		0.25	0.25	75 U
Phone Growth/Inflation Rate	2%	n/a	2%	%2	2%		, P	20%	7.
Energy Expenses par S. F.	2	,	•		•		2 ,	4	2.00
The state of the s	-	000	m.r.	00.	1.00	49	8 8:	1.00	0.30
Energy Exp. Growth/Infl. Rate	2%	n/a	2%	2%	2%		2%	2%	2%
Residential Units per Acre	n/a	10.0	n/a	n/a	n/a	e/u		n/a	n/a
Employees per Acre	n/a	0.233	n/a	п/а	e ∕u	n/a		n/a	n/a
Real PropFMV-per Unit	n/a	\$ 85,000	n/a	n/a	n/a	n/a		n/a	n/a
Pers.PropFMV-per Unit.	n/a	\$ 10,000	n/a	п/а	n/a	n/a		e/u	n/a

ETITION N-Z PARVIN ROAD CORRIDOR TIF PLAN

TAX RATE ASSUMPTIONS

Ad Valorem Lavy Rates Subject to TIF	ates Subject t	0 TIF
Taxing District	Rate	% Share
City General	1.3200%	18.35%
Handicap	0.1200%	1.67%
Junior College	0.2300%	3.20%
Library	0.3300%	4.59%
Mental Health	0.0900%	1.25%
School District (NKC)	4.4031%	61.21%
Health	0.1000%	1.39%
County (Debt)	0.6000%	8.34%
Total	7.1931%	100.00%

Ad Valorem Levy Rates NOT Subject to TIF	es NOT Subjec	at to TIF
Tax	Rafe	% Share
Blind Pension	0.030%	1.852%
Replacement Tax	1.590%	98.148%
	1.620%	100.000%

Replacement Tax % Share	Share
Per Taxing District	rict
City General	0.022312%
Handicab	0.020057%
Junior College	0.043886%
Library	0.059668%
Mental Health	0.021207%
School District	0.437324%
Health	0.021207%
County General	0.002103%
County Road & Bridge	0.073777%
Blind Pension	0.006334%

Personal Property Levy Rates	erty Levy Rate	92
Taxing District	Rafe	% Share
City General	1.320%	18.27%
Handicap	0.120%	1.66%
Junior College	0.230%	3.18%
Library	0.330%	4.57%
Mental Health	0.090%	1.25%
School District (NKC)	4.403%	60.96%
Health	0.100%	1.38%
County (Debt)	0.600%	8.31%
Blind Pension	0.030%	0.42%
Total	7.223%	100.00%

200

Ad Valorem Assessment Ratio	
Commercial Property	32%
Residential Property	19%
Annual Growth/Inflation Rate	
with reassessment in odd years	4%

GENERAL	GENERAL SALES TAX*	
Taxing District	Rate	% Share
Clty		
General	1.0000%	45.20%
Transportation**	0.4625%	20.90%
County	0.0000%	%00:0
General	0.6250%	28,25%
Law Enforcement	D.1250%	5.65%
	2.2125%	100.00%

*50% is subject to TIF
**Effective rate eliminating ATA share

OTHER CITY ECONOMIC ACTIVITY TAXES*	TY TAXES*
Type of Tax	Rafe
Food & Beverage	1.75%
Earnings Tax	1.00%
Utilities Tax	10.00%

*50% is subject to TIF

Economic Activity Tax not Subject to TIF	ect to TIF
Bi-State (applies to sales)	0.125%
Hotel/Motel Tax	6.500%

Projection of TIF Revenues-Existing Development

٦		Sales Taxes			Utility Taxes			Earnings Taxes		Total	Total	TOTAL	r
Year	Total	Base Year	EATs	Total	Base Year	EATs	Total	Base Year	EATs	EATs	PILOTS	EATS & PILOTS	
	\$ 280,922	\$ 216,011	\$ 32,456	\$ 628,964	\$ 591,308	\$ 18,828 \$	344,535	\$ 328,425	\$ 8,055	\$ 59.339	\$ 39.219	\$ 98.558	٦؞
7	293,041	216,011	38,515	642,588	591,308	25,640	351,484		•			Ī	. 4
ო	305,327	216,011	44,658	656,458	591,308	32,575	358,543	328,425	15,059	92,292	79,222	171,515	ĸ
4	312,669		48,329	569,794	591,308	39,243	365,745	328,425	18,660	106,233	79,222	165,455	S
<u>ب</u>	320,195		52,092	683,404	591,308	46,048	373,092	328,425	22,334	120,474	120,026	240,499	6
9	327,909	216,011	55,949	697,292	591,308	52,992	380,587	328,425	26,081	135,022	120,026	255,048	80
_	335,817	216,011	59,903	711,465	591,308	60,078	388,233	328,425	29,904	149,886	161,645	311,531	_
œ	343,924	216,011	63,957	725,927	591,308	67,310	396,032	328,425	33,804	165,070	161,645	326,715	LC)
o,	352,235	216,011	68,112	740,687	591,308	74,689	403,989	328,425	37,782	180,583	204,097	384,680	0
6	360,755	216,011	72,372	755,748	591,308	82,220	412,105	328,425	41,640	196,432	204,097	400,529	σ
Ξ	369,489	216,011	76,739	771,118	591,308	89,905	420,386	328,425	45,980	212,625	247,398	460,023	(C)
72	378,444	216,011	81,217	786,803	591,308	97,748	428,833	328,425	50,204	229,168	247,398	476,566	g
5	387,625	215,011	85,807	802,810	591,308	105,751	437,450	328,425	54,512	246,071	291,565		пO
7	397,038	216,011	90,514	819,145	591,308	113,919	446,240	328,425	58,908	263,340	291,565		ъ
5	406,689	216,011	95,339	835,815	591,308	122,254	455,208	328,425	63,392	280,984	336,615	617,589	თ
16	416,584	216,011	100,287	852,827	591,308	130,760	464,356	328,425	996'29	299,012	336,615	635,627	~
17	426,730	216,011	105,360	870,188	591,308	139,440	473,689	328,425	72,632	317,432	382,566	866'669	©
₩	437,133	216,011	110,551	887,906	591,308	148,299	483,210	328,425	77,392	336,253	382,566	718,819	ф
9	447,801	216,011	115,895	905,987	591,308	157,340	492,922	328,425	82,249	355,483	429,436	784,920	0
20	458,739	216,011	121,364	924,440	591,308	166,566	502,830	328,425	87,203	375,133	429,436	804,569	o,
77	469,956	216,011	126,973	943,272	591,308	175,982	512,938	328,425	92,257	395,211	477,244	872,455	ιΩ.
23	481,458	216,011	132,724	962,490	591,308	185,591	523,250	328,425	97,412	415,727	477,244	892,971	_
23	493,254	216,011	138,622	982,104	591,308	195,398	533,769	328,425	102,672	436,692	526,008	962,699	Φ
24	505,350	216,011	•	1,002,121	591,308	•	544,501	328,425	ı	·	•	•	
25	517,755	216,011		1,022,549	591,308	,	555,448	328,425	1	1	•	•	
56	530,478	216,011	•	1,043,397	591,308	,	566,617	328,425	ı	,	•	ı	
27	543,526	216,011	•	1,064,675	591,308	•	578,010	328,425	ı	·	•	•	
28	556,907	216,011		1,086,390	591,308	ı	589,633	328,425	•	•	•		
56	570,632	216,011	1	1,108,552	591,308	•	601,491	328,425	1	•	•	•	
8	584,709	216,011		1,131,170	591,308	,	613,588	328,425	•	•	•	•	
સ	599,148	216,011	•	1,154,255	591,308	•	625,928	328,425	ı	,	•	•	
32	613,957	216,011		1,177,814	591,308	,	638,518	328,425	•	•	•	•	
33	629,148	216,011	•	1,201,860	591,308	,	651,361	328,425		-	•		1
.,	\$ 14,455,345	\$ 7,128,349	\$ 1,917,745	\$ 29,250,016	\$ 19,513,160	\$ 2,328,576	\$ 15,914,523	\$ 10,838,025	\$ 1,197,826	\$ 5,444,147	\$ 6,064,073	\$ 11,508,220	2
6 VAN	9.5%		\$ 610.847			\$ 663,237			\$ 334,977	1,609,061	\$ 1,681,137	\$ 3,290,198	- 50

Development Assumptions - Existing Development

	HOTEL DEVELOPMENT	SEN1		
Hotel Franchise	Country Inn	Crossland	Ľ	Comfort
	& Suites	Econ. Studios		ᄪ
No. of Rooms	86	133		85
Avg. Room Rafe				
1999	\$ 57.00	\$ 33.00	44	57.00
2000	\$ 60.00	\$ 35.00	₩.	90.09
2001	\$ 63.00	\$ 36.75	49	63.00
. 2002	\$ 65.50	\$ 38.25	44	65.50
2003	\$ 68.00	\$ 39.75	1 44	68.00
2004+ (Inflation Rate)	3%	3%		3%
Occupancy Rates				
1999	20%	50%		20%
2000	58%	58%		58%
2001	90%	80%		%09
2002	63%	63%		63%.
2003	65%	66%		899
2004+	68%	68%		88%
Energy Expense (% of Sales)	3.5%	3.5%		3.5%

210 Truck Plaza	2.3		Retail/Hote	Retail/Hotel Employment	nent
1999 Sales (half year)	\$	1,000,000	No. Employed		20
Growth/Inflation			Avg. Salary	ı,	13,000
2000		10%	Growth/Inflation		
2001		7%	2000		6%
2002		5%	2001		2%
2003		4%	2002		4%
2004+		3%	2003+		3%
Energy Expense (% of Sales)		5%			

	•		_	retaininge	retail in oreil Employment	
1999 Sales (half year)	\$	1,000,000	No. E	No. Employed		2
Growth/Inflation			Avg.	Avg. Salary	us.	13,000
2000		10%	Ğro€	Growth/Inflation		
2001		7%		2000		ಹಿ
2002		5%		2001		ů
2003		4%		2002		4,
2004+		3%		2003+		36
Energy Expense (% of Sales)		5%				
Industrial (1999-Half Year)	L	Gelco		J.B. Hunt		
Square Feet		45,500		000'99		
Sales Per Square Foot	₩	•	W	5.00		
Sales Growth/Infl. Rate		2%		2%		
Energy Expense Per Square Foot	€9	1.00	u)	1.00		
Energy Growth/Infl. Rate		2%		2%		
No. of Employees		10		12		
Avg. Salary	69	25,000	63	25,000		
Salary Growth/Inif. Rate		2%		2%		

OTHER SURFACE		
COMMERCIAL/INDUSTRIAL DEVELOPMENT (Full Year)	F	Year)
Based on 1999 Numbers		
Total Leaseable Square Feet		4,800,000
Gross Sales per S. F.	49	0.25
Sales Growth/Inflation Rate		2%
Employees per 1000 S. F.		0.25
Avrg. Annual Salary	49	15,000
Salary Growth/Inflation Rate		2%
Energy Expense per S. F.	₩9	1.00
Energy Exp. Growth/Infl. Rate		2%

UNDERGROUND DEVELOPMENT (Full Year)	(ear)	
Based on 1999 Numbers		
Total Leaseable Square Feet		3,850,000
Gross Sales per S. F.	es.	0.05
Sales Growth/Inflation Rate		2%
Employees per 1000 S. F.		0.25
Avrg. Annual Salary	69	15,000
Salary Growth/Inflation Rate		2%
Energy Expense per S. F.	L/3	0.25
Energy Exp. Growth/Infl. Rate		2%

Existing Development TAX RATE ASSUMPTIONS

Ad Valorem Lavy Rates Subject to TIF	ates Subject to	o TIF
Taxing District	Rate	% Share
Cily General	1.3200%	18.351%
Handicab	0.1200%	1.668%
Junior College	0.2300%	3.198%
Library	0.3300%	4.588%
Mental Health	%0060.0	1.251%
School District (NKC)	4.4031%	61.213%
Health	0.1000%	1.390%
County (Debt)	0.6000%	8.341%
Total	7.1931%	100,000%

Tax Rate % Sh Blind Pension 0.030% 1.1 Replacement Tax 1.590% 98. 1.620% 100.0	Ad Valorem Levy Rates NOT Subject to TIF	s NOT Subjec	t to TIF
0.030% Tax 1.590% 1.620%	Tax	Rate	% Share
1.590%	Blind Pension	0.030%	1.852%
	Replacement Tax	1.590%	98.148%
		1.520%	100.000%

Replacement Tax % Share	Share
Per Taxing District	ict
City General	0.022312%
Handicap	0.020057%
Junior College	0.043885%
Library	0.059668%
Mental Health	0.021207%
School District	0.437324%
Health	0.021207%
County General	0.002103%
County Road & Bridge	0.073777%
Blind Pension	0.006334%

Personal Property Levy Rates	ly Levy Rates	
Taxing District	Rate	% Share
City General	1.320%	18.275%
Handicap	0.120%	1.561%
Junior College	0.230%	3.184%
Library	0.330%	4.569%
Mental Health	%060.0	1.246%
School District (NKC)	4.403%	60.959%
Health	0.100%	1.384%
County (Debt)	0.600%	8.307%
Blind Pension	0.030%	0.415%
Total	7.223%	100,000%

Personal Property Depreciation	eclation
Year 1	п/а
Year 2	100%
Year 3	%06
Year 4	80%
Year 5	70%
Year 6	60%
Year 7	20%
Year 8	40%
Year 9	30%
Year 10	30%
Year 11	30%

Commercial Property Residential Property Annual Growth/Inflation Rate with reassessment in odd years	Ad Valorem Assessment Ratio	tio
n Rate odd years	Commercial Property	32%
	Residential Property	19%
	Annual Growth/Inflation Rate	
	with reassessment in odd years	1%

1999 Assessed Value	of Existing Development	\$ 27,261,495

GENERAL SALES TAX*	LES TAX*	
Taxing District	Rate	% Share
Clty		
General	1.0000%	45.20%
Transportation**	0.4625%	20.90%
County		
General	0.6250%	28.25%
Law Enforcement	0.1250%	2.65%
	2 2125W	100 00%

*50% is subject to TIF
**Effective rate eliminating ATA share

OTHER CITY ECONOMIC ACTIVITY TAXES*	AXES*
Type of Tax	Rate
Food & Beverage	1.75%
Earnings Tax	1.00%
Ullities Tax	10.00%
*50% is subject to TiE	

Economic Activity Tax not Subject to TIF	o TIF
Bi-State (applies to sales)	0.125%
Holel/Motel Tax	6.500%

EXHIBIT N-4
PARVIN ROAD CORRIDOR TIF PLAN

PROJECTION OF NON-TIF REVENUES--NEW & EXISTING DEVELOPMENT

		SURFACE			CNICOSOSINO		, and	Turney (Tyler Curtely)				
	REAL & DERS	Ľ		2010 0 1420	Con Con Con		SIVI	ING DEVELOP	MENI	IOIAL	TOTAL	
YEAR			TOTAL	PROPERTY	ACTIVITY	TOTAL	KEAL PROPERTY	ACTIVITY	TOTAL	REAL & PERS	ECONOMIC	TOTAL
-	\$ 117,720	\$ 60,117	\$ 177,836	•	·	•	\$ 8,833	\$ 64.151	\$ 72.984	\$ 117.720	\$ 124 26R \$	241 088
7	307,063	123,928	430,991		1	•	8,833	83,212			207 141	814 203
9	455,291	186,354	641,645	ŀ	,		17,842	100,302	118,144	455,291	286.655	741 947
4	555,764	254,023	809,787	1	1	•	17,842	114,756	132,598	555,764	358,780	924.543
S.	643,398		971,547	56,185	12,609	68,794	27,032	129,518	156,550	699,583	470,276	1.169,859
9	671,849		1,052,016	103,074	25,685	128,759	27,032	144,315	171,347	774,923	550.167	1.325.090
7	910,151	468,937	1,379,089	141,227	39,229	180,455	36,405	159,433	195,838	1,051,378	667,599	1.718.977
₩	928,198	524,923	1,453,121	169,710	53,239	222,949	36,405	174,880	211,285	1,097,908	753.042	1,850,950
ð	948,691	582,579	1,531,270	189,830	67,716	257,546	45,968	190,663	236,629	1,138,522	840,958	1,979,479
10	689'686		1,641,544	311,462	82,660	394,122	45,966	206,789	252,755	1,311,100	931,355	2,242,455
=	1,213,688	702,903	1,916,590	332,142	98,071	430,213	55,718	223,267	278,984	1,545,829	1,024,241	2,570,070
12	1,216,969	765,570	1,982,539	342,406	113,950	456,356	55,718	240,103	295,821	1,559,375	1,119,623	2,678,998
5	1,225,393	829,909	2,055,301	345,054	130,295	475,349	65,665	257,307	322,972	1,570,447	1,217,510	2,787,957
7	1,293,801	895,918	2,189,719	522,835	147,107	569,942	65,665	274,886	340,551	1,816,636	1,317,911	3,134,547
5	1,453,294	963,597	2,416,892	526,043	164,386	690,429	75,811	292,849	368,660	1,979,337	1,420,832	3,400,170
16	1,441,810	1,032,947	2,474,758	518,088	182,132	700,221	75,811	311,204	387,015	1,959,899	1,526,284	3,486,183
17	1,512,877	1,103,968	2,616,845	503,264	200,346	703,609	85,160	329,961	416,121	2,016,140	1,634,275	3,650,415
18	1,595,121	1,176,659	2,771,780	737,195	219,026	956,221	86,160	349,128	435,288	2,332,315	1,744,813	4,077,129
19	1,770,092	1,251,021	3,021,113	722,930	238,173	961,103	96,716	368,715	465,431	2,493,022	1,857,909	4,350,931
20	1,791,965	1,327,054	3,119,019	96,756	257,787	954,544	96,716	388,731	485,447	2,488,721	1,973,572	4,462,293
24	1,738,234	1,346,286	3,084,520	664,459	277,869	942,328	107,483	409,186	516,669	2,402,693	2,033,341	4,436,033
23	1,757,468	1,365,519	3,122,987	954,540	298,417	1,252,957	107,483	430,089	537,572	2,712,009	2,094,025	4,806,034
23	1,916,523	1,384,752	3,301,274	922,803	319,432	1,242,235	118,465	451,452	569,917	2,839,326	2,155,636	4,994,961
24	1,844,874	1,524,333	3,369,208	878,410	340,915	1,219,325	118,465	931,398	1,049,863	2,723,285	2,796,646	5,519,930
25	1,762,539	1,682,855	3,445,394	828,641	362,864	1,191,504	129,667	975,600	1,105,268	2,591,180	3,021,319	5,612,499
56	1,770,247	2,033,425	3,803,672	1,174,872	385,280	1,560,152	129,667	1,020,773	1,150,440	2,945,119	3,439,478	6,384,597
27	2,004,013	2,060,538	4,064,551	1,125,662	408,163	1,533,826	141,093	1,066,937	1,208,030	3,129,676	3,535,638	6,665,313
28	1,903,762	2,513,127	4,416,889	1,063,050	852,286	1,915,336	141,093	1,114,115	1,255,209	2,966,812	4,479,529	7,446,341
29	1,876,988	2,545,765	4,422,753	995,808	899,328	1,895,136	152,748	1,162,331	1,315,079	2,872,796	4,607,424	7,480,220
30	1,829,134	2,627,268	4,456,402	1,398,190	947,292	2,345,481	152,748	1,211,608	1,364,356	3,227,324	4,786,168	8,013,492
끖	1,965,134	2,660,525	4,625,659	1,282,192	959,283	2,241,475	164,636	1,261,969	1,426,605	3,247,326	4,881,777	8,129,103
32	1,939,595	2,693,781	4,633,376	1,161,342	971,274	2,132,616	164,636	1,313,441	1,478,076	3,100,937	4,978,496	8,079,433
33	1,857,260	2,727,038	4,584,298	1,045,345	983,265	2,028,610	176,761	1,366,047	1,542,808	2,902,605	5,076,350	7,978,955
	\$ 45,218,543	\$ 40,765,841	\$ 85,984,384	\$ 19,713,516	\$ 10,038,079	\$ 29,751,596	\$ 2,837,240	\$ 17,119,116	\$ 19,956,357	\$ 64,932,059	\$ 67,923,036 \$	132,855,096

EXHIBIT N-4 PARVIN ROAD CORRIDOR TIF PLAN

PROJECTION OF NON-TIF REVENUES--NEW & EXISTING DEVELOPMENT

YEAR			SURF	SURFACE PROJE	SOJECTS						UNDERGROUND PROJECTS	S EXISTING DEV	VG DEV		TOTAL
	14, 18-1 &18-2	1C & 1D	2	Ц	3A	3D	<u>ا</u>	4	L	Total	3B, 3B-2 & 3C				
₩	42,739	\$ 16,536	•	جر.	<u> </u>	٠,			ļ.,	59,275		J.,	8 669].,	67 944
7	102,627	49,608	•		,			•		152,235	•	•	8 669	,	160 904
m	165,764	20,600	33,733	e)				•		250,098	•		17 512		267.600
4	187,561	50,600	67,467	7	•			٠		305.628	•		17.57		200,102
r.	217,908	51,592	85,987	7	17,197		t	1		372,685	855.6	٠,٠	15,45		408 741
ဖ	217,908	51,592	103,185	rt.	34,395			•		407,080	19 049	,	26,534		44,004
^	222,099	52,584	122,697	7	52,584	Ø	26,292	•		476.257	4C1 6C	·	25,734		541 112
80	222,099	52,584	140,225	ı,	70,113	Ø	26,292	,		511,313	38.832		35 734		241,140 585,876
6	226,289	53,577	160,730	6	89,294	Ñ	26,788	•		556,678	49,455		45 115		651 248
5	226,289	53,577	178,589	cn.	107,153	Ñ	26,788	•		592,396	59,346	**	45.115		696.857
Ξ	230,480	54,569	192,810	6	127,327	7	27,284	7,276	(O	639,746	70,520	_	54,586		764.951
72	230,480	54,569	192,810	6	145,517	7	27,284	25,465	iO	676,125	80,594	_	54,686		811,405
13	234,670	55,561	196,315	ະດ	166,683	N	27,780	44,449	æ	725,459	92,317	_	64,449		882,224
4	234,670	55,561	196,315	£C	185,203	2	27,780	62,969	(în	762,499	102,574	_	64,449		929,522
5	238,861	56,553	199,821		207,361	2	28,277	82,945	Ľ	813,818	114,845		74,407		1,003,071
16	238,861	56,553	199,821		226,212	2	28,277	101,796	ſŮ	851,520	125,287		74,407		1,051,214
17	243,051	57,545	203,327	.	249,363	2	28,773	122,763	(4.)	904,822	138,109	~	84,564		1,127,495
18	243,051	57,545	203,327		257,036	N	28,773	153,454	₹.	943,186	148,732	٥,	84,564		1,176,482
5	247,242	58,537	206,832		261,467	2	29,269	195,125	ĸ	998,472	162,104		94,925		1,255,501
20	247,242	58,537	206,832	~	261,467	8	29,269	234,150		1,037,497	172,911	_	94,925		1,305,333
73	251,432	59,530	210,338		265,899	7	29,765	238,118	pΩ	1,055,082	186,831	_	105,492		1,347,406
22	251,432	59,530	210,338	œ	265,899	Ň	29,765	238,118	œn.	1,055,082	197,821	_	105,492		1,358,396
33	255,623	60,522	213,844		270,331	Ö	30,261	242,087		1,072,667	212,292	B.	116,271		1,401,230
24	255,623	60,522	213,844		270,331	ര്	30,261	242,087		1,072,667	223,465	10	116,271		1,412,403
22	259,814	61,514	217,349		274,762	ਲ	30,757	246,056	ın	1,090,251	238,485		127,266		1,456,002
26	259,814	61,514	217,349		274,762	ന്	30,757	246,056	rn.	1,090,251	249,841		127,266		1,467,359
27	264,004	62,506	220,855		279,194	9	31,253	250,024	.	1,107,836	265,410	_	138,481		1,511,727
28	264,004	62,506	220,855		279,194	e	31,253	250,024		1,107,836	276,950	_	138,481		1,523,267
59	268,195	63,498	224,360		283,625	'n	31,749	253,993	_	1,125,421	293,069	_	149,919		1,568,409
33	268,195	63,498	224,360		283,525	e	31,749	253,993	_	1,125,421	304,792	٠.	149,919		1,580,132
31	272,385	64,490	227,866		288,057	κi	32,245	257,962	۲.	1,143,006	309,554	_4	161,587		1,614,146
32	272,385	64,490	227,866		288,057	ĸ	32,245	257,962	C 1	1,143,006	309,554		161,587		1,614,146
33	276,576	65,483	231,372		292,489	69	32,741	261,930		1,160,590	314,316		173,488		1,648,394

EXHIBIT N-4
PARVIN ROAD CORRIDOR TIF PLAN

PROJECTION OF NON-TIF REVENUES--NEW & EXISTING DEVELOPMENT

No. 18-1 Column Column						j	IN	INCREMENTAL BLIND PENSION TAX	IL BL	ND PEKS	ION TA	×					
4, 18, 1, 18, 18, 12 1, 18, 1, 18, 18, 2 2 3A 3D 4 Total 38, 39, 2, 30 5 164 5 1, 366 3 312 2 4 7, 176 3 164 3 1, 366 3, 23 6 6 6 6 6 7 7, 178 1, 172 3, 10 4, 111 973 1, 627 3, 24 7 7, 681 6 9 9 1, 10 9 9 1, 10 1, 10 1, 10 9 1, 10 9 2, 44 1 7, 681 8 9 1, 10 1, 10 9 1, 10 9 1, 10 9 1, 10 9 1, 10 </th <th>1</th> <th>- 1</th> <th></th> <th></th> <th>SURFAC</th> <th>E PR</th> <th>OJECTS</th> <th></th> <th></th> <th></th> <th></th> <th>รัก</th> <th>DERGROUND PROJECT</th> <th>_</th> <th>قِ</th> <th></th> <th></th>	1	- 1			SURFAC	E PR	OJECTS					รัก	DERGROUND PROJECT	_	قِ		
\$ \$ 1 \$ \$ 1 \$ 1 \$ 1 \$ 1 \$ \$ 1 \$	E E	1A, 1B-1 &1B		Н	2		3A	3D	L		٦		3B, 3B-2 & 3C			2	TAL
1,136 686	Ψ-		S			₩.		•	69	١.	<u>چ</u>	ı		م ا	1	ı	1.282
3,128 965 678 - 4,719 - 5,767 - 330 4,111 973 1,622 324 - 5,767 - 330 4,111 973 1,622 324 - 7,781 - 330 4,111 973 1,622 324 - 7,681 359 967 - 330 4,191 962 2,416 1,323 496 - 7,681 359 671 4,191 962 2,416 1,323 966 - 7,781 1,772 1,772 1,773 671 4,270 1,011 3,704 1,685 505 - 1,177 1,172 672 4,270 1,020 3,638 2,402 515 490 1,275 1,172 673 673 4,423 1,037 3,704 3,704 3,704 3,704 3,704 4,704 1,705 1,704 1,704 <th< td=""><td>73</td><td>1,936</td><td></td><td>36</td><td>•</td><td></td><td>•</td><td>•</td><td></td><td></td><td></td><td>2,872</td><td>•</td><td></td><td></td><td></td><td>3.036</td></th<>	73	1,936		36	•		•	•				2,872	•				3.036
3.539 965 1,273 649 7,002 1,100 501 501 501 402 2,244 402 <	m	3,128		55	636		,	•		•		4,719	•		330		900
4/11 973 1662 224 7.032 1681 359 501 4/11 982 2,846 1,232 496 - 7.081 359 501 4/191 982 2,646 1,232 496 - 9,647 773 674 4/191 982 2,646 1,232 496 - 9,647 773 674 4/270 1,011 3,023 2,022 505 - 1,1520 851 674 1,230 861 674 1,120 861 674 1,120 861 1,120 862 1,120 862 1,120 862 862 1,120 1,120 862 1,120 1,120 862 1,120 1,120 862 1,120 1,120 863 2,402 515 1,120 1,120 863 1,120 1,120 863 1,120 1,120 863 1,120 1,120 863 1,120 1,120 863 1,120	4	3,539		55	1,273		•					5.767	•				5,000
4111 973 1,947 649 . 7,881 359 671 4,191 982 2,345 982 496 . 7,881 359 674 4,191 982 2,466 . 7,881 7,33 674 4,191 982 2,466 . 9,496 . 9,496 . 9,41 4,270 1,011 3,370 2,022 505 . 1,177 1,172 673 674 4,270 1,020 3,688 2,402 515 4,90 12,757 1,172 1,020 661 4,289 1,030 3,688 2,402 515 490 12,757 1,120 661 4,428 1,048 3,704 3,444 524 439 1,267 1,277 1,277 1,276 1,276 4,428 1,066 3,808 4,705 524 4,39 1,277 1,277 1,277 1,278 1,278 1,278	ĸ	4,111		73	1,622	_	324	•		•		7.032	180		2 5		7 7 4 2
4,191 982 2,315 982 496 9,060 550 674 4,191 982 2,646 1,323 496 . 9,647 733 674 4,170 1,011 3,370 2,025 5.5 1,057 1,331 1,032 674 4,349 1,011 3,370 2,022 515 137 1,177 1,120 851 4,349 1,048 3,704 3,464 515 439 1,286 1,048	Φ	4,111		73	1,947		649	•				7.681	350		2 6		71,1
4,191 982 2,646 1,323 496 - 9,647 733 674 4,270 1,011 3,033 1,685 505 - 10,603 933 681 4,270 1,011 3,032 2,022 505 - 10,603 933 681 4,290 1,030 3,638 2,402 515 137 1,120 1,210 671 4,428 1,048 3,704 3,145 524 839 12,868 1,172 1,102 4,428 1,046 3,704 3,484 524 1,387 1,120 1,104 4,607 1,046 3,704 4,884 524 1,387 1,172 1,404 4,607 1,067 3,700 4,884 524 1,387 1,404 1,404 4,607 1,104 3,902 4,705 5,43 1,267 2,366 1,404 4,608 1,104 3,902 4,803 6,24 1,284	2	4,191		35	2,315		895	496				8,986	550		674		10.04
4.70 1,011 3,032 1,685 5,06 10,503 5,03 651 4.270 1,011 3,370 2,022 5,05 10,503 661 4.349 1,030 3,688 2,402 5,15 1,07 1,120 661 4,349 1,030 3,688 2,446 5,15 490 1,742 1,022 4,420 1,046 3,704 3,446 5,24 490 12,757 1,022 1,032 4,507 1,046 3,704 3,446 5,24 1,289 1,386 1,274 1,032 1,216 4,507 1,046 3,704 3,446 5,24 1,389 1,386 1,266 1,386 1,266 1,386 1,266 1,386 1,266 1,386 1,704 1,566 1,586 1,704 1,566 1,586 1,704 1,704 1,704 1,704 1,704 1,704 1,704 1,704 1,704 1,704 1,704 <t< td=""><td>œ</td><td>4,191</td><td></td><td>92</td><td>2,646</td><td></td><td>1,323</td><td>496</td><td></td><td></td><td></td><td>9.647</td><td>733</td><td></td><td>674</td><td></td><td>11 0 1</td></t<>	œ	4,191		92	2,646		1,323	496				9.647	733		674		11 0 1
4.270 1,011 3,370 2,022 5.55 1,117 1,120 851 4,349 1,030 3,688 2,402 515 137 1,207 1,331 1,032 4,428 1,030 3,688 2,446 515 137 1,207 1,032 4,428 1,046 3,704 3,494 524 1,188 1,432 1,335 1,242 4,428 1,046 3,704 3,494 524 1,188 1,432 1,335 1,246 4,507 1,067 3,704 3,494 524 1,188 1,432 1,342 1,246 4,507 1,067 3,704 3,494 524 1,188 1,422 1,342 1,246 4,506 1,066 3,836 4,266 534 2,346 1,707 2,866 1,404 4,566 1,067 3,836 4,850 543 2,346 1,707 2,806 1,704 4,666 1,104 3,962	Ø	4,270		Ξ	3,033		1,685	505			_	0,503	88.6 833		52.		12.288
4,349 1,030 3,638 2,402 515 1,077 1,031 1,032 4,349 1,030 3,688 2,746 515 440 12,757 1,521 1,032 4,349 1,048 3,704 3,445 524 1,388 1,742 1,032 4,428 1,046 3,704 3,445 524 1,388 1,377 1,267 4,507 1,067 3,770 3,912 524 1,389 2,167 1,404 4,507 1,067 3,770 4,266 534 1,281 1,696 2,364 1,276 4,506 1,067 3,770 4,266 534 1,277 2,666 1,267 1,404 4,506 1,066 3,836 4,766 5,346 1,7072 2,366 1,596 4,666 1,104 3,902 4,933 552 3,486 1,7072 2,366 1,796 4,666 1,104 3,902 4,933 552 4,448<	5	4,270		Ŧ	3,370		2,022	505		,	_	1,177	1,120		851		13.148
4,349 1,030 3,638 2,746 515 480 12,757 1,521 1,002 4,428 1,048 3,704 3,145 524 13,868 1,742 1,216 4,428 1,046 3,704 3,445 524 1,688 1,742 1,216 4,507 1,067 3,704 3,494 524 1,688 2,467 1,404 4,507 1,067 3,700 4,286 534 1,521 1,606 2,467 1,404 4,507 1,067 3,806 4,706 543 2,316 1,404 1,596 4,566 1,104 3,902 4,880 542 4,48 1,695 2,366 1,791 4,666 1,104 3,902 4,880 562 4,48 1,675 3,262 1,596 4,744 1,123 3,969 5,017 562 4,48 1,975 3,282 1,791 4,744 1,123 3,969 5,017 562	Ţ	4,349	•	30	3,638		2,402	515		137	_	2,071	1,331	÷	032		14,433
4428 1,048 3,704 3,145 524 839 13,888 1,742 1,216 4428 1,046 3,704 3,444 524 1,188 1,385 1,216 1,216 4,587 1,046 3,702 3,912 534 1,686 1,385 1,246 1,404 4,586 1,066 3,836 4,705 543 2,316 1,705 2,366 1,696 1,596 1,596 4,586 1,104 3,902 4,833 552 3,682 1,796 2,366 1,596 1,596 4,685 1,104 3,902 4,833 552 3,682 1,796 2,366 1,596	12	4,349	,	30	3,638		2,746	515		480	_	2,757	1,521	***	032		15.310
4,428 1,046 3,704 3,992 5,24 1,188 14,387 1,935 1,216 1,040 4,507 1,067 3,770 3,912 5,34 1,565 1,535 2,167 1,404 4,507 1,067 3,770 4,288 5,34 1,565 2,166 1,604 1,604 4,566 1,086 3,836 4,705 5,43 1,706 2,806 1,596 4,665 1,104 3,902 4,933 552 4,416 19,575 2,806 1,596 4,665 1,104 3,902 4,933 552 4,416 19,575 3,626 1,596 4,744 1,123 3,969 5,017 562 4,433 19,907 3,526 1,996 4,744 1,123 3,969 5,017 562 4,433 19,907 3,526 1,990 4,744 1,123 3,969 5,101 571 4,433 19,907 3,526 1,990 <	13	4,428		48	3,704		3,145	524		839	_	3,588	1,742	`+	216		16,646
4.507 1,067 3,770 3,912 534 1,565 15,356 2,167 1,404 4.507 1,067 3,770 4,266 534 1,567 15,366 2,364 1,404 4.506 1,066 3,836 4,705 543 2,365 1,796 2,366 1,696 4.566 1,006 3,836 4,850 552 3,466 1,796 1,596 1,791 4.665 1,104 3,902 4,833 552 3,416 1,596 1,791 1,791 4,744 1,123 3,968 5,017 562 4,493 19,907 3,526 1,791 4,744 1,123 3,968 5,017 562 4,493 19,907 3,722 1,791 4,744 1,123 3,968 5,017 562 4,493 19,907 3,722 1,791 4,823 1,142 4,035 5,011 571 4,493 19,907 3,722 1,990 4	4	4,428		48	3,704		3,494	524		1,188		4,387	1,935	_	216		17,538
4507 1,067 3,770 4,266 534 1,921 16,086 2,364 1,404 4,586 1,086 3,836 4,705 543 2,316 17,072 2,806 1,596 4,586 1,086 3,836 4,850 543 2,316 17,796 2,806 1,596 4,685 1,104 3,902 4,933 552 4,418 14,875 3,089 1,771 4,685 1,1104 3,902 4,933 552 4,418 14,975 3,089 1,771 4,744 1,123 3,969 5,017 562 4,493 19,907 3,282 1,791 4,744 1,123 3,969 5,017 562 4,493 19,907 3,282 1,791 4,823 1,142 4,036 5,101 571 4,568 20,239 4,216 2,194 4,802 1,148 4,101 5,184 580 4,643 20,539 4,216 2,194 <t< td=""><td>ភិ</td><td>4,507</td><td></td><td>29</td><td>3,770</td><td></td><td>3,912</td><td>534</td><td></td><td>1,565</td><td>_</td><td>5,355</td><td>2,167</td><td>, i</td><td>404</td><td></td><td>18,926</td></t<>	ភិ	4,507		29	3,770		3,912	534		1,565	_	5,355	2,167	, i	404		18,926
4.586 1,086 3,836 4,705 543 2,316 17,072 2,606 1,596 4.586 1,086 3,836 4,850 543 2,816 17,796 2,606 1,596 4.685 1,104 3,902 4,833 552 3,481 19,775 3,059 1,791 4.685 1,104 3,902 4,933 552 4,443 19,675 3,059 1,791 4,744 1,123 3,968 5,017 562 4,493 19,907 3,525 1,791 4,823 1,142 4,035 5,101 571 4,68 20,239 4,216 2,196 4,823 1,142 4,035 5,101 571 4,68 20,239 4,216 2,194 4,823 1,161 4,101 5,184 580 4,643 20,571 4,714 2,401 4,981 1,179 4,167 5,286 5,093 4,714 2,714 2,714 4,981 <th< td=""><td>16</td><td>4,507</td><td></td><td>29</td><td>3,770</td><td></td><td>4,268</td><td>534</td><td></td><td>1,921</td><td>_</td><td>990'9</td><td>2,364</td><td>*</td><td>404</td><td></td><td>19,834</td></th<>	16	4,507		29	3,770		4,268	534		1,921	_	990'9	2,364	*	404		19,834
4.586 1,086 3,836 4,850 543 2,835 17,796 2,805 1,596 1,596 1,591 1,591 1,591 1,591 1,591 1,591 1,591 1,591 1,791 1,591 1,791	‡	4,586		98	3,836		4,705	543		2,316	_	7,072	2,606	42,	596		21,273
4,665 1,104 3,902 4,933 552 4,418 19,575 3,059 1,791 4,665 1,104 3,902 4,933 552 4,418 19,575 3,262 1,791 4,744 1,123 3,969 5,017 562 4,493 19,907 3,525 1,990 4,744 1,123 3,969 5,017 562 4,493 19,907 3,732 1,990 4,744 1,123 3,969 5,017 562 4,493 19,907 3,525 1,990 4,823 1,142 4,035 5,101 571 4,568 20,239 4,006 2,194 4,902 1,161 4,101 5,184 580 4,643 20,571 4,714 2,194 4,902 1,161 4,107 5,184 580 4,643 20,571 4,714 2,194 4,901 1,179 4,167 5,268 590 4,777 20,903 5,018 2,613 <t< td=""><td>18</td><td>4,586</td><td></td><td>98</td><td>3,836</td><td></td><td>4,850</td><td>543</td><td></td><td>2,895</td><td>•</td><td>7,796</td><td>2,806</td><td>1.</td><td>596</td><td></td><td>22,198</td></t<>	18	4,586		98	3,836		4,850	543		2,895	•	7,796	2,806	1.	596		22,198
4.665 1,104 3,902 4,933 552 4,418 19,575 3,262 1,791 4,744 1,123 3,969 5,017 562 4,493 19,907 3,732 1,990 4,744 1,123 3,969 5,017 562 4,493 19,907 3,732 1,990 4,823 1,142 4,036 5,101 571 4,568 20,239 4,006 2,194 4,823 1,142 4,036 5,101 571 4,568 20,239 4,216 2,194 4,823 1,161 4,101 5,184 580 4,643 20,571 4,500 2,194 4,902 1,161 4,101 5,184 580 4,643 20,571 4,714 2,401 4,901 4,167 5,268 590 4,717 20,903 5,008 2,613 4,902 1,198 4,167 5,268 590 4,797 21,234 5,751 2,613 5,060 <t< td=""><td>13</td><td>4,665</td><td></td><td>4</td><td>3,902</td><td></td><td>4,933</td><td>552</td><td></td><td>3,682</td><td>_</td><td>8,839</td><td>3,059</td><td></td><td>791</td><td></td><td>23,689</td></t<>	13	4,665		4	3,902		4,933	552		3,682	_	8,839	3,059		791		23,689
4,744 1,123 3,968 5,017 562 4,493 19,907 3,525 1,990 4,744 1,123 3,968 5,017 562 4,493 19,907 3,732 1,990 4,823 1,142 4,035 5,101 571 4,568 20,239 4,006 2,194 4,823 1,142 4,035 5,101 5,114 571 4,568 20,239 4,216 2,194 4,902 1,161 4,101 5,184 580 4,643 20,571 4,500 2,401 4,902 1,161 4,107 5,184 580 4,643 20,571 4,714 2,008 4,902 1,179 4,167 5,268 590 4,717 20,903 5,008 2,613 5,060 1,196 4,233 5,351 599 4,722 21,234 5,530 2,613 5,139 1,217 4,299 5,435 5,435 5,435 21,546 21,234 2,531	20	4,665		04	3,902		4,933	552		4,418	_	9,575	3,262	+	791		24,629
4,744 1,123 3,969 5,017 562 4,493 19,907 3,732 1,990 4,823 1,142 4,035 5,101 571 4,568 20,239 4,006 2,194 4,823 1,142 4,035 5,101 571 4,568 20,239 4,216 2,194 4,902 1,161 4,101 5,184 580 4,643 20,571 4,500 2,194 4,902 1,161 4,101 5,184 580 4,643 20,571 4,500 2,194 4,902 1,179 4,167 5,288 590 4,717 20,903 5,008 2,613 5,060 1,179 4,187 5,288 590 4,717 20,903 5,225 2,613 5,060 1,198 4,233 5,351 599 4,792 21,234 5,530 2,829 5,139 1,217 4,239 5,435 608 4,867 21,534 5,741 3,049 <t< td=""><td>2</td><td>4,744</td><td></td><td>23</td><td>3,969</td><td></td><td>5,017</td><td>562</td><td></td><td>4,493</td><td>_</td><td>9,907</td><td>3,525</td><td></td><td>066</td><td></td><td>25,423</td></t<>	2	4,744		23	3,969		5,017	562		4,493	_	9,907	3,525		066		25,423
4,823 1,142 4,035 5,101 571 4,568 20,239 4,006 2,194 4,823 1,142 4,035 5,101 571 4,568 20,239 4,216 2,194 4,902 1,161 4,101 5,184 580 4,643 20,571 4,500 2,401 4,902 1,161 4,101 5,184 580 4,643 20,571 4,714 2,401 4,981 1,179 4,167 5,288 590 4,717 20,903 5,08 2,613 5,060 1,198 4,233 5,351 599 4,792 21,234 5,530 2,829 5,060 1,198 4,233 5,351 599 4,792 21,234 5,530 2,829 5,139 1,217 4,299 5,435 608 4,792 21,234 5,751 2,829 5,139 1,217 4,299 5,435 608 4,867 21,586 5,841 3,049 <td< td=""><td>23</td><td>4,744</td><td></td><td>23</td><td>3,969</td><td></td><td>5,017</td><td>562</td><td></td><td>4,493</td><td>_</td><td>5,907</td><td>3,732</td><td>+</td><td>066</td><td></td><td>25,630</td></td<>	23	4,744		23	3,969		5,017	562		4,493	_	5,907	3,732	+	066		25,630
4,623 1,142 4,035 5,101 5,114 4,568 20,239 4,216 2,194 4,902 1,161 4,101 5,184 580 4,643 20,571 4,500 2,401 4,902 1,161 4,101 5,184 580 4,643 20,571 4,714 2,401 4,981 1,179 4,167 5,268 590 4,717 20,903 5,008 2,613 5,060 1,196 4,233 5,351 599 4,792 21,234 5,530 2,829 5,060 1,198 4,233 5,351 599 4,792 21,234 5,530 2,829 5,139 1,217 4,299 5,435 608 4,792 21,234 5,751 3,049 5,139 1,217 4,299 5,435 608 4,867 21,566 5,841 3,049 5,139 1,216 4,299 5,435 618 4,942 21,896 5,841 3,048	23	4,823		42	4,035		5,101	571		4,568	''	0,239	4,006	.2.	194		26,438
4,902 1,161 4,101 5,184 580 4,643 20,571 4,500 2,401 4,902 1,161 4,101 5,184 580 4,643 20,571 4,714 2,401 4,981 1,179 4,167 5,268 590 4,717 20,903 5,025 2,613 5,060 1,198 4,187 5,268 590 4,717 20,903 5,225 2,613 5,060 1,198 4,233 5,351 599 4,792 21,234 5,530 2,829 5,060 1,198 4,233 5,351 599 4,792 21,234 5,751 2,829 5,139 1,217 4,299 5,435 608 4,867 21,566 5,841 3,049 5,139 1,218 4,366 5,819 21,566 5,841 3,049 5,139 1,218 4,366 5,841 3,049 5,341 3,049 5,218 1,236 4,366 5,189	24	4,823		42	4,035		5,101	571		4,568	**	962'0	4,216		194		26,649
4,902 1,161 4,101 5,184 580 4,643 20,571 4,714 2,401 4,981 1,179 4,167 5,268 590 4,717 20,903 5,008 2,613 4,981 1,179 4,167 5,268 590 4,717 20,903 5,225 2,613 5,060 1,198 4,233 5,351 599 4,792 21,234 5,530 2,829 5,060 1,198 4,233 5,351 599 4,792 21,234 5,530 2,829 5,139 1,217 4,299 5,435 608 4,867 21,566 5,841 3,049 5,139 1,217 4,299 5,435 608 4,967 21,566 5,841 3,049 5,218 1,236 4,366 5,519 618 4,942 21,898 5,830 3,231	33	4,902		19	4,101		5,184	580		4,643	"	90,571	4,500	2,	401		27,472
4,981 1,179 4,167 5,268 590 4,717 20,903 5,008 2,613 4,981 1,179 4,167 5,268 590 4,717 20,903 5,225 2,613 5,060 1,198 4,233 5,351 599 4,792 21,234 5,530 2,829 5,060 1,198 4,233 5,351 599 4,792 21,234 5,751 2,829 5,139 1,217 4,299 5,435 608 4,867 21,566 5,841 3,049 5,139 1,217 4,299 5,435 608 4,867 21,566 5,841 3,049 5,139 1,218 4,366 5,519 5,949 5,949 3,049 5,139 1,236 4,366 5,189 5,948 5,930 3,273 4,4413 4,366 5,189 5,930 3,271 5,531 5,534 5,534 5,534 5,534 5,534 5,534 5,534 5,534	8	4,902		61	4,101		5,184	580		4,643	· N	0,571	4,714	2,	401		27,686
4,981 1,179 4,167 5,268 590 4,717 20,903 5,225 2,613 5,060 1,198 4,233 5,351 599 4,792 21,234 5,530 2,829 5,060 1,198 4,233 5,351 599 4,792 21,234 5,751 2,829 5,139 1,217 4,299 5,435 608 4,867 21,566 5,841 3,049 5,139 1,217 4,299 5,435 608 4,867 21,566 5,841 3,049 5,218 4,366 5,519 4,942 21,898 5,841 3,049 5,218 4,366 5,519 4,942 21,898 5,930 3,273	23	4,981		62	4,167		5,268	290		4,717	14	0,903	5,008	,2,	613		28,523
5,060 1,198 4,233 5,351 599 4,792 21,234 5,530 2,829 5,060 1,198 4,233 5,351 599 4,792 21,234 5,751 2,829 5,139 1,217 4,299 5,435 608 4,867 21,566 5,841 3,049 5,139 1,217 4,299 5,435 608 4,867 21,566 5,841 3,049 5,218 1,216 4,366 5,519 618 4,942 21,866 5,830 3,273 4,4413 8,35,056 8,0485 8,0541 8,0485 8,52541 8,6541<	88	4,981		62	4,167		5,268	590		4,717	14	0,903	5,225		613		28,741
5,060 1,198 4,293 5,351 599 4,792 21,234 5,751 2,829 5,139 1,217 4,299 5,435 608 4,867 21,566 5,841 3,049 5,139 1,217 4,299 5,435 608 4,867 21,566 5,841 3,049 5,139 1,216 4,366 5,519 618 4,942 21,898 5,930 3,273 4,4413 8,35,65 4,0851 4,942 21,898 5,930 3,273	8	5,060		98	4,233		5,351	599		4,792	14	1,234	5,530	2,	829		29,593
5,139 1,217 4,299 5,435 608 4,867 21,566 5,841 3,049 5,139 1,217 4,299 5,435 608 4,867 21,566 5,841 3,049 5,218 1,216 4,366 5,619 618 4,942 21,898 5,930 3,273 4,444 3,505 4,945 4,942 21,898 5,930 3,273	8	5,060	•	98	4,233		5,351	599		4,792	·N	1,234	5,751	ų,	829		29,814
5,139 1,217 4,299 5,435 608 4,867 21,566 5,841 3,049 5,218 1,236 4,366 5,519 618 4,942 21,898 5,930 3,273 4,346 1,44615 1,44615 1,44615 1,44615 1,44615 1,44615 1,44615 1,44616	સ	5,139	_	17	4,299		5,435	609		4,867	14	1,566	5,841	e,	049		30,456
5,218 1,236 4,366 5,519 618 4,942 21,898 5,930 3,273 * 144 139 \$ 35,056 \$ 114,615 \$ 14,976 \$ 80,543 \$ 497,847 \$ 90,485 \$ 52,541 \$ 62,541	32	5,139		17	4,299		5,435	608		4,867	N	1,566	5,841	e,	049		30,456
144 139 \$ 35 056 \$ 108 517 \$ 114 615 \$ 14.976 \$ 80.543 \$ 497.847 \$ 90.485 \$ 52.541 \$	83	5,218		ر اع	4,366		5,519	618		4,942	· A	1,898	5,930		273		31,102
		144 139	•		108.517	•	114.615 \$			80.543	5	7.847	90,485	•			640.874

EXHIBIT N-4
PARVIN ROAD CORRIDOR TIF PLAN

PROJECTION OF NON-TIF REVENUES--NEW & EXISTING DEVELOPMENT

VEAP A. 18.1 64 648.2 1 C. 6 1 10 2 3A 3D 4 Tolai 38.3 92.6 3.6 5	_			SURFACE	SURFACE PROJECTS	TS		PROJECTS		UNDE	UNDERGROUND PROJECTS	
4 37,188 20,142 4 5 5 5 5 51,288 5 106,637 60,425 - 16,196 - 16,196 - - 16,196 - - 16,196 - - - 16,196 - - - 16,196 - - - 16,196 - - - 16,196 -	Ц	A, 18-1 &18-2	1C & 1D	2	34	-	30	4	Total		38, 38-2 & 30	TOTAL
91,331 60,425	-			· •	\$		۱,	-		•	١.	•
109,637 54,382 36,255	2	91,531	60,425	ı			•	•	151,956		•	151,956
131,576 48,340 64,453	m	109,837	54,382	36,255			•		200,475		•	200,475
130,746 42,287 70,486 20,142 - 283,681 112,086 36,285 72,510 36,285 72,081 - 287,088 169,103 54,382 126,892 60,425 21,149 - 287,088 149,425 40,340 128,906 56,397 24,170 - 381,510 112,088 36,285 120,860 108,785 11,149 - 381,510 112,088 36,285 120,860 112,733 24,170 22,589 581,871 149,425 42,297 149,487 112,733 24,170 22,589 581,871 112,088 36,285 128,101 181,275 21,149 33,838 486,346 112,088 36,285 128,101 181,275 21,49 31,838 486,346 112,088 36,285 128,101 181,275 21,49 31,838 486,346 112,088 36,285 128,101 181,275 24,100 24,100 31,439	4	131,576	48,340	64,453			٠	•	244,369		•	244,369
112,086 36,255 72,510 36,255 7,17,08 36,258 46,340 27,191 - 424,908 46,340 126,882 46,340 27,191 - 424,908 46,340 126,882 46,340 27,191 - 424,908 46,340 126,892 66,435 24,170 - 424,908 46,340 126,892 66,435 24,170 - 424,908 46,340 126,892 66,435 21,149 - 386,068 386,066 386,0	2	130,746	42,297	70,496	20,	142	•	•	263,681		46,481	310,162
168,103 54,382 126,892 46,340 27,191 - 424,908 146,425 48,340 128,906 56,397 24,170 - 407,237 130,746 42,287 126,892 66,435 14,170 - 407,237 120,746 42,287 126,892 66,435 14,170 - 38,666 168,103 36,285 126,802 112,793 24,170 22,569 526,007 130,746 42,287 149,451 112,733 24,170 22,569 526,007 130,746 42,287 149,451 106,765 21,149 33,838 486,246 112,068 36,285 128,101 181,27 79,761 624,122 130,746 42,287 149,451 167,105 21,149 90,234 96,890 534,132 112,068 36,285 128,101 242,906 18,127 79,761 624,122 112,068 36,285 128,101 242,906 18,127 74,862	9	112,068	36,255	72,510	36,	255		•	257,088		83,665	340,753
149,425 48,340 128,906 56,397 24,170 - 407,237 130,746 42,227 126,802 66,425 21,149 - 381,510 112,088 36,255 120,890 108,785 141,27 - 386,085 168,103 34,382 120,890 112,793 24,170 22,588 528,087 130,746 42,287 149,451 108,785 21,149 22,888 486,346 112,088 36,255 128,101 181,275 41,089 516,315 528,087 130,746 42,287 149,451 177,246 27,191 79,761 624,122 141,068 36,255 128,101 181,275 41,089 516,315 57,224 130,746 42,297 149,451 169,190 27,191 79,61 624,122 112,068 36,255 149,451 161,339 21,149 33,838 486,426 112,068 36,255 149,451 161,339 27,141 79,761<	_	168,103	54,382	126,892	48,	340	27,191	,	424,908		111,554	536,462
130,746 42,297 126,892 60,425 21,149 - 381,510 112,088 36,255 120,850 106,765 16,127 - 386,085 168,103 54,382 120,850 106,765 27,191 7,251 561,871 149,425 48,340 170,801 112,733 24,170 22,569 586,945 112,088 36,285 128,101 181,275 41,089 518,915 112,088 36,285 128,101 181,275 41,089 518,915 14,772 46,340 170,801 189,180 24,170 87,012 574,224 130,746 42,387 149,451 157,105 27,191 79,761 624,132 112,086 36,285 128,101 124,296 13,149 90,234 50,882 112,066 36,285 128,101 189,286 24,170 87,482 190,494 110,294 46,340 170,801 188,288 24,170 87,482 174,892 <	8	149,425	48,340	128,906	.99	397	24,170	•	407,237		130,146	537,383
112,088 36,285 120,850 169,765 16,127 - 396,085 168,103 54,382 192,151 112,793 27,191 7,261 561,871 149,425 48,340 170,801 112,793 27,191 7,261 561,871 130,746 42,287 128,101 181,275 14,109 31,838 486,246 112,088 36,255 128,101 181,275 41,089 516,915 74,712 48,340 170,801 181,275 41,089 516,915 112,068 36,255 128,101 242,906 18,127 41,089 524,122 112,068 36,255 128,101 242,906 18,127 96,680 534,139 119,219 42,297 148,451 161,339 21,149 90,234 50,932 119,219 42,297 148,451 161,339 21,149 90,234 50,932 119,219 42,297 148,451 161,339 21,149 183,285 584,122	6	130,746	42,297	126,892	90,	125	21,149	•	381,510		139,442	520,952
168,103 54,382 (92,151 112,793 27,191 7,281 56,1871 149,425 48,340 170,801 112,793 24,170 22,569 528,087 130,746 42,287 149,451 108,765 21,149 33,838 486,246 112,068 36,255 128,101 161,275 41,089 516,915 13,390 54,382 192,151 177,246 27,176 624,122 130,746 42,287 149,451 167,105 21,149 90,234 580,982 112,068 36,255 128,101 242,906 18,127 96,680 634,138 119,219 42,382 192,151 215,918 27,191 181,275 57,224 119,219 42,382 128,101 242,906 18,127 196,680 682,479 119,219 42,287 148,451 161,939 21,149 193,359 75,196 110,208 36,255 128,101 242,906 18,127 145,20 682,479	•	112,068	36,255	120,850	108	992	18,127	•	396,065		250,996	647,061
149,425 44,340 170,801 112,793 24,170 22,559 528,087 130,746 42,287 149,451 108,765 21,149 33,838 466,246 112,068 36,255 128,101 181,275 14,089 516,915 93,390 54,382 192,151 177,246 27,141 79,761 624,122 130,746 36,282 128,101 242,90 18,127 96,890 634,139 112,068 36,255 128,101 242,90 18,127 96,890 634,139 112,068 36,255 128,101 242,90 18,127 36,382 734,892 119,049 48,340 170,801 188,928 24,149 193,359 754,992 116,445 54,382 128,101 242,908 18,127 145,020 682,479 116,445 54,382 128,101 242,908 18,127 145,020 682,479 116,445 54,382 128,101 242,908 18,127 145,020	=	168,103	54,382	192,151	112.	793	27,191	7,251	561,871		260,292	822,163
130,746 42,297 149,451 108,765 21,149 33,838 466,246 112,068 36,255 128,101 181,275 18,127 41,089 516,915 93,390 54,382 192,151 177,246 27,191 79,761 624,122 74,712 48,340 170,301 169,190 24,170 87,012 574,224 130,746 42,237 149,451 157,105 21,149 90,234 590,582 112,068 36,255 128,101 242,906 18,127 752,780 734,892 119,219 42,297 149,451 161,939 21,149 169,400 663,413 110,686 36,255 128,101 242,908 18,127 145,020 682,479 116,445 54,382 128,101 242,908 18,127 145,030 663,479 116,445 54,382 128,101 242,908 18,127 145,020 663,479 116,445 54,382 128,101 242,908 18,127	12	149,425	48,340	170,801	112,	793	24,170	22,559	528,087		260,292	788,379
112,088 36,255 128,101 181,275 41,089 516,915 93,390 54,382 192,151 177,246 27,191 79,761 624,122 74,712 48,340 170,801 169,190 24,170 87,012 574,224 130,746 42,287 149,451 157,105 24,170 87,012 574,224 112,068 36,255 128,101 242,906 18,127 96,890 634,139 119,219 42,287 192,151 215,918 27,191 181,275 752,780 119,219 42,297 149,451 161,939 24,170 193,359 734,892 112,066 36,285 128,101 242,908 18,127 145,020 683,444 116,445 54,382 192,151 215,918 27,191 145,020 683,479 116,445 54,382 122,191 161,939 21,149 169,130 751,989 107,623 42,287 148,451 161,939 27,191 217,529 <td>13</td> <td>130,746</td> <td>42,297</td> <td>149,451</td> <td>108</td> <td>165</td> <td>21,149</td> <td>33,838</td> <td>486,246</td> <td></td> <td>250,996</td> <td>737,241</td>	13	130,746	42,297	149,451	108	165	21,149	33,838	486,246		250,996	737,241
93,390 54,382 192,151 177,246 27,191 79,761 624,122 74,712 48,340 170,801 169,190 24,170 87,012 574,224 130,746 42,237 149,451 157,105 21,149 90,234 590,692 112,068 36,255 128,101 242,906 18,127 96,680 634,139 109,294 48,340 170,801 188,928 24,170 193,359 734,892 112,068 36,255 128,101 242,906 18,127 149,09 663,244 112,068 36,255 128,101 242,906 18,127 145,020 663,244 112,068 36,255 128,101 242,906 18,127 145,020 663,449 112,068 36,255 128,101 242,908 18,127 145,020 663,449 116,445 54,382 126,161 24,170 193,359 775,023 168,103 48,340 170,801 188,928 24,170 193,359	44	112,068	36,255	128,101	181	275	18,127	41,089	516,915		418,326	935,241
74,712 46,340 170,801 169,190 24,170 87,012 574,224 130,746 42,297 149,451 157,105 21,149 90,234 590,882 112,068 36,255 128,101 242,906 18,127 96,890 634,139 109,294 48,340 170,801 188,228 24,170 193,359 734,892 119,219 42,297 149,451 161,939 21,149 169,190 663,244 112,068 36,255 128,101 242,908 18,127 145,020 682,479 116,445 54,382 192,151 216,918 27,191 145,020 682,479 116,445 54,382 192,151 216,918 27,191 217,529 823,617 126,370 48,340 170,801 188,928 24,170 193,359 775,023 168,103 54,382 128,101 24,208 18,127 145,020 682,479 168,103 54,382 128,101 242,908 18,127 <td>15</td> <td>93,390</td> <td>54,382</td> <td>192,151</td> <td>177.</td> <td>246</td> <td>27,191</td> <td>79,761</td> <td>624,122</td> <td></td> <td>409,030</td> <td>1,033,152</td>	15	93,390	54,382	192,151	177.	246	27,191	79,761	624,122		409,030	1,033,152
130,746 42,297 149,451 157,105 21,149 90,234 590,982 112,068 36,255 128,101 242,908 18,127 96,890 634,139 109,294 48,340 170,801 188,928 24,170 193,359 734,892 119,219 42,297 149,451 161,939 27,149 169,190 663,244 112,068 36,255 128,101 242,908 18,127 145,020 682,479 116,445 54,382 192,151 242,908 18,127 145,020 682,479 107,637 48,340 170,801 186,928 24,170 193,359 751,969 107,632 42,297 149,451 161,939 27,149 169,140 651,777 89,014 36,255 128,101 242,908 13,179 145,020 653,425 168,103 54,382 192,151 242,908 18,127 145,020 653,425 168,103 13,349 150,348 27,191 217,529<	16	74,712	48,340	170,801	169,	13 0	24,170	87,012	574,224		390,437	964,662
112,068 36,255 128,101 242,908 18,127 96,680 634,138 81,863 54,382 192,151 215,918 27,191 181,275 752,780 109,294 48,340 170,801 188,928 24,170 193,339 734,892 112,068 36,255 128,101 242,908 18,127 145,020 682,479 116,445 54,362 192,151 242,908 18,127 145,020 682,479 116,445 54,362 192,151 242,908 18,127 145,020 682,479 107,692 42,297 149,451 161,939 27,149 163,159 751,969 107,692 42,297 149,451 161,939 21,149 163,359 751,969 107,692 42,297 149,451 161,939 21,149 163,359 751,969 112,068 42,297 149,451 161,939 21,149 163,359 775,023 112,068 42,382 128,101 242,908 18,127	17	130,746	42,297	149,451	157,	105	21,149	90,234	590,982		362,549	953,531
B1,863 54,382 192,151 21,518 27,191 181,275 752,760 109,294 48,340 170,801 188,928 24,170 193,359 734,892 119,219 42,297 149,451 161,939 21,149 169,190 663,244 112,068 36,255 128,101 242,908 18,127 145,020 682,479 116,445 54,382 192,151 215,918 27,191 217,529 822,479 107,632 48,340 170,801 188,928 24,170 193,359 751,969 107,632 42,297 149,451 161,939 21,149 169,190 663,244 107,822 42,297 149,451 161,939 21,149 165,160 651,717 89,014 36,255 128,101 245,908 18,127 145,020 659,425 188,103 54,382 192,151 215,918 27,191 217,529 875,275 112,068 36,255 128,101 242,908 18,127<	18	112,068	36,255	128,101	242	906	18,127	96,680	634,139		585,656	1,219,795
109,294 48,340 170,801 188,928 24,170 193,359 734,892 119,219 42,297 149,451 161,939 21,149 169,190 663,244 112,068 36,255 128,101 242,908 18,127 145,020 682,479 116,445 54,382 192,151 215,918 27,191 217,529 623,617 126,370 48,340 170,801 188,928 24,170 193,359 775,969 107,692 42,297 149,451 161,939 21,149 169,130 651,717 89,014 36,255 128,101 242,908 18,127 145,020 659,425 168,103 54,382 192,151 215,918 27,191 217,529 875,275 149,425 48,340 170,801 188,928 24,170 193,359 775,023 112,068 36,255 128,101 242,908 18,127 145,020 682,479 112,068 36,255 128,101 242,908 18,12	19	81,863	54,382	192,151	215,	918	27,191	181,275	752,780		557,768	1,310,548
119,219 42,297 149,451 161,939 21,149 169,190 663,244 112,068 36,255 128,101 242,908 18,127 145,020 682,479 116,445 54,382 192,151 215,918 27,191 217,529 823,617 126,370 48,340 170,801 188,928 24,170 193,359 751,969 107,622 42,297 149,451 161,939 21,149 166,190 651,717 89,014 36,255 128,101 242,908 18,127 145,020 659,425 168,103 54,382 192,151 215,918 27,191 217,529 875,275 149,425 48,340 170,801 188,928 24,170 193,359 775,023 112,068 36,255 128,101 242,908 18,127 145,020 682,479 112,068 36,255 128,101 242,908 18,127 145,020 682,479 112,068 36,255 128,101 242,908 18,12	29	109,294	48,340	170,801	188	928	24,170	193,359	734,892		520,583	1,255,476
112,068 36,255 128,101 242,908 18,127 145,020 682,479 116,445 54,382 192,151 215,918 27,191 217,529 823,617 126,370 48,340 170,801 188,928 24,170 193,359 751,969 107,692 42,297 149,451 161,939 21,149 169,190 651,717 89,014 36,255 128,101 242,908 18,127 145,020 659,425 168,103 54,382 192,151 215,918 27,191 217,529 875,275 149,425 48,340 170,801 188,928 24,170 193,359 775,023 112,068 36,255 128,101 242,908 18,127 145,020 662,479 93,390 54,382 192,151 215,918 27,191 217,529 800,562 149,425 48,340 170,801 188,928 24,170 193,359 775,023 130,746 42,297 149,451 161,939 21,149	21	119,219	42,297	149,451	161,	939	21,149	169,190	663,244		474,103	1,137,347
116,445 54,382 192,151 215,918 27,191 217,529 823,617 126,370 46,340 170,801 188,928 24,170 193,359 751,969 107,692 42,297 149,451 161,939 21,149 169,190 651,717 89,014 36,255 128,101 242,908 18,127 145,020 659,425 168,103 54,382 192,151 215,918 27,191 217,529 875,275 149,425 48,340 170,801 188,928 24,170 193,359 775,023 112,068 36,255 128,101 242,908 18,127 145,020 682,479 93,390 54,382 192,151 215,918 27,191 217,529 800,562 149,425 48,340 170,801 188,928 24,170 193,359 775,023 130,746 42,297 149,451 161,939 21,149 169,190 674,771	22	112,068	36,255	128,101	242.	906	18,127	145,020	682,479	_	752,987	1,435,465
126,370 48,340 170,801 188,928 24,170 193,359 751,969 107,692 42,297 149,451 161,939 21,149 169,190 651,717 89,014 36,255 128,101 242,908 18,127 145,020 659,425 168,103 54,382 192,151 215,918 27,191 217,529 875,275 149,425 48,340 170,801 188,928 24,170 193,359 775,023 172,068 36,255 128,101 242,908 18,127 145,020 682,479 1 93,390 54,382 192,151 215,918 27,191 217,529 800,562 149,425 48,340 170,801 188,928 24,170 193,359 775,023 130,746 42,297 149,451 161,939 21,149 169,190 674,771	23	116,445	54,382	192,151	215	918	27,191	217,529	823,617		706,506	1,530,123
107,692 42,297 149,451 161,939 21,149 169,190 651,717 89,014 36,255 128,101 242,908 18,127 145,020 659,425 168,103 54,382 192,151 215,918 27,191 217,529 875,275 149,425 48,340 170,801 188,928 24,170 193,359 775,023 137,182 47,736 168,666 161,939 23,668 190,943 730,333 112,068 36,255 128,101 242,908 18,127 145,020 662,479 1, 93,390 54,382 192,151 215,918 27,191 217,529 800,562 149,425 48,340 170,801 161,939 24,170 193,359 775,023 130,746 42,297 149,451 161,939 21,149 169,190 674,771	54	126,370	48,340	170,801	188	928	24,170	193,359	751,969	_	650,729	1,402,698
89,014 36,255 128,101 242,908 18,127 145,020 659,425 168,103 54,382 192,151 215,918 27,191 217,529 875,275 149,425 48,340 170,801 188,928 24,170 193,359 775,023 137,182 47,736 168,666 161,939 23,868 190,943 730,333 112,068 35,255 128,101 242,908 18,127 145,020 682,479 93,390 54,382 192,151 215,918 27,191 217,529 800,562 149,425 48,340 170,801 161,939 24,170 193,359 775,023 130,746 42,297 149,451 161,939 21,149 169,190 674,771	25	107,692	42,297	149,451	161	939	21,149	169,190	651,717		585,656	1,237,373
168,103 54,382 192,151 215,918 27,191 217,529 875,275 149,425 48,340 170,801 188,928 24,170 193,359 775,023 137,182 47,736 166,666 161,939 23,868 190,943 730,333 112,068 36,255 128,101 242,908 18,127 145,020 682,479 1 93,390 54,382 192,151 215,918 27,191 217,529 800,562 149,425 48,340 170,801 161,939 24,170 193,359 775,023 130,746 42,297 149,451 161,939 21,149 169,190 674,771	26	89,014	36,255	128,101	242,	806	18,127	145,020	659,425		920,317	1,579,741
149,425 48,340 170,801 188,928 24,170 193,359 775,023 137,182 47,736 166,666 161,939 23,868 190,943 730,333 112,068 36,255 128,101 242,908 18,127 145,020 682,479 1, 93,390 54,382 192,151 215,918 27,191 217,529 800,562 1, 149,425 48,340 170,801 188,928 24,170 193,359 775,023 130,746 42,297 149,451 161,939 21,149 169,190 674,771	27	168,103	54,382	192,151	215,	918	27,191	217,529	875,275		855,244	1,730,519
137,182 47,736 168,666 161,939 23,868 190,943 730,333 112,068 36,255 128,101 242,908 18,127 145,020 682,479 1, 93,390 54,382 192,151 215,918 27,191 217,529 800,562 1, 149,425 48,340 170,801 188,928 24,170 193,359 775,023 130,746 42,297 149,451 161,939 21,149 169,190 674,771	28	149,425	48,340	170,801	188	928	24,170	193,359	775,023		780,875	1,555,898
112,068 36,255 128,101 242,908 18,127 145,020 682,479 1, 93,390 54,382 192,151 215,918 27,191 217,529 800,562 1, 149,425 48,340 170,801 188,928 24,170 193,359 775,023 130,746 42,297 149,451 161,939 21,149 169,190 674,771	29	137,182	47,736	168,666	161	939	23,868	190,943	730,333		697,210	1,427,542
93,390 54,382 192,151 215,918 27,191 217,529 800,562 149,425 48,340 170,801 188,928 24,170 193,359 775,023 130,746 42,297 149,451 161,939 21,149 169,190 674,771	30	112,068	36,255	128,101	242,	908	18,127	145,020	682,479	_	1,087,647	1,770,126
149,425 48,340 170,801 188,928 24,170 193,359 775,023 130,746 42,297 149,451 161,939 21,149 169,190 674,771	31	93,390	54,382	192,151	215	918	27,191	217,529	800,562		266,797	1,767,360
130,746 42,297 149,451 161,939 21,149 159,190 674,771	32	149,425	48,340	170,801	188	928	24,170	193,359	775,023		845,948	1,620,971
	33	130,746	42,297	149,451	161	939	21,149	169,190	674,771		725,098	1,399,870

EXHIBII N-4 PARVIN ROAD CORRIDOR TIF PLAN

PROJECTION OF NON-TIF REVENUES--NEW & EXISTING DEVELOPMENT

SURFACE PROJECTS A TOURING SQUIND PROJECTS WIDERGROUND PROJECTS \$ 284 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ SUNRACE PROLECTS 1G & 1D \$ <th>INCREMENTAL BI-STATE TAX</th> <th></th> <th></th> <th></th>	INCREMENTAL BI-STATE TAX			
4 Mark Bit	4 A, B A B B B B B B B B	ח	NDERGROUND PROJECTS	EXISTING DEV	
1,434 606 8 8 1,202 2,222 1,630 824 5.9 - 2,242 - 1,630 824 5.9 - 2,242 - 1,630 824 1,120 - 2,333 - 3,947 - 2,564 87 1,426 285 - - 2,333 - 3,146 - 3,147 - 3,147 - 3,147 - 3,147 - 3,147 - 3,144 - 6,882 - 3,147 - 3,144 - 6,882 - 3,147 - 3,144 - 6,882 - 4,144 - 6,882 - 3,144 - 6,882 - 4,144 - 6,882 - 4,144 - 6,882 - 4,144 - 6,882 - 1,132 4,44 - - 6,882 - - 1,132 - - - <t< th=""><th>9.88 2.84 5 5 5 5 6 1,590 824 549 - 5 - 5 - 5 1,590 824 549 -</th><th>Total</th><th>3B, 3B-2 & 3C</th><th></th><th>TOTAL</th></t<>	9.88 2.84 5 5 5 5 6 1,590 824 549 - 5 - 5 - 5 1,590 824 549 -	Total	3B, 3B-2 & 3C		TOTAL
1,434 BOB 2,242 2,242 1,588 640 1,120 2,283 3,14 2,556 817 1,426 2,85 2,678 3,14 2,560 817 1,426 2,85 2,078 3,14 2,560 817 1,426 2,85 2,078 3,14 2,078 3,14 2,604 817 2,070 887 444 - 5,682 977 2,604 961 1,204 452 - 7,618 977 2,744 933 2,146 1,204 452 - 7,618 977 2,737 965 3,471 4,97 1,27 9,00 2,43 2,837 988 3,571 493 4,11 1,072 2,63 2,837 988 3,571 493 1,131 1,241 2,63 2,837 1,046 3,693 4,513 623 1,341 3,243 3,162 1	1,434 B0B -4.49 -6.49	- \$ 1,202		5 4813	\$ 6.014
1,600 624 549 - 2933 2,540 840 1,120 - 6978 314 2,541 856 1,426 285 314 - 6882 877 2,544 817 1,120 287 452 - 6882 877 877 2,654 887 2,120 452 - 6882 977 1,325 877 878 1,626 1,426 1,626 1,426 1,626	1,500 824 549 1,988 840 1,120 2,556 871 1,426 285 2,664 887 2,070 887 444 2,664 887 2,070 887 444 2,667 919 2,757 1,532 459 2,744 933 2,408 1,204 452 2,744 933 2,416 1,870 467 2,744 933 2,475 1,870 467 2,837 966 3,415 2,577 483 451 2,837 988 3,475 2,947 491 786 2,930 988 3,527 3,927 499 1,131 2,930 988 3,527 3,927 4,981 786 3,046 1,044 3,583 4,119 5,14 4,374 3,046 1,046 3,695 4,531 5,391 1,431 3,046 1,047 3,9	- 2,242	•		
1,588 840 1,120 285 5,678 3,147 3,147 3,144 6,682 5,678 3,14 6,382 6,378 6,384 6,384 6,378 6,378 6,394 6,378 6,378 6,384 6,378 6,37	1,988 840 1,120	2.933		070''	
2514 886 1,428 285 - 678 639 2568 871 1,743 581 - 5783 639 2604 887 2,073 2,604 452 - 7686 1,326 2 664 887 1,743 581 - 6682 973 2 667 993 2,787 1,532 459 - 6836 1,686 2,790 966 3,415 2,577 483 451 10,729 2,641 2,837 966 3,415 2,577 483 451 10,729 2,641 2,837 966 3,477 2,947 491 7,66 1,620 3,243 2,837 968 3,471 2,947 491 7,66 1,620 3,243 2,837 968 3,471 2,947 491 7,66 1,620 3,241 3,241 4,093 1,624 4,093 3,441 4,093 3,441 4,093 4,093 1,141 1,122	2,554 8,56 1,426 285 2,569 877 1,743 581 2,604 887 2,070 887 444 2,604 887 2,070 887 444 2,604 987 2,075 1,204 452 2,744 935 2,757 1,204 467 2,737 966 3,415 2,577 493 451 127 2,837 968 3,427 2,947 491 786 1,311 176 2,930 968 3,471 2,947 491 786 1,311 176 2,930 968 3,471 2,947 491 786 1,311 1,31	2007	1	600°s	10,942
2568 877 1,443 581 - 5753 6334 2604 887 2,070 887 444 - 5682 633 2,664 887 2,070 887 444 - 5682 637 2,684 919 2,747 1,322 459 - 7,618 1,325 2,744 935 3,116 1,870 467 - 9,131 2,063 2,740 986 3,415 2,477 483 451 10,729 2,441 2,837 988 3,415 2,477 483 451 10,729 2,441 2,896 3,415 2,477 483 451 10,729 3,443 2,897 104 3,533 3,718 499 1,131 12,412 3,623 2,896 3,537 3,627 3,627 3,639 4,147 3,629 4,969 3,023 1,026 3,639 4,147 5,634	2,556 871 1,743 561 444 - 2,604 887 2,408 1,204 452 - 2,697 919 2,757 1,332 459 - 2,744 935 3,116 1,870 467 - 2,730 966 3,415 2,577 483 451 127 2,837 966 3,415 2,577 483 451 127 2,837 966 3,415 2,577 483 451 128 2,930 988 3,527 3,949 1,131 1,132 1,132 1,132	1 th		8,524	12,470
2.604 887 1,172 901 4 - 5,753 633 2.604 887 1,1204 452 - 7,618 1,325 638 2.687 913 2,408 1,204 452 - 7,618 1,325 638 2,744 951 3,339 2,146 1,870 467 - 7,618 1,686 2,700 965 3,415 2,577 463 451 10,729 2,441 2,837 966 3,471 2,947 491 7,86 11,560 3,243 2,837 968 3,471 2,947 499 11,31 12,412 3,623 2,930 988 3,471 2,947 499 11,31 12,412 3,622 2,930 988 3,537 4,634 4,179 4,534 4,534 3,063 1,046 3,695 4,531 5,23 1,432 1,433 3,162 1,047 3,897<	2,604 887 2,175 951 2,654 913 2,408 1,204 452 2,657 913 2,408 1,204 452 2,744 935 3,116 1,870 467 - 2,746 951 2,757 1,83 451 - 2,837 966 3,415 2,577 493 451 2,863 982 3,471 2,947 491 786 2,930 988 3,527 3,327 499 1,131 2,930 988 3,527 3,327 499 1,131 2,930 988 3,527 3,37 499 1,131 2,930 988 3,527 4,99 1,131 3,045 1,046 3,695 4,119 515 1,487 3,059 1,046 3,695 4,142 539 3,591 3,162 1,077 3,603 4,695 5,78 4,396 3,263 1,119 3,919 4,964 553 4,590 3,441 <td>3/0'C</td> <td>314</td> <td>9,044</td> <td>14,436</td>	3/0'C	314	9,044	14,436
2 687 977 444 - 6 882 977 2 687 913 2,070 887 452 - 6,682 978 2 744 913 2,787 1,532 459 - 9,131 1,026 2,441 2 780 951 3,389 2,218 475 - 9,131 2,039 2,441 2,037 493 451 10,729 2,441 2,039 2,441 2,037 499 4,131 12,412 2,039 2,441 2,037 4,039 4,131 12,412 3,042 4,039 1,131 12,412 3,042 2,437 4,039 1,131 12,412 3,042 3,042 3,042 4,039 1,131 12,412 3,042 3,042 3,042 4,039 4,039 4,039 4,039 4,039 4,143 5,044 4,039 4,143 5,044 4,039 4,143 4,039 4,039 4,143 5,039 3,041 4,039 4,039 4,039 4,0	2,657 903 2,070 887 444 2,697 919 2,757 1,204 452 2,797 919 2,757 1,532 459 2,790 951 3,359 2,218 475 127 2,837 966 3,415 2,577 493 451 2,837 988 3,527 3,327 499 1,131 2,930 998 3,527 3,327 499 1,131 2,930 998 3,527 3,327 499 1,131 2,930 998 3,527 3,327 499 1,131 2,930 998 3,527 3,327 499 1,131 2,930 998 3,527 3,327 499 1,131 3,063 4,119 5,18 507 1,437 3,063 1,077 3,693 4,474 539 3,591 3,162 1,116 4,084 5,085 5,436 3,591	1	639	9,292	15,685
2.697 9.03 2.408 1.204 452 7.616 1.686 2.744 933 2.757 1.532 459 7.616 1.686 2.744 935 3.415 1.532 459 7.61 1.686 2.740 961 3.415 2.577 443 451 10,729 2.441 2.837 962 3.415 2.577 443 451 10,729 2.441 2.837 962 3.415 2.577 443 451 10,729 2.441 2.837 962 3.415 2.577 443 451 10,729 2.433 2.930 982 3.419 2.947 449 4.131 12,412 3.623 2.930 983 3.419 4.511 523 4.132 4.022 3.023 1.046 3.683 4.419 5.53 2.231 15,094 4.564 3.023 1.026 3.653 4.883 547 4.329	2,551 943 2,408 1,204 452 2,744 935 2,757 1,532 489 2,744 935 3,146 467 - 2,730 966 3,415 2,248 475 127 2,837 966 3,415 2,947 483 451 2,837 988 3,527 3,327 499 1,131 2,936 998 3,527 3,327 499 1,131 2,937 1,046 3,639 4,119 5,15 1,487 3,023 1,046 3,639 4,119 5,16 1,487 3,023 1,046 3,639 4,119 5,16 1,487 3,023 1,046 3,639 4,119 5,16 1,487 3,023 1,06 3,639 4,149 5,13 2,21 3,023 1,06 3,639 4,149 5,13 2,21 3,023 1,162 3,919 4,964 5,23<		716	9,548	17,416
2,587 918 2,757 1,532 459 8,364 1,688 2,744 935 2,116 1,970 467 127 9,131 2,059 2,780 965 3,415 2,718 445 127 9,920 2,441 2,883 982 3,415 2,947 491 7,156 11,560 3,243 2,883 988 3,475 2,947 491 7,166 11,560 3,243 2,930 988 3,471 2,947 491 7,131 12,412 3,642 2,930 988 3,471 2,947 499 1,131 12,412 3,682 3,059 1,044 3,689 4,119 516 1,864 4,987 4,987 3,162 1,066 3,695 4,189 517 1,417 4,987 4,987 3,162 1,066 3,695 4,883 547 4,373 11,381 4,984 4,384 16,389 4,384 <t< td=""><td>2,897 919 2,757 1,532 459 - 2,744 935 3,116 1,870 467 - 2,790 951 3,359 2,218 475 127 2,837 966 3,415 2,577 493 451 2,833 982 3,471 2,947 491 786 2,930 998 3,527 3,327 499 1,131 2,936 1,014 3,583 3,718 507 1,487 3,023 1,046 3,695 4,119 515 1,864 3,049 1,046 3,695 4,142 539 3,591 3,166 1,046 3,695 4,142 539 3,591 3,167 1,046 3,919 4,564 552 4,366 3,305 1,109 3,919 4,664 552 4,366 3,348 1,141 4,087 5,025 5,231 4,626 3,441 1,172<td>,</td><td>1,325</td><td>9.810</td><td>18 753</td></td></t<>	2,897 919 2,757 1,532 459 - 2,744 935 3,116 1,870 467 - 2,790 951 3,359 2,218 475 127 2,837 966 3,415 2,577 493 451 2,833 982 3,471 2,947 491 786 2,930 998 3,527 3,327 499 1,131 2,936 1,014 3,583 3,718 507 1,487 3,023 1,046 3,695 4,119 515 1,864 3,049 1,046 3,695 4,142 539 3,591 3,166 1,046 3,695 4,142 539 3,591 3,167 1,046 3,919 4,564 552 4,366 3,305 1,109 3,919 4,664 552 4,366 3,348 1,141 4,087 5,025 5,231 4,626 3,441 1,172 <td>,</td> <td>1,325</td> <td>9.810</td> <td>18 753</td>	,	1,325	9.810	18 753
2,744 935 3,116 1,870 467 9,131 2,068 2,780 966 3,415 2,977 443 451 10,729 2,441 2,883 982 3,415 2,977 443 756 11,729 2,441 2,883 988 3,415 2,977 449 1,131 12,462 3,243 2,930 998 3,527 3,327 499 1,131 12,265 4,092 2,976 1,014 3,583 3,718 507 1,487 13,286 4,092 3,083 1,046 3,699 4,119 515 1,487 15,286 4,092 3,083 1,047 3,699 4,134 12,099 4,534 523 14,179 4,534 3,083 4,184 553 2,831 16,044 4,534 4,534 4,534 4,534 4,534 4,534 4,534 4,534 4,534 4,534 4,534 4,534 4,543 4,544 <td>2,744 935 3,116 1,870 467 - 2,790 951 3,359 2,218 475 127 2,837 966 3,415 2,577 493 451 2,837 968 3,471 2,947 491 766 2,837 982 3,471 2,947 491 766 2,930 998 3,527 4,99 1,131 2,930 1,014 3,583 4,119 507 1,487 3,023 1,044 3,639 4,119 515 1,487 3,165 1,046 3,695 4,531 5,231 1,854 3,165 1,047 3,695 4,512 5,39 3,591 3,265 1,107 3,867 4,612 5,39 3,591 3,302 1,126 3,975 5,025 562 4,500 3,348 1,141 4,031 5,045 5,66 4,600 3,488 1,189 4,199 5,308 5,41 5,400 3,541 1,274 4,255<td>•</td><td>1,686</td><td>10.079</td><td>20,129</td></td>	2,744 935 3,116 1,870 467 - 2,790 951 3,359 2,218 475 127 2,837 966 3,415 2,577 493 451 2,837 968 3,471 2,947 491 766 2,837 982 3,471 2,947 491 766 2,930 998 3,527 4,99 1,131 2,930 1,014 3,583 4,119 507 1,487 3,023 1,044 3,639 4,119 515 1,487 3,165 1,046 3,695 4,531 5,231 1,854 3,165 1,047 3,695 4,512 5,39 3,591 3,265 1,107 3,867 4,612 5,39 3,591 3,302 1,126 3,975 5,025 562 4,500 3,348 1,141 4,031 5,045 5,66 4,600 3,488 1,189 4,199 5,308 5,41 5,400 3,541 1,274 4,255 <td>•</td> <td>1,686</td> <td>10.079</td> <td>20,129</td>	•	1,686	10.079	20,129
2,790 951 3,359 2,218 475 127 9920 2,441 2,837 966 3,415 2,577 443 451 10,729 2,837 2,837 986 3,415 2,547 449 1,180 3,243 2,936 988 3,527 3,327 499 1,131 12,412 3,682 2,936 1,014 3,583 4,119 515 1,481 4,595 4,092 3,063 1,046 3,695 4,531 523 2,231 16,094 4,987 3,063 1,046 3,695 4,531 523 2,231 16,094 4,987 3,063 1,07 4,812 531 2,231 16,094 4,987 4,987 3,063 1,07 4,812 532 2,231 16,094 4,987 4,987 3,063 1,08 4,842 531 4,373 17,394 4,987 3,06 1,104 4,842	2,790 951 3,359 2,218 475 127 2,837 966 3,415 2,577 483 451 2,830 988 3,471 2,947 491 786 2,930 998 3,527 3,327 499 1,131 2,976 1,014 3,583 3,718 507 1,487 3,023 1,046 3,699 4,119 515 1,487 3,069 1,046 3,699 4,119 515 1,487 3,16 1,062 3,751 4,742 539 1,487 3,16 1,062 3,751 4,742 539 3,591 3,209 1,109 3,919 4,642 559 4,369 3,302 1,109 3,919 4,654 556 4,366 3,348 1,141 4,031 5,026 562 4,366 3,348 1,172 4,143 5,237 586 4,690 3,441 1,172 4,143 5,237 584 4,563 3,564 1,286 <td>,</td> <td>2,058</td> <td>10.357</td> <td>21.545</td>	,	2,058	10.357	21.545
2,837 966 3,415 2,577 483 451 10,729 2,834 2,830 982 3,471 2,947 491 766 11,550 3,243 2,930 988 3,527 3,327 499 1,131 12,412 3,662 3,023 1,036 3,683 4,119 515 1,487 13,286 4,092 3,023 1,046 3,683 4,119 515 1,884 14,179 4,594 3,116 1,062 3,683 4,831 523 2,231 16,094 4,564 3,116 1,062 3,751 4,742 531 16,998 4,594 3,109 4,863 4,883 547 4,337 17,367 6,417 3,209 1,109 3,919 4,964 558 4,436 18,237 6,417 3,302 1,114 4,031 5,025 562 4,500 18,749 7,428 3,488 1,167 4,087	2,837 966 3,415 2,577 463 451 2,883 982 3,471 2,947 491 766 2,930 998 3,527 3,327 499 1,131 2,936 1,014 3,683 3,718 507 1,487 3,023 1,046 3,695 4,119 515 1,487 3,069 1,046 3,695 4,119 515 1,487 3,069 1,060 3,695 4,134 523 2,231 3,069 1,060 3,751 4,742 531 2,831 3,060 1,093 3,919 4,954 553 2,231 3,256 1,109 3,919 4,954 556 4,36 3,302 1,126 3,919 4,954 550 4,36 3,344 1,11 4,031 5,026 502 4,36 3,441 1,172 4,143 5,376 602 4,80 3,544 1,126 4,256 5,376 618 4,943 3,547 1,224 </td <td>127</td> <td>2 443</td> <td>10,642</td> <td>f 60 - 7 - 7</td>	127	2 443	10,642	f 60 - 7 - 7
2,883 982 3,471 2,947 491 766 11,560 3,243 2,930 998 3,527 3,327 499 1,131 12,412 3,643 3,023 1,014 3,683 4,119 515 1,884 14,719 4,594 3,069 1,046 3,695 4,119 515 1,834 15,094 4,594 3,162 1,046 3,695 4,511 523 2,231 15,094 4,596 3,162 1,046 3,695 4,512 523 1,231 15,094 4,597 3,162 1,047 3,695 4,612 539 3,591 16,398 5,929 3,203 1,109 3,949 4,642 553 17,367 4,389 5,77 4,389 5,77 4,389 5,929 5,929 5,929 5,929 5,929 5,929 5,929 5,929 5,929 5,929 5,929 5,929 5,929 5,929 5,929 5,929 <	2,883 982 3,471 2,947 491 786 2,930 998 3,527 3,327 499 1,131 2,976 1,014 3,583 3,718 507 1,487 3,023 1,030 3,699 4,119 515 1,487 3,069 1,046 3,695 4,531 523 2,231 3,162 1,046 3,695 4,531 523 2,231 3,162 1,046 3,695 4,531 523 2,231 3,162 1,077 3,607 4,812 539 3,591 3,209 1,109 3,919 4,842 539 3,591 3,209 1,109 3,919 4,843 5,50 3,591 4,366 3,302 1,109 3,919 4,954 5,50 4,366 3,591 3,302 1,117 4,031 5,095 5,09 4,563 3,591 3,441 1,172 4,143 5,237 5,66 4,810 3,53 3,442 1,224 4,255 5,308	451	2837	10,042	23,003
2,930 988 3,527 3,327 499 1,131 12,412 3,682 2,976 1,014 3,583 3,718 507 1,487 13,285 4,082 3,023 1,030 3,639 4,119 515 1,854 14,179 4,084 3,069 1,046 3,695 4,531 523 2,231 15,034 4,987 3,16 1,082 3,751 4,742 531 2,831 16,034 4,987 3,162 1,077 3,807 4,812 539 3,591 16,398 5,929 3,209 1,109 3,919 4,964 555 4,373 17,367 6,417 3,205 1,125 3,975 5,025 562 4,59 18,488 7,428 3,441 1,172 4,143 5,236 576 4,56 18,489 7,428 3,441 1,172 4,143 5,236 5,24 4,56 18,489 1,489 3,488 <td>2,930 998 3,527 3,327 499 1,131 2,976 1,014 3,583 3,718 507 1,487 3,023 1,030 3,639 4,119 515 1,487 3,063 1,046 3,695 4,531 523 2,231 3,063 1,046 3,695 4,531 523 2,231 3,162 1,077 3,807 4,812 539 3,591 3,209 1,077 3,863 4,883 547 4,373 3,209 1,109 3,919 4,964 555 4,360 3,302 1,125 3,975 5,025 562 4,500 3,348 1,141 4,031 5,025 562 4,563 3,441 1,172 4,143 5,237 586 4,696 3,488 1,189 4,199 5,308 5,348 4,563 3,541 1,125 4,143 5,237 586 4,696 3,541 1,204 4,255 5,378 6,489 5,489 3,541</td> <td>786</td> <td>1,001 0,00</td> <td>10,933</td> <td>100,42</td>	2,930 998 3,527 3,327 499 1,131 2,976 1,014 3,583 3,718 507 1,487 3,023 1,030 3,639 4,119 515 1,487 3,063 1,046 3,695 4,531 523 2,231 3,063 1,046 3,695 4,531 523 2,231 3,162 1,077 3,807 4,812 539 3,591 3,209 1,077 3,863 4,883 547 4,373 3,209 1,109 3,919 4,964 555 4,360 3,302 1,125 3,975 5,025 562 4,500 3,348 1,141 4,031 5,025 562 4,563 3,441 1,172 4,143 5,237 586 4,696 3,488 1,189 4,199 5,308 5,348 4,563 3,541 1,125 4,143 5,237 586 4,696 3,541 1,204 4,255 5,378 6,489 5,489 3,541	786	1,001 0,00	10,933	100,42
2,976 1,014 3,583 3,718 507 1,141 1,284 4,179 4,092 3,023 1,046 3,695 4,119 515 1,487 14,179 4,534 3,069 1,046 3,695 4,531 523 2,231 15,034 4,987 3,162 1,077 3,607 4,612 539 3,591 16,031 5,026 3,209 1,093 3,919 4,964 555 4,373 17,967 6,417 3,209 1,109 3,919 4,964 555 4,360 18,489 5,929 3,302 1,126 3,975 5,025 562 4,500 18,489 7,486 3,348 1,141 4,031 5,025 562 4,500 18,489 7,486 3,441 1,172 4,143 5,237 586 4,690 19,009 9,033 3,488 1,141 4,031 5,337 5,38 4,890 19,209 9,033	2,976 1,014 3,583 3,718 507 1,487 3,023 1,036 3,639 4,119 515 1,854 3,023 1,046 3,639 4,119 515 1,854 3,069 1,062 3,751 4,742 531 2,231 3,162 1,077 3,807 4,812 539 3,591 3,162 1,077 3,803 4,883 547 4,373 3,209 1,093 3,919 4,954 559 3,591 3,209 1,109 3,919 4,954 555 4,436 3,302 1,117 4,143 5,025 562 4,500 3,348 1,117 4,143 5,237 586 4,650 3,441 1,172 4,143 5,237 586 4,650 3,544 1,204 4,255 5,376 5,376 4,817 3,544 1,204 4,367 5,520 618 4,943 3,574 1,220 4,423 5,520 634 5,077 3,674	- -	C+7'5	067'11	20,04U
3,023 1,030 3,695 4,119 515 1,934 14,179 4,534 3,069 1,046 3,695 4,513 523 2,231 16,094 4,987 3,162 1,076 3,751 4,742 531 2,231 16,094 4,987 3,162 1,077 3,807 4,812 539 3,591 16,398 4,987 3,209 1,093 3,919 4,954 555 4,436 18,227 6,417 3,209 1,105 3,919 4,954 555 4,436 18,227 6,917 3,302 1,125 3,975 5,025 562 4,500 18,488 7,428 3,302 1,141 4,031 5,095 570 4,563 18,748 7,428 3,348 1,114 4,031 5,196 5,78 4,626 19,099 9,331 3,441 1,172 4,143 5,237 5,86 4,89 19,29 9,331 3,5	3,023 1,030 3,639 4,119 515 1,954 3,069 1,046 3,695 4,531 523 2,231 3,16 1,062 3,751 4,742 531 2,831 3,162 1,077 3,807 4,812 539 3,591 3,209 1,093 3,863 4,883 547 4,373 3,255 1,109 3,919 4,954 555 4,436 3,302 1,125 3,975 5,025 562 4,500 3,348 1,141 4,031 5,095 570 4,563 3,441 1,172 4,143 5,237 586 4,690 3,488 1,189 4,199 5,308 594 4,753 3,581 1,220 4,255 5,378 602 4,817 3,581 1,220 4,255 5,318 602 4,817 3,581 1,220 4,23 5,591 616 578 3,720 1,286 4,423 5,591 626 5,007 3,727 1,286 4,423 5,591 626 5,107 3,767 1,283 4,590 5,308 594 5,733 3,720 1,288 4,479 5,693 618 4,943 3,720 1,288 4,479 5,693 650 5,107 3,767 1,283 4,590 5,803 650 5,107 3,767 1,283 4,590 5,803 650 5,107 3,767 1,283 4,590 5,803 650 5,107	1,487	3,062	11,546	27,620
3,069 1,046 3,695 4,119 919 1,854 14,179 4,534 3,069 1,046 3,695 4,531 523 2,231 15,094 4,987 3,165 1,046 3,695 4,531 539 2,231 15,094 4,987 3,162 1,077 3,807 4,812 539 3,591 16,398 5,929 3,209 1,093 3,863 4,883 547 4,367 16,389 5,929 3,209 1,109 3,919 4,883 547 4,367 18,389 5,929 3,302 1,125 3,975 5,025 562 4,360 18,489 7,428 3,349 1,141 4,031 5,095 570 4,563 18,749 7,428 3,441 1,172 4,143 5,237 566 4,690 19,269 9,591 3,544 1,204 4,255 5,378 602 4,817 19,790 10,160 3,	3,069 1,046 3,695 4,131 512 1,854 3,069 1,046 3,695 4,531 523 2,231 3,162 1,077 3,807 4,812 539 3,591 3,209 1,093 3,863 4,883 547 4,373 3,255 1,109 3,919 4,954 555 4,436 3,302 1,125 3,975 5,025 562 4,500 3,348 1,141 4,031 5,095 570 4,563 3,441 1,172 4,143 5,237 586 4,690 3,488 1,189 4,199 5,308 594 4,753 3,581 1,220 4,311 5,449 610 4,880 3,674 1,220 4,311 5,449 610 4,880 3,677 1,236 4,423 5,520 618 4,943 3,720 1,268 4,479 5,662 634 5,070 3,767 1,283 4,590 5,308 5,91 626 5,007 3,770 1,283 4,590 5,308 5,91 626 5,007 3,770 1,286 4,479 5,662 634 5,070 3,767 1,283 4,590 5,308 5,91 650 5,133 3,611 1,290 4,590 5,803 5,135 3,781 1,299 4,590 5,803 5,135 3,781 1,299 4,590 5,803 5,135 3,781 1,299 4,590 5,803 5,135 3,781 1,299 4,590 5,803 650 5,135	70 7.	4,092	11,865	29,242
3,009 1,046 3,695 4,531 523 2,231 15,094 4,967 3,109 1,062 3,751 4,742 531 2,831 16,031 5,492 3,162 1,062 3,751 4,812 539 3,591 16,988 5,529 3,209 1,093 3,919 4,954 555 4,436 16,227 6,917 3,302 1,126 3,975 5,026 562 4,300 18,488 7,428 3,348 1,141 4,031 5,026 562 4,563 18,748 7,952 3,441 1,172 4,143 5,237 586 4,696 19,269 9,533 3,441 1,172 4,143 5,237 586 4,696 19,269 9,533 3,544 1,204 4,255 5,376 586 4,690 19,269 9,533 3,544 1,224 4,374 5,449 610 4,890 20,050 10,160 3,	3,103 1,046 3,695 4,531 523 2,231 3,162 1,062 3,751 4,742 539 2,231 3,162 1,077 3,807 4,812 539 3,591 3,203 1,093 3,863 4,883 547 4,373 3,205 1,109 3,919 4,954 555 4,436 3,302 1,125 3,975 5,025 562 4,500 3,348 1,141 4,031 5,025 578 4,626 3,441 1,172 4,143 5,237 586 4,690 3,488 1,189 4,199 5,308 594 4,753 3,581 1,204 4,255 5,378 602 4,817 3,581 1,236 4,367 5,520 618 4,943 3,674 1,236 4,479 5,662 634 5,070 3,720 1,268 4,479 5,662 634 5,070 3,737 1,283 4,536 5,732 642 5,133 3,787	1,854	4,534	12,192	30,905
3,116 1,062 3,751 4,742 531 2,831 16,031 5,462 3,162 1,077 3,807 4,812 539 3,591 16,938 5,929 3,203 1,093 3,863 4,883 547 4,373 17,967 6,417 3,255 1,109 3,919 4,964 555 4,436 18,227 6,917 3,302 1,125 3,975 5,025 562 4,500 18,488 7,428 3,348 1,141 4,031 5,025 570 4,563 18,748 7,428 3,346 1,157 4,143 5,137 586 4,690 19,269 9,691 3,448 1,120 4,136 5,378 602 4,817 19,790 10,160 3,544 1,204 4,255 5,378 602 4,817 19,790 10,160 3,587 1,226 4,423 5,520 618 4,943 20,310 11,394	3,116 1,062 3,751 4,742 531 2,831 3,162 1,077 3,807 4,812 539 3,591 3,209 1,093 3,863 4,883 547 4,373 3,209 1,093 3,863 4,883 547 4,373 3,255 1,109 3,975 5,026 562 4,436 3,348 1,141 4,031 5,095 570 4,563 3,449 1,172 4,143 5,237 586 4,690 3,488 1,189 4,199 5,308 594 4,753 3,534 1,204 4,255 5,378 602 4,817 3,534 1,220 4,311 5,449 610 4,860 3,534 1,236 4,367 5,520 618 4,943 3,527 1,236 4,423 5,520 618 4,943 3,720 1,268 4,479 5,662 634 5,137 3,813 1,283 4,590 5,803 650 5,197 3,813	2,231	4,987	12,529	32,611
3,162 1,077 3,807 4,812 539 3,591 16,988 5,929 5,929 3,591 16,988 5,929 3,591 16,988 5,929 5,929 6,417 7,428 7,428 7,428 7,428 7,428 7,429 7,428 7,429 7,531 602 4,817 19,729 9,531 6,229 4,817 19,739 9,531 9,531 9,531 9,531 9,539 9,531 9,539 9,531 9,539 9,531 9,531 9,531 9,531 9,531 9,531 9,531 9,531 9,531 9,531 9,531 <t< td=""><td>3,162 1,077 3,863 4,812 539 3,591 3,209 1,093 3,863 4,883 547 4,373 3,255 1,109 3,919 4,954 555 4,436 3,302 1,125 3,975 5,025 562 4,436 3,348 1,117 4,031 5,025 576 4,563 3,441 1,172 4,143 5,237 586 4,690 3,488 1,189 4,199 5,308 594 4,753 3,534 1,204 4,255 5,308 594 4,753 3,581 1,204 4,255 5,308 594 4,800 3,674 1,220 4,311 5,449 610 4,800 3,720 1,268 4,479 5,520 618 4,943 3,767 1,268 4,534 5,732 642 5,137 3,813 1,299 4,534 5,732 642 5,137 3,813 1,299 4,534 5,732 642 5,137 3,813</td><td>2,831</td><td>5,452</td><td>12,875</td><td>34,358</td></t<>	3,162 1,077 3,863 4,812 539 3,591 3,209 1,093 3,863 4,883 547 4,373 3,255 1,109 3,919 4,954 555 4,436 3,302 1,125 3,975 5,025 562 4,436 3,348 1,117 4,031 5,025 576 4,563 3,441 1,172 4,143 5,237 586 4,690 3,488 1,189 4,199 5,308 594 4,753 3,534 1,204 4,255 5,308 594 4,753 3,581 1,204 4,255 5,308 594 4,800 3,674 1,220 4,311 5,449 610 4,800 3,720 1,268 4,479 5,520 618 4,943 3,767 1,268 4,534 5,732 642 5,137 3,813 1,299 4,534 5,732 642 5,137 3,813 1,299 4,534 5,732 642 5,137 3,813	2,831	5,452	12,875	34,358
3,209 1,093 3,863 4,883 547 4,373 17,967 6,417 3,255 1,109 3,919 4,954 555 4,436 18,227 6,917 3,302 1,125 3,975 5,025 562 4,500 18,488 7,426 3,348 1,141 4,031 5,095 578 4,626 19,009 8,486 3,346 1,157 4,087 5,237 586 4,690 19,269 9,033 3,441 1,172 4,143 5,237 586 4,690 19,269 9,033 3,488 1,189 4,199 5,308 5,94 4,753 19,269 9,033 3,534 1,204 4,255 5,378 602 4,817 19,790 10,160 3,534 1,224 4,357 5,520 618 4,943 20,310 11,344 3,627 1,288 4,479 5,62 634 5,07 20,57 3,674 1,2	3,209 1,093 3,863 4,883 547 4,373 3,255 1,109 3,919 4,954 555 4,436 3,302 1,125 3,975 5,025 562 4,500 3,348 1,141 4,031 5,095 578 4,626 3,441 1,172 4,143 5,237 586 4,690 3,488 1,189 4,199 5,378 602 4,817 3,534 1,204 4,255 5,378 602 4,817 3,581 1,204 4,357 5,520 618 4,943 3,527 1,286 4,367 5,591 626 5,007 3,720 1,286 4,479 5,662 634 5,000 3,767 1,283 4,590 5,732 642 5,197 3,813 1,299 4,590 5,803 650 5,197 3,813 1,299 4,590 5,803 5,197	3,591	5,929	13,232	36,149
3,255 1,109 3,919 4,954 555 4,436 18,227 6,917 3,302 1,125 3,975 5,025 562 4,500 18,489 7,428 3,348 1,141 4,031 5,095 570 4,563 18,748 7,952 3,346 1,157 4,047 5,166 578 4,626 19,099 8,486 3,441 1,172 4,143 5,237 586 4,690 19,269 9,033 3,448 1,124 4,199 5,378 602 4,817 19,790 10,160 3,534 1,204 4,255 5,378 602 4,817 19,790 10,160 3,587 1,226 4,337 5,520 618 4,943 20,310 11,334 3,720 1,288 4,479 5,591 626 5,007 20,671 11,394 3,767 1,288 4,534 5,732 642 5,197 21,092 3,613 <td< td=""><td>3,255 1,109 3,919 4,954 555 4,436 3,302 1,125 3,975 5,025 562 4,500 3,348 1,141 4,031 5,025 576 4,563 3,486 1,172 4,143 5,166 578 4,690 3,486 1,189 4,199 5,308 594 4,753 3,534 1,204 4,255 5,378 602 4,817 3,534 1,204 4,311 5,449 610 4,840 3,537 1,236 4,367 5,520 618 4,943 3,674 1,252 4,423 5,520 618 4,943 3,720 1,268 4,423 5,591 626 5,007 3,767 1,283 4,534 5,732 642 5,197 3,813 1,299 4,590 5,803 650 5,197 3,813 1,299 4,590 5,803 650 5,197</td><td>4,373</td><td>6,417</td><td>13,598</td><td>37,982</td></td<>	3,255 1,109 3,919 4,954 555 4,436 3,302 1,125 3,975 5,025 562 4,500 3,348 1,141 4,031 5,025 576 4,563 3,486 1,172 4,143 5,166 578 4,690 3,486 1,189 4,199 5,308 594 4,753 3,534 1,204 4,255 5,378 602 4,817 3,534 1,204 4,311 5,449 610 4,840 3,537 1,236 4,367 5,520 618 4,943 3,674 1,252 4,423 5,520 618 4,943 3,720 1,268 4,423 5,591 626 5,007 3,767 1,283 4,534 5,732 642 5,197 3,813 1,299 4,590 5,803 650 5,197 3,813 1,299 4,590 5,803 650 5,197	4,373	6,417	13,598	37,982
3,302 1,125 3,975 5,026 562 4,500 18,488 7,428 3,348 1,141 4,031 5,095 570 4,563 18,748 7,952 3,346 1,157 4,087 5,166 578 4,626 19,009 8,486 3,441 1,172 4,143 5,237 586 4,690 19,269 9,531 3,488 1,189 4,199 5,308 594 4,763 19,269 9,591 3,534 1,204 4,255 5,378 602 4,817 19,790 10,160 3,587 1,236 4,367 5,520 618 4,943 20,310 11,334 3,720 1,268 4,479 5,652 634 5,070 20,571 11,334 3,720 1,283 4,479 5,662 634 5,137 21,092 12,092 3,813 1,289 4,590 5,803 21,092 5,197 21,352 3,813	3,302 1,125 3,975 5,025 562 4,500 3,348 1,141 4,031 5,095 570 4,563 3,344 1,172 4,143 5,156 578 4,626 3,448 1,172 4,143 5,237 586 4,626 3,488 1,189 4,199 5,308 594 4,753 3,534 1,204 4,255 5,378 602 4,817 3,581 1,220 4,311 5,449 610 4,860 3,527 1,236 4,367 5,520 618 4,943 3,674 1,268 4,479 5,591 626 5,007 3,720 1,268 4,479 5,732 642 5,133 3,767 1,283 4,590 5,803 5,197 3,813 1,299 4,590 5,803 5,197 3,813 1,299 4,590 5,803 5,197	4,436	6,917	13,975	39,119
3,348 1,141 4,031 5,095 570 4,563 18,748 7,952 3,395 1,157 4,087 5,166 578 4,626 19,009 8,486 3,441 1,172 4,143 5,237 586 4,690 19,269 9,033 3,488 1,189 4,199 5,308 594 4,753 19,529 9,591 3,534 1,204 4,255 5,378 602 4,817 19,790 10,160 3,581 1,220 4,311 5,449 610 4,860 20,050 10,160 3,527 1,236 4,367 5,520 618 4,943 20,310 11,334 3,720 1,268 4,479 5,662 634 5,007 20,571 11,939 3,720 1,283 4,594 5,732 642 5,133 21,092 12,092 3,813 1,289 4,590 5,803 650 5,137 21,352 12,392	3,348 1,141 4,031 5,095 570 4,563 3,441 1,172 4,143 5,237 586 4,696 3,488 1,172 4,149 5,237 586 4,690 3,488 1,120 4,199 5,308 594 4,753 3,534 1,204 4,255 5,378 602 4,817 3,521 1,220 4,311 5,449 610 4,860 3,627 1,236 4,367 5,520 618 4,943 3,627 1,268 4,479 5,520 618 4,943 3,720 1,268 4,479 5,662 634 5,070 3,767 1,283 4,534 5,732 642 5,133 3,813 1,299 4,590 5,803 650 5,197 3,817 3,3980 4,690 5,803 650 5,197	4,500	7,428	14,362	40,278
3,395 1,157 4,087 5,166 578 4,626 19,009 6,486 3,441 1,172 4,143 5,237 586 4,690 19,269 9,033 3,488 1,189 4,199 5,308 594 4,753 19,269 9,591 3,584 1,204 4,255 5,378 602 4,817 19,790 10,742 3,581 1,220 4,311 5,449 610 4,860 20,050 10,742 3,527 1,236 4,367 5,520 618 4,943 20,310 11,334 3,570 1,268 4,479 5,662 634 5,077 20,571 11,939 3,767 1,283 4,534 5,732 642 5,133 21,092 12,241 3,813 1,299 4,590 5,803 5,197 21,352 12,392	3,395 1,157 4,087 5,166 578 4,626 3,441 1,172 4,143 5,237 586 4,690 3,488 1,188 4,199 5,308 594 4,753 3,534 1,204 4,255 5,378 602 4,817 3,581 1,220 4,317 5,449 610 4,880 3,674 1,236 4,367 5,520 618 4,943 3,720 1,268 4,423 5,591 626 5,007 3,767 1,283 4,534 5,732 642 5,133 3,813 1,283 4,590 5,803 650 5,137 5 3,813 1,289 4,590 5,1417 5,197	4,563	7,952	14,760	41,460
3,441 1,172 4,143 5,237 586 4,690 19,269 9,033 3,486 1,189 4,199 5,308 594 4,753 19,269 9,591 3,534 1,204 4,255 5,378 602 4,817 19,790 10,142 3,581 1,204 4,311 5,449 610 4,860 20,050 10,742 3,627 1,236 4,367 5,520 618 4,943 20,310 11,334 3,674 1,252 4,423 5,591 626 5,007 20,571 11,339 3,720 1,268 4,479 5,662 634 5,070 20,831 12,092 3,767 1,283 4,590 5,732 642 5,137 21,092 12,241 3,813 1,299 4,590 5,803 650 5,197 21,352 12,392	3,441 1,172 4,143 5,237 586 4,690 3,488 1,189 4,199 5,308 594 4,753 3,534 1,204 4,255 5,378 602 4,817 3,581 1,220 4,311 5,449 610 4,860 3,674 1,236 4,317 5,520 618 4,943 3,674 1,252 4,423 5,591 626 5,007 3,720 1,268 4,479 5,662 634 5,070 3,767 1,283 4,530 5,732 650 5,133 3,813 1,289 4,590 5,803 650 5,197 5 3,813 1,289 4,590 5,803 650 5,197	4,626	8,485	15,170	42,665
3,486 1,189 4,199 5,308 594 4,753 19,529 9,591 3,534 1,204 4,255 5,378 602 4,817 19,790 10,160 3,581 1,220 4,311 5,449 610 4,880 20,050 10,742 3,627 1,236 4,367 5,520 618 4,943 20,310 11,334 3,674 1,252 4,423 5,591 626 5,007 20,571 11,939 3,720 1,288 4,479 5,662 634 5,070 20,831 12,090 3,767 1,283 4,534 5,732 642 5,133 21,092 12,241 3,813 1,299 4,590 5,803 650 5,197 21,352 12,392	3,488 1,189 4,199 5,308 594 4,753 3,534 1,204 4,255 5,378 602 4,817 3,581 1,220 4,311 5,449 610 4,817 3,627 1,236 4,367 5,520 618 4,943 3,674 1,252 4,423 5,591 626 5,007 3,720 1,268 4,479 5,732 642 5,133 3,767 1,283 4,590 5,803 650 5,137 3,813 1,299 4,590 5,803 650 5,197	4,690	9,033	15,591	43,893
3,534 1,204 4,255 5,378 602 4,817 19,790 10,160 3,581 1,220 4,311 5,449 610 4,860 20,050 10,742 3,627 1,236 4,367 5,520 618 4,943 20,310 11,334 3,674 1,252 4,423 5,591 626 5,007 20,571 11,939 3,720 1,268 4,479 5,662 634 5,070 20,831 12,090 3,767 1,283 4,594 5,732 642 5,133 21,092 12,241 3,813 1,299 4,590 5,803 6,507 21,352 12,392	3,534 1,204 4,255 5,378 602 4,817 3,581 1,220 4,311 5,449 610 4,860 3,627 1,236 4,367 5,520 618 4,943 3,674 1,252 4,423 5,591 626 5,007 3,720 1,268 4,479 5,662 634 5,070 3,767 1,293 4,594 5,732 642 5,133 3,813 1,299 4,590 5,803 650 5,197 5 3,817 3,3980 4,696 5,144,53 5,144,58 5,1476	4,753	9,591	15,024	45,144
3,581 1,220 4,311 5,449 610 4,880 20,050 10,742 3,627 1,236 4,367 5,520 618 4,943 20,310 11,334 3,674 1,252 4,423 5,591 626 5,007 20,571 11,939 3,720 1,268 4,479 5,662 634 5,070 20,831 12,090 3,767 1,283 4,534 5,732 642 5,133 21,092 12,241 3,813 1,299 4,590 5,803 650 5,197 21,352 12,241	3,581 1,220 4,311 5,449 610 4,880 3,627 1,236 4,367 5,520 618 4,943 3,674 1,252 4,423 5,591 626 5,007 3,720 1,268 4,779 5,662 634 5,070 3,767 1,283 4,534 5,732 642 5,133 3,813 1,289 4,590 5,803 650 5,197 5 97,617 5 33,980 5,104,1453 5,14758 5,1476	4,817	10,160	16,470	46,420
3,627 1,236 4,367 5,520 618 4,943 20,310 11,334 3,674 1,252 4,423 5,591 626 5,007 20,571 11,939 3,720 1,268 4,479 5,662 634 5,070 20,831 12,090 3,767 1,283 4,534 5,732 642 5,133 21,092 12,241 3,813 1,299 4,590 5,803 650 5,197 21,352 12,392	3,627 1,236 4,367 5,520 618 4,943 3,674 1,252 4,423 5,591 626 5,007 3,720 1,268 4,479 5,662 634 5,070 3,767 1,283 4,534 5,732 642 5,133 3,813 1,299 4,590 5,803 650 5,197	4,880	10,742	16,928	47,720
3,674 1,252 4,423 5,591 626 5,007 20,571 11,939 3,720 1,268 4,479 5,662 634 5,070 20,831 12,090 3,767 1,283 4,534 5,732 642 5,133 21,092 12,241 3,813 1,299 4,590 5,803 650 5,197 21,352 12,392	3,674 1,252 4,423 5,591 626 5,007 3,720 1,268 4,479 5,662 634 5,070 3,767 1,283 4,534 5,732 642 5,133 3,813 1,299 4,590 5,803 650 5,197 5 97,617 5 33,980 5 114,153 5 14,758 5 81,476 5	4,943	11,334	17,399	49,044
3,720 1,268 4,479 5,662 634 5,070 20,831 12,090 3,767 1,283 4,534 5,732 642 5,133 21,092 12,241 3,813 1,299 4,590 5,803 650 5,197 21,352 12,392	3,720 1,268 4,479 5,662 634 5,070 3,767 1,283 4,534 5,732 642 5,133 3,813 1,299 4,590 5,803 650 5,197 5 97,617 5 33,980 5,106,606 5,14153 5,14758 5,1475	5,007	11,939	17,884	50,394
3,767 1,283 4,534 5,732 642 5,133 21,092 12,241 3,813 1,299 4,590 5,803 650 5,197 21,352 12,392	3,767 1,283 4,534 5,732 642 5,133 3,813 1,299 4,590 5,803 650 5,197	5,070	12,090	18,382	51,303
3,813 1,299 4,590 5,803 650 5,197 21,352 12,392	3,813 1,299 4,590 5,803 650 5,197 5 8 81,478 \$ 81,478 \$ 81,478 \$ 81,478 \$ 4,478 \$ 81,478 \$ 4,4	5,133	12,241	18,895	52,228
4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	\$ 33.980 \$ 106.606 \$ 114.153 \$ 14.758 \$ 81.476 \$	5,197	12,392	19,422	53,166
\$ 33,980 \$ 106,606 \$ 114,153 \$ 14,758 \$ 81,476 \$ 448,591 \$		758 \$ 81.476 \$ 448.591 \$	180.897	422 915	£ 1 052 403

EANIBIL N-4
PARVIN ROAD CORRIDOR TIF PLAN

PROJECTION OF NON-TIF REVENUES-NEW & EXISTING DEVELOPMENT

YEAR 1A, 18-1 & 18-2 1C & 1D 2 1 \$ 8,297 \$ 2,337 \$ - 2 12,694 7,151 -	\$ - \$ 31 - 34 - \$ 31 - 534 20 2,524 24 5,141 22 7,852 13 10,657 38 13,554 6 16,546 14 550 17 26,080 17 26,080 17 26,080 18 32,904 31 35,456 32,904 31 36,456 32 40,102	3,926 3,926 3,926 4,056 4,136 4,277 4,347 4,417 4,417	1,122 3,992 6,955 10,012 13,162 16,405	701al 10,834 \$ 19,845 25,958 34,930 44,938 50,911 60,998 67,445 74,019 80,811 87,789 94,955 102,307 102,307 102,307 125,485	38, 38-2 & 3C 2,778 2,778 5,658 8,642 11,728 14,918 18,210 21,605 25,103 28,704 32,408 36,214 40,124	\$ 32,456 \$ 38,515 44,658 44,658 55,949 55,903 63,957 68,112 72,372 76,739 81,217 85,807 90,514 95,339	43,089 58,360 70,616 83,259 99,807 112,519 129,543 143,100 157,049 177,393 186,134 201,274 216,818 232,767 249,126
\$ 8,297 \$ 2,337 \$ 12,694 7,151 7,291 7,291 7,432 7,291 17,589 7,432 7,572 1 22,634 7,712 7,712 1 2 1 <	2,524 2,524 5,141 7,852 10,657 13,554 16,546 19,630 22,809 22,809 26,080 29,446 32,904 32,904	,		4	2,778 5,658 8,642 11,728 14,918 18,210 25,103 25,103 32,408 36,214	32,456 38,515 44,658 48,329 52,092 55,949 59,903 63,967 63,967 63,967 63,112 72,372 76,739 81,217 85,807 90,514	43,089 58,360 70,616 83,255 99,807 112,519 129,543 143,100 157,049 171,393 166,134 201,274 216,818 249,126
12,694 7,151 13,806 7,291 17,589 7,432 22,222 7,572 1 22,034 7,712 1 23,045 7,852 1 23,045 7,852 1 23,045 7,852 1 23,045 7,852 1 23,045 7,852 1 23,045 7,852 1 24,280 8,133 2 24,280 8,273 2 25,103 8,553 3 25,515 8,693 3 25,515 8,693 3 25,515 8,693 3 25,749 9,114 3 27,161 9,254 3 27,161 9,254 3 27,572 9,395 3 27,572 9,395 3 27,572 9,395 3 27,572 9,395 3 27,572 9,395 3 26,096 20,472 3 60,906 20,752 3 61,729 21,033 7 63,375 21,593 7	++++000004	- 3,926 3,926 4,056 4,136 4,277 4,347 4,447 4,487		19,845 25,958 34,930 44,938 50,911 60,998 67,415 74,019 80,811 87,789 94,955 102,307 103,846 117,572 125,485		38,515 44,658 48,329 52,092 55,949 59,903 63,967 63,967 72,372 76,739 81,217 85,807 90,514	290,807 112,514 143,400 157,044 171,387 186,134 249,127 249,128
13,806 7,291 17,589 7,432 22,222 7,572 1,572 22,634 7,712 1,292 23,045 7,852 1,3457 7,892 23,868 8,133 24,280 8,273 24,280 8,273 25,515 8,693 25,515 8,693 25,515 8,834 325,526 8,834 325,526 8,834 325,761 9,254 327,572 9,395 327,572 9,395 328,807 9,675 328,807 9,675 328,807 9,675 328,807 9,675 328,807 9,675 328,807 9,955 328,807 9,955 328,807 9,955 328,807 9,955 328,807 9,955 328,807 9,955 328,807 9,955 328,807 20,472 360,906 20,752 361,729 21,033 77 63,375 21,593	++++0000 m 4 a	3,926 3,926 3,996 4,056 4,136 4,277 4,347 4,417 4,487		25,958 34,930 44,938 50,911 60,998 67,415 74,019 80,811 87,789 94,955 102,307 117,572	2,778 5,658 8,642 11,728 14,918 18,210 21,605 25,103 28,704 32,408 36,214 40,124	44,658 48,329 52,092 55,949 59,903 63,957 68,112 72,372 76,739 81,217 85,807 90,514	20,30 70,510 83,255 99,80 112,511 143,100 171,39 171,39 186,13 201,27 216,811 249,128
17,589 7,432 22,222 7,572 1 23,045 7,712 1 23,045 7,712 1 23,045 7,712 1 23,045 7,852 1 23,868 8,133 2 24,280 8,273 2 24,280 8,273 2 25,515 8,693 3 25,515 8,693 3 25,526 8,834 3 26,749 9,114 3 27,572 9,395 3 27,572 9,395 3 27,572 9,395 3 27,572 9,395 3 27,984 9,535 3 29,218 9,675 3 29,218 9,955 3 29,218 9,955 3 29,218 9,955 3 29,218 20,472 3 60,906 20,752 3 61,729 21,033 7 63,375 21,593 7		3,926 3,926 4,066 4,136 4,207 4,277 4,347 4,417 4,487		34,930 44,938 50,911 60,998 67,415 74,019 80,811 87,789 94,955 102,307 102,307 125,485	2,778 5,658 8,642 11,728 14,918 18,210 21,605 25,103 28,704 32,408 36,214	44,536 48,329 52,092 58,949 63,957 68,112 72,372 76,739 81,217 85,807 90,514	70,616 83,255 99,807 112,516 129,547 143,100 157,046 177,395 186,133 201,274 216,816 249,126
22,222 22,634 7,712 7,712 7,922 23,045 7,712 7,992 23,868 8,133 24,280 8,273 24,692 25,103 8,553 25,515 8,693 325,526 8,834 326,738 26,738 8,974 3 27,572 9,395 3 27,572 9,395 3 28,897 29,218 9,955 3 29,218 60,906 60,083 20,472 61,729 21,033 7 63,375 21,593		3,926 3,926 4,056 4,136 4,277 4,347 4,417 4,487		44,938 50,911 60,998 67,415 74,019 80,811 87,789 94,955 102,307 102,307 125,485	2,778 5,658 8,642 11,728 14,918 18,210 21,605 25,103 28,704 32,408 36,214 40,124	48,329 52,092 55,949 59,903 63,957 68,112 72,372 76,739 81,217 85,807 90,514	83,256 99,807 112,516 129,546 143,100 157,046 171,396 186,134 201,274 216,816 249,126
22,634 7,712 23,045 7,852 23,457 7,992 24,280 8,413 24,692 8,413 24,692 8,413 25,515 8,693 25,926 8,834 26,338 8,974 26,338 8,974 26,338 8,974 26,349 9,114 27,572 9,395 27,572 9,395 28,395 9,675 28,395 9,675 28,395 9,675 29,218 9,915 29,218 9,915 29,630 10,096 60,083 20,472 60,906 20,752 61,729 21,313 62,552 21,313 63,375 21,593		3,926 3,996 4,056 4,136 4,277 4,347 4,417 4,487		44,535 50,911 60,998 67,415 74,019 80,811 87,789 94,955 102,307 102,307 17,572 125,485	2,778 5,658 8,642 11,728 14,918 18,210 21,605 25,103 28,704 32,408 36,214 40,124	52,092 55,949 59,903 63,967 68,112 76,739 81,217 85,807 90,514	99,807 112,516 129,545 143,100 157,046 177,395 186,134 201,274 216,816 249,126
23,045 7,852 23,457 7,852 23,868 8,133 24,280 8,273 24,692 8,413 25,103 8,553 25,926 8,834 26,338 8,974 26,338 8,974 26,336 9,114 27,572 9,395 27,572 9,395 28,807 9,675 28,807 9,675 29,218 9,955 29,218 9,955 29,218 9,955 20,630 10,096 60,906 20,752 60,906 20,752 61,729 21,533 62,552 21,533 63,375 21,593		3,926 3,996 4,066 4,136 4,277 4,347 4,417 4,487	1,122 3,992 6,955 10,012 13,162 16,405	90,311 60,998 67,415 74,019 80,811 87,789 94,955 102,307 103,846 117,572	5,658 8,642 11,728 14,918 18,210 21,605 25,103 26,704 36,214 40,124	55,949 59,903 63,957 68,112 72,372 76,739 81,217 85,807 90,514	112,519 129,540 143,100 157,048 171,339 171,339 201,274 216,848 232,765 249,128
23,457 7,992 23,868 8,133 24,692 8,413 25,103 8,553 25,926 8,834 26,338 8,974 26,338 8,974 26,338 8,974 27,572 9,395 27,572 9,395 28,807 9,675 29,218 9,815 29,218 9,815 29,218 9,955 20,066 20,752 60,906 20,752 61,729 21,333 62,552 21,333 63,375 21,593		3,926 4,066 4,136 4,277 4,347 4,417 4,487	1,122 3,992 6,955 10,012 13,162 16,405	60,998 67,415 74,019 80,811 87,789 94,955 102,307 103,846 117,572	8,642 11,728 14,918 18,210 21,605 25,103 28,704 32,408 36,214	59,903 63,967 68,112 72,372 76,739 81,217 85,807 90,514	129,54; 143,100 157,048; 171,339; 171,339; 201,274; 216,818; 232,765; 249,128;
23,868 8,133 24,280 8,273 24,692 8,413 25,103 8,553 25,515 8,693 26,336 8,834 26,336 8,974 26,336 8,974 27,572 9,395 27,984 9,535 28,807 9,815 29,218 9,815 29,218 9,915 29,630 10,096 60,083 20,752 60,906 20,752 61,729 21,333 62,552 21,333		3,996 4,066 4,136 4,277 4,347 4,417 4,487	- 1,122 3,992 6,955 10,012 13,162 16,405	67,415 74,019 80,811 87,789 94,955 102,307 109,846 117,572	11,728 14,918 18,210 21,605 25,103 28,704 32,408 36,214 40,124	63,967 68,112 72,372 76,739 81,217 85,807 90,514	143,104 157,044 171,339 186,134 201,274 216,818 232,765 249,128
24,280 B,713 24,692 B,413 25,103 B,553 25,103 B,553 25,926 B,834 26,338 B,974 27,161 9,254 27,572 9,395 28,807 9,815 29,218 9,955 29,630 10,096 60,083 20,472 60,906 20,752 60,906 20,752 60,333 62,552 21,593		4,066 4,136 4,277 4,347 4,417 4,487	- 1,122 3,992 6,955 10,012 13,162 16,405	74,019 80,811 87,789 94,955 102,307 109,846 117,572 125,485	14,918 18,210 21,605 25,103 28,704 32,408 36,214 40,124	68,112 72,372 76,739 81,217 85,807 90,514	157,044 171,395 186,13- 201,27- 216,814 232,76 249,126
24,280 8,413 24,692 8,413 25,103 8,553 25,515 8,693 25,926 8,834 26,749 9,114 27,161 9,254 27,984 9,675 28,395 9,675 29,630 10,096 60,083 20,472 60,906 20,752 61,729 21,313 63,375 21,593	4 4 4 4 4 4	4,136 4,207 4,277 4,347 4,417 4,487	7,122 3,992 6,955 10,012 13,162 16,405	80,811 87,789 94,955 102,307 109,846 117,572 125,485	18,210 21,605 25,103 28,704 32,408 36,214 40,124	72,372 76,739 81,217 85,807 90,514	171,399 186,13 201,27 216,811 232,76 249,121
24,692 8,413 25,103 8,553 25,515 8,693 26,736 8,834 26,749 9,114 27,161 9,254 27,572 9,395 28,395 9,675 28,607 9,815 29,218 9,955 29,630 10,096 60,083 20,472 60,906 20,752 61,729 21,313 62,552 21,593		4,207 4,277 4,347 4,417 4,487 4,557	1,122 3,992 6,955 10,012 13,162 16,405	87,789 94,955 102,307 109,846 117,572 125,485	21,605 25,103 28,704 32,408 36,214 40,124	76,739 81,217 85,807 90,514 95,339	186,137 201,27 216,81 232,76 249,12
25,103 8,553 25,515 8,693 25,926 8,834 26,338 8,974 26,749 9,114 27,161 9,254 27,572 9,395 27,572 9,395 28,807 9,675 28,807 9,675 29,218 9,955 29,630 10,096 60,083 20,472 60,906 20,752 60,906 20,752 61,729 21,333 62,552 21,593		4,347 - 4,347 - 4,417 4,487 4,557	3,992 6,955 10,012 13,162 16,405	94,955 102,307 109,846 117,572 125,485	25,103 28,704 32,408 36,214 40,124	81,217 85,807 90,514 95,339	201,27, 216,810 232,76 249,120
25,515 8,693 25,926 8,834 26,338 8,974 26,749 9,114 27,161 9,254 27,572 9,395 28,395 9,675 28,807 9,815 29,218 9,815 29,218 9,955 29,630 10,096 60,906 20,752 60,906 20,752 61,729 21,313 62,552 21,593		4,347 - 4,417 4,487 4,557	6,955 10,012 13,162 16,405	102,307 109,846 117,572 125,485	28,704 32,408 36,214 40,124	85,807 90,514 95,339	216,811 232,76 249,12
25,926 8,834 26,749 9,114 27,7161 9,254 27,572 9,395 27,984 9,635 28,807 9,615 29,218 9,955 29,630 10,096 60,083 20,472 60,906 20,752 61,729 21,313 63,375 21,593		4,417 4,487 4,557	10,012 13,162 16,405	109.846 117,572 125,485	32,408 36,214 40,124	90,514 95,339	232,76
26,338 8,974 26,749 9,114 27,161 9,254 27,572 9,395 28,395 9,675 28,807 9,815 29,218 9,955 29,630 10,096 60,083 20,472 60,906 20,752 61,729 21,313 63,375 21,593	69 69 4 4	4,487	13,162 16,405	117,572 125,485	36,214	95,339	249,12
26,749 9,114 27,161 9,254 27,572 9,395 27,984 9,535 28,395 9,675 28,807 9,815 29,218 9,955 29,630 10,096 60,083 20,472 60,906 20,752 61,729 21,313 62,552 21,313 63,375 21,593	12 4 4	4,557	16,405	125,485	40,124		-
27,161 9,254 27,572 9,395 27,984 9,535 28,395 9,675 28,807 9,815 29,218 9,955 29,630 10,096 60,083 20,472 60,906 20,752 61,729 21,033 62,552 21,313 63,375 21,593	7 7					100,287	265,896
27,572 9,395 27,984 9,535 28,395 9,675 28,807 9,815 29,218 9,955 29,630 10,096 60,083 20,472 60,906 20,752 61,729 21,033 62,552 21,313 63,375 21,593	•	4,627	19,743	133,585	44,136	105,360	283,081
27,984 9,535 28,395 9,675 28,807 9,815 29,218 9,955 29,630 10,096 60,083 20,472 60,906 20,752 61,729 21,313 63,375 21,593	r	4,697	25,052	141,873	48,251	110,561	300,685
28,395 9,675 28,807 9,815 29,218 9,955 29,630 10,096 60,683 20,472 60,906 20,752 61,729 21,033 62,552 21,313 63,375 21,593	90 42,589	4,767	31,783	150,347	52,469	115,895	318,711
28,607 9,815 29,218 9,955 29,630 10,096 60,083 20,472 60,906 20,752 61,729 21,033 62,552 21,313	15 43,215	4,837	38,700	159,008	26,790	121,364	337,162
29,218 9,955 29,630 10,096 60,083 20,472 60,906 20,752 61,729 21,033 62,552 21,313 63,375 21,593	30 43,841	4,908	39,261	161,312	61,214	126,973	349,499
29,630 10,096 60,083 20,472 60,906 20,752 61,729 21,033 62,552 21,313 63,375 21,593	6 44,468	4,978	39,822	163,616	65,741	132,724	362,081
60,083 20,472 60,906 20,752 61,729 21,033 63,375 21,593	1 45,094	5,048	40,383	165,921	70,371	138,622	374,913
60,906 20,752 61,729 21,033 62,552 21,313 63,375 21,593	17 45,720	5,118	40,943	208,503	75,103	289,340	572,945
62,552 21,033 62,552 21,313 63,375 21,593	2 46,346	5,188	41,504	211,359	79,939	301,745	593,042
62,552 21,313 63,375 21,593	5 46,973	5,258	42,065	251,372	84,877	314,467	650,717
63,375 21,593	6 47,599	5,328	42,626	254,724	89,918	327,515	672,157
	7 96,451	5,398	43,187	306,301	190,125	340,897	837,323
29 64,198 21,874 77,288	8 97,703	5,468	43,748	310,279	200,618	354,622	865,519
30 65,021 22,154 78,279	96'86 6	11,077	44,309	319,796	211,318	368,699	899,812
31 65,844 22,435 79,269		11,217	44,870	323,844	213,993	383,137	920,974
32 66,667 22,715 80,260	101,461	11,358	45,430	327,892	216,668	397,947	942,506
33 67,490 22,996 81,251		11,498	45,991	331,940	219,343	413,137	964,420

EXHIBIT N-4
PARVIN ROAD CORRIDOR TIF PLAN

PROJECTION OF NON-TIF REVENUES--NEW & EXISTING DEVELOPMENT

1.4. 19.1 Killey 1.6. Killey 1.4.							12		INCREMENTAL EARNINGS LAX	NG0 174			
4. Hold Blood 1 (210) 2 3. 4. Hold Blood 4. Hold Blood 3. Hold Blood 4. Hol	7			SURF	ACE PF	POJECTS					UNDERGROUND PROJECTS	L	
5 5 5 5 6 7		1A, 1B-1 &	Ц	2	Ц	34	30	\vdash	4	Total	38, 38-2 & 3C		TOTAL
34,25 43,200 43,200 77,834 77,834 15,529 15,059 36,026 43,600 77,73 13,359 7,173 13,439 15,059 15,059 70,120 45,210 600 29,541 13,359 7,175 21,43,59 10,313 25,041 70,120 45,210 45,220 45,220 47,775 41,447 21,447 21,447 21,447 20,648 70,120 47,775 41,477 23,888 24,414 24,447 21,447 21,447 23,884 80,120 40,410			•		*	,		₩	,		4		
46,600 44,243 22,575 46,600 44,232 26,575 46,600 44,243 15,236 15,039 15,039 15,039 76,530 46,006 70,781 15,366 15,286 12,247 244,772 16,009 22,044 15,248 24,414 244,772 16,009 24,414 244,772 16,009 24,414 246,772 21,375 23,004 </td <td>2</td> <td>34,425</td> <td></td> <td></td> <td></td> <td>,</td> <td>٠</td> <td></td> <td></td> <td>77,934</td> <td></td> <td>•</td> <td></td>	2	34,425				,	٠			77,934		•	
59,025 45,216 61,288 46,028 77,123 46,028 77,123 46,028 77,123 46,028 77,123 46,028 77,123 47,175 77,175 11,175 47,775 11,475 47,775 11,475 47,775 11,475 47,775 11,475 47,775 11,475 47,775 11,475 47,775 11,475 47,775 11,475 47,775 11,475 47,775 11,475 47,775 11,475 47,775 11,475 47,775 11,475 47,775 11,475 47,775 11,475 47,775 11,475 47,775 47,175<	ო	46,800			ıc	,	•			120,738	,	15,050	135 707
75.330 46.069 7.07.241 15.356 218.536 5.0633 2.03.04 76.752 46.069 7.07.241 1.5.264 31.221 2.03.04 2.03.03 2.03.04 77.150 47.752 1.13.847 47.314 2.03.04 2.03.03 2.03.04	4	59,625			m		٠			165.128		099 64	100,100
76,755 46,922 93,844 31,281 26,8772 10,313 26,534 78,155 46,826 111,475 41,775 23,888 23,388 24,341 26,877 10,313 25,904 78,156 46,626 111,475 41,775 64,388 23,147 46,870 21,375 33,804 80,917 44,481 184,44 62,468 24,741 - 366,047 21,375 33,804 82,306 50,341 188,441 100,088 22,167 - 445,000 20,324 41,804 26,526 83,706 50,241 188,441 100,088 22,167 - 442,806 50,000 20,324 41,800 26,323 41,800 20,300 85,026 52,041 188,417 138,775 20,000 24,236 50,000 50,000 24,248 64,300 66,000 50,000 50,000 24,248 60,000 64,300 66,000 50,000 50,000 27,200 60,000 64,300	ĸ	75,330		76,781	_	15,356	٠		•	213.536		000,01	163,788
78,120 47,775 11,475 23,888 20,003 15,750 20,001 78,120 48,626 47,775 11,475 24,344 23,604 20,910 20,910 20,910 80,910 48,486 11,48 46,484 64,838 24,741 46,477 47,782 23,484 41,680 24,747 42,822 46,904 27,188 41,680 41,680 25,147 42,315 33,488 41,690 41,690 22,417 42,315 33,488 41,690 41,494 42,315 33,488 41,690 41,690 42,316 53,479 41,690 41,471 42,315 53,474 41,775 42,316 53,474 41,775 42,316 53,474 41,775 42,316 53,474 41,775 42,316 53,474 41,474 42,315 53,474 41,476 42,316 53,448 41,484 42,428 50,411 53,474 41,484 42,316 53,448 53,448 41,484 41,484 41,484 41,484 41,484	Q	76,725				31,281	٠			248 772	•	22,334	240,932
79,515 48,628 129,615 48,628 24,711 346,970 21,375 336,944 82,305 50,970 48,441 118,444 62,489 24,741 346,970 21,375 33,886 41,886 37,782 41,896 37,782 42,896 36,044 27,186 37,782 42,896 36,044 27,186 37,782 42,896 45,760 33,778 45,890 45,760 33,778 45,890 45,760 33,778 45,890 45,760 33,778 45,890 45,760 33,778 45,890 45,760 33,778 45,890 45,760 33,778 45,890 45,760 33,778 45,890 45,760 33,778 45,890 45,760 33,778 45,890 46,760<	^	78,120			100	47,775	23,88	ø.	•	309.033		20,061	263,163
60 910 69 40 4 <th< td=""><td>80</td><td>79,515</td><td></td><td></td><td>ıc</td><td>64,838</td><td>24,31</td><td>**</td><td>•</td><td>346.970</td><td></td><td>+08,82 22,804</td><td>334,686</td></th<>	80	79,515			ıc	64,838	24,31	**	•	346.970		+08,82 22,804	334,686
82,305 50,334 167,781 100,689 25,167 4,26,257 33,188 4,190,00 83,705 51,188 160,683 19,438 25,544 46,267 24,286 56,003 39,375 45,980 85,490 52,844 166,867 178,666 26,673 60,913 598,480 56,200 45,790 50,004 86,490 52,846 166,867 178,666 26,873 60,913 598,480 56,206 54,590 50,004 86,490 52,845 166,867 26,873 60,913 598,480 56,006 54,590 56,006 56,006 54,590 56,006	O)	80,910		148,444		82,469	24,74	τ	•	386,044	27,373		402,140
B2,700 51,188 180,863 119,438 25,584 6,825 467,606 39,375 45,900 B6,095 52,241 183,775 26,020 24,286 510,093 45,750 45,750 45,750 45,750 45,750 45,750 45,750 45,750 45,750 45,750 45,750 45,750 45,750 45,750 45,750 46,700 46,750 45,750 46,700 </td <td>5</td> <td>82,305</td> <td>50,334</td> <td>167,781</td> <td>_</td> <td>100,669</td> <td>25,16</td> <td>۷-</td> <td></td> <td>426,257</td> <td>33.188</td> <td></td> <td>501.284</td>	5	82,305	50,334	167,781	_	100,669	25,16	۷-		426,257	33.188		501.284
85,095 52,041 183,775 26,000 24,286 510,093 45,760 60,204 86,490 52,844 186,861 158,861 26,427 42,315 553,718 52,313 56,450 56,460 56,460 56,480 56,480 56,000 66,000 64,380 56,600 66,000<		83,700	51,188		~	119,438	25,59	4	6,825	467,606	39,375		552.962
6B,400 52,894 186,861 154,00 26,440 42,315 553,718 55,313 54,512 56,003 56,400 56,003 56,003 56,003 56,003 56,003 56,003 56,003 56,003 56,003 56,003 56,003 56,003 56,003 56,003 56,003 57,159 27,120 99,866 644,380 66,003 56,003 56,003 56,003 56,003 57,159 27,122 773,122 773,125 60,003 77,3425 77,3425 87,586 77,3425 87,586 <th< td=""><td>12</td><td>85,095</td><td>52,041</td><td>183,877</td><td></td><td>138,775</td><td>26,02</td><td>0</td><td>24,286</td><td>510,093</td><td>45,750</td><td></td><td>606 047</td></th<>	12	85,095	52,041	183,877		138,775	26,02	0	24,286	510,093	45,750		606 047
87,885 53,747 189,966 179,166 26,873 60,913 598,480 69,063 59,063 56,060 56,060 66,3392 56,060 66,091 77,374 66,014 66,014 66,014 66,000 66,043 66,014 77,274 66,000 66,043 66,014 77,274 78,480 77,342 78,480 77,342 78,480 77,342 77,343 77,342 77,343 77,344 77,344 77,344 77,	1 3	86,490	52,894	186,891	_	158,681	26,44	_	42,315	553,718	52,313		660.543
89.289 54,600 192,920 200,200 27,327 99.816 644,380 66,000 60,000 63,392 77,927 99.816 644,380 66,000 67,966 77,302 77,302 77,302 77,302 77,3126 67,966 77,302 77,402 77,402 77,402 77,402 77	4	87,885	53,747	189,906	··	179,156	26,87;	m	60,913	598,480	59,063		716,451
90,675 55,453 195,334 221,121 27,727 99,816 691,417 73,125 67,968 92,070 56,306 198,349 24,394 28,153 120,120 739,592 86,438 77,392 93,465 57,159 201,963 265,312 28,600 152,425 789,904 87,538 77,392 94,866 57,159 201,963 265,312 28,600 152,425 789,004 87,538 77,392 96,265 58,013 201,963 265,932 29,643 238,463 980,641 110,563 82,49 96,265 59,772 211,035 217,035 226,233 238,453 99,867 916,765 112,863 82,49 90,45 60,476 220,444 30,286 242,288 916,765 112,863 214,07 100,440 61,425 217,035 278,176 249,113 1,004,868 1128,673 216,076 101,433 126,660 266,744 281,366 222,286 1,121,	5	89,280	54,600	192,920		200,200	27,300	0	80,080	644,380	000'99		773,772
92,070 56,306 198,949 244,394 28,153 120,120 773,959 80,438 77,302 93,465 57,159 201,963 255,312 28,806 152,425 789,904 87,938 77,302 94,660 58,013 256,312 28,606 193,375 833,354 86,625 82,49 96,256 58,866 207,992 266,433 229,433 229,463 191,563 110,563 87,20 96,466 59,719 211,006 266,428 30,713 242,88 916,565 110,613 92,67 100,440 61,425 210,043 226,438 30,713 244,288 916,66 1126,613 92,417 101,435 124,626 220,049 31,139 244,13 1,004,868 1156,813 216,076 206,460 126,263 220,149 21,124,866 222,225 1,121,863 145,868 222,102 217,624 126,664 225,486 252,525 1,121,863 145,868 224,136	16	90,675	55,453	195,934		221,813	27,72	۲.	99,816	691,417	73,125		832,508
93,465 57,159 201,963 255,312 29,580 152,425 789,904 87,936 77,392 94,860 58,013 204,978 259,123 29,006 193,375 893,554 96,256 82,249 77,392 96,256 58,866 207,922 26,293 29,433 236,463 903,863 111,563 92,267 97,650 59,746 20,748 29,685 228,679 30,748 903,863 111,563 92,257 99,465 56,045 21,006 226,748 29,865 223,867 903,863 116,863 92,257 100,440 61,425 21,035 274,365 30,713 246,170 1,004,868 118,673 102,672 206,460 126,263 220,044 217,366 252,525 1,121,863 118,875 216,076 212,040 126,675 452,156 226,797 31,418 262,793 1,744,654 1,744,654 1,744,654 1,744,654 1,744,654 1,744,654 1,744,654 1,7	-	92,070	56,306	198,949		243,994	28,15	m	120,120	739,592	80,438	72,632	892,661
94,860 58,013 204,876 289,354 839,354 96,625 92,267 82,249 96,255 56,866 207,922 262,933 29,433 235,463 890,941 103,500 87,203 97,650 59,716 211,006 266,744 29,859 236,463 903,853 111,563 92,257 99,045 60,772 214,001 266,744 29,859 222,288 916,765 119,813 97,412 100,440 61,425 217,035 276,136 245,700 929,678 116,875 116,875 116,675 206,460 126,263 220,049 214,366 227,136 249,118 1,004,868 145,688 226,068 102,672 206,460 126,263 221,386 249,118 249,118 1,004,868 145,688 228,168 222,225 1,124,689 165,688 226,289 166,289 166,289 166,289 166,289 166,289 166,289 166,289 166,289 166,289 167,688 167,688	9	93,465	57,159	201,963		255,312	28,58	0	152,425	789,904	87,938	77,392	954,234
96,255 58,866 207,392 262,933 294,33 235,463 890,941 103,500 67,203 27,203 97,650 59,779 211,006 266,744 29,686 242,288 903,653 111,563 92,257 99,045 60,572 214,021 270,554 30,266 242,288 916,765 119,813 97,412 100,440 61,425 217,035 274,365 30,713 245,700 929,678 119,813 97,412 206,460 126,263 220,043 278,176 31,139 249,113 1,004,868 136,875 216,076 206,460 126,263 220,043 278,176 31,586 255,938 1,121,863 156,868 227,023 206,460 126,675 452,156 226,936 32,419 256,938 1,383,176 154,888 227,023 212,044 128,675 46,214 56,836 32,419 256,938 1,714,854 365,635 224,938 21,620 133,088 470,243 <td>19</td> <td>94,860</td> <td>58,013</td> <td>204,978</td> <td></td> <td>259,123</td> <td>29,000</td> <td>9</td> <td>193,375</td> <td>839,354</td> <td>95,625</td> <td>82,249</td> <td>1,017,227</td>	19	94,860	58,013	204,978		259,123	29,000	9	193,375	839,354	95,625	82,249	1,017,227
97,650 59,719 211,006 266,744 29,859 238,875 903,853 111,553 92,257 99,045 60,572 214,021 270,554 30,286 242,288 916,765 119,813 97,412 100,440 61,425 214,021 270,554 30,286 242,288 916,765 128,250 100,672 100,440 61,425 217,035 274,365 30,713 245,700 929,678 128,250 100,672 206,460 126,263 220,049 251,364 281,486 252,525 1,121,663 154,688 227,023 206,460 126,263 223,1064 255,938 1,363,102 154,688 227,023 212,040 126,263 258,185 256,938 1,363,126 154,688 221,023 217,620 133,088 245,186 226,938 1,363,126 154,688 221,202 217,620 133,088 452,148 354,68 32,419 256,938 1,714,654 365,625 273,068	8	96,255	58,866	207,992		262,933	29,43	60	235,463	890,941	103,500	87,203	1,081,644
99,045 60,572 214,021 270,554 30,286 242,288 916,765 119,813 97,412 100,440 61,425 217,035 274,365 30,713 245,700 929,678 128,250 102,672 100,440 61,425 217,035 274,365 274,365 274,365 274,365 274,365 274,365 274,365 276,776 1121,663 136,875 145,688 227,023 206,460 126,266 223,064 281,986 276,176 255,938 1,121,663 145,688 227,023 209,204 127,662 285,797 31,992 255,938 1,363,102 154,688 227,023 212,040 136,675 138,276 138,286 222,419 269,350 1,381,276 163,865 227,023 217,620 133,088 470,243 584,458 32,419 269,350 1,774,854 365,625 273,065 220,410 134,794 476,271 602,079 67,397 269,588 1,770,538 394,875	7	97,650	59,719	211,006		266,744	29,859	Cr.	238,875	903,853	111,563	92,257	1,107,672
100,440 61,425 217,035 20,713 245,700 929,678 128,250 102,672 101,835 124,556 220,049 278,176 31,139 249,113 1,004,868 136,875 216,076 206,460 126,263 223,064 281,986 31,566 255,255 1,121,863 145,688 227,023 209,250 127,969 452,156 285,797 31,992 256,936 1,381,276 169,488 228,192 212,040 129,675 458,186 286,888 32,419 256,350 1,381,276 169,888 281,276 217,620 131,381 464,214 586,836 32,419 269,589 1,714,854 365,625 273,066 217,620 133,086 470,243 594,458 33,272 266,789 1,774,854 365,625 273,066 220,410 134,794 476,271 602,070 66,250 273,000 1,792,950 390,000 297,503 228,590 139,913 488,329 617,321	22	99,045	60,572	214,021		270,554	30,28	ဖွ	242,288	916,765	119,813	97,412	1,133,990
101,835 124,556 220,049 278,176 31,139 249,113 1,004,868 136,875 216,076 206,460 126,263 223,064 281,986 31,566 255,938 1,121,863 145,688 227,023 209,250 127,969 452,156 285,797 31,992 256,938 1,363,102 154,688 238,192 212,040 129,675 458,186 289,608 32,419 256,350 1,381,276 163,875 249,585 217,620 131,381 464,214 586,836 32,845 262,763 1,692,869 346,500 281,208 217,620 133,088 470,243 594,458 33,272 266,176 1,774,854 365,625 273,066 220,410 134,794 476,271 602,079 67,397 269,588 1,776,538 386,125 327,603 225,990 136,913 488,329 617,321 69,103 279,625 1,897,774 399,750 322,936 228,780 1393,580 2,490,841 <td>23</td> <td>100,440</td> <td>61,425</td> <td>217,035</td> <td></td> <td>274,365</td> <td>30,710</td> <td>e</td> <td>245,700</td> <td>929,678</td> <td>128,250</td> <td></td> <td>1,160,600</td>	23	100,440	61,425	217,035		274,365	30,710	e	245,700	929,678	128,250		1,160,600
206,460 126,263 223,064 281,986 31,566 252,525 1,121,663 145,688 227,023 209,250 127,969 452,156 285,797 31,992 255,938 1,381,276 163,478 249,585 212,040 120,675 458,185 286,608 32,419 259,350 1,381,276 163,875 249,585 214,830 131,381 464,214 586,836 32,419 250,763 1,692,869 346,500 346,500 261,208 214,830 133,088 470,243 594,458 33,272 266,176 1,714,854 365,625 273,066 220,410 134,794 476,271 602,079 67,397 269,588 1,770,538 396,000 297,503 223,200 136,500 482,300 603,700 68,250 273,006 1,792,950 399,760 399,760 228,780 139,913 494,358 624,943 69,103 276,413 1,837,774 399,760 399,760 322,936 3,893,580 <td>24</td> <td>101,835</td> <td>124,556</td> <td>220,049</td> <td></td> <td>278,176</td> <td>31,13</td> <td>(D)</td> <td>249,113</td> <td>1,004,868</td> <td>136,875</td> <td>216,076</td> <td>1,357,818</td>	24	101,835	124,556	220,049		278,176	31,13	(D)	249,113	1,004,868	136,875	216,076	1,357,818
209,250 127,969 452,156 285,797 31,992 255,938 1,363,102 154,688 228,192 212,040 129,675 458,185 289,608 32,419 259,350 1,381,276 163,875 249,585 214,830 131,381 464,214 586,836 32,419 262,763 1,692,869 346,500 261,208 217,620 133,086 470,243 594,458 33,272 266,175 1,714,854 365,625 273,066 220,410 134,794 476,271 602,709 67,397 269,588 1,770,538 390,000 297,503 223,200 136,500 482,300 609,700 68,250 273,000 1,792,950 394,875 310,093 225,990 139,913 494,356 624,943 69,103 279,825 1,893,774 399,750 322,936 3,893,580 2,490,841 7,564,377 4,387,167 27,301,368 4,058,625 3,878,671 3,878,671 3,878,671 3,878,671 3,878,671 3,878,671<	52	206,460	126,263	223,064		281,986	31,56	ထ	252,525	1,121,863	145,688	227,023	1,494,574
212,040 129,675 458,185 289,608 32,419 259,350 1,381,276 163,875 249,585 214,830 131,381 464,214 586,836 32,445 262,763 1,692,869 346,500 261,208 217,620 131,381 464,214 586,836 32,845 266,175 1,714,854 365,625 273,066 220,410 134,794 476,271 602,079 67,397 266,176 1,792,950 390,000 297,503 223,200 136,500 482,300 603,700 68,250 273,000 1,792,950 394,875 310,093 225,390 138,206 488,329 617,321 69,103 276,413 1,815,377 399,750 322,936 228,780 139,913 494,356 624,943 69,366 273,011,368 4,068,625 3,878,671 3,878,671 3,878,671 3,878,671 3,878,671 3,878,671 3,878,671 3,878,671 3,878,671 3,878,671 3,878,671 3,878,671 3,878,671 3,878,671	56	209,250	127,969	452,156		285,797	31,992	CI	255,938	1,363,102	154,688	238,192	1,755,981
214,830 131,361 464,214 586,836 32,845 262,763 1,692,869 346,500 261,208 217,620 133,086 470,243 594,458 33,272 266,175 1,714,854 365,625 273,065 220,410 134,794 476,271 602,079 67,397 269,588 1,770,538 385,125 285,163 223,200 136,500 482,300 609,700 68,250 273,000 1,792,950 390,000 297,503 225,990 138,206 488,329 617,321 69,103 276,413 1,815,362 394,875 310,093 228,780 139,913 494,356 624,943 69,103 279,825 1,837,774 399,750 322,936 \$ 3,893,580 \$ 2,490,841 \$ 7,964,377 \$ 932,039 \$ 4,1387,167 \$ 27,101,1368 \$ 4,068,625 \$ 3,878,671 \$ 3,878,671 \$ 3,878,671 \$ 3,878,671 \$ 3,878,671 \$ 3,878,671 \$ 3,878,671 \$ 3,878,671 \$ 3,878,671 \$ 3,878,671 \$ 3,878,671 \$ 3,878,671 \$	27	212,040	129,675	458,185		289,608	32,41	ത	259,350	1,381,276	163,875	249,585	1,794,736
217,620 133,088 470,243 594,458 33,272 266,175 1,714,654 365,625 273,066 220,410 134,794 476,271 602,079 67,397 269,588 1,770,538 385,125 285,163 223,200 136,500 482,300 609,700 68,250 273,000 1,922,950 390,000 297,503 225,990 138,206 488,329 617,321 69,103 276,413 1,815,362 394,875 310,093 228,780 139,913 494,356 624,943 69,163 279,625 1,837,774 399,750 322,936 \$ 3,893,580 \$ 2,490,841 \$ 7,564,377 \$ 932,039 \$ 4,387,167 \$ 27,301,368 \$ 4,068,625 \$ 3,878,671	28	214,830	131,381	464,214		586,836	32,84	ĮD.	262,763	1,692,869	346,500	261,208	2,300,577
220,410 134,794 476,271 602,079 67,397 269,588 1,770,538 385,125 285,163 223,200 136,500 482,300 609,700 68,250 273,000 1,792,950 390,000 297,503 225,990 138,206 488,329 617,321 69,103 276,413 1,815,362 394,875 310,093 228,780 139,913 494,356 624,943 69,956 279,625 1,837,774 399,750 322,936 \$ 3,893,580 \$ 2,490,841 \$ 7,563,377 \$ 932,039 \$ 4,387,167 \$ 27,301,368 \$ 4,068,625 \$ 3,878,671 \$ 3,878,671 \$ 3,878,671	33	217,620	133,088	470,243		594,458	33,27;	~	266,175	1,714,854	365,625	273,066	2,353,545
223,200 136,500 482,300 609,700 68,250 273,000 1,792,950 390,000 297,503 225,990 138,206 488,329 617,321 69,103 276,413 1,815,362 384,875 310,093 228,780 139,913 494,356 624,943 69,956 279,825 1,837,774 399,750 322,936 \$ 3,893,580 \$ 2,490,841 \$ 7,964,377 \$ 932,039 \$ 4,387,167 \$ 27,301,368 \$ 4,068,625 \$ 3,878,671 </td <td>ဓ</td> <td>220,410</td> <td>134,794</td> <td>476,271</td> <td></td> <td>602,079</td> <td>67,39</td> <td></td> <td>269,588</td> <td>1,770,538</td> <td>385,125</td> <td>285,163</td> <td>2,440,826</td>	ဓ	220,410	134,794	476,271		602,079	67,39		269,588	1,770,538	385,125	285,163	2,440,826
225,990 138,206 488,329 617,321 69,103 276,413 1,815,352 394,875 310,093 228,780 139,913 494,358 624,943 69,956 279,825 1,837,774 399,750 322,936 \$ 3,893,580 \$ 2,490,841 \$ 7,964,377 \$ 932,039 \$ 4,387,167 \$ 27,301,368 \$ 4,058,625 \$ 3,878,671 \$ 3	3	223,200	136,500	482,300		609,700	68,25(6	273,000	1,792,950	390,000	297,503	2,480,453
228,780 139,913 494,356 62,956 279,825 1,837,774 399,750 322,936 \$ 3,893,580 \$ 2,490,841 \$ 7,633,364 \$ 7,964,377 \$ 932,039 \$ 4,387,167 \$ 27,301,368 \$ 4,058,625 \$ 3,878,671 \$ 3	32	225,990	138,206	488,329		617,321	69,100	~	276,413	1,815,362	394,875	310,093	2,520,330
3,893,580 \$ 2,490,841 \$ 7,633,364 \$ 7,964,377 \$ 932,039 \$ 4,387,167 \$ 27,301,368 \$ 4,058,625 \$ 3,878,671 \$	33	228,780	139,913	494,358		624,943	69,956	(A)	279,825	1,837,774	399,750	322,936	2,560,460
	•			\$ 7,633,364		<u>-</u>			4,387,167				

EXHIBIT N-4
PARVIN ROAD CORRIDOR TIF PLAN

PROJECTION OF NON-TIF REVENUES--NEW & EXISTING DEVELOPMENT

14,184,1842 10,814 2 34,41 310 4 10,104 318,34,340 2.288	_			!	SURF	ACE P	SURFACE PROJECTS						1 NA	Parasi Dea Millogas Israel	
1.00 4	YEAR	1A, 1B-1 &1B-2		C & 1D	2	-	ĄĘ	L	30	4		Total		3B. 3B-2 & 3C	TOTAL
2.295 2.466 - - - 7,345 - <	-	1,500	6/3	813	\$	•	,] ,	<u>۳</u>		ĺ	 		
3120 2.535 1,680 . 7,345 . 7,345 5,026 3,445 . . 1,0004 . 2,025 5,115 2,684 3,445 . . 1,0004 . . 5,115 2,681 5,383 1,788 . . 16,436 6,125 5,216 2,730 6,370 2,730 . 2,730 . 1,292 . 2,025 5,384 2,826 6,376 1,389 . 2,034 1,178 . 1,434 . 2,035 1,178 . 1,436 . 2,035 . 1,375 .	~	2,295		2,486	•		•		•			4,781		•	
5,075 2,584 3,445 - - 10,004 2,025 5,175 2,683 1,788 - - 10,004 4,125 5,126 2,683 1,788 - - 1,290 4,125 5,301 2,779 6,370 2,738 - 1,296 - 1,125 5,304 2,779 7,410 3,705 1,389 - 2,690 6,300 5,304 2,278 9,586 5,723 1,444 - 2,580 10,877 5,590 2,324 10,507 7,530 1,487 1,338 29,939 10,877 5,673 2,374 10,507 7,530 1,487 1,338 29,939 11,375 5,682 3,072 1,487 1,580 1,580 1,574 3,248 1,580 1,579 1,330 6,045 3,023 1,080 1,680 1,570 1,414 1,528 2,544 1,1,23 6,045	က	3,120		2,535	1,6	<u>6</u>	•					7.345		•	7.245
5/102 2,683 4,388 978 - - 14,946 4,125 5,204 2,363 1,784 - 14,946 4,125 5,204 2,273 2,376 1,365 - 14,946 4,125 5,204 2,273 2,376 1,365 - 16,403 6,300 5,344 2,272 6,437 3,775 1,389 - 20,564 6,300 5,573 2,487 2,974 10,507 7,930 1,414 - 22,630 10,875 5,673 2,974 10,560 9,088 1,541 1,3761 13,751 5,689 3,172 10,680 9,088 1,541 1,384 20,365 20,265 5,789 3,172 10,680 9,088 1,541 1,348 20,366 1,431 20,485 1,431 1,441 1,432 20,266 20,266 20,266 20,266 20,266 20,686 1,441 1,481 1,481 1,481	4	3,975		2,584	A, 6.	45	٠		,		1	10.004		•	20,0
5,115 2,681 5,383 1,788 - 14,946 4,125 5,206 5,779 7,410 3,706 1,389 - 16,403 6,300 5,304 2,729 7,410 3,706 1,389 - 20,594 6,300 5,304 2,875 1,438 - 20,594 1,630 10,875 5,487 2,876 9,586 5,752 1,438 - 25,411 13,275 5,673 2,974 10,507 7,930 1,487 1,288 29,599 16,370 5,673 2,974 10,507 7,930 1,487 1,489 29,599 16,300 5,689 3,071 10,680 10,238 1,511 2,418 29,599 16,300 6,045 3,178 11,102 1,487 1,884 1,487 20,948 37,175 6,046 3,189 1,1440 1,586 3,481 32,465 20,948 41,400 6,048 3,199	ĸ	5,022		2,633	4,3	88	878		,			12.920		2002	14,004
5,208 2,730 6,370 2,730 1,365 - 16,403 6,370 5,301 2,779 7,410 3,705 1,389 - 20,584 6,590 5,304 2,828 8,483 4,713 1,414 - 22,830 10,875 5,580 2,925 10,335 6,825 1,483 - 25,141 11,275 5,580 2,974 10,567 7,930 1,487 1,388 23,465 18,300 5,786 3,023 10,582 1,514 2,445 32,465 20,926 5,859 3,071 10,582 1,586 4,576 3,465 18,300 6,045 3,179 11,0282 10,236 1,586 4,371 3,465 23,465 6,045 3,179 11,0282 10,236 1,586 4,371 3,465 23,465 6,138 3,219 11,196 12,675 1,884 43,136 11,376 6,138 3,248 11,48	ω	5,115		2,681	5,3	အ	1,788		٠		•	14.946		105	14,040
5,301 2,778 7,410 3,705 1,389 . 20,584 8,550 5,384 2,288 8,483 4,713 1,414 . 22,830 1,0875 1,0875 5,380 2,325 10,335 6,825 1,438 . 25,141 1,1275 1,0875 5,580 2,974 10,507 7,930 1,487 1,388 29,936 18,300 5,786 3,023 10,582 1,581 1,511 2,418 32,455 19,750 6,045 3,073 1,1024 1,440 1,504 4,517 2,485 20,926 6,045 3,179 1,1024 1,440 1,504 4,517 2,485 2,305 6,045 3,179 1,1034 1,440 1,504 4,517 2,505 2,305 6,045 3,179 1,138 1,244 1,504 4,517 2,506 2,305 2,305 6,045 3,148 1,548 5,704 40,373 2,246 2,305 2,305	2	5,208		2,730	6,3	20	2,730		1,365			18.403		6300	19,071
5,394 2,228 8,483 4,713 1,414 . 22,830 1,087 5,380 2,925 1,035 1,438 . 25,141 1,375 1,375 5,380 2,925 1,035 1,487 1,388 27,516 15,750 15,750 5,786 3,023 10,680 9,086 1,511 2,485 32,465 20,925 18,300 5,786 3,071 10,807 1,538 1,538 29,465 20,925 18,300 6,045 3,071 10,807 1,440 1,500 4,376 32,465 20,925 6,045 3,100 11,1024 11,440 1,500 4,376 37,465 20,925 6,045 3,100 11,1024 11,440 1,500 4,377 32,465 37,475 6,245 3,100 11,1024 11,440 1,500 4,3713 32,175 6,245 3,110 11,241 1,440 1,500 4,313 32,475	6 0	5,301		2,779	7,4	5	3,705		1,389			20.584		8.550	20 137
5,487 2,876 9,580 5,753 1,438 2,5141 13,275 5,590 2,925 10,335 6,825 1,463 390 27,516 15,750 5,673 2,974 10,507 7,530 1,467 1,388 22,455 18,300 5,675 3,073 10,680 9,088 1,511 2,448 22,465 20,825 5,952 3,120 11,084 11,406 1,560 4,776 37,672 20,825 6,045 3,169 11,106 12,675 1,684 5,704 40,373 20,286 6,045 3,169 11,106 12,675 1,689 6,864 43,139 20,285 6,245 3,160 18,864 43,139 22,460 32,175 6,245 3,161 14,400 1,689 9,844 43,373 29,280 6,245 3,161 14,400 1,689 1,689 40,373 20,285 6,245 3,141 14,690 1,684 </td <td>σ,</td> <td>5,394</td> <td></td> <td>2,828</td> <td>8,4</td> <td>83</td> <td>4,713</td> <td></td> <td>1,414</td> <td></td> <td></td> <td>22,830</td> <td></td> <td>10,875</td> <td>33 705</td>	σ,	5,394		2,828	8,4	83	4,713		1,414			22,830		10,875	33 705
5,580 2,925 10,335 6,825 1,463 390 27,516 15,750 6,786 3,023 10,587 7,830 1,487 1,388 29,659 18,300 6,786 3,023 10,580 9,088 1,511 2,418 3,2465 20,925 5,892 3,071 10,820 10,288 1,586 3,7672 20,926 6,045 3,169 11,196 12,675 1,684 43,139 23,465 6,045 3,169 11,196 12,675 1,689 6,884 43,139 23,775 6,247 3,218 11,740 14,607 1,689 6,884 43,139 32,175 6,247 3,218 11,743 14,807 1,689 1,689 1,499 33,175 6,340 3,417 1,867 1,689 1,783 1,480 33,175 32,175 6,417 3,411 12,230 15,480 1,783 14,485 5,330 44,625 33,175	ţ	5,487		2,876	9,5	88	5,753		1,438			25,141		13,275	38,416
5,673 2,974 10,507 7,930 1,487 1,388 29,959 18,300 5,766 3,023 10,680 9,088 1,511 2,418 32,465 20,925 5,859 3,071 10,882 10,288 1,566 4,576 37,632 220,625 6,859 3,120 11,024 11,440 1,560 4,576 27,034 220,260 6,138 3,218 11,369 12,675 1,684 4,139 32,175 6,231 3,218 11,549 14,607 1,688 17,050 46,867 32,175 6,324 3,315 11,73 14,807 1,688 17,050 46,867 32,175 6,324 3,315 11,73 14,807 1,682 13,455 51,828 41,400 6,417 3,344 12,220 15,025 1,682 13,455 51,828 41,400 6,510 3,413 12,220 15,480 1,786 13,465 51,784 31,406		5,580		2,925	10,3	32	6,825		1,463		390	27,518		15,750	43,268
5,766 3,023 10,860 9,068 1,511 2,418 32,465 20,925 5,859 3,071 10,852 10,286 1,536 3,481 35,036 23,625 5,859 3,107 10,852 10,286 1,536 11,440 1,560 4,576 23,432 26,626 6,045 3,128 11,196 12,675 1,584 4,333 22,175 26,400 6,234 3,218 11,196 12,675 1,689 1,684 43,33 32,175 6,234 3,315 11,441 14,689 1,689 1,489 32,175 6,324 3,315 11,741 14,689 1,689 1,689 1,779 32,175 6,324 3,315 11,741 14,689 1,689 1,345 32,175 32,175 6,324 3,417 12,250 15,289 1,706 13,455 51,828 41,400 6,690 3,510 12,402 15,889 1,731 1,826 <td< td=""><td>12</td><td>5,673</td><td></td><td>2,974</td><td>10,5</td><td>20</td><td>7,930</td><td></td><td>1,487</td><td></td><td>1,388</td><td>29,959</td><td></td><td>18,300</td><td>48,259</td></td<>	12	5,673		2,974	10,5	20	7,930		1,487		1,388	29,959		18,300	48,259
5,859 3,071 10,852 10,238 1,536 3,481 35,036 23,625 5,952 3,120 11,024 11,440 1,560 4,576 37,672 26,400 6,045 3,120 11,196 12,675 1,584 5,704 40,373 29,250 6,138 3,218 11,196 12,675 1,684 43,139 32,175 6,231 3,246 11,541 14,589 1,688 14,097 32,175 6,324 3,347 11,713 14,687 1,686 13,445 51,828 41,400 6,417 3,344 12,056 15,225 1,682 13,445 51,828 41,400 6,696 3,413 12,056 15,243 1,766 15,460 1,779 14,435 51,88 41,625 14,400 6,696 3,510 12,747 16,114 1,804 14,235 51,984 61,373 14,235 51,984 61,370 14,400 14,360 7,703	5	5,766		3,023	10,6	89	9,068		1,511		2,418	32,465		20,925	53,390
5,952 3,120 .11,024 11,440 1,560 4,376 37,672 26,400 6,045 3,169 11,196 12,675 1,584 5,704 40,373 29,250 6,138 3,218 11,386 13,943 1,609 6,864 43,139 32,175 6,231 3,266 11,541 14,889 1,609 6,864 43,139 32,175 6,324 3,345 11,541 14,889 1,602 13,455 51,828 31,175 6,510 3,413 12,056 15,025 1,862 13,455 52,579 44,625 6,606 3,510 12,402 1,731 13,445 53,33 47,925 14,000 6,789 7,118 12,574 15,886 1,779 14,235 58,391 51,300 14,800 6,789 7,313 25,838 16,331 1,826 7,984 66,073 56,079 40,875 14,300 66,073 56,170 14,400 14,000 14,000<	*	5,859		3,071	10,8	25	10,238		1,536	-	3,481	35,036		23,625	58,661
6,045 3,169 11,196 12,675 1,584 5,704 40,373 29,250 6,138 3,218 11,369 13,943 1,609 6,884 43,139 32,175 6,231 3,218 11,341 14,589 1,633 8,710 45,970 32,175 6,324 3,315 11,713 14,807 1,638 13,455 51,828 41,400 6,417 3,364 11,713 14,807 1,682 13,455 51,828 41,400 6,510 3,413 12,036 15,225 1,882 13,455 51,328 41,400 6,603 3,461 12,230 15,480 1,731 13,455 52,579 44,625 13,00 14,00 44,625 14,00	15	5,952		3,120	.11,0	24	11,440		1,560	•	4,576	37,672		26,400	64,072
6,13B 3,218 11,369 1,343 1,609 6,864 43,139 32,175 6,231 3,266 11,541 14,589 1,633 8,710 46,970 35,175 6,324 3,315 11,713 14,807 1,658 11,050 48,867 38,250 6,417 3,364 11,885 15,025 1,682 13,455 51,828 41,400 6,610 3,413 12,058 15,243 1,706 13,650 52,579 44,625 6,696 3,510 12,230 15,480 1,731 13,445 53,330 47,925 6,696 3,510 12,402 15,78 1,779 14,235 58,391 44,625 6,696 3,510 12,747 16,114 1,804 14,430 66,073 44,625 6,789 7,313 25,838 16,331 1,828 14,625 79,84 61,875 14,326 7,410 26,182 16,34 1,823 14,625 79,88	9	6,045		3,169	1,1	96	12,675		1,584		5,704	40,373		29,250	69,623
6,231 3,266 11,541 14,689 1,633 8,710 46,970 35,175 6,324 3,345 11,713 14,807 1,688 11,050 46,867 38,250 6,417 3,344 11,885 15,026 1,5243 1,706 13,455 51,828 41,400 6,510 3,413 12,056 15,243 1,706 13,455 52,579 44,625 6,603 3,510 12,230 15,878 1,731 13,845 52,330 47,025 6,696 3,510 12,2402 15,878 1,779 14,245 58,330 47,025 13,764 7,118 12,574 16,114 1,804 14,235 58,331 47,502 13,300 13,764 7,215 12,747 16,114 1,804 14,235 58,331 47,225 14,300 66,073 80,950 47,750 14,360 7,318 16,114 1,804 14,430 66,073 80,950 41,875 14,3	11	6,138		3,218	11,3	69	13,943		1,609	_	6,864	43,139		32,175	75,314
6,324 3,315 11,713 14,807 1,658 11,050 48,867 38,250 6,417 3,344 11,885 15,025 1,682 13,455 51,828 41,400 6,510 3,413 12,058 15,243 1,706 13,650 52,579 44,625 6,696 3,510 12,020 15,878 1,731 13,845 53,330 47,925 6,789 3,510 12,574 15,878 1,779 14,235 58,391 51,300 13,764 7,215 12,574 16,114 1,804 14,235 58,391 54,750 13,764 7,215 12,747 16,114 1,804 14,235 58,391 54,750 14,326 7,313 25,838 16,331 1,828 79,884 61,875 14,326 7,313 25,838 16,349 1,820 80,950 85,550 14,322 7,808 26,527 33,549 1,801 15,405 100,064 146,250 <	18	6,231		3,266	11,5	4	14,589		1,633	_	B,710	45,970		35,175	81,145
6,417 3,364 11,885 15,025 1,682 13,455 51,828 41,400 6,510 3,413 12,056 15,243 1,706 13,650 52,579 44,625 6,603 3,461 12,230 15,480 1,731 13,845 53,330 47,925 6,696 3,510 12,402 15,878 1,779 14,235 58,330 47,925 6,789 7,118 12,574 15,896 1,779 14,235 58,330 47,925 13,764 7,215 12,747 16,114 1,804 14,430 66,073 51,750 1 13,560 7,313 25,838 16,331 1,828 14,625 79,884 61,875 18,875 14,825 65,673 65,675 138,600 65,550 14,875 14,825 14,825 14,825 14,825 14,825 14,825 14,825 14,825 14,825 14,825 14,825 14,825 14,825 14,825 14,825 14,825 14,825	6	6,324		3,315	11,7	<u>~</u>	14,807		1,658	-	1,050	48,867		38,250	87,117
6,510 3,413 12,056 15,243 1,706 13,650 52,579 44,625 6,603 3,461 12,230 15,460 1,731 13,845 53,330 47,925 6,696 3,510 12,402 15,678 1,779 14,235 58,331 47,925 13,764 7,118 12,574 15,896 1,779 14,235 58,391 54,750 13,764 7,215 12,747 16,114 1,804 14,430 66,073 56,750 1 13,560 7,313 25,838 16,331 1,828 14,625 79,884 61,875 1 14,322 7,410 26,182 16,331 1,828 14,820 80,950 66,073 65,550 1 14,322 7,405 26,527 33,534 1,877 15,015 98,781 146,250 2 14,694 7,703 27,216 34,405 3,851 15,405 100,064 146,250 15,405 15,405 15,405	8	6,417		3,364	11,8	83	15,025		1,682	-	3,455	51,828		41,400	93,228
6,603 3,461 12,230 15,460 1,731 13,445 53,330 47,925 6,696 3,510 12,402 15,878 1,755 14,040 54,081 51,300 6,789 7,118 12,574 15,896 1,779 14,235 58,391 51,300 13,764 7,215 12,747 16,114 1,804 14,235 58,391 54,750 13,950 7,313 25,838 16,311 1,828 14,625 79,894 61,875 14,136 7,410 26,182 16,31 1,828 14,625 79,894 61,875 14,322 7,508 26,527 33,534 1,853 14,820 80,950 65,550 14,508 7,703 27,216 34,405 3,851 15,405 100,064 146,250 14,880 7,703 27,216 34,405 3,861 15,405 104,880 15,405 15,666 7,896 27,905 35,711 3,996 15,795 1	2	6,510		3,413	12,0	28	15,243		1,706	-	3,650	52,579		44,625	97,204
6,696 3,510 12,402 1,5678 1,779 14,235 54,081 51,300 6,789 7,118 12,574 15,896 1,779 14,235 58,391 54,750 13,764 7,215 12,747 16,114 1,804 14,430 66,073 58,275 13,764 7,215 12,747 16,114 1,804 66,073 58,275 58,275 14,350 7,410 26,182 16,349 1,828 14,625 79,884 61,875 14,322 7,508 26,527 33,534 1,877 15,015 98,781 138,600 14,694 7,703 27,216 34,405 3,851 15,405 103,273 154,050 14,890 7,800 27,216 34,405 3,900 15,600 104,580 156,000 15,066 7,896 27,905 35,711 3,996 15,795 105,990 157,95 15,252 7,995 28,249 35,711 3,996 15,796	75	6,603		3,461	12,2	ဓ္ဌ	15,460		1,731	-	3,845	53,330		47,925	101,255
6,789 7,118 12,574 15,896 1,779 14,235 58,391 54,750 13,764 7,215 12,747 16,114 1,804 14,430 66,073 58,275 13,950 7,313 25,838 16,331 1,828 14,625 79,884 61,875 14,36 7,410 26,182 16,549 1,853 14,820 80,950 65,550 14,322 7,508 26,527 33,534 1,877 15,015 98,781 138,600 14,608 7,606 26,871 33,969 1,901 15,210 100,064 146,250 14,890 7,703 27,216 34,405 3,851 15,405 103,273 156,000 15,066 7,898 27,560 34,840 3,900 15,795 157,905 15,252 7,995 28,249 35,711 3,998 15,796 103,195 157,909	23	969'9		3,510	12,4	22	15,678		1,755	-	4,040	54,081		51,300	105,381
13,764 7,215 12,747 16,114 1,804 14,430 66,073 58,275 13,950 7,313 25,838 16,331 1,828 14,625 79,884 61,875 14,136 7,410 26,182 16,331 1,853 14,820 80,950 65,550 14,322 7,508 26,527 33,534 1,877 15,015 98,781 138,600 14,694 7,703 27,216 34,405 3,851 15,405 103,273 154,050 14,880 7,800 27,560 34,840 3,900 15,600 104,580 156,000 15,066 7,898 27,905 35,276 3,949 15,795 105,887 157,950 15,252 7,995 28,249 35,711 3,998 15,990 107,195 157,900	7	6,789		7,118	12,5	74	15,896		1,779	÷	4,235	58,391		54,750	113,141
13,950 7,313 25,838 16,331 1,828 14,625 79,884 61,875 14,136 7,410 26,182 16,549 1,853 14,820 80,950 65,550 14,322 7,508 26,527 33,534 1,877 15,015 98,781 138,600 14,508 7,606 26,871 33,969 1,901 15,210 100,064 146,250 14,694 7,703 27,216 34,405 3,851 15,405 103,273 154,050 14,880 7,800 27,560 34,840 3,900 15,600 104,580 156,000 15,066 7,898 27,905 35,711 3,998 15,990 107,195 157,900 15,252 7,995 28,249 35,711 3,998 15,990 107,195 157,900	55	13,764		7,215	12,7	47	16,114		1,804	**	4,430	66,073		58,275	124,348
14,136 7,410 26,182 16,549 1,853 14,820 80,950 65,550 14,322 7,508 26,527 33,534 1,877 15,015 98,781 138,600 14,508 7,808 26,527 33,969 1,901 15,210 100,064 146,250 14,694 7,703 27,216 34,405 3,851 15,405 103,273 154,050 14,880 7,800 27,560 34,840 3,900 15,600 104,580 156,000 15,066 7,898 27,905 35,771 3,998 15,795 105,887 157,950 15,252 7,995 28,249 35,711 3,998 15,990 107,195 159,900	56	13,950		7,313	25,8	38	16,331		1,828	÷	4,625	79,884		61,875	141,759
14,322 7,508 26,527 33,534 1,877 15,015 98,781 138,600 14,508 7,605 26,871 33,969 1,901 15,210 100,064 146,250 14,694 7,703 27,216 34,405 3,851 15,405 103,273 154,050 14,880 7,800 27,560 34,840 3,900 15,600 104,580 156,000 15,066 7,898 27,905 35,771 3,998 15,795 105,887 157,950 15,252 7,995 28,249 35,711 3,998 15,990 107,195 159,900	21	14,136		7,410	26,1	82	16,549		1,853	÷	4,820	80,950		65,550	146,500
14,508 7,605 26,871 33,969 1,901 15,210 100,064 146,250 14,694 7,703 27,216 34,405 3,851 15,405 103,273 154,050 14,880 7,800 27,560 34,840 3,900 15,600 104,580 156,000 15,066 7,896 27,905 35,276 3,949 15,795 105,887 157,950 15,252 7,995 28,249 35,711 3,996 107,195 159,900	88	14,322		7,508	26,5	27	33,534		1,877	Ť	5,015	98,781		138,600	237,381
14,694 7,703 27,216 34,405 3,851 15,405 103,273 154,050 14,880 7,800 27,560 34,840 3,900 15,600 104,580 156,000 15,066 7,898 27,905 35,276 3,949 15,795 105,887 157,950 15,252 7,995 28,249 35,711 3,998 15,990 107,195 159,900	59	14,508		7,605	26,8	71	33,969		1,901	Ť	5,210	100,064		146,250	246,314
14,880 7,800 27,560 34,840 3,900 15,600 104,580 156,000 15,066 7,898 27,905 35,276 3,949 15,795 105,887 157,950 15,252 7,995 28,249 35,711 3,998 15,990 107,195 159,900	ဓ	14,694		7,703	27,2	16	34,405		3,851	÷	5,405	103,273		154,050	257,323
15,066 7,898 27,905 35,276 3,949 15,795 105,887 157,950 15,252 7,995 28,249 35,711 3,998 15,990 107,195 159,900	હ	14,880		7,800	27,5	99	34,840		3,900	÷	2,600	104,580		156,000	260,580
15,252 7,995 28,249 35,711 3,998 15,990 107,195 159,900	32	15,066		7,698	27,9	92	35,276		3,949	Ť	5,795	105,887		157,950	263,837
	33	15,252		7,995	28,2	49	35,711		3,998	ĩ	2,990	107,195		159.900	267.095

EXHIBIT N-4

PARVIN ROAD CORRIDOR TIF PLAN Development Assumptions

4, 18-14 18-192 10, 51, 10 2 3, 50 4 10, 10 3, 3, 20, 2 3 1, 18, 18, 19, 20 3, 10, 20 3 1, 18, 18, 10 3 1, 18, 18, 10 3 1, 18, 18, 20 3 1, 18, 20 4 1, 18, 20 3 3 3 3 3 3 3 3 4 <				SURFACE DEC	STUDIO B							
6 6 6 6 6 7 8 6 6 7 8 18,125 8 18,125 8 18,125 7 18,125	YEAR 1/	A, 18-1 &18-2	1C & 1D	2	34	L	30	1	Total	SR 38-2 & 3C	EXISITING DEV	TOTAL
12,400 0,1440 6,746 -	1 \$	1	3,250		ļ.		1,			ı		2
12,446 10,140 6,780 2,000 15,800 10,336 1,780 - - 40,015 - 2,000 15,800 10,336 1,750 - - 40,015 - 2,000 20,065 10,520 21,460 7,160 - - 5,673 - 2,030 20,667 10,126 25,460 1,500 5,460 - 5,157 1,500 20,232 21,274 11,310 33,800 1,660 5,680 - 9,132 1,500 80,076 21,284 11,310 33,800 1,680 5,681 1,500 1,100 7,748 22,232 11,300 33,800 1,680 5,681 1,100	7	9,180	9,945	,	,		,		Ī			
(5,800 (0,325 (13,780 2,400 3,500 3,500 3,500 3,500 4,600 3,500 4,600	60	12,480	10,140	6,760			,	•	29.380		040,040	44,100
20 088 10 530 17 560 3 510 - 5 1678 2 430 450 20 424 20 463 10 020 2 4460 10 020 5 466 10 020 5 466 10 020 5 466 10 020 5 466 10 020 5 466 10 020 5 466 10 020 5 466 10 020 5 466 10 020 5 466 10 020 5 466 10 020 5 466 10 020 5 466 10 020 5 466 10 020 5 466 10 020 5 466 10 020 5 466 10 020 5 466 10 020 5 468 10 020 5 468 10 020 5 468 10 020 5 468 10 020 5 468 10 020 5 468 10 020 5 468 10 020 5 468 10 020 5 468 10 020 5 468 10 020 5 468 10 020 5 468 10 020 5 468 10 020 5 468 10 020 5 468 10 020 5 468 10 020 5 468 10 020 5 468 10 0200 5 468 10 0200 5 468 10	4	15,900	10,335	13,780	1		,	•	40.015	,	32,373	306'L0
20,450 10,725 21,450 7,150 - 59,735 4,540 20,446 20,622 10,226 25,480 1,020 5,540 1,020 5,731 10,280 60,775 21,576 11,310 33,590 16,860 5,548 - 13,237 10,280 60,775 21,576 11,310 33,590 16,860 5,680 - 10,280 17,590 60,775 21,586 11,505 33,590 16,860 5,680 - 10,370 10,280 60,775 21,887 11,505 33,590 16,860 5,681 1,690 10,370 10,380 82,220 22,306 11,505 33,590 16,860 5,681 1,690 10,370 10,390 82,220 22,306 12,280 46,740 42,780 5,040 6,445 15,040 13,040 13,340 13,340 13,340 13,340 13,340 13,340 13,340 13,340 13,340 13,340 13,34	κo	20,088	10,530	17,550	3.510		,	•	51 678	, ,	39,243	79,256
20,632 10,920 25,480 10,920 5,480 - 73,612 7,560 60,731 21,204 11,115 29,640 14,820 5,548 - 82,337 10,260 67,310 21,204 11,116 39,800 14,820 5,548 - 12,321 11,369 87,310 21,204 11,510 38,800 23,010 5,783 - 100,566 15,930 12,989 87,710 22,230 11,700 41,340 27,300 5,640 11,607 11,899 87,710 110,576 22,300 11,260 42,780 6,645 9,561 11,607 11,899 11,730 <td>ဖ</td> <td>20,460</td> <td>10,725</td> <td>21,450</td> <td></td> <td></td> <td>1</td> <td>•</td> <td>59.785</td> <td>0.54,2</td> <td>40,046</td> <td>100,156</td>	ဖ	20,460	10,725	21,450			1	•	59.785	0.54,2	40,046	100,156
21,204 11,115 29,840 14,820 5,568 - 87,337 10,280 67,302 21,876 11,310 38,380 18,660 5,665 - 91,321 10,280 67,488 21,876 11,302 23,010 5,666 - 91,321 13,680 82,220 22,320 11,302 21,010 5,768 15,661 116,070 18,390 89,220 22,324 11,202 21,780 5,648 5,651 116,070 18,390 89,220 22,064 12,283 43,077 40,650 6,443 13,823 140,144 26,330 113,823 23,402 12,283 43,077 40,950 6,433 22,815 140,144 26,330 113,433 24,180 12,480 45,786 6,249 140,144 26,330 140,144 26,330 113,446 23,480 12,882 6,249 140,406 6,230 6,246 140,144 113,460 113,440	7	20,632	10,920	25,480	•		5,460	,	73.612	7.560	32,392	17,"/
21,576 11,310 33,830 18,860 5,665 91,321 13,050 74,892 21,948 11,556 38,350 23,010 5,73 - 100,566 15,930 15,930 92,220 22,862 11,505 38,350 23,010 5,73 - 100,566 15,830 92,220 22,862 11,685 42,029 31,720 5,948 5,561 11,983 21,960 97,741 23,064 12,286 42,029 31,720 6,045 9,672 128,893 25,110 105,751 23,064 12,286 42,029 6,449 13,820 140,144 28,830 11,342 9,672 128,893 25,110 105,751 105,751 105,893 35,100 113,913 113,913 113,913 113,913 113,913 113,913 113,913 113,913 113,913 113,913 113,913 113,913 113,913 113,913 113,913 113,913 113,913 113,914 113,914 113,914	8 0	21,204	11,115	29,640			5,558	•	82,337	10.260	67.310	150 000
21,946 11,505 38,360 23,010 5,553 - 100,566 15,990 15,220 22,320 11,700 41,340 27,300 5,684 1,561 11,070 18,990 89,220 22,320 11,700 41,340 27,300 5,684 5,551 11,983 25,110 105,748 23,064 12,060 42,718 36,270 6,648 5,551 14,144 28,390 113,199 23,436 12,268 44,066 45,760 6,143 13,228 25,110 105,751 24,367 12,269 44,066 45,760 6,240 18,304 15,289 113,199 24,367 12,269 44,066 6,240 18,304 16,328 113,199 113,199 113,199 24,324 13,266 45,176 6,240 18,304 16,369 113,499 113,499 113,499 113,499 113,499 113,499 113,499 113,449 113,499 113,449 113,499 113,449	cn	21,576	11,310	33,930	18,650		5,655	,	91,321	13,050	74.689	179.060
22,220 11,700 41,340 27,300 5,640 1,660 110,070 16,900 89,905 22,682 11,885 42,028 31,720 5,948 5,551 119,835 22,1960 97,748 23,064 12,286 42,028 31,720 5,948 5,551 119,835 25,110 105,751 23,486 12,286 44,786 64,780 6,448 19,623 140,144 22,340 113,940 24,586 12,480 44,786 60,700 6,336 22,815 161,493 36,100 130,760 24,586 12,480 45,780 6,240 18,304 156,88 36,10 130,760 24,586 12,876 46,385 27,486 176,433 36,100 130,760 24,586 12,886 6,837 6,833 7,486 142,201 146,289 130,760 24,586 13,455 44,785 60,000 6,832 24,480 183,882 24,201 146,890 140,800	9	21,948	11,505	38,350	23,010		5,753	•	100,566	15,930	82,220	198.716
22,682 11,885 42,029 31,720 5,946 5,551 119,835 21,890 97,748 23,064 12,066 42,716 36,270 6,045 9,672 129,899 25,110 105,751 23,064 12,060 43,407 40,960 6,143 13,923 140,144 28,330 113,419 23,808 12,480 44,066 45,700 6,436 22,815 140,144 28,330 112,254 24,180 12,870 44,786 55,770 6,436 27,456 140,143 36,100 130,400 24,524 12,870 46,436 27,456 172,567 38,610 130,400 130,400 130,400 130,400 140,200 140,400 1	7	22,320	11,700	41,340			5,850	1,560	110,070	18,900	89,905	218,875
23,064 12,080 42,718 36,270 6,045 9,672 129,859 25,110 105,751 23,436 12,286 43,407 40,960 6,143 13,923 140,144 28,380 113,919 24,180 12,286 43,407 40,960 6,143 13,923 140,144 28,380 113,919 24,180 12,672 44,786 6,770 6,336 27,456 172,677 38,610 139,780 24,562 12,877 46,163 6,337 6,336 27,456 172,677 38,610 139,780 24,564 13,065 46,163 6,357 6,336 44,200 162,466 42,210 139,400 25,266 13,260 46,876 6,536 44,200 163,466 42,210 148,290 26,404 13,465 6,870 6,830 44,200 163,466 42,800 157,310 26,412 13,441 6,827 6,830 44,200 16,340 175,960 26	12	22,692	11,895	42,029	31,720		5,948	5,551	119,835	21,960	97,748	239,542
22,436 12,285 43,407 40,950 61,43 13,923 140,144 28,350 113,919 23,808 12,480 44,086 45,780 6240 16,304 150,688 31,680 122,254 24,582 12,480 44,086 45,770 6,435 22,815 161,493 35,100 130,760 24,552 12,870 44,785 56,770 6,436 22,815 172,557 38,610 130,760 24,526 13,280 46,874 55,770 6,436 42,800 185,882 45,900 130,740 25,796 13,280 46,823 66,326 44,200 185,486 45,900 157,30 186,586 157,30 186,586 157,30 186,586 186	13	23,064	12,090	42,718	36,270		6,045	9,672	129,859	25,110	105,751	260,720
23,808 12,480 44,086 45,786 6,240 16,304 150,688 31,680 122,254 24,80 12,675 44,786 50,700 6,338 22,815 161,493 36,100 130,780 24,524 12,870 45,474 55,770 6,435 22,815 161,493 36,100 130,440 24,524 13,086 46,165 56,236 6,533 34,840 183,882 42,210 148,290 25,296 13,280 46,652 56,236 6,733 51,400 195,466 45,700 155,730 26,040 13,685 6,724 6,728 51,800 21,312 45,600 157,300 26,142 13,445 6,936 6,728 56,800 21,232 51,70 146,800 157,300 26,144 13,445 6,837 6,837 56,800 21,324 41,304 140,400 140,400 49,800 61,845 71,118 56,400 21,324 11,540 140,414 140,400	1	23,436	12,285	43,407			6,143	13,923	140,144	28,350	113,919	282,412
24,180 12,675 44,765 50,700 6,338 22,815 161,493 35,100 130,760 24,552 12,870 46,474 55,770 6,436 27,456 172,657 38,610 139,440 24,526 12,870 46,163 58,377 6,436 27,456 172,677 42,210 148,299 25,286 13,456 47,541 60,999 6,728 6,532 207,311 49,880 157,340 26,040 13,650 48,230 60,970 6,823 54,80 210,315 54,580 175,980 26,144 48,230 60,970 6,823 55,980 213,220 57,510 185,580 26,744 48,606 62,712 7,020 56,490 213,584 61,580 17,118 56,400 185,590 410,813 26,166 29,250 103,550 64,454 7,215 57,720 264,291 61,580 410,281 410,281 61,081 61,081 61,081 61,081 61,081 <td>5</td> <td>23,808</td> <td>12,480</td> <td>44,096</td> <td></td> <td></td> <td>6,240</td> <td>18,304</td> <td>150,688</td> <td>31,680</td> <td>122,254</td> <td>304,622</td>	5	23,808	12,480	44,096			6,240	18,304	150,688	31,680	122,254	304,622
24,552 12,870 45,474 55,770 6,435 27,456 172,657 38,610 139,440 24,924 13,055 46,163 58,357 6,533 34,840 183,882 42,210 148,299 25,296 13,250 46,852 59,228 6,630 44,200 195,466 45,900 157,340 25,296 13,455 47,541 60,099 6,728 53,820 27,311 49,680 165,566 26,040 13,455 48,230 60,997 6,825 54,800 213,320 55,50 175,982 26,442 13,446 6,825 54,800 213,320 57,50 165,560 175,982 26,744 13,447 6,825 53,800 213,320 57,51 185,591 185,591 26,744 14,040 6,825 7,148 6,840 210,324 195,30 195,30 195,30 26,546 26,640 20,287 63,683 7,148 56,400 216,329 74,21 <	16	24,180	12,675	44,785	50,700		6,338	22,815	161,493	35,100	130,760	327,352
24,924 13,065 46,163 58,357 6,533 34,840 183,882 42,210 148,299 25,296 13,260 46,682 59,228 6,630 44,200 195,466 45,900 157,340 25,296 13,260 46,852 59,228 6,630 6,728 51,820 207,311 49,680 155,340 26,040 13,652 48,230 60,970 6,825 54,600 210,315 53,560 175,982 26,040 13,652 48,230 60,970 6,823 51,380 213,320 57,510 155,982 26,040 13,652 60,970 6,823 7,116 6,824 7,126 51,820 21,320 57,510 155,396 26,040 13,680 64,454 7,215 7,202 26,429 65,429 65,460 155,320 17,426 65,396 43,1241 155,320 14,220 61,360 14,134 15,460 13,434 14,200 14,200 14,200 14,200 14,200	17	24,552	12,870	45,474	55,770		6,435	27,456	172,557	38,610	139,440	350,607
25,296 13,260 46,652 59,228 6,630 44,200 195,466 45,900 157,340 25,668 13,455 47,541 60,099 6,728 53,820 207,311 49,680 175,982 26,040 13,650 48,230 60,997 6,825 54,600 210,315 57,510 185,691 26,184 13,845 48,919 61,841 6,823 55,380 213,320 57,510 185,691 26,784 14,040 49,608 62,712 7,020 56,140 216,324 61,660 195,396 27,156 28,800 20,286 64,454 7,215 56,40 223,564 65,700 410,813 56,800 29,580 66,186 7,313 56,20 224,291 65,390 74,250 410,813 56,544 29,640 104,728 66,196 7,410 59,230 323,798 74,250 425,60 56,344 10,610 134,134 7,508 60,80 74,10	18	24,924	13,065	46,163	58,357		6,533	34,840	183,882	42,210	148,299	374,391
25,668 13,455 47,541 60,099 6,728 53,820 207,311 49,680 166,566 26,040 13,650 48,230 60,997 6,825 54,600 210,315 53,550 175,982 26,12 13,845 48,919 61,841 6,923 55,160 213,320 57,510 185,591 26,734 14,040 49,608 62,712 7,020 56,160 213,320 57,50 195,398 27,156 28,470 50,297 63,583 7,118 56,40 233,564 65,700 410,813 55,056 28,880 50,986 64,454 7,215 57,720 264,291 65,700 410,813 56,800 29,250 103,350 65,325 7,313 58,600 323,798 74,250 45,089 56,844 29,640 104,728 66,196 7,410 59,280 323,798 78,660 45,208 417,367 56,844 29,640 107,484 135,876 7,508	19	25,296	13,260	46,852	59,228		6,630	44,200	195,466	45,900	157,340	398,706
26,040 48,230 60,970 6,825 54,600 210,315 53,550 175,982 26,142 13,845 48,919 61,841 6,923 55,380 213,320 57,510 185,591 26,744 13,845 48,019 61,841 6,923 55,380 213,324 61,560 195,396 26,746 26,746 7,118 56,940 233,564 61,560 410,813 55,056 28,860 50,966 64,454 7,215 57,720 264,291 65,390 431,241 56,540 29,400 104,726 66,196 7,416 59,280 319,538 74,250 452,089 56,544 29,640 104,726 66,196 7,410 59,280 74,250 452,089 452,089 56,544 29,640 104,726 66,196 7,410 59,280 323,798 78,660 473,367 452,089 56,345 30,420 106,106 134,134 7,506 60,840 400,257 113,690 </td <td>20</td> <td>25,668</td> <td>13,455</td> <td>47,541</td> <td>660'09</td> <td></td> <td>6,728</td> <td>53,820</td> <td>207,311</td> <td>49,680</td> <td>166,566</td> <td>423,556</td>	20	25,668	13,455	47,541	660'09		6,728	53,820	207,311	49,680	166,566	423,556
26,412 13,845 48,919 61,841 6,923 55,380 213,320 57,510 185,591 26,784 14,040 49,608 62,712 7,020 56,460 216,324 61,560 195,396 27,156 28,470 50,297 63,583 7,118 56,940 233,564 65,700 410,813 55,056 28,860 50,986 64,454 7,215 57,720 254,291 65,300 410,413 56,840 29,250 103,350 65,464 7,215 57,720 254,291 65,300 410,413 56,544 29,640 104,728 66,196 7,410 59,280 323,798 78,650 473,367 56,544 20,630 106,106 134,134 7,508 60,060 395,126 175,600 417,244 1 58,778 30,420 106,106 137,618 15,606 60,840 400,257 175,600 517,244 1 58,778 30,420 110,240 139,360	77	26,040	13,650	48,230	60,970		6,825	54,600	210,315	53,550	175,982	439,847
26,784 14,040 49,608 62,712 7,020 56,160 216,324 61,560 195,398 27,156 28,470 50,287 63,563 7,118 56,940 233,564 65,700 410,813 55,056 28,860 50,286 64,454 7,215 57,720 264,291 69,930 431,241 55,060 29,250 103,350 65,325 7,215 58,280 323,798 74,250 452,089 56,544 29,640 104,728 66,196 7,410 59,280 323,798 78,660 473,367 56,544 30,30 106,106 134,134 7,508 60,060 395,126 166,320 473,367 58,032 30,420 106,106 134,134 7,508 60,060 395,126 166,320 455,089 58,032 30,420 106,106 134,134 7,508 60,060 413,091 184,860 552,947 1,1 59,520 31,500 111,618 141,102 15,996	22	26,412	13,845	48,919	61,841		6,923	55,380		57,510	185,591	456,421
27,156 28,470 50,297 63,583 7,118 56,940 233,564 65,700 410,813 55,056 28,860 50,966 64,454 7,215 57,720 264,291 69,930 431,241 56,800 29,250 103,350 66,325 7,313 58,500 319,538 74,250 452,089 56,844 29,640 104,728 66,196 7,410 59,280 323,798 78,660 473,367 57,288 30,303 106,106 134,134 7,508 60,840 400,257 166,320 435,082 1, 58,776 30,420 106,106 134,134 7,508 60,840 400,257 175,500 517,244 1, 58,776 30,420 106,106 139,360 15,600 62,400 418,091 184,860 539,863 1, 60,264 31,590 111,618 141,102 15,795 63,180 423,549 189,540 562,947 1 61,008 31,380	23	26,784	14,040	49,608	62,712		7,020	56,160		61,560	195,398	473,282
55,056 28,660 50,966 64,454 7,215 57,720 264,291 69,930 431,241 55,800 29,250 103,350 65,325 7,313 58,500 319,538 74,250 452,089 56,544 29,640 104,728 66,196 7,410 59,280 323,798 78,660 473,367 56,544 29,640 104,728 66,196 7,410 59,280 323,798 78,660 473,367 56,544 30,030 106,106 134,134 7,508 60,840 400,257 175,600 517,244 1, 58,776 30,420 108,862 137,618 15,405 61,620 413,091 184,860 552,947 1, 59,520 31,200 110,240 139,360 15,600 62,400 418,320 187,200 562,947 1, 60,264 31,590 111,618 141,102 15,795 63,480 423,549 189,540 610,552 1	24	27,156	28,470	50,297	63,583		7,118	56,940	233,564	65,700	410,813	710,076
55,80029,250103,35065,3257,31358,500319,53874,250452,08956,54429,640104,72866,1967,41059,280323,79878,660473,36757,28930,030106,106134,1347,50860,060395,126166,320495,08258,03230,420107,484135,8767,50560,840400,257175,500517,24458,77630,810108,862137,61815,60062,400418,301184,860552,94760,26431,590111,618141,10215,79563,180423,549189,540610,55261,00831,380112,99663,960428,778191,880610,552	25	55,056	28,850	50,986	64,454		7,215	57,720	264,291	06,69	431,241	765,462
56,544 29,640 104,728 66,196 7,410 59,280 323,798 78,660 473,367 57,288 30,030 106,106 134,134 7,508 60,060 395,126 166,320 495,082 58,032 30,420 107,484 135,876 7,505 60,840 400,257 175,500 517,244 58,776 30,810 108,862 137,618 15,405 61,620 413,091 184,860 539,863 59,520 31,590 110,240 139,360 15,600 62,400 418,320 187,200 562,947 60,264 31,590 111,618 141,102 15,795 63,180 423,549 189,540 610,552 61,008 31,380 112,296 142,844 15,990 63,960 428,778 191,880 610,552	26	55,800	29,250	103,350	65,325		7,313	58,500		74,250	452,089	845,877
57,288 30,030 106,106 134,134 7,508 60,060 395,126 166,320 495,082 58,032 30,420 107,484 135,876 7,505 60,840 400,257 175,500 517,244 58,776 30,810 108,862 137,618 15,405 61,620 413,091 184,860 539,863 59,520 31,590 110,240 139,360 15,600 62,400 418,320 187,200 562,947 60,264 31,590 111,618 141,102 15,795 63,180 423,549 189,540 586,507 61,008 31,980 112,996 142,844 15,990 63,960 428,778 191,880 610,552	27	56,544	29,640	104,728	66,196		7,410	59,280	323,798	78,660	473,367	875,825
58,032 30,420 107,484 135,876 7,605 60,840 400,257 175,500 517,244 58,776 30,810 108,862 137,618 15,405 61,620 413,091 184,860 539,863 59,520 31,200 110,240 139,360 15,600 62,400 418,320 187,200 562,947 60,264 31,590 111,618 141,102 15,795 63,180 423,549 189,540 586,507 61,008 31,980 112,996 142,844 15,990 63,960 428,778 191,880 610,552	28	57,288	30,030	106,106	134,134		7,508	090'09	395,126	166,320	495,082	1,056,528
58,776 30,810 108,862 137,618 15,405 61,620 413,091 184,860 539,863 59,520 31,200 110,240 139,360 15,600 62,400 418,320 187,200 562,947 60,264 31,590 111,618 141,102 15,795 63,180 423,549 189,540 586,507 61,008 31,380 112,996 142,844 15,990 63,960 428,778 191,880 610,552	58	58,032	30,420	107,484	135,876		7,605	60,840	400,257	175,500	517,244	1,093,001
59,520 31,200 110,240 139,360 15,600 62,400 418,320 187,200 562,947 60,264 31,590 111,616 141,102 15,795 63,180 423,549 189,540 586,507 61,008 31,980 112,996 63,960 428,778 191,880 610,552	30	58,776	30,810	108,862	137,618		15,405	61,620	413,091	184,860	539,863	1,137,814
60,264 31,590 111,618 141,102 15,795 63,180 423,549 189,540 586,507 61,008 31,980 112,996 142,844 15,990 63,960 428,778 191,880 610,552	듄	59,520	31,200	110,240	139,360		15,600	62,400	418,320	187,200	562,947	1,168,467
61,008 31,980 112,996 142,844 15,990 63,960 428,778 191,880 610,552	32	60,264	31,590	111,518	141,102		15,795	63,180		189,540	586,507	1,199,596
	33	61,008	31,980	112,996	142,844		15,990	63,960	ļ	191,880	610,552	1,231,210

EXHIBIT N-4

PARVIN ROAD CORRIDOR TIF PLAN

BUSINES DEVELOPMENT ASSUMPTIONS-NEW DEVELOPMENT

\dashv		SURFAC	FACEDEVELOPED ACRES BY PROJECT AREA	ED ACRES	BY PROJEC	TAREA			UNDERGROUND-LEASABLE SO FT
YEAR 1A 8	& 1B-1	18-2	1C & 1D	2	34	2	4	Total	ġ]
-	10		10	ļ.	ļ.	.		2); 5 40; (1)
7	5	15	30	•		•		3 6	•
ღ	20	30	30	20		,		3 5	•
4	25	30	30	40				125	•
2	3	30	30	S	5		•	151	
9	Ë	30	30	99	8			171	000 000
7	33	30	30	02	9G	15		206	450 000
ထ	31	30	30	80	40	15	•	226	000 009
Ф	3	30	30	8	20	15		246	000 052
우	31	99	30	100	8	5		266	000'006
	31	30	8	106	70	15	4	286	1,050,000
5	3	30	30	106	80	15	1	306	1,200,000
13	31	30	93	106	8	15	24	326	1,350,000
4	3	30	30	106	100	15	34	346	1,500,000
ភ	9	30	ଚ	106	110	5	44	366	1,650,000
16	34	30	ଚ୍ଚ	106	120	\$	3	386	1,800,000
17	3	30	30	106	130	15	28	406	1,950,000
18	31	30	30	106	134	45	8	426	2,100,000
19	સ	30	30	106	134	15	5	446	2,250,000
23	31	30	99	106	134	15	120	466	2,400,000
21	31	30	30	106	134	15	120	466	2,550,000
52	3	30	30	106	134	15	120	466	2,700,000
23	સ	30	ଚ୍ଚ	106	134	15	120	466	2,850,000
24	34	30	ଚ୍ଚ	106	134	15	120	466	3,000,000
25	8	30	8	106	134	\$	120	466	3,150,000
56	93	30	စ္က	106	134	15	120	466	3,300,000
27	સ	30	30	106	134	5	120	466	3,450,000
28	31	30	30	106	134	15	120	466	3,600,000
53	હ	30	30	106	134	ŧ	120	466	3,750,000
õ	33	30	30	106	134	ŧ	120	466	3,900,000
<u> </u>	3,	30	30	106	134	ξ	120	466	3,900,000
32	3	30	30	106	134	15	120	466	3,900,000
33	31	30	30	106	134	5	120	466	000'006'8

EXHIBIT N-4

PARVIN ROAD CORRIDOR TIF PLAN

BUSINESS DEVELOPMENT ASSUMPTIONS-NEW DEVELOPMENT

				S	REACE PR	SURFACE PROJECT AREAS	20					
	7	14 R 1R.1	48.7			-	- 1				CN N	UNDERGROUND PROJECT AREAS
00000h	1		7-0	טר א טו		2	3A		30	4		3B. 3B-2 & 3C
constant out. Ft. per AGR		12,000	n/a	6,500	000	6,500	6.500	L	6.500	6 500	ے	2012
Real PropFMV-per S. F.	s,	70.00	п/а	\$0.50	50,00	50.00	2000		000			70.
Pers.PropFMV-per S, F.	49	13.00	£/2			2000	9.9		20.00	00.00	,	12.00
Gross Sales nor C E	<u></u>	2 0	2	9	33.00	13.00	13.00	↔	13.00	\$ 13.00	*	13.00
des dates per 3. F.	^	8	n/a	5.	2:00	2.00	2.00	s	2.00	\$ 2.00	\$	00 1
Sales Growth/Inflation Rate		2%	n/a		2%	2%	%0		20%	ř		00:
Employees per 1000 S. F.		2.50	n/a	-	1.75	1 75	47.		7 1	v i	ر ا د	2%
Avrg. Annual Salary	69	15,000	15 000	25,000	2	25,000	i.		2	C <i>J</i> "L	<u>.</u>	0.25
Salary Growth/Inflation Rate		700		<u> </u>			Š,	•	000,62	\$ 25,000	<u>د.</u>	25,000
		₹	0.79		2. V	7%	2%		2%	2%	%	%0
Phone Expense per S.F.		0.25	n/a	Ö	0.25	0.25	0.25		0.25	7 25		0
Phone Growth/Inflation Rate		2%	n/a		2%	20%	760		èc	1 6	, ,	C7:D
Energy Expense per S. F.	υ ₃	1.00	6 /0	•	00	9	* S		2 7	7	9,7	2%
Charles Outside Date			} .	•		9	3	ን	3	1.00	.	0.30
Eriergy Exp. Growth/hill. Kate		2%	n/a	_	2%	2%	2%		5%	Ñ	2%	2%
Recidential links nor Arro												
		u E	D_	e/ <u>-</u>	_	e/u	n/a		n/a	n/a	_	n/a
Employees per Acre		n/a	0.233	n/a		n/a	n/a		n/a	n/a		a c
Real PropFMV-per Unit		n/a	\$ 85,000	в _/ ц	_	u/a	n/a		u/a	D/a		
Pers.PropFMV-per Unit.		n/a	\$ 10,000	n/a		п/а	n/a		6/0	e/c		,
					-				1	1		72

EATIBIL N-4

PARVIN ROAD CORRIDOR TIF PLAN

TAX RATE ASSUMPTIONS

Ad Valorem Levy Rates Subject to TIF	es Subject to 1	TF TF
Taxing District	Rate	% Share
City General	1.320%	18.35%
Handicap	0.120%	1.67%
Junior College	0.230%	3.20%
Library	0.330%	4 59%
Mental Health	%060.0	1.25%
School District (NKC)	4.403%	61.21%
Health	0.100%	1.39%
County (Debt)	0.600%	8.34%
Total	7.193%	100.00%

Ad Valorem Levy Rates NOT Subject to TIF	NOT Subject	to TIF
Tax	Rate	% Share
Blind Pension	0.030%	1.852%
Replacement Tax	1.590%	98.148%
	1.620%	100.000%

Replacement Tax % Share	лаге
Per Taxing District	
City General	0.022312%
Handicap	0.020057%
Junior College	0.043886%
Library	0.059668%
Menta! Health	0.021207%
School District	0.437324%
Health	0.021207%
County General	0.002103%
County Road & Bridge	0.073777%
Blind Pension	0.006334%

Personal Property Levy Rates	y Levy Rates	
Taxing District	Rate	% Share
City General	1.320%	18.27%
Handicap	0.120%	1.66%
Junior College	0.230%	3.18%
Library	0.330%	4.57%
Mental Health	0.090%	1.25%
School District (NKC)	4.403%	80.96%
Health	0.100%	1.38%
County (Debt)	0.600%	8.31%
Blind Pension	0.030%	0.42%
Total	7.223%	100.00%

Personal Property Depreciation	ciation
Year 1	n/a
Year 2	100%
Year 3	%06
Year 4	80%
Year 5	70%
Year 6	90%
Year 7	20%
Year 8	40%
Year 9	30%
Year 10	30%
Year 11	30%

Ad Valorem Assessment Ratio	
Commercial Property	32%
Residential Property	19%
Annual Growth/Inflation Rate	
with reassessment in odd years	1%
-	

GENERAL	GENERAL SALES TAX*	
Taxing District	Rate	% Share
City		
General	1.0000%	45.20%
Transportation**	0.4625%	20.90%
County		
General	0.6250%	28.25%
Law Enforcement	0.1250%	5.65%
	2.2125%	400 00%

"50% is subject to TiF

**Effective rate eliminating ATA share

OTHER CITY ECONOMIC ACTIVITY TAXES*	(ES*
Type of Tax	Rate
Food & Beverage	1.759
Earnings Fax	1.00%
Utilities Tax	10,00%

*50% is subject to TIF

Economic Activity Tax not Subject to TIF	H.
Bi-State (applies to sales)	0.125%
Hotel/Motel Tax	%D 05 '9

PROJECTED REIMBURSEMENT SCHEDULE All Projects

All Projects	Ň													;
				Proje	Project 18-1, 18-2	Project 2	Project 3A	₫	Project 3B-1	ď	Project 3D	9 5	Project 4	All Projects
			Project Cost	₩.	4,415,256	\$ 2,611,794	\$ 6,42	6,426,544 \$	2,125,435	49	3.574.369	4	526	\$ 27 165 924
			Financing Cost		132,458	78,354		96,398			53,616			
			Tola)	•	4,547,714	\$ 2,690,148	\$ 6,52	6,522,942 \$	2,157,317	.	3.627.985		8 132 714	\$ 27.678.819
			Total Interest		1,869,290	2,232,208	6,38	6,389,956	2,673,774		4,940,190		8.527.671	
	-		Total Reimbursement	•	6,417,004	\$ 4,922,356	\$ 12,91;	12,912,898 \$		69	8 568 174	F	16 660 384	\$ 54 344 907
			REIMBURSEMENTS	2			•						to '000'	
VEAR	PRINCIPAL RALANCE	Malonia			TOTAL	TOTAL TIF	LESS	<u> </u>	LESS OTHER	ľ	TOTAL TIF	EXC	EXCESS TIFT	
		The same of	INIERESI	X E	KEIMBUKSEMENT	REVENUE	TIF ADMIN COSTS		PROJECT REIMB	₹	AVAILABLE			
←	7,237,862	\$ (293,467)	\$ 687,597	()	394.129	\$ 414.873	*	20 744 ¢			107 700	۱,		
2	7,531,329	(33,263)								+	687,129	A		
ന	14,087,535	(151,575)	₹		1,186,741	1.249.201	8	62,450			1 105 744			
4	16,396,426	93,775	-		1,651,436	1,738,354	388	86.918	•		1,100,741			
Ŋ	19,930,635	184,036	1,893,410		2,077,446	2,186,785	109	09,339	•		2 077 446		• •	
g G	19,746,600	440,740	1,875,927		2,316,667	2,438,597	121	121.930	,		2346.667			
~	19,305,860	916,956	1,834,057		2,751,013	2,895,803	144	144.790	•		2.751.013			
∞	18,388,904	1,249,700	1,746,946		2,996,645	3,154,364	157	157,718	•		2 996 645			
ത	25,271,918	918,033	2,400,832		3,318,865	3,493,542	174	174,677	•		3.318.865			
10	24,353,885	1,257,036	2,313,619		3,570,655	3,758,585	187	187,929	•		3,570,655			
Ξ	23,096,849	1,712,913	2,194,201		3,907,114	4,112,751	205	205,638	•		3,907,114		,	
12	21,383,935	2,133,616	2,031,474		4,165,090	4,384,305	219	219,215	•		4.165.090			
13	19,250,319	2,687,052	1,828,780		4,515,832	4,753,507	237	237,675	•		4.515.832			
14	16,563,268	3,206,514	1,573,510		4,780,024	5,031,605	251	251,580	•		4.780.024			
5	13,356,754	3,876,205	1,268,892		5,145,096	5,415,891	270	270,795	•		5,145,096		•	
16	9,480,549	4,514,884	900,652		5,415,536	5,700,564	285	285,028	•		5,415,536			
17	4,965,665	4,965,665	471,738		5,437,403	6,099,987	304	304,999	•		5,794,987		357,584	
18	•	•	1		•	6,391,270			•		6,391,270	Ġ.	6,391,270	
19		•	ı		•	6,805,882		,	•		6,805,882	Ó	6,805,882	
20	•	1			•	7,103,812			•		7,103,812	7	7,103,812	
54	1	,	1		•	7,326,521		,	•		7,326,521	7	7,326,521	
22					•	7,423,199			•		7,423,199	7	7,423,199	
23	•	ı	t		•	7,650,655			•		7,650,655	7	7,650,655	
24	•	•	•			5,551,308			•		5,551,308	ζ	5,551,308	
22		•	•		,	5,267,425					5,267,425	ζ	5,267,425	
5 8		•	•		•	4,196,200			1		4,196,200	4	4,196,200	
27	•	•	•		•	4,322,449			•		4,322,449	4	4,322,449	
58	•	•	•		ı	1,477,471		,			1,477,471	-	477,471	
53	•	•	•		•	1,500,331			•		1,500,331	-	,500,331	
30	,	•	•		•	1,335,994			•		1,335,994	-	,335,994	
3	•	,	•			1,356,315		,	•		1,356,315	-	,356,315	
32	•		•		ı	1,358,681					1,358,681	۲.	,358,681	
33	•	•			-	1,379,001			-		1,379,001	1	,379,001	
TOTALS		\$ 27,678,819	\$ 26,633,088	•	54,311,907	\$ 127,993,346	\$ 2,87	2,877,342 \$	•	·	125,116,004	~ *	70,804,098	

Revised October 31, 2000	Page 2 of 7

	202				Droing Cont				Baylead Ortoha
274	202	TARVIN NOAD CORRIDOR LIT PLAN	III PLAN		i open coal	4,410,200			700000000000000000000000000000000000000
					Financing Cost	132,458			
PROJE	ECTED	REIMBURSEA	PROJECTED REIMBURSEMENT SCHEDULE	111	Total	\$ 4,547,714			
Project .	Project 1B-1, 1B-2	2			Total Interest	1,869,290			
	1				Total Reimbursement	\$ 6,417,004			
			REIMBURSEMENTS						
	CIPAL			TOTAL	TOTALTIF	LESS	LESS OTHER	TOTAL TIF	EXCESS TIF
YEAR BALA	BALANCE	PRINCIPAL	INTEREST	REIMBURSEMENT	REVENUE	TIF ADMIN COSTS	PROJECT REIMB	AVAILABLE	
1 \$ 4,54	4,547,714	\$ (37,903)	\$ 432,033	\$ 394,129	\$ 414,873	\$ 20.744	69	304 129	
2 4,58	4,585,617	246,579	435,634	682,213			,		•
3 4,33	4,339,038	774,532	412,209	1,186,741	1,249,201	62,460	•	1 186 741	
4 3,5	3,564,505	1,312,808	338,628	·	1,738,354	86.918	•	1,551,436	•
5 2,25	2,251,698	1,863,535	213,911		2,186,785	109,339	•	2.077 446	. 1
9	388,163	388,163	36,875	425,038	2,438,597	121,930	•	2,316,667	1.891.628
7	ı	,	•	•	2,895,803	•	•	2,895,803	2,895,803
8		1	•	•	3,154,364	•	•	3,154,364	3,154,364
6		•	•	•	3,493,542	•	•	3,493,542	3,493,542
10		•	•	•	3,758,585	•	•	3,758,585	3,758,585
#		•	•	•	4,112,751	•	•	4,112,751	4,112,751
7		•	•	•	4,384,305	•	,	4,384,305	4,384,305
13	•	•	•	•	4,753,507	•	•	4,753,507	4,753,507
14		1	•	•	5,031,605	•	•	5,031,605	5,031,605
15		•	•	•	5,415,891	•	•	5,415,891	5,415,891
16		1	•	•	5,700,564	•	•	5,700,564	5,700,564
17	1	•	•	•	6,099,987	•	•	6,099,987	6,099,987
1 8	•	1	•	,	6,391,270	•	•	6,391,270	6,391,270
19	•	,	1	,	6,805,882	•	•	6,805,882	6,805,882
20	,	,	•	•	7,103,812	•	•	7,103,812	7,103,812
21		,	•	•	7,326,521	•	•	7,326,521	7,326,521
22	•	•	•	•	7,423,199	1	•	7,423,199	7,423,199
23	•	•	•	•	7,650,655	•	•	7,650,655	7,650,655
24	ι	•	,	•	5,551,308	1		5,551,308	5,551,308
25		•	•	•	5,267,425	•	•	5,267,425	5,267,425
5 8	•	•	ŀ	1	4,196,200	•	•	4,196,200	4,196,200
27		•		•	4,322,449	•	•	4,322,449	4,322,449
28	•	1	•	•	1,477,471		•	1,477,471	1,477,471
23		ı	•	•	1,500,331	•	•	1,500,331	1,500,331
30			•	•	1,335,994	•	•	1,335,994	1,335,994
31	,	•	•	•	1,356,315		•	1,356,315	1,356,315
32	,	1	•	•	1,358,681	•	•	1,358,681	1,358,681
33	,	•	f	,	1,379,001	•	•	1,379,001	1,379,001
			441	724 177 4	4	400	•	000 000 107	310 017 707 4

ROAD CORRIDOR TIF PLAN	Project Cost	49	2,611,794	Revised October 31, 2000
	Financing Cost		78,354	Page 3 of 7
CTED REIMBURSEMENT SCHEDULE	Total	49	2,690,148	
	Total Interest		2,232,208	
	Total Beimbircement & A 000 ass	*	A 000 J	

9.5%

Interest Rale

EXHIBIT N-5

7,423,199 5,551,308 5,267,425 1,322,449 6,391,270 5,805,882 7,103,812 7,650,655 4,196,200 ,356,315 \$ 115,914,182 3,758,585 5,031,605 5,099,987 7,326,521 ,500,331 ,335,994 2,716,931 3,493,542 1,384,305 5,700,564 ,477,471 ,358,681 ,379,001 1,112,751 1,753,507 5,415,891 **EXCESS TIF** 69 6,417,004 \$ 120,836,538 6,391,270 7,103,812 7,423,199 7,650,655 5,551,308 ,356,315 6,805,882 5,267,425 4,196,200 4,322,449 1,891,628 2,751,013 2,996,645 3,493,542 3,758,585 4,384,305 4,753,507 5,031,605 5,415,891 5,700,564 6,099,987 7,326,521 1,477,471 ,500,331 1,335,994 ,358,681 ,379,001 1,112,751 AVAILABLE TOTAL TIF PROJECT REIMB 394,129 1,651,436 682,213 2,077,446 425,038 ,186,741 **LESS OTHER** TIF ADMIN COSTS 739,805 20,744 157,718 86,918 144,790 35,906 62,460 109,339 121,930 4,922,356 LESS 414,873 otal Kelmbursement 7,103,812 1,384,305 5,031,605 7,423,199 ,356,315 718,119 2,186,785 2,895,803 3,493,542 3,758,585 286'660'9 6,391,270 6,805,882 7,650,655 5,551,308 4,196,200 1,322,449 ,379,001 249,201 ,738,354 2,438,597 3,154,364 1,112,751 4,753,507 5,415,891 5,700,564 7,326,521 5,267,425 477,471 ,500,331 ,335,994 ,358,681 TOTAL TIF REVENUE REIMBURSEMENT 2,751,013 1,891,628 279,714 TOTAL REIMBURSEMENTS 255,564 367,414 260,834 24,267 279,843 306,428 335,538 402,319 INTEREST (255,564)(306, 428)(335,538)(279,843)(367,414)1,489,310 2,490,179 255,447 PRINCIPAL 2,690,148 3,225,555 2,945,712 4,234,935 3,531,982 2,745,625 3,867,521 255,447 BALANCE PRINCIPAL PARVIN R PROJEC Project 2 YEAR

₩,

47

127,993,346

49

4,922,356

2,232,208

\$ 2,690,148

TOTALS

FROJECTED REIMBURSEMENT SCHEDULE Total Science 196.398 Total Intervals 196.392 Total Intervals 196.3	XX.	[]					440,074.0			
PROJECTED REIMBURSEMENT SCHEDULE Total Inferense Total Inference Total Infer						Financing Cost	96,398			Pa
Total Interest Colored 3A Total Interest Colored 3A	PRO.	JECTED	REIMBURSEI	MENT SCHEDULE	101	Total				
PRINCIPAL PRINCIPAL TOTAL TIFE TOTAL	Projec	# 3A				Total Interest	6,389,956			
PRINCIPAL NITEREST TOTAL TIP LESS						Total Reimbursement				
PRINCIPAL TOTAL ITF TOTAL ITF LESS BALANCE FRINCIPAL INTEREST REMBURSEMENT REVENUE TIF ADMIN COSTS 6.522.942 (619.680) 619.680 - 7.18,119 35,906 7.42.622 (678,549) 678,549 - 7.18,119 35,906 7.42.622 (678,549) 678,549 - 7.18,304 1.738,334 102,408 8.56.4.177 (890,889) 678,549 - 7.18,304 147,709 144,700 9.377,779 (890,889) 871,756 3,718,685 3,765,685 174,677 6.018,686 1,741,408 975,523 2,716,985 3,765,685 174,709 9.377,779 (890,889) 571,756 3,570,685 3,763,642 157,718 6.019,686 1,741,408 975,523 2,716,895 3,763,642 157,718 6.019,686 2,886 13,706,645 4,172,751 2,695,807 17,718 6.019,686 3,019,566 2,886,672 1,412,771 1,473,412 1,473,412 <td< th=""><th></th><th>T</th><th></th><th>REIMBURSEMENT</th><th>S</th><th></th><th></th><th></th><th></th><th></th></td<>		T		REIMBURSEMENT	S					
\$ 414,873 \$ 20,744 6522.942 (619,880) 619,880 1,249,201 62,400 7,142,622 (678,549) 678,549 1,738,354 86,918 8,584,182 (813,697) 813,597 2,438,597 121,930 10,288,688 1,741,408 975,523 2,716,931 2,838,937 121,930 10,288,688 1,741,408 975,523 2,716,931 3,154,384 157,718 8,527,777 9 (890,889) 890,889 27,756 3,154,384 157,718 8,527,778 (890,889) 875,523 2,716,931 3,154,384 157,718 8,527,779 (890,889) 877,756 3,570,655 3,758,887 187,989 3,019,588 3,019,586 2,86,861 3,306,447 4,112,751 2,05,638 3,019,58 3,019,58 2,86,899 2,807 6,99,987 6,099,987 6,999,987 7,650,655 7,703,812 7,650,655 7,703,812 7,650,655 7,703,812 7,650,655 7,703,812 7,650,655 7,703,812 7,650,655 7,703,812 7,650,655 7,703,812 7,650,655 7,703,812 7,650,655 7,703,812 7,650,655 7,703,813 7,650,650 7,703,813 7,650,650 7,703,813 7,650,650 7,703,813 7,650,650 7,703,813 7,650,650 7,703,813 7,650,650 7,703,813 7,650,650		NCIPAL	PRINCIPAL	INTEREST	TOTAL REIMBURSEMENT	TOTAL TIF REVENUE	LESS TIF ADMIN COSTS	LESS OTHER	TOTAL TIF	EXCESS TIF
6.522.942 (619,680) 619,680 - 1,781,119 35,906 (619,680) 619,680 - 1,249,201 1,738,354 169,1339 (619,680) 619,680 - 1,249,201 1,738,354 169,1339 (619,680) 619,680 - 1,738,354 169,1339 (619,680) 619,680 - 1,738,354 169,1339 (619,680) 619,680 - 1,738,597 121,1390 (619,680) 619,680 1,741,709 (619,680) 619,680 - 1,741,400 6175,718 610,100 61,741,400 61,7	-	,						4	- 6	
6.522,942 (619,680) 619,680 - 1,249,201 7,142,622 (678,549) 678,549 - 1,738,354 7,821,171 (743,011) 743,011 - 2,186,785 8,564,182 (813,597) 813,597 - 2,438,597 10,288,689 1,741,408 975,523 2,776,331 3,154,364 8,527,261 2,598,899 571,756 3,570,655 8,019,586 3,019,586 286,891 3,306,447 4,112,751	• - c		, ?	•	·			\$ 394,129	, ••	, •⁄?
7,142,622 (619,680) 619,680 - 1,249,201 7,142,622 (618,549) 678,549 - 1,788,354 7,821,771 (143,601) 743,011 - 2,486,785 8,564,182 (813,597) 813,597 - 2,438,597 9,377,779 (890,889) 890,889 975,523 2,716,931 3,154,364 1,285,222 2,716,931 3,154,364 3,154,364 3,154,364 6,018,485 2,998,899 571,756 3,506,465 3,176,565 3,766,585 6,018,485 2,998,899 571,756 3,306,447 4,112,751 4,384,305 1,019,586 2,8661 3,306,447 4,753,607 5,601,664 5,031,605 1,019,586 3,019,586 2,8681 3,306,447 4,753,607 5,601,664 1,019,586 3,019,586 2,8681 3,306,447 4,753,605 5,601,665 1,019,586 2,019,686 2,019,686 2,019,686 2,019,686 2,019,686 2,019,686 1,019,610 2,019,686 2,019,686 2,019,686 2,019,686 2,019,686 2,019,686 2,019,686	7			•	•	718,119	35,906	682,213	•	•
7,142,622 (678,549) 678,549 - 1,738,354 7,821,171 (743,011) 743,011 - 2,186,785 8,564,182 (813,597) 813,597 - 2,486,785 8,507,779 (890,889) 890,889 - 2,716,931 3,154,364 8,527,261 2,508,776 810,090 3,318,865 3,786,585 6,018,485 2,998,899 577,756 3,570,665 3,758,585 6,018,485 2,998,899 577,756 3,570,665 3,758,585 3,019,586 3,019,586 296,861 3,306,447 4,112,751	3	,522,942	(619,680)	619,680	•	1,249,201	62.460	1.186.741	•	•
7,821,171 (743,011) 743,011 - 2,186,785 8,564,182 (813,597) 813,597 - 2,438,597 2,186,785 8,564,182 (813,597) 813,597 - 2,438,597 2,186,785 8,377,779 (890,889) 890,689 2,7716,931 3,154,364 3,154,364 810,090 3,318,665 3,706,585 3,019,586 2,508,899 571,756 3,570,655 3,758,585 3,019,586 2,008,987 - 2,508,776 810,090 3,316,655 3,706,584 4,72,501 4,734,305 4,724,199 4,724,190 4,	4	,142,622	(678,549)	678,549	•	1,738,354	86.918			l
6,564,182 (813,597) 813,597 - 7,716,931 2,183,597 9,377,779 (890,889) 890,889 - 2,716,931 3,154,364 8,527,261 2,508,776 810,090 3,318,865 3,493,542 6,018,485 2,998,899 571,756 3,570,655 3,786,885 3,019,586 2,998,899 571,756 3,306,447 4,112,751 4,753,607 - 4,753,607 - - 4,753,607 - - 4,753,607 - - 6,031,605 - - 6,031,605 - - 6,031,270 - - 6,031,270 - - 6,031,270 - - 6,031,270 - - 6,031,270 - - - 6,031,270 - - - - 7,423,199 - - - - - - - - - - - - - - - - - -	5 7,	821,171	(743,011)	743.011	•	2 186 785	100 330		1	•
9,377,779 (890,889) 890,889 - 2,433,347 10,268,868 1,741,408 975,523 2,716,931 3,144,364 8,527,261 2,508,776 810,090 3,318,865 3,493,42 6,018,485 2,998,899 571,756 3,570,655 3,758,585 5,019,586 3,019,586 286,861 3,306,447 4,112,751 - 4,334,305 - 4,334,305 - 4,324,5891 - 5,019,586 3,019,586 286,861 3,306,447 4,112,751 - 6,034,605 - 6,034,605 - 6,039,887 - 6,099,987 - 6,009,987 - 6,000,987 - 6,	8	564 182	(813 507)	812 507		2,100,100	000,000		•	•
10,268,668 1,741,408 975,523 2,776,931 3,154,364 810,090 3,318,865 3,403,542 810,3776 810,090 3,318,865 3,403,542 810,090 3,318,865 3,403,542 810,090 3,318,865 3,403,542 810,090 817,756 3,570,655 3,706,477 4,112,751 810,090,987 810,09	, c	377,105	(100'010)	180,010	•	/RC'064'7	088,121		,	•
10,288 668 1,741,408 975,523 2,716,931 3,154,364 8,522 6,775 6 10,090 3,318,865 3,493,542 6,016,485 2,998,899 571,756 3,570,655 3,758,585 3,019,586 3,019,586 286,861 3,306,447 4,112,751 4,364,305	ກັ	6////56	(880,889)	688'068	,	2,895,803	144,790	2,751,013	•	•
8,527,261 2,508,776 810,090 3,318,665 3,493,542 6,018,485 2,998,899 571,756 3,570,655 3,758,585 3,019,586 3,019,586 286,861 3,306,447 4,112,751 3,109,586 3,019,586 286,861 3,306,447 4,112,751 3,109,586 3,019,586 286,881 3,019,586 3,019,	8 10,	,268,668	1,741,408	975,523	2,716,931	3,154,364	157,718	279,714	2,716,931	,
6,018,485 2,998,899 571,756 3,570,655 3,758,585 3,019,586 3,019,586 2,86,861 3,306,447 4,112,751 4,384,305	9. 9.	527,261	2,508,776	810,090	3,318,865	3.493.542	174.677		3 318 865	•
3,019,586 3,019,586 286,861 3,306,447 4,112,751 4,384,305 4,47 4,753,607 5,031,605 5 5,031,605 5 5,031,605 5 5,031,605 5 5,031,605 5 5,031,605 5 5,031,605 5 5,031,605 5 5,031,605 5 5,031,605 5 5,031,605 5 5,031,605 5 5,031		018,485	2,998,899	571.756	3.570.655	3 758 585	187 929	•	3 570 655	
4,384,305 4,753,507 4,384,305 4,753,507 4,384,305 4,753,507 4,112,701 4,384,305 4,753,507 4,381,209 4,100,564 4,326,555 4,106,200 4,106,	<u>.</u>	019 588	3 019 586	286 861	2 206 447	A 440 754	000 000	1	000,010,0	
		200	500	00,003	/tt'000'0	10,211,4	503,030	•	3,907,114	/99'009
	v (•	•	,	•	4,384,305	•	•	4,384,305	4,384,305
	8	,	•	•	•	4,753,507	•	•	4,753,507	4,753,507
	4	:	•		t	5,031,605	•	•	5,031,605	5,031,605
	5	,	•	•	•	5,415,891	•	•	5,415,891	5,415,891
	9	,		•	•	5,700,564	•		5,700,564	5,700,564
	7		•	,	•	6,099,987	•		6,099,987	8,099,987
	20	,	. •	,	1	6,391,270	•	,	6,391,270	6,391,270
	G.	,	•	•	1	6,805,882		,	6,805,882	6,805,882
	Ω	٠			•	7,103,812	٠	,	7,103,812	7,103,812
	Ξ.		ı	•	1	7,326,521	Ī	•	7,326,521	7,326,521
	21			1	,	7,423,199	•	r	7,423,199	7,423,199
	g	,	•	•	•	7,650,655	•	•	7,650,655	7,650,655
	4	•	•	•	•	5,551,308	•	•	5,551,308	5,551,308
	Ĭζ		•	•	1	5,267,425	•	,	5,267,425	5,267,425
	9				•	4,196,200	•	•	4,196,200	4,196,200
		٠		\$		4,322,449	•	•	4,322,449	4,322,449
	8	,	1	•	•	1,477,471	•	1	1,477,471	1,477,471
	g.	•	•	,	•	1,500,331	•		1,500,331	1,500,331
	9	,	,	,	•	1,335,994	•	•	1,335,994	1,335,994
	· .	,	•		•	1,356,315	•	•	1,356,315	1,356,315
٠	- 0				•	1,358,681		•	1,358,681	1,358,681
	1 6		•	•	•	1,379,001	•	1	1,379,001	1,379,001
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CORRIDOR LIF PLAN	Project Cost	w	2,125,435	Revised October 31, 2000
	Financing Cost		31,882	Page 5 of 7
EIMBURSEMENT SCHEDULE	Total	⊌ 9	2,157,317	
	Total Interest		2,673,774	

PROJECTED REIMBURSEMENT SCHEDULE Total Intervent 2,157,214 PRINCIPAL Total Intervent 2,157,214 PRINCIPAL BALANCE PRINCIPAL INTEREST REIMBURSEMENT TOTAL TOTAL TIF TOTAL REIMBURSEMENT TOTAL TOTAL TIF TOTAL REIMBURSEMENT TOTAL TOTAL TIF TOTAL REIMBURSEMENT TOTAL TIP TOTAL TIF TOTAL TIP					Project Cost	\$ 2,125,435			Revised October
Project 38-4 Total Inferent Total Inferent Total Inferent Total Inferent Total Inferent Total Inference	PROJECTE) REIMBURSE!	MENT SCHEDULE	***	Financing Cost Total				
PRINCIPAL REMBIDISCEMENTS TOTAL TIFE LESS OTHER TOTAL TIFE	Project 38-1				Total Interest	2,673,774			
PRINCIPAL NTEREST TOTAL TIF TOTAL					Total Reimbursement				
SACTION CAPAL PRINCIPAL INTEREST REMBURSEMENT TOTAL TIPS LESS OTHER TOTAL TIPS TESS OTHER TOTAL TIPS TOTAL TIPS TOTAL TIPS TOTAL TIPS TOTAL TIPS A TOTAL	The state of the s		REIMBURSEMENT	أ					
\$ 157.00 1.00		0	1	TOTAL	TOTAL TIF	LESS	LESS OTHER	TOTAL TIF	EXCESS TIF
\$ 144,873 \$ 20,744 \$ 394,129 \$ 2,157,14 \$ 36,141,19 \$ 36,141,19 \$ 36,141,19 \$ 36,141,19 \$ 36,141,19 \$ 36,141,19 \$ 36,141,19 \$ 2,157,11 \$ 2,244,15 \$ 2,244,15 \$ 2,148,744 \$ 2,1	ļ	PRINCIPAL	INTEREST	REIMBURSEMENT	REVENUE	TIF ADMIN COSTS	PROJECT REIMB	AVAILABLE	
2,167.317 (204,945) 204,945 - 1,249,201 662,213 (244,15) 224,415 - 1,249,201 662,13 (24,60) 1,186,741 (258,673) 224,415 - 2,486,785 109,339 20,77,446 (2,886,741) (259,673) 224,415 - 2,486,785 109,339 20,77,446 (2,886,741) (259,673) 294,642 - 2,486,787 11,1900 2,751,013 (2,986,442) 294,642 - 2,486,897 144,790 2,751,013 (2,986,442) 294,642 - 2,486,897 144,790 2,751,013 (2,986,442) 294,642 - 2,486,897 144,790 2,751,013 (2,986,442) 294,642 - 2,486,897 144,790 2,751,013 (2,986,442) 294,642 - 2,486,897 147,871 2,886,844 (2,986,444) 2,486,898 14,726 2,13,823 386,844 600,887 4,112,751 205,588 3,306,447 2,886,824 3,798,559 386,531 4,165,090 4,344,305 2,19,215 2	· •	, \$	· ·	· 69				en	₩
2,157,31 (204,945) 204,945 - 1,249,201 62,460 1,186,741 (2,382,222 (224,415) 224,415		•	•	•	718,119	35,906		,	·
2,167,317 (204,945) 204,945 - 1,739,354 86,918 1,651,365 2,862,262 (224,415) 224,415 - 2,186,785 100,339 2,077,446 2,826,241 (286,073) 224,415 - 2,186,785 100,339 2,077,446 2,826,411 (286,073) 226,412 2,822,411 (286,073) 226,412 2,822,411 (286,073) 226,412 2,822,832 3,154,364 157,716 2,996,645 3,396,131 (322,632) 322,832 - 3,154,364 157,716 2,996,645 3,718,704 (232,832) 352,832 - 3,154,364 157,716 2,996,645 3,718,704 (232,832) 352,832 - 3,154,364 157,716 2,996,645 3,718,704 (232,832) 352,832 - 3,154,365 117,751 205,538 3,306,447 3,823 3,86,844 600,687 4,112,751 205,538 3,306,447 3,826,824 3,798,559 3,66,533 4,753,607 2,19,215 5,700,564 - 2,19,215 5,700,564 - 2,19,215 5,700,564 - 2,10,215 5,700,565 5,700,564 - 2,10,215 5,700,565 5,700,564 - 2,10,215 5,700,565 5,700,565 5,700,564 - 2,10,215 5,700,565 5,700,564	m '		1	•	1,249,201	62,460	1.186,741	•	•
2,382,262 (224,415) 224,415 - 2,186,784 - 2,186,784 - 2,186,784 - 2,186,784 - 2,186,784 - 2,186,784 - 2,186,784 - 2,146,784 - 2,146,784 - 2,146,784 - 2,146,784 - 2,146,784 - 2,146,784 - 2,146,784 - 2,146,784 - 2,146,784 - 2,146,784 - 2,146,718 - 2,146,718 - 2,146,718 - 2,146,718 - 2,146,718 - 2,146,718 - 2,146,718 - 2,146,718 - 2,146,718 - 2,146,718 - 2,146,718 - 2,146,718 - 2,146,718 - 2,146,718 - 2,146,718 - 2,146,718 - 2,146,718 - 2,146,718 - 2,147,18 - 2,1	4 2,157,317		204,945	•	1,738,354	86,918	1,651,436	•	,
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3,101,450 (224,642) 294,642 . 3,154,364 157,718 2,996,645 3,139,641 (322,632) 322,832 . 3,493,542 174,677 3,318,865 3,718,64 (332,283) 322,833 . 3,493,542 174,677 3,318,865 3,718,646 213,823 386,844 600,667 4,112,751 205,538 3,306,447 3,858,224 3,798,559 366,531 4,165,090 4,384,305 219,215 5,996,645 5,996,946,940,940,940,940,940,940,940,940,940,940			269,079	•	2,895,803	144,790	2.751,013	•	'
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3,718,764 (363,283) 353,283 3,758,585 187,929 3,570,655 4,072,046 213,823 386,447 600,667 4,112,751 205,638 3,306,447 3,868,224 3,798,559 366,531 4,165,090 4,384,305 219,215 3,306,447 3,686,224 3,798,559 366,533 4,765,507 237,675 2 2 5,686 65,333 4,755,507 237,675 2 2 2 6,996 5,668 65,333 4,755,507 237,675 2 2 7 7,103,615 7,103,812 7 7 7 7 8,065,82 7,103,812 7 7,103,812 7 7 7 8,065,82 7,103,812 7 7,226,521 7 7 7 7 8,065,82 7,103,812 7 7,226,521 7 <td< td=""><td></td><td></td><td>322,632</td><td>•</td><td>3,493,542</td><td>174,677</td><td>3,318,865</td><td></td><td>'</td></td<>			322,632	•	3,493,542	174,677	3,318,865		'
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59,665 59,665 5,668 65,333 4,753,507 237,675			366,531	4,165,090	4,384,305	219,215	,	4.165.090	*
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5,551,308 5,267,425 5,267,425 4,196,200 1,477,471 1,356,315 1,356,315 1,356,315 1,356,315 1,356,315 1,356,315 1,356,315		,	•	•	7,650,655	•	•	7,650,655	7,650,655
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	·	•		•	1,356,315	•		1,356,315	1,356,315
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	33 -	•	•	ı	1,379,001	,	•	1,379,001	1,379,001

TODIE	PARVIN ROAD CORRIDOR TIF PLAN PROJECTED REIMBLIDSEMENT SCH
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TOTAL TOTAL TIF LESS OTHER TOTAL TIF EXCELENBRING SCHOOLS PROJECT REIMB AVAILABLE EXCELENBRING SCHOOLS PROJECT REIMB AVAILABLE EXCELENBRING SCHOOLS PROJECT REIMB AVAILABLE EXCELENBRING SCHOOLS T186.741	REIMBURSEMENTS
\$ 414,873 \$ 70,744 \$ 1394,129 \$ - \$ 7 18,119 35,906 882,213 - \$ 7 18,119 35,906 882,213 - \$ 1,249,201 12,430 2,77446 - 2,77446 - 2,438,591 2,133,00 2,316,667 - 2,438,597 121,330 2,316,667 - 2,438,597 121,330 2,316,667 - 2,438,597 121,330 2,316,667 - 2,438,597 121,330 2,316,667 - 2,438,597 144,790 2,751,013 18,665 3,456,420 174,790 2,751,013 18,665 3,456,420 174,790 2,751,013 18,665 3,456,499 4,753,507 231,675 6,391,270	
\$ 414,873 \$ 20,744 \$ 394,129 \$ - \$ 718,119 35,906 682,213 - \$ 1,738,595 106,339 2,376,647 - 5 2,488,597 121,390 2,376,647 - 2,885,603 144,790 2,746,647 - 2,488,597 121,390 2,376,647 - 2,488,597 121,390 2,376,647 - 3,483,542 117,371 2,996,645 - 3,493,542 117,371 2,996,645 - 2,438,395 4,112,751 2,996,645 3,907,114 4,450,499 4,735,507 2,318,645 - 4,165,090 4,735,507 2,318,645 - 5,415,891 2,396,947 - 5,415,891 2,396,947 - 5,415,891 2,396,947 - 5,415,891 2,396,947 - 5,415,891 2,396,947 - 5,415,891 2,396,947 - 1,437,471 1,447,471 1,447,471 1,447,471 1,447,471 1,447,471 1,447,471 1,447,471 1,447,471 1,447,471 1,447,471 1,4356,341 2,396,346 4,322,449 1,335,994 1,3356,994	PRINCIPAL INTEREST
7718,119 35,908 682,213 - 1,249,201 62,460 1,146,741 - 2,486,595 109,339 2,071,446 - 2,486,597 121,330 2,316,647 - 2,486,597 121,330 2,316,647 - 2,486,597 121,330 2,316,647 - 2,486,597 121,330 2,316,647 - 3,486,593 144,790 2,7418,649 2,746,649 147,741 2,296,648 3,907,114 4,450,499 4,753,547 205,638 3,907,114 4,450,499 4,753,507 237,675 6,333 4,450,499 4,753,507 237,675 6,333 4,450,499 4,753,507 237,675 6,333 4,450,499 6,391,270,391,270 6,391,	•
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4,456,885 187,929 3,570,655 4,440,499 4,753,507 237,675 65,333 4,450,499 4,450,499 4,753,507 237,675 65,333 4,450,499 4,17,675 5,0415,891 5 5,415,891 5 6,099,987 6 6,391,270 6 6,391,270 6 6,805,882 - 6,391,270 6,391,270 6 6,391,270 6 7,103,812 - 7,103,812 7 7,103,812 7 7 7,103,812 - 7,423,199 7 7,103,812 7 7 7,423,199 - 7,423,199 7 7,423,199 7 7 7,326,521 7 7,433,199 7 7,433,199 7 7,433,199 7 7,433,199 7 7,432,199 7 7,432,199 7 7,433,199 7 7,432,199 7 7,432,199 7 7,432,199 7 7,432,199 7 7,432,199 7 7,432,199 7 7,432,199 7 7,432,199 7 7 7,432,199 7 7 <td></td>	
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5,415,891 - 5,415,891 5 6,099,987 - 6,099,987 6 6,099,987 - 6,099,987 6 - 6,391,270 - 6,391,270 6 - 6,805,882 - - 6,805,882 6 - 7,103,812 - - 7,103,812 7 - 7,226,521 - - 7,423,199 7 - 7,423,199 - - 7,423,199 7 - 7,620,655 - - 7,423,199 7 - 7,620,655 - - 7,423,199 7 - 7,620,655 - - 7,423,199 7 - 7,520,655 - - 7,423,199 7 - 7,520,655 - - 7,423,199 7 - 7,520,655 - - 4,196,200 - - 4,322,449 - - 1,477,471 - - 1,356,315 - - 1,3	3,760,434 357,241
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- 4,196,200 - - 4,196,200 4 - 4,322,449 - - 4,322,449 4 - 1,477,471 - 1,477,471 1 - 1,500,331 - 1,500,331 1 - 1,356,315 - 1,356,315 1 - 1,358,681 - 1,358,681 1 - 1,379,001 - 1,379,001 1 - 1,379,001 - 1,379,001 1 - 1,379,001 - 1,379,001 1	1
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- 1,335,994 - 1,356,315 - 1,356,315 - 1,356,315 - 1,356,315 - 1,358,681 - 1,379,001 - 1,37	•
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8,568,174 \$ 127,993,346 \$ 2,016,520 \$ 29,083,348 \$ 96,893,478 \$	
\$ 8,568,174 \$ 127,993,346 \$ 2,016,520 \$ 29,083,348 \$ 96,893,478 \$	1
	3,627,985 \$ 4,940,190

	Revised October 31, 2000	Page 7 of 7		
9.5%	\$ 8,012,526	120,188	\$ 8,132,714	8,527,671
Interest Rate	Project Cost	Financing Cost	Totai	Total interest
ביאוווחוו וזיי	PARVIN ROAD CORRIDOR TIF PLAN		PROJECTED REIMBURSEMENT SCHEDULE	Project 4

357,584 6,391,270 7,103,812 ,423,199 5,551,308 1,196,200 1,322,449 ,356,315 5,805,882 ,650,655 5,267,425 70,804,098 ,326,521 ,500,331 ,335,994 ,477,471 358,681 379,007 **EXCESS TIF** 662,349 7,423,199 7,650,655 5,551,308 1,196,200 4,322,449 ,356,315 5,145,096 5,415,536 6,391,270 6,805,882 7,103,812 5,267,425 1,335,994 ,358,681 5,794,987 7,326,521 1,477,471 1,500,331 379,001 AVAILABLE TOTAL TIF 394,129 37,651,522 PROJECT REIMB 682,213 ,651,436 2,077,446 2,751,013 2,996,645 3,318,865 3,570,655 1,186,741 2,316,667 3,907,114 4,165,090 4,515,832 4,117,675 LESS OTHER TIF ADMIN COSTS 205,638 237,675 270,795 285,028 304,999 62,460 86,918 251,580 35,906 109,339 121,930 157,718 187,929 16,660,384 144,790 219,215 174,677 LESS Total Reimbursement \$ 414,873 ,186,785 2,895,803 ,758,585 384,305 5,031,605 5,391,270 5,805,882 ,103,812 ,423,199 ,650,655 5,551,308 5,267,425 1,322,449 356,315 ,379,001 718,119 ,738,354 1,154,364 1,493,542 1,753,507 5,415,891 5,700,564 5,099,987 1,196,200 ,335,994 ,358,681 438,597 ,326,521 ,477,471 ,500,331 249,201 1,112,751 TOTAL TIF REVENUE REIMBURSEMENT 662,349 5,145,096 5,415,536 5,437,403 TOTAL REIMBURSEMENTS 926,376 ,110,748 ,216,269 ,268,892 900,652 471,738 772,608 846,006 .014,382 INTEREST (553,920)(772,608) (846,006)(926,376) 1,014,382) 1,110,748) 3,876,205 4,514,B84 4,965,665 PRINCIPAL 69 9,480,549 11,692,085 4,965,665 8,132,714 8,905,322 9,751,327 10,677,703 12,802,833 13,356,754 BALANCE PRINCIPAL PROJE(Project 4 YEAR

4

87,464,482

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47

2,877,342

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127,993,346

16,660,384

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8,527,671

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\$ 8,132,714

TOTALS

y

Exhibit 9

Cost-Benefit Analysis

DIRECT TAX IMPACT ANALYSIS-ALL TAXING DISTRICTS

1	REAL	REAL PROPERTY TAXES	AXES	PERSONAL	SALES	BI-STATE	IITH (TIES	FADNINGS	TOTAL	
YEAR	Rep	Blind Pen	Total	PROP TAX	TAXES	TAXES	TAXES	TAXES	NON-TIE DEV	
_	\$ 67,944	\$ 1,282	\$ 69,226	\$ 57,326	\$ 43,089	\$ 6.014	30.394	24 774	A SEC SEC SEC	
8	160,904	3,036	163,940	151,956	58,360	9.770				
3	267,609	5,049	272,659	200,475	70.616	10.942	69 300	135 707	055,050	
4	323,140	6,097	329,237	244,369	83.259	12.470	80.08	150,737	697'607	
Ω.	408,741	7,712	416,453	310,162	708.66	14 436	115 101	240,000	342,365	
စ	452,660	8,541	461,201	340,753	112 519	15 685	12, 12, 12, 12, 12, 12, 12, 12, 12, 12,	240,932	1,190,691	
~	541,112	10,210	551,321	536,462	129 543	17.416	185 053	283,165	1,352,122	
ထ	585,876	11,054	596,930	537,383	143,100	18 753	180,040	334,080 403,448	1,755,382	
o	651,248	12,288	663,536	520.952	157 049	20,733	040,040	402,148	1,887,355	
5	696,857	13,148	710,006	647,061	171,393	21,545	237,132	401,014 504 284	2,025,445	
7	764,951	14,433	779,385	822,163	186,134	23.003	262 143	552.062	126,205,421	
12	811,405	15,310	826,714	788,379	201,274	24.501	287.801	502,302	98/'070'7	
13	882,224	16,646	898,870	737,241	216,818	26,040	314,110	660 543	011,451,4	
4	929,522	17,538	947,061	935,241	232,767	27,620	341,073	716.451	3.200.242	
15	1,003,071	18,926	1,021,997	1,033,152	249,126	29.242	368 694	627 577	2,475,084	
16	1,051,214	19,834	1,071,048	964,662	265,896	30,905	396,975	832,508	3.561.994	
1,	1,127,495	21,273	1,148,769	953,531	283,081	32,611	425,921	892,661	3 736 575	
8	1,176,482	22,198	1,198,680	1,219,795	300,685	34,358	455,536	954,234	4.163.289	
ტ	1,255,501	23,689	1,279,190	1,310,548	318,711	36,149	485,822	1,017,227	4,447,647	
20	1,305,333	24,629	1,329,962	1,255,476	337,162	37,982	516,784	1,081,644	4,559,009	
21	1,347,406	25,423	1,372,829	1,137,347	349,499	39,119	537,051	1,107,672	4,543,516	
52	1,358,396	25,630	1,384,026	1,435,465	362,081	40,278	557,676	1,133,990	4,913,517	
23	1,401,230	26,438	1,427,668	1,530,123	374,913	41,460	578,663	1,160,500	5,113,427	
54	1,412,403	26,649	1,439,052	1,402,698	572,945	42,665	823,217	1,357,818	5,638,396 The current	The current assessed value of the
52	1,456,002	27,472	1,483,474	1,237,373	593,042	43,893	889,810	1,494,574		Redevelopment Area is \$27,810,482
56	1,467,359	27,686	1,495,045	1,579,741	650,717	45,144	987,636	1,755,981		which generates approximately \$2,272,116
23	1,511,727	28,523	1,540,250	1,730,519	672,157	46,420	1,022,324	1,794,736		per year in real property taxes.
28	1,523,267	28,741	1,552,008	1,555,898	837,323	47,720	1,293,909	2,300,577		
59	1,568,409	29,593	1,598,002	1,427,542	865,519	49,044	1,339,315	2,353,545	7,632,968	
8	1,580,132	29,814	1,609,946	1,770,126	899,812	50,394	1,395,136	2,440,826	8,166,240	
<u>ج</u>	1,614,146	30,456	1,644,502	1,767,360	920,974	51,303	1,429,047	2,480,453	8,293,739	
32	1,614,146	30,456	1,644,502	1,520,971	942,506	52,228	1,463,433	2,520,330	8,244,069	
33	1,648,394	31,102	1.679.496	1.399.870	964.420	53.166	1 498 304	2.560.460	8 155 716	

9,650,829 \$ 3,241,150 \$ 322,869 \$ 4,662,515 \$ 9,004,289 \$ 37,235,994

8.5% \$ 10,162,595 \$ 191,747 \$ 10,354,342 \$

NPV

DIRECT TAX IMPACT ANALYSIS-ALL TAXING DISTRICTS

FS	TOTAL		•		1			,	• .	•		,	•	•	•		•	357,584	6,391,270	6,805,882	7,103,812	7,326,521	7,423,199	7,650,655	5,551,308	5,267,425	4,196,200	4,322,449	1,477,471	1,500,331	1,335,994	1,356,315	1,358,681	1,379,001	70,804,098		17,024,513
EXCESS TIF REVENILES	EATs	€		,	•	1	•		,	•	1	,	,		,			357,584	1,068,908	1,133,013	1,198,536	1,237,878	1,277,867	1,318,514	692,707	709,946	570,624	586,191	204,983	207,645	186,940	189,306	191,672	194,039	11,326,353 \$		2,800,079 \$
EX	PILOTS	- 69	•	•	,	•	•	•	1	•	,	ı	1	,		•	٠	•	5,322,362	5,672,868	5,905,276	6,088,643	6,145,332	6,332,141	4,858,601	4,557,479	3,625,576	3,736,257	1,272,488	1,292,686	1,149,055	1,167,009	1,167,009	1,184,963	\$ 59,477,745 \$		14,224,434 \$
•	YEAR	-	2	e	4	ស	9	7	8	6	10	11	12	13	4	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	•	Νbν	6.5%

\$ 41,203,900 \$ 149,043,098

33-Year Total With TIF:

DIRECT TAX IMPACT ANALYSIS-CITY

						INC	INCREMENTAL TAXES RETAINED	TAXES RETA	GNED			
	┙	EXCESS TIF			SALES TAXES		UTILITIES	EARNINGS	DEDECARA	100		
YEAR	_	EATs	TOTAL	GENERAL	TRANS	TOTAL	TAXES	TAXES	PROP TAXES	DECE TY	1	101
, (•	, sa	·	\$ 19,475	200'6	\$ 28,483	\$ 30,391	\$ 44,774	\$ 10.476	4 4	OLAL 95 656	2
N C	NI -	•	٠	26,378	12,200	38,577	49,546	89,464		. E	217 500	4 114,139
7		,	•	31,917	14,762	46,679	69,300	135,797	36.636	8 9	203 223	240,044
≠ 4.	,	I	•	37,631	17,404	55,035	89,262	183,788	44.658	3 2	390,233	148 3E
, (C	,	t	•	45,111	20,864	65,974	115,101	240,932	56,681	. <i>6</i>	390,220 400,643	445,455
, r		•	•	50,856	23,521	74,377	136,798	285,165	62,272	5	180,010 580,014	566 644
~ ox	,	1	•	58,550	27,080	85,630	165,953	354,686	98,037	121	731 507	617 437
9 6		•	•	64,678	29,914	94,592	189,040	402,148	98.205		814.030	751,150
P -	' •	,	1	70,983	32,830	103,812	212,766	451,014	95,202	145	805 769	908,622
2 *	'	•	•	77,466	35,828	113,294	237,132	501,284	118,248	155	1 005 942	1 440 335
= 5	•	•	ı	84,128	38,909	123,038	262,143	552,962	150.248	171	1 127 470	1 250 504
¥ ;	,		ı	90,971	42,074	133,046	287,801	606,047	144,074	181	1.213.223	1.246.289
	•	,	•	466,78	45,324	143,320	314,110	660,543	134,729	197	1.298.222	4 441 542
± ₩	•	•	•	105,206	48,658	153,863	341,073	716,451	170,912	207	1.431.164	1.585.027
<u>. 4</u>	•	•	•	112,599	52,077	164,676	368,694	773,772	188,805	224	1.548.248	1 712 924
₽ !	•	•		120,179	55,583	175,762	396,975	832,508	176,289	235	1 637 351	1813 113
<u>}</u> ;		935,952			59,175	187,121	425,921	892,661	174,255	252	1,739,386	2,613,113
2 :		984,597	1,971,299	135,903	62,855	198,758	455,536	954,234	222.914	262	1 894 559	4 064 618
6- 1		1,054,553	2,095,576		66,623	210,673	485,822	1,017,227	239,499	280	2,020,125	4.326.375
8 3	,	1,115,827	2,199,500	152,390	70,480	222,870	516,784	1,081,644	229,434	291	2.121,504	4,543,873
71		1,151,504	2,268,826	157,966	73,059	231,025	537,051	1,107,672	207,847	301	2,156,954	4,556,805
22		1,187,746	2,315,471	163,653	75,689	239,342	557,676	1,133,990	262,327	303	2,269,327	4,824,140
23	-	1,224,564	2,386,570	169,452	78,372	247,824	578,663	1,160,600	279,625	313	2,345,396	4,979,790
24		655,135	1,546,733		119,768	378,727	823,217	1,357,818	256,339	315	2,936,184	4,861,644
52		670,631	1,506,970	268,042	123,969	392,011	889,810	1,494,574	226,126	325	3,126,815	5,025,796
56		533,409	1,198,736	294,109	136,026	430,135	987,636	1,755,981	288,593	327	3,598,798	5,227,668
27		547,219	1,232,857	303,800	140,507	444,307	1,022,324	1,794,736	316,247	337	3,718,460	5,395,624
28		199,915	433,429	378,451	175,034	553,484	1,293,909	2,300,577	284,336	340	4,607,680	
ଷ		202,512	439,731	391,195	180,928	572,123	1,339,315	2,353,545	260,879	350	4,707,140	5,718,995
8		182,318	393,180	406,695	188,096	594,791	1,395,136	2,440,826	323,485	353	4,942,688	5,930,659
<u>.</u>		184,626	398,783	416,259	192,520	608,779	1,429,047	2,480,453	322,980	360	5,034,139	6,041,701
35		186,934	401,091	425,992	197,021	623,013	1,463,433	2,520,330	296,228	360	5,100,384	6,124,487
33	217,452	189,242	406,693	435,896	201,602	637,498	1,498,304	2,560,460	255,822	368	5,154,054	6,198,245
	\$ 10,914,713	\$ 11,216,682	\$ 22,131,395	\$ 5,724,882	\$ 2,647,758	\$ 8,372,640	\$ 18,965,669	\$ 35,238,664	\$ 6,060,278	\$ 7,579 \$	71,255,097	\$ 101.759.132
NPV												
6.5%	\$ 2,610,314	\$ 2,824,527	\$ 5,434,842	\$ 1,464,926	\$ 677,528	\$ 2,142,455	\$ 4,662,515	\$ 9,004,289	\$ 1,763,660	\$ 2,267 \$	18,217,513	\$ 25,794,810

6,316,676

33-Year Total With TIF:

23,168,874

DIRECT TAX IMPACT ANALYSIS-COUNTY

52,311 93,740 04,933 132,799 142,100 150,242 170,477 195,067 208,905 255,480 906,948 809,286 34,027 64,731 76,991 202,561 236,201 261,197 328,004 808,774 860,619 890,831 981,779 924,644 899,634 819,525 947,265 885,758 922,216 875,016 4,333,766 858,748 16,852,199 874,447 876,944 TOTAL 97,005 88,886 93,592 48,767 59,907 112,377 243,010 1,908,070 131,971 134,332 171,063 176,022 204,144 255,255 311,808 352,919 372,746 135,407 157,297 171,031 217,853 219,571 213,972 304,921 414,238 413,168 453,259 160,228 7,074,107 TOTAL 245 580 705 1,022 1,063 1,113 699 761 893 953 990 1,031 1,072 1,105 1,147 1,156 1,199 7,711 190 1,225 25,774 1,251 PROP TAX REAL INCREMENTAL TAXES RETAINE! 28,305 44,639 44,562 53,749 65,488 61,240 25,764 43,274 68,294 77,687 101,325 104,288 94,476 116,518 143,749 85,821 80,131 79,207 108,863 127,102 102,785 116,283 801,664 119,240 131,224 129,244 18,581 147,039 2,754,672 PERSONAL PROP TAX 43 28,223 33,833 48,509 43,913 63,096 84,449 38,142 53,237 58,099 68,229 73,498 78,904 90,134 95,960 122,739 194,219 1,098,695 108,038 114,292 118,474 127,089 220,582 227,850 283,838 293,396 101,927 201,031 305,021 312,195 1,293,661 TOTAL LAW ENFORCE 5,639 7,319 10,516 3,990 4,704 6,357 8,085 8,873 SALES TAXES 9,683 11,371 12,250 14,075 15,993 13,151 15,022 16,988 18,006 19,049 19,746 20,457 21,182 32,370 33,505 36,764 37,975 47,306 18,899 50,837 52,032 183,116 715,610 40,424 48,416 61,248 44,364 52,580 56,857 65,753 70,374 75,112 79,966 84,939 102,283 183,818 90,031 95,244 98,729 806,201 61,849 167,526 189,875 915,579 236,532 244,497 254,184 260,162 272,435 3,578,051 GENERAL 581,516 56,023 502,702 534,728 556,968 599,434 393,682 312,256 111,210 574,501 118,617 321,620 112,961 100,468 102,024 102,083 103,639 5,484,431 1,327,001 TOTAL 140,494 \$ EXCESS TIF 61,535 64,389 71,250 13,345 13,528 9,835 996,6 66,627 68,914 5,068 5,133 4,622 4,680 4,739 4,797 523,197 EATs 4 492,578 512,602 473,193 507,874 311,653 106,142 95,846 528,185 380,154 302,421 107,827 97,344 97,344 98,842 4,961,233 1,186,507 105,272 PILOTS 45 YEAR 22 8 등 6.5%

DIRECT TAX IMPACT ANALYSIS-SCHOOL DISTRICT

																													Annual Taxes Without Adoption of TIF:		33-Year Total Without TIF:		33-Year Total With TIF:				
		TOTAL	\$ 35,242	16,783	20,626	24,353	29.286	32,981	38,058	41,989	46,118	50,270	54,629	59,003	63,596	68,197	73,025	77,857	82,925	3,345,958	3,565,825	3,713,390	3,829,217	3,867,432	3,985,506	3,138,121	2,959,524	2,405,019	2,478,872	1,016,286	1,036,616	958,195	975,164	981,096	998,274	40,069,433	906 999 0
ETAINED		TOTAL	\$ 35,242	16,783	20,626	24,353	29,286	32,981	38,058	41,989	46,118	50,270	54,629	59,003	63,596	68,197	73,025	77,857	82,925	87,990	93,302	98,603	102,186	105,701	109,424	164,034	169,762	185,702	191,803	237,360	245,326	254,826	260,805	266,737	272,925	3,661,423 \$	050 407 4
INCREMENTAL TAXES RETAINED	REAL	PROP TAXES	\$ 297	704	1,170	1,413	1,788	1,980	2,366	2,562	2,848	3,048	3,345	3,548	3,858	4,065	4,387	4,597	4,931	5,145	5,491	5,709	5,893	5,941	6,128	6,177	6,367	6,417	6,611	6,662	6,859	6,910	7,059	7,059	7,209	\$ 148,543 \$	* 44.44.2
INCREMEN	PERSONAL	PROP TAXES	\$ 34,945	16,079	19,456	22,939	27,499	31,001	35,692	39,427	43,270	47,222	51,283	55,455	59,737	64,132	68,639	73,259	77,994	82,844	87,811	92,895	96,294	092'66	103,296	157,857	163,394	179,285	185,192	230,698	238,467	247,915	253,746	259,678	265,716	3,512,880	014 KE4
	10	Pillors		•		•	•		,	,	1		•	,	ï	,			•	3,257,968	3,472,523	3,614,787	3,727,031	3,761,732	3,876,083	2,974,087	2,789,762	2,219,317	2,287,069	778,926	791,290	703,369	714,359	714,359	725,349	36,408,010 \$	8 707 178
	VEAD		- ·	7	(F)	4	ιΩ	œ	7	φ.	o	6	Ŧ	12	13	4	ŧ	1 6	17	92	6	20	73	23	23	24	52	26	27	28	23	œ	31	32	83 	**	6.5%

\$ 1,200,351

\$ 39,611,579

\$ 79,681,013

PARYIN RUAD CURRIDUR 11F PLAN DIRECT TAX IMPACT ANALYSIS-JUNIOR COLLEGE

																														•		•					
																												Annual Taxes Without Adoption of TIF:	•	33-Year Total Without TiF:		33-Year Total With TiF:					
	TOTAL	1,855	4,909	6,501	7.923	10,056	11,049	17.320	17,369	16,874	20,910	26,515	25,460	23,863	30,188	33,338	31,17B	30,857	209,540	223,672	229,372	231,492	242,802	251,808	200,639	185,766	166,875	175,234	90,900	87,478	93,799	94,300	89,639	83,188	2,972,670		766,592
VE I AINEU	TOTAL	\$ 1,855 \$	4,909	6,501	7,923	10,056	11,049	17,320	17,369	16,874	20,910	26,515	25,460	23,863	30,188	33,338	31,178	30,857	39,357	42,282	40,550	36,807	46,305	49,338	45,285	40,040	50,947	55,767	50,212	46,145	57,058	56,985	52,324	45,298	1,070,864 \$		311,764 \$
REAL	PROP TAX	\$ 30	7.	117	142	179	199	237	257	286	306	336	356	387	408	440	461	495	516	551	573	591	596	615	620	639	644	663	699	688	693	708	708	723	\$ 14,906 \$		4,460 \$
PERSONAL REAL	PROP TAX	1,825	4,839	6,384	7,781	9'8'6	10,850	17,082	17,112	16,588	20,604	26,180	25,104	23,475	29,780	32,898	30,717	30,363	38,841	41,731	39,977	36,216	45,708	48,723	44,665	39,401	50,303	55,104	49,543	45,456	56,365	56,277	51,615	44,575	1,055,958		307,304 \$
1	PILOTS	- 1	•		•	,	•	,	•	1		•	1	,		•		1	170,183	181,390	188,622	194,685	196,498	202,471	155,354	145,726	115,928	119,467	40,688	41,334	36,741	37,315	37,315	37,889	1,901,806 \$		454,828 \$
 		∽	5	m ·	4		9	_	oc i	on (₽ :	-	12	<u>6</u>	4	ŧ	6	17	5	19	20	77	77	23	57	52	56	27	58	59	30	3	32	33	4	NPV	6.5% \$

49

2,069,147

5,041,818

DIRECT TAX IMPACT ANALYSIS-LIBRARY DISTRICT

																	•												Annual Taxes Without Adoption of TIF:		33-Year Total Without TIF:		33-Year Total With TIF:				
		TOTAL	\$ 2,660	7.038	9.319	11,357	14.414	15,838	24.832	24,901	24,189	29,978	38,018	36,503	34,209	43,283	47,800	44,700	44,237	300,606	320,880	329,056	332,096	348,324	361,244	287,827	266,485	239,380	251,373	130,371	125,461	134,530	135,247	128,559	119,302	4,264,015	1,099,557
TAINED		TOTAL	2,660	7,038	9,319	11,357	14,414	15,838	24,832	24,901	24,189	29,978	38,018	36,503	34,209	43,283	47,600	44,700	44,237	56,430	60,624	58,137	52,766	66,392	70,742	64,927	57,400	73,049	79,964	71,993	66,156	81,814	81,708	75,020	64,939	1,535,337 \$	446,979 \$
INCREMENTAL TAXES RETAINED	REAL	PROP TAX	\$ 41 \$	96	160	193	244	270	323	350	389	416	456	484	526	555	599	627	673	702	749	779	804	811	836	843	869	876	905	606	936	943	963	963	984	20,267 \$	6,064 \$
INCREMENT	PERSONAL	PROP TAX	2,619	6,942	9,159	11,164	14,170	15,568	24,509	24,551	23,801	29,562	37,562	36,018	33,682	42,728	47,201	44,072	43,564	55,728	59,875	57,359	51,962	65,582	906'69	64,085	56,532	72,173	79,062	71,084	65,220	80,871	80,745	74,057	63,955	1,515,070 \$	440,915 \$
		PILOTS	••	•	•	1	,				,		,	•	•		r		•	244,176	260,256	270,918	279,331	281,931	290,502	222,899	209,085	166,332	171,409	58,378	59,305	52,716	53,539	53,539	54,363	2,728,678 \$	652,579 \$
	1		-	0	ო	4	<u>م</u>	بص	• 1	ه ۵۵	7 0 (₽.	<u>.</u>	15	<u>ස</u> :	*	5	15	17	₩	ည်	23	24	23	23	54	53	56	27	28	23	8	ਲ	32	 ဗ	*	6.5% \$

2,968,777

7,232,792

PARVIN KUAU CORRIDOR TIF PLAN DIRECT TAX IMPACT ANALYSIS-MENTAL HEALTH DISTRICT

																													₩		69		€9	,				
																													Annual Taxes Without Adoption of TIF:		33-Year Total Without TIF:		33-Year Total With TIF:					
		TOTAL	808	2,138	2,832	3.452	4.381	4.814	7,542	7,564	7,350	9,106	11,545	11,087	10,394	13,145	14,516	13,578	13,440	83,730	89,389	91,545	92,213	97,052	100,709	80,510	74,463	67,545	71,027	37,785	36,270	39,219	39,412	37,385	34,556	1,210,500		313,742
TAINED		TOTAL	\$ 808	2,138	2,832	3,452	4,381	4,814	7,542	7,564	7,350	9,106	11,545	11,087	10,394	13,145	14,516	13,578	13,440	17,137	18,410	17,658	16,032	20,161	21,481	19,719	17,440	22,182	24,279	21,864	20,096	24,842	24,810	22,784	19,730	466,315 \$		135,766 \$
AL TAXES RE	REAL	PROP TAX	\$ 14 3	34	29	69	87	96	115	124	138	148	162	172	187	197	213	223	239	249	266	277	286	288	297	300	308	311	321	323	333	335	342	342	350	7,203 \$		2,155 \$
INCREMENTAL TAXES RETAINED	PERSONAL	PROP TAX	794	2,104	2,775	3,383	4,294	4,718	7,427	7,440	7,212	8,958	11,382	10,915	10,207	12,948	14,303	13,355	13,201	15,887	18,144	17,381	15,746	19,873	21,184	19,420	17,131	21,871	23,958	21,541	19,764	24,506	24,468	22,441	19,380	459,112 \$		133,611 \$
L		PILOTS	,		•	•					,	1			•	•	1	•		66,593	70,979	73,887	76,181	76,890	79,228	60,791	57,023	45,363	46,748	15,921	16,174	14,377	14,602	14,602	14,826	744,185 \$		\$ 926,777
		YEAR	←	7	m	4	ស	ധ	7	nco	o	6	-	12	5	4	ត ្	16	17	9	19	50	21	22	23	24	25	56	27	28	29	30	31	32	33	•	ΝPV	6.5% \$

999'608

2,020,167

DIRECT TAX IMPACT ANALYSIS-BLIND PENSION FUND

																													Annual Taxes Without Adoption of TIF:		33-Year Total Without TIF:		33-Year Total With TIF:					
AINED		TOTAL	1,524	3,677	5,895	7,127	9,020	9,978	12,472	13,320	14,484	15,877	17,900	18,634	19,754	21,482	23,282	23,902	25,294	27,341	29,215	29,923	30,219	31,683	32,890	32,564	32,689	34,347	35,820	35,302	35,612	37,278	37,908	37,291	37,005	780,708		232,442
INCREMENTAL TAXES RETAINED	REAL	PROP TAX	\$ 1,286 \$	3,046	5,062	6,112	7,732	8,562	10,244	11,088	12,321	13,189	14,485	15,359	16,692	17,597	18,991	19,895	21,334	22,275	23,772	24,708	25,495	25,721	26,535	26,738	27,550	27,786	28,633	28,839	29,683	29,926	30,568	30,558	31,190	\$ 642,974 \$		\$ 192,358 \$
INCREMEN	PERSONAL	PROP TAX	238	631	833	1,015	1,288	1,415	2,228	2,232	2,164	2,687	3,415	3,274	3,062	3,884	4,291	4,007	3,960	5,066	5,443	5,214	4,724	5,962	6,355	5,826	5,139	6,561	7,187	6,462	5,929	7,352	7,340	6,732	5,814	137,734		40,083
<u>L</u>	ļ	YEAR	-	2	e o	4	ល	9	-	æ	6	10	7	12	13	14	15	1	17	18	19	20	21	22	23	24	25	5 8	27	28	29	30	31	32	33	•	NPV	6.5% \$

269,889

1,050,597

FARTIN TOAD CORRIDOR HE PLAN
DIRECT TAX IMPACT ANALYSIS-HANDICAP

																													Annual Taxes Without Adoption of TIF:		33-Year Total Without TiF;		33-Year Total With TIF:					
		TOTAL	996	2.557	3,384	4,125	5,235	5,752	9,021	9,045	8,785	10,890	13,812	13,260	12,425	15,724	17,365	16,237	16,068	109,292	116,663	119,635	120,740	126,641	131,338	104,641	96,880	87,023	91,384	47,383	45,596	48,894	49,154	46,722	43,355	1,549,994		399,672
AINED		TOTAL	\$ 996	2,557	3,384	4,125	5,235	5,752	9,021	9,045	8,785	10,890	13,812	13,260	12,425	15,724	17,365	16,237	16,068	20,501	22,024	21,119	19,165	24,120	25,702	23,587	20,849	26,539	29,053	26,154	24,031	29,725	29,686	27,254	23,587	557,747 \$		162,371 \$
INCREMENTAL TAXES RETAINED	REAL	PROP TAX	14 \$	32	ঠ	65	82	91	109	118	131	140	153	163	177	186	201	211	226	236	252	262	270	272	281	283	292	294	303	306	315	317	324	324	331	6,813 \$		2,038 \$
INCREMEN	PERSONAL	PROP TAX	952 \$	2,525	3,331	4,060	5,153	5,561	8,912	8,928	8,655	10,750	13,659	13,098	12,248	15,537	17,164	16,026	15,841	20,265	21,773	20,858	18,895	23,848	25,420	23,304	20,557	26,245	28,750	25,849	23,716	29,408	29,362	26,930	23,257	550,934 \$		160,333 \$
<u></u>		PILOTS	•	1	ŧ	ı		1	•	,	•			,		,	,	•	1	88,791	94,639	98,516	101,575	102,520	105,637	81,054	76,031	60,484	62,331	21,228	21,565	19,169	19,469	19,469	19,768	992,247 \$		237,301 \$
		YEAR	₩	8	r)	ਚ	£Ω !	ഗ .	7	6 0 (ָ מס	5	Į.	12	<u>6</u>	4	15	16	17	₽	₽	20	21	22	23	24	25	. 56	27	28	59	30	3	32	88	•	NPV	6.5% \$

\$ 1,079,555

2,629,549

PARVIN ROAD CORRIDOR TIF PLAN DIRECT TAX IMPACT ANALYSIS BI-STATE TAX

													•															Annual Taxes Without Adoption of TIF:		33-Year Total Without TIF;		33-Year Total With TIF:		
ADDITIONAL	REVENUE	6,014	9,770	10,942	12,470	14,436	15,685	17,416	18,753	20,129	21,545	23,003	24,501	26,040	27,620	29,242	30,905	32,611	34,358	36,149	37,982	39,119	40,278	41,460	42,665	43,893	45,144	46,420	47,720	49,044	50,394	51,303	52,228	53,166
ADI	YEAR RE	₩.	7	၉	4	ß	9	7	ထ	on.	10	-	12	13	14	15	1 6	17	5	5	20	21	22	23	24	25	56	27	28	29	30	31	32	33

, 4,813

158,817

1,052,403

322,869

NPV 6.5% \$

1,052,403

DIRECT TAX IMPACT ANALYSIS TAX RATE ASSUMPTIONS

Ad Valorem Levy Rates Subject to TIF	ates Subject t	to TIF
Taxing District	Rate	% Share
City General	1.3200%	18.35%
Handicap	0.1200%	1.67%
Junior College	0.2300%	3.20%
Library	0.3300%	4.59%
Mental Health	0.0900%	1.25%
School District (NKC)	4.4031%	61.21%
Health	0.1000%	1.39%
County (Debt)	0.6000%	8.34%
Total	7.1931%	100.00%

Ad Valorem Levy Rates NOT Subject to TIF	s NOT Subject	to TIF
Тах	Rate	% Share
Blind Pension	0.030%	1.852%
Replacement Tax	1.590%	98,148%
	1.620%	100.000%

Replacement Tax % Share	Share
Per Taxing District	rict
City General	0.022312%
Handicap	0.020057%
Junior College	0.043886%
Library	0.059668%
Mental Health	0.021207%
School District	0.437324%
Health	0.021207%
County General	0.002103%
County Road & Bridge	0.073777%
Blind Pension	0.006334%

Selection of the select	ty Levy Nates	
laxing District	Rate	% Share
City General	1.320%	18.27%
Handicap	0.120%	1.66%
Junior College	0.230%	3.18%
Library	0.330%	4.57%
Mental Health	0.080%	1.25%
School District (NKC)	4.403%	60.96%
Health	0.100%	1.38%
County (Debt)	0.600%	8.31%
Blind Pension	0.030%	0.42%
Total	7.223%	100.00%

GENERAL SALES TAX*	LES TAX*	
Taxing District	Rate	% Share
City		
General	1.0000%	45.20%
Transportation**	0.4625%	20.90%
	1,4625%	66.10%
Caunty		
General	0.6250%	28.25%
Law Enforcement	0.1250%	5.65%
	0.7500%	33.90%
	2.2125%	100.00%

*50% is subject to TIF

**Effective rate eliminating ATA share

OTHER CITY ECONOMIC ACTIVITY TAXES*	VITY TAXES*
Type of Tax	Rate
Food & Beverage	1.750%
Eamings Tax	1.000%
Jülitles Tax	10.000%

50% is subject to TIF

Economic Activity Tax not Subject to TIF	bject to TIF
Bi-State (applies to sales)	0.125%
Hotel/Motel Tax	6.500%

with reassessment in odd years

Ad Valorem Assessment Ratio Annual Growth/Inflation Rate

			
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14			
			
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-			
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			0.1
			_

Exhibit 10

Evidence of "But For"

Thomas M. Ruis, MAI Brook J. Ruis, MAI Boott J. Seike, MAI Michael F. Bossert, CFA: MAI Mark L. Viscontii Devid S. Medeen Josh J. Pulis



Measurement of Real Estate Values

October 31, 2000

Ms. Laura Whitener
Tax Increment Financing Commission of Kansas City, Missouri
10 Petticoat Lane, Suite 250
Kansas City, Missouri 64106-2103

Dear Ms. Whitener:

Introduction

Per our agreements dated January 27 and September 27, 1999 I am pleased to herewith submit my development finance consulting report for the proposed Parvin Road Corridor Tax Increment Financing (TIF) Plan to be located near Parvin Road and I-435 in Kansas City, Missouri. The proposed redeveloper and majority owner is Hunt Midwest.

Purpose

The purpose of the assignment is to develop an investment analysis as defined by Standard Rule 4-5 of the Uniform Standards of Professional Appraisal Practice (USPAP). The investment analysis will center upon two issues: the reasonableness and accuracy of the cost estimates and income projections, and the adequacy of the developer's internal rate of return.

Intended Use and Intended User(s)

The appraisal will be used by the Tax Increment Financing Commission of Kansas City, Missouri as an aid in making underwriting decisions regarding the property and its use by others or for other purposes is prohibited.

Scope of the Assignment

This consulting assignment is complete and the report is self-contained. The investment analysis 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.

The subject property was inspected on October 29, 2000. The inspection consisted of a "windshield" tour of the property from the public rights-of-way. The effective date of the consulting is October 29, 2000.

The client or developer provided the consultant with the following information: 1) Developer Application Package (15-Sep-00; revised 10-Oct-00); and 2) construction cost detail (16-Oct-00; John F. Lutjen & Associates).

Property Review

The proposed redevelopment area contains 1,334 surface acres and 507 underground acres. The redevelopment area includes undeveloped land, developed lots, undeveloped underground space, and developed underground buildings. The requested reimbursable costs are for completion of infrastructure for the undeveloped surface land and underground space. The vast majority of the redevelopment is industrial. (A small amount of multifamily and retail activities are planned.) The project is requesting subsidy as an economic development area (i.e., without a declaration of blight or conservation).

Investment Analysis

Methodology

The first step in the investment analysis will be to consider the reasonableness and accuracy of the developer's income, expense, cash flow, and cost projections, including the TIF revenue that derives therefrom. The final step is to size the TIF subsidy so that the developer receives a market rate of return. The financial projections of the developer are contained in the attachments to this report.

Land Acquisition/Basis

The developer owns most of the redevelopment area and is not requesting reimbursement for acquisition of land already owned. Nevertheless, for purposes of interpreting the internal rates of return discussed later, the reasonableness of the developer's land cost must be determined. The cost land of raw land is entered at the developer's basis of \$5,663 per gross acre, while the developed lots (in bulk) are assumed to cost \$1.00 per net square foot. The consultant's experience is that raw industrial land has been selling for \$5,000 to \$10,000 per acre in suburban Missouri locations. Therefore, the developer's land cost assumptions are reasonable and will not skew the IRR analysis.

(The developer has also allowed \$411,000 to acquire/condemn non-owned property in the Minneville neighborhood. The acquisition of non-owned property is de minimus for this investment analysis.)

Project Costs

The total estimated development cost is \$93,300,000, of which \$66,600,000 is requested for TIF reimbursement (includes interest of \$38.9 million). The foregoing costs do not include the underground buildings. Underground buildings are projected to cost \$12.00 per square foot. The hard costs are detailed and supported by a third-party engineer. The hard costs are inflated by 30% for prevailing wages, even though a union labor requirement may or may not be imposed on

the project. The developer has included a contingency of 25%, plus another 20% for fees (design, professional, financing). The contingency appears high, but must allow for the possible presence of rock in the infrastructure development.

Overall, the consultant believes the costs are reasonably supported. If the actual costs are lower (i.e., non-union labor is employed and/or contingencies not realized), then the TIF request is reduced accordingly.

Operating Projections

The developer's absorption projections include a sales price of \$1.57 per square foot for industrial land and underground space rent of \$2.25 per square foot (gross industrial). The apartment land is sold for about \$6,000 per unit. Industrial land is absorbed at a pace of 23 acres per year (466 net acres in 20 years), while the underground buildings are consumed at 130,000 square feet annually (3.9 million Sq.Ft. in 30 years).

The consultant believes the income and expense projections are reasonable.

TIF Amortization

The TIF revenue projections of the developer seem to be properly executed, with one exception. The calculations excluded part of the TIF revenue stream: on Exhibit N-2, TIF Rev-New Dev, Column D, the PILOTS for surface development neglected Project 1B-2 (Column W). The consultant has made this correction (see attachments) and prepared a new amortization schedule (Exhibit N-5). The revised schedule pays back the reimbursable costs with 9.5% interest in 16 years.

Internal Rate of Return (IRR)

The consultant believes the best method of sizing the subsidy is to study the developer's internal rate of return. Internal rate of return is: "the yield rate that equates the present value of the future benefits of the investment to the amount of capital invested. The internal rate of return applies to all expected benefits, including the proceeds from resale at the termination of the investment." (The Appraisal of Real Estate, Eleventh Edition, page 457).

The developer has employed a 12% overall rate to estimate the reversion of the underground buildings in Year 33. Sales costs of 3% are also applied. Such assumptions are reasonable.

The Korpacz Real Estate Investor Survey (2Q '00; published by PriceWaterhouseCoopers) reports unleveraged (all cash) IRRs for land development to be 11% to 15%, with an average of 12.63%. In Korpacz's terminology, land development encompasses the purchase of vacant land for the construction of new infrastructure (street and utilities) and/or buildings. The foregoing range and average are for all property types ranging from residential to industrial. The subject is unique in that it includes underground space. The market for investment in underground space is thin. The consultant believes an all cash IRR of 15% to 20% is required for an investment such as the subject.

The following is a matrix showing the IRRs with and without TIF.

TIF	IRR
without	7.5%
with	12.4%

The return without TIF is far too low to justify a speculative real estate development and is strong evidence of "But For". The IRR with TIF of about 12% is marginal when judged against the consultant's feasible range of 15% to 25%. Therefore, the TIF subsidy request of the developer is not excessive.

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

Sincerely,

RULE & COMPANY, INC.

Brock J. Rule, MAI

Senior Vice President

Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001130)

Kansas Certified General Real Property Appraiser (Certificate No. G-1008)

Record No. 7547

CERTIFICATE

I certify that, to the best of my knowledge and belief...

- 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 my personal, unbiased professional analyses, opinions, and conclusions.
- 3) I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- 4) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5) My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- 6) My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and with the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- 7) I certify that 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 professional assistance to the persons signing this report.

Brock J. Rule, MAI Di	d Inspect	Did Not Inspect	
State Certified General Real Estate Kansas Certified General Real Proj			

GENERAL ASSUMPTIONS & LIMITING CONDITIONS

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

- 1) No responsibility is assumed for the legal description, or for legal matters including and title to the property is assumed to be good and marketable unless otherwise stated.
- 2) It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property lines and that there is no encroachment or trespass unless noted in the report.
- 3) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- 4) The information furnished by others is believed to be reliable; however, no warranty is given for its accuracy.
- 5) Responsible ownership and competent property management are assumed.
- 6) All engineering is assumed to be correct. The site plans and illustrative material in this report are intended only to assist the reader in visualizing the property.
- 7) It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- 8) Subsurface rights (minerals, oil, etc.) were not considered in making this appraisal, unless specifically stated otherwise.
- 9) It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.
- 10) It is assumed that all applicable zoning and use regulations and restrictions have been complied with unless a nonconformity has been stated, defined and considered in this appraisal report.
- 11) It is assumed that all required licenses, certificates of occupancy, consents or other legislative or administrative authority form any local, state or national government o private entity or organization have been pr can be obtained or renewed for any use on which the value estimate contained in this report is based.
- 12) 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.
- 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) 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.
- 15) 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.
- 16) The appraiser has not made an environmental inspection of the site and is not qualified to detect the existence of hazardous materials. Hazardous materials may or may not be present on the property, but the appraiser has no knowledge of their existence on or in this property. The client is
- 17) The Americans With Disabilities Act (ADA) became effective January 26, 1992. Unless otherwise stated in this report, the appraisers have not been provided with a compliance survey; therefore, our conclusions are predicated upon the assumption that the subject is not negatively impacted by issues related to the ADA.
- 18) Unless otherwise stated in this report, problems with Year 2000 compliance were not investigated, nor called to the attention of, nor did the appraiser become aware of such during the appraiser's inspection. Problems with Year 2000 compliance of embedded systems and the cost to correct them could affect the value of the property but the appraiser is not qualified to recognize or estimate the cost to solve such problems, unless otherwise stated. The value estimated herein is predicated on the assumption that no such Year 2000 problems exist and no responsibility is assumed for any such problems, nor for any expertise or knowledge required to discover them.

Brock J. Rule, MAI

EHIBIT N-2 PARVIN ROAD CORRIDOR TIF PLAN PROJECTION OF TIF REVENUES-NEW DEVELOPMENT

		SURFACE			MINIOS COCCUMINA				
YEAR	PII OTe				UNDERGROUND	ı	TOTAL	TOTAL	TOTAL
4		E4 5	TOTAL	PILOTS	EATs	TOTAL	PILOTS	EATs	TIF REVENUES
-		co Co	\$ 316,315	ı с я	#	s	\$ 268.159	\$ 48 157	946.045
67	688,703	88,765	777,468	•	•	,			
က	1,153,618	_	1,281,094	٠	,	1	70.000	66,765	777,468
4	1,409,761	170,248	_	1		•	8 La'sci'i	127,476	1,281,094
s	1,750,860	_	_	747 747		. :	1,409,761	170,248	1,580,010
9	1,912,446		•	# / # · ·		50,402	1,795,607	224,153	2,019,760
^	2.276.525		200,000,000	484-88		101,013	2,001,939	255,755	2,257,694
o c	2 444 006		2,003,002	139,212	17,593	156,805	2,415,738	304,919	2,720,657
, 0	20,444,030	_	2,759,033	185,617	23,876	209,492	2,629,712	338,814	2.968.526
י לו	2,704,940		3,048,277	240,307	30,368	270,676	2,945,247	373,706	3.318.053
P	2,878,495	372,526	3,251,021	288,369	37,070	325,439	3.166.864	400 506	00000000
Ξ	3,157,293	402,503	3,559,796	348,031	43,982	392,013	3 505 324	448.490	3,576,460
5	3,336,833	433,269	3,770,102	397.750	51 103	448 859	430,000,0	CO4,D44	808,148,5
13	3,633,585	464.874	4.098.400	400 004		300'0tt	0,734,583	484,372	4,218,955
4	3.819.110		4 346 177	405,384	58,433	520,817	4,095,969	523,257	4,619,226
5	4 133 816		7,2,010,4	013,760	65,973	579,733	4,332,870	563,140	4,896,010
9	4,700,010		4,004,116	998'889	73,722	657,088	4,717,182	604,022	5,321,204
2 !	4,525,525		4,889,546	636,399	81,681	718,080	4,961,724	645,902	5.607,626
- :	4,657,985		5,256,916	710,978	89,849	800,826	5,368,963	688,780	6.057,742
8	4,855,479	634,429	5,489,908	765,668	98,226	863,894	5,621,147	732,656	6.353 803
c	5,206,093	670,717	5,876,810	845,218	105,813	952,031	6,051,311	777,530	6 828 R41
8	5,409,571	707,793	6,117,365	901,566	115,610	1,017,175	6,311,137	823 403	7 134 540
21	5,568,676	718,051	6,286,728	986,088	124,615	1,110,703	6.554 764	842 668	7 207 424
22	5,568,676	728,309	6,296,985	1,044,093	133,831	1,177,923	6.612,769	862 139	7 474 000
ឌ	5,727,782	738,567	6,466,348	: 1,133,587	143,255	1,276,842	6,861,368	881.822	7.743.190
24	4,039,645	539,818	4,579,463	1,193,249	152,889	1,346,138	5,232,894	692,707	5.925.601
क्ष	4,151,857	547,213	4,699,070	1,287,715	162,733	1,450,447	5,439,572	709,946	6,149,517
98	2,978,266	397,838	3,376,104	1,349,034	172,786	1,521,820	4,327,300	570,624	4,897,924
27	3,058,759	403,143	3,461,902	1,448,472	183,048	1,631,520	4,507,231	586,191	5,093,422
8 2	1,535,065	204,983	1,740,048	•	•		1,535,065	204,983	1,740,048
29	1,575,462	207,645	1,783,107	,	•	٠	1,575,462	207,645	1,783,107
8	1,400,410	186,940	1,587,350	•		٠	1,400,410	186,940	1.587.350
⊕	1,436,318	189,306	1,625,624	•		•	1,436,318	189,306	1.625.624
35	1,436,318	191,672	1,627,991	٠	,	•	1,436,318	191,672	1,627,991
R R	1,472,226	194,039	1,666,265	•		,	1,472,226	194,039	1,666,265
**	99,972,154	\$ 12,967,186	\$ 112.939.340	\$ 15.595.101	\$ 1.984.830	£ 17 K79 731	# 118 587 256	4 14 051 040	4
NPV									ריט,פופ,טטו ש

\$ 24,236,889 \$ 3,114,187 \$ 27,351,076 \$ 2,862,020 \$ 364,401 \$ 3,226,421 \$ 27,098,909 \$ 3,478,588 \$ 30,577,497

NPV 9.5%

PROJECTION OF TIF REVENUES-NEW & EXISTING DEVELOPMENT

PARVIN ROAD CORRIDOR TIF PLAN

	2	NEW DEVEL OBSESSE	į							
VEAD			ĘĹ	F	EXIS	EXISTING DEVELOPMENT	MENT	TOTAL	TOTAL	TOTAL
יייי	=	EAIS	┛	TOTAL	PILOT\$	EATs	TOTAL	PILOTS	EATs	TIF REVENUES
_	\$ 268,159	49	4	316,315	\$ 78,438	\$ 59,339	\$ 137,777	\$ 346.597	\$ 107 495	\$ 454 000
CV.	688,703	3 88,765		777,468	78,438	75,685	154,123			
က	1,153,618	3 127,476		1,281,094	160,013	92,292	252,306	1.313.631	210 760	190,100
4	1,409,761	170,248		1,580,010	160,013	106,233	266.246	1 569 776	07'013 07'07'0	1,533,400
ιΩ	1,795,607	7 224,153		2,019,760	244,852	120,474	365,325	2.040.458	244 677	1,840,255
ယ	2,001,939	9 255,755		2,257,694	244,852	135 022	870 B78	2,046,450	344,027	2,365,085
7	2,415,738	3 304,919		2,720,657	333 084	149 886	100000	4,240,791	390,778	2,637,569
œ	2,629,712			2.968.528	333 084	148,050	202,204	2,748,821	454,805	3,203,626
o	2,945,247			3.318.953	100'000 100'000	0.00,001	488,134	2,962,796	503,884	3,486,679
5	3,166,864			3 576 460	C+0'+3+	160,363	505,428	3,370,092	554,289	3,924,381
Ŧ	3 805 324			004,270,0	040,474	186,432	621,277	3,591,708	606,029	4,197,737
÷	#30,000,0			3,951,809	520,276	212,625	732,901	4,025,601	659,110	4,684,710
ā Ĉ	700,407,0			4,218,955	520,276	229,168	749,445	4,254,859	713,540	4.968.399
2 ;	4,095,969			4,619,226	619,525	245,071	865,596	4,715,495	769,328	5.484.822
₫ !	4,332,870			4,896,010	619,525	263,340	882,865	4,952,385	826,480	5.778.875
ह इ	4,717,182			5,321,204	722,744	280,984	1,003,728	5,439,926	885,006	6.324.93
9	4,961,724	645,902		5,607,626	722,744	299,012	1,021,756	5,684,469	944.914	300144010
4	5,368,963	688,780		6,057,742	830,092	317,432	1,147,524	6.199.054	1.006.211	7 205 205
5	5,621,147	732,656		6,353,803	830,092	336,253	1,166,345	6 451 239	1 069 908	7 5.00
19	6,051,311	777,530		6,828,841	941,733	355,483	1.297.217	6.993.044	1 133 013	147,025,7
8	6,311,137	823,403		7,134,540	941,733	375,133	1,316,866	7.252.871	1 198 536	0,120,036
21	6,554,764			7,397,431	1,057,841	395,211	1,453,052	7.612.605	1 237 878	0,401,400
53	6,612,769	962,139		7,474,909	1,057,841	415,727	1 473 568	7.670.610	720 770 1	204,000,0
ន	6,861,368			7,743,190	1.178,592	436,892	1,615,284	8 039 960	1,27,1,007	6,948,477
24	5,232,894			5 925 601	·	<u> </u>		000,000,0	#10'010'F	9,400,474
25	5.439.572			6 149 517		•	•	9,232,534	692,707	5,925,601
86	1 12 1 2 2 4 A			10,010,0	•		•	5,438,572	709,946	6,149,517
3 6	4,557,500			4,897,924	•	•	•	4,327,300	570,624	4,897,924
7 7	4,507,233			5,093,422		•	•	4,507,231	586,191	5,093,422
R	1,535,065			1,740,048		,	•	1,535,065	204,983	1,740,048
83	1,575,462	-		1,783,107	•		•	1,575,462	207,645	1,783,107
8	1,400,410	•		1,587,350		•	•	1,400,410	186,940	1,587,350
હ	1,436,318			1,625,624	•	,	•	1,436,318	189,306	1,625,624
8	1,436,318			1,627,991	,	•	,	1,436,318	191,672	1,627,991
8	1,472,226	194,039	- [1,666,265		1	•	1,472,226	194,039	1,666,265
	\$ 115,587,258	\$ 14,951,816	*	\$ 130,519,071	\$ 13,045,478	\$ 5,444,147	\$ 18.489.525	\$ 128,612,733	\$ 20.395 963	140 008 697
NPV										
9.5%	\$ 27,098,909	\$ 3,478,588	•	30,577,497	\$ 3,557,981	\$ 1,609,061	\$ 5,167,042	\$ 30,656,890	\$ 5,087,648	\$ 35,744,538

C-N HIGHYS

PROJECTED REIMBURSEMENT SCHEDULE

All Projects

	~		;	roject 1	Project 2	Project 3A	Project 3B-1	Project 3D	Project 4	All Projects
٠	2001	<u>.</u>	Project Cost	\$ 4,415,256	\$ 2,611,794	\$ 6,426,544	\$ 2,125,435	\$ 3,574,369	\$ 8.012.526	\$ 27 165 92.
5	<i>''</i>		Financing Cost	132,458	78,354	96,398	31,882	53,618		
SE SE	すると		Total	\$ 4,547,714	\$ 2,690,148	\$ 6,522,942	\$ 2,157,317	\$ 3.627.985	R 130 714	012,03
>	Ž.		Total Interest	1,689,173	2,038,944	5,518,878	2,268,933			
	L		Total ReImbursement	\$ 6,236,887	\$ 4,729,092	\$ 12.041.820	\$ 4426.249	7 600 320	020,001,0	
Ĺ			REIMBUASEMENTS	S					4,328,338	\$ 48,452,71°
IYEAR	BALANCE	PRINCIPAL	TOUGHT	TOTAL	TOTAL TIF	LESS	LESS OTHER	TOTAL TIF	EXCESS TIF	
1		THE STATE OF THE S	INTEREST	REIMBURSEMENT	REVENUE	TIF ADMIN COSTS	PROJECT REIMB	AVAILABLE		
- (7,237,862	\$ (256,209)	\$ 687,597	\$ 431,387	\$ 454,092	\$ 22.705	46	494 997	€	-
N	7,494,071	173,074	711,937	885,011	931,591		•		, #	
	13,843,939	141,556	1,315,174	1,456,730	1,533,400	76,670	•	1.456.730	•	
4 n	15,858,700	247,271	1,506,671	1,753,943	1,846,255	92,313	•	1 753 943	,	
	19,240,413	437,992	1,827,839	2,265,831	2,385,085	119,254	,	2.265.831	1 1	
, ,	10,002,422	19,460	1,786,230	2,505,690	2,637,569	131,878	•	2.505,690	•	
- α	16,062,362	1,325,564	1,717,881	3,043,445	3,203,626	160,181	•	3,043,445	•	
	22,127,220	1,101,030	568,186,1	3,293,346	3,466,679	173,334	•	3,293,346	•	
	23,100,713	452,026,1	2,202,928	3,728,162	3,924,381	186,219	•	3,728,162		
	10,739,667	810'878'1	150'Bc0'Z	3,987,850	4,197,737	209,887	•	3,987,850	•	
	18,733,007	2,575,777	1,874,698	4,450,475	4,684,710	234,236		4,450,475	•	
	17,157,890	096'680'6	1,630,000	4,719,979	4,968,399	248,420	•	4,719,979	•	
	14,067,910	3,874,130	1,336,451	5,210,581	5,484,822	274,241		5,210,581	•	
	10,193,781	4,521,522	968,409	5,489,931	5,778,875	288,944	•	5,489,931	•	
દ	5,672,258	5,469,821	538,865	6,008,686	6,324,932	316,247		6,008,686	•	
<u>6</u>	202,437	202,437	19,232	221,669	6,629,382	331,469		6,297,913	6.076.244	
17	1	,	•	1	7,205,266	•	1	7,205,266	7,205,266	
<u></u>			•	•	7,520,147		•	7,520,147	7,520,147	
<u>6</u>	•		•	•	8,126,058	•	•	8,126,058	8,126,058	
ର :		1	•	•	8,451,406		•	8,451,406	8,451,406	
2 2			•	•	8,850,482		•	8,850,482	8,850,482	
3 8			•	•	8,948,477	•	•	8,948,477	8,948,477	
3 2	•		•	•	9,358,474	•	•	9,358,474	9,358,474	
24 4 r		ı	•		5,925,601	•	•	5,925,601	5,925,601	
8 8	•		•	•	6,149,517	•		6,149,517	6,149,517	
8 1		•	•	•	4,897,924		•	4,897,924	4,897,924	
27		•	•	•	5,093,422	•	•	5,093,422	5,093,422	
58		•	•	•	1,740,048	•	,	1,740,048	1,740,048	
59			•		1,783,107	•		1,783,107	1,783,107	
8	•	•		•	1,587,350		•	1,587,350	1,587,350	
9	i		•	•	1,625,624		•	1,625,624	1,625,624	
35	•		•	•	1,627,991	•	•	1,627,991	1,627,991	
33	•				1,666,265		•	1,666,265	1,666,265	
TOTALS	••	\$ 27,578,819	\$ 21,773,897	\$ 49,452,716	\$ 149,008,697	\$ 2,922,577		\$ 145,086,120	\$ 96,633,404	

Parvin Road Corridor TIF Pian

Year												
All Phases - All Cash	o	-	2			, ~		7			\$;
Available Acres includes Underground Acres Sold/Underground Leased Total	593.00 0.00	593.00 20.00 20.00	573.00 56.00 76.00	517.00 40.00 116.00	35.00 151.00	439.00 28.44 179.44	410.56 28.44 207.89	362.11 43.44 251.33	338.67 29.44 280.77	309.23	295.78 23.44	262.34 23.44
Total Gross Revenue	8	\$1,367,784	\$3,816,819	\$2.770,458	\$2,615,575	\$2,286,189	\$2,686,305	\$4,354,491	\$3.681,159	\$3.658.575	\$4.162.597	54 FOS 640
Expenses: Development Costs Land Basis Sales Comm. & Exp. (5%) or CAM Tax & Sewer Expense or Operating Underground T1 Total Expenses/Costs	\$0 \$4,050,161 \$0 \$0 \$0 \$0 \$0 \$0	\$10,960,280 \$08,389 \$18,263 \$1	\$0 \$0 \$190,841 \$17,541 \$0 \$208,381	\$10,404,442 \$837,245 \$138,523 \$22,136 \$0 \$11,462,345	\$10,981,621 \$675,594 \$130,779 \$38,726 \$0 \$0	\$3,636,525 \$177,248 \$138,422 \$108,203 \$2,025,916 \$5,087,314	\$0 \$0 \$186,048 \$184,722 \$2,086,693 \$2,457,464	\$0 \$297,651 \$265,049 \$2,149,294 \$2,712,995	\$0 \$293.824 \$349.259 \$2.213.773	\$11,804,442 \$1,381,681 \$324,153 \$438,582 \$2,280,186 \$16,229,044	\$082,806 \$382,806 \$533,551 \$2,346,949	\$0 \$44,887 \$633,823 \$2,419,049
Income Belore interest	-\$4,050,161	-59,677,148	\$3,608,437	-\$6,591,863	-\$9,211,145	-\$3,821,124	\$228,841	\$1,641,497	\$ 124,303	-\$12,572,469	\$897,648	\$1.198.129
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At Cash with TIF	-\$4,050,181	-\$9,245,761	\$4,483,448	-\$7,235,158	-\$7,457,202	-\$1,555,293	12,734,531	\$4,584,842	W,117,649	-\$8,844,307	\$4,885,498	\$5,648,604
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Total Gross Revenue	0.00	\$1,367,784	\$3,818,819	\$2,770,458	\$2,615,575	\$2,266,189	\$2,686,305	591.33 54.491	280.77 \$3.681.159	304.22 23.856.53	327.68	361.10
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Tax & Sewer Expense or Operating	00	\$68,389 \$16,263	\$190,841	\$138,523	\$130,779	\$138,422	\$186,048	\$297,651	\$293,824	\$324,153	\$0 \$382,806	\$44,687
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Income Before interest	-\$4,050,161	-\$9,677,148	\$3,606,437	-\$4,691,888	-\$9,211,145	-\$3,621,524	\$228,841	\$1,641,497	\$824,303	-\$12.572.468	\$307.64	F1 108 120
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TIF Total From Exhibit N-6 page 1		£394,129	\$682,213	\$1,186,741	\$1,651,436	\$2,077,446	\$2,318,667	\$2,751,013	\$2,996,645	\$3,318,865	\$3,570,655	\$3,907,114
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Total Gross Revenue	\$5,257,021	\$5,847,807	\$6,469,308	\$7,122,836	\$7,809,754	\$7,873,009	\$837,325	\$10,085,271	\$10,920,457	\$9,326,307	\$10,171,161	562.43 \$11,058,312	565.87 \$11.989.638
Expenses: Development Costs Land Basks Sales Corm. & Exp. (5%) or CAM Tex & Sewer Expense or Operating Underground Ti Total Expenses/Costs	\$0 \$0 \$509,937 \$739,632 \$2,491,621 \$3,741,169	\$0 \$578,707 \$051,707 \$15,556,370 \$12,566,370 \$13,996,289	\$0 \$651,132 \$968,834 \$2,643,361 \$4263,327	\$0 \$727,388 \$1,092,741 \$2,722,662	\$0 \$0 \$1,223,210 \$2,804,341 \$4,835,185	\$0 \$0 \$859,116 \$1,360,625 \$2,888,472 \$5,108,112	\$0 \$0 \$92,175 \$1,503,737 \$2,975,128 \$5,439,038	\$0 \$1,074,047 \$1,658,177 \$3,064,380 \$5,796,603	\$0 \$1,172,025 \$1,817,870 \$3,156,311 \$6,146,206	\$0 \$1,151,396 \$1,985,652 \$3,251,000 \$6,398,048	\$0 \$1,255,698 \$2,181,720 \$3,348,500 \$5,788,640	\$0 \$1,365,224 \$2,352,744 \$3,448,985	\$0 \$1,480,190 \$2,550,101
Income Before Interest	\$1,515,832	\$1,851,518	\$2,205,991	\$2,580,648	\$2,874,568	\$2,764,897	\$3,398,288	\$4,288,868	54,774,251	\$2,938,254	13,402,212	\$3,691,358	\$4,408,781
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TIF Total From Extribit N-5 page 1	\$4,165,090	\$4,515,832	\$4,780,024	\$5,145,096	\$5,415,538	\$5,437,030	8	8	2	8	<u>\$</u>	S	S
All Cash with Tilf	\$5,680,922	\$6,367,350	\$6,986,005	\$7,725,142	\$4,390,106	\$8,201,927	\$3,396,286	\$4,288,668	\$4,774,251	\$2,939,258	\$3,402,212	\$3,891,358	\$4,406,791
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Parvin Road Corridor TIF Plan

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Total Gross Revenue	\$12,965,685	\$13,981,571	\$15,066,486	\$16,193,197	\$17,373,961	\$18,610,976	\$19,908,586	\$21,269,183	£21.901.028
Expenses: Development Costs Land Basis Sales Corm. & Exp. (5%) or CAM Tax & Server Expense or Operating Underground Til Total Expenses/Costs	\$0 \$0 \$1,600,825 \$2,757,182 \$3,669,029 \$8,017,037	\$0 \$0 \$1,727,367 \$2,974,383 \$3,768,800 \$8,470,580	51,650,050 51,650,050 51,202,158 51,581,641	\$0 \$0 \$1,999,160 \$3,440,307 \$3,998,320	\$0 \$0,144,932 \$3,691,101 \$4,118,270	\$0 \$2,287,851 \$3,963,210 \$4,241,819	\$0 \$0 \$2,457,603 \$4,227,723 \$4,369,072	\$0 \$0 \$2,625,084 \$4,516,150 \$4,500,145	\$0 \$0 \$2,703,837 \$4,650,599
Income Belore Interest	\$4,949,643	\$5,821,111	\$6,122,408	\$6,754,810	\$7,419,648	\$8,118,297	\$8,852,187	\$9,622,808	\$7,354,436 \$121,112,921 \$135,658,563
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TIF Total From Exhibit N-5 page 1	%	8	8	ŝ	9	SS SS	9	8	S
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Exhibit 11

Summary of Redeveloper's Proposal

-----PLAN APPLICATION FORM------

1. APPLICANT INFORMATION

Developer Name:

Hunt Midwest Real Estate Development, Inc.

Contact Persons:

Lee A. Derrough, President and CEO

Thomas Steadman, Vice President

Business Address:

8300 Underground Drive, Suite 100

Kansas City, Missouri 64161

Business Phone:

(816) 455-2500

Facsimile Number:

(816) 455-4462

Representatives authorized to sign/execute documents:

Lee A. Derrough or Thomas Steadman

Legal counsel authorized to represent the Developer:

Kenneth W. Spain, Esq. Seigfreid, Bingham, Levy, Selzer & Gee, P.C. 2800 Commerce Tower 911 Main Street Kansas City, MO 64105

Telephone:

(816) 421-4460

Facsimile:

(816) 474-3447

Roxsen E. Koch, Esq. King Hershey Coleman Koch & Stone 2345 Grand Boulevard, Suite 2100 Kansas City, Missouri 64108

Telephone:

(816) 842-3636

Facsimile:

(816) 842-2414

General Contractor:

To be determined.

Previous Development Projects or Experience of the Organization:

Hunt Midwest Real Estate Development, Inc. (the "Developer") is Missouri corporation with significant real estate development experience in the Kansas City area, including acting as the developer of the Northgate Village Redevelopment TIF Plan in North Kansas City in 1999. Lee A. Derrough is the President and CEO of the Developer and Thomas Steadman is the Vice President of the Developer. See Exhibit A for a description of their experience.

2. LOCATION OF REDEVELOPMENT AREA

General Boundaries:

The boundaries of the Redevelopment Area are set forth on the boundary maps attached as Exhibits B &

<u>C</u>.

County: Clay

Council District: First

Total Surface Acreage: 1,334

Total Underground Acreage: 507

A legal description of the Redevelopment Area and legal descriptions of each Project Area are attached hereto as <u>Exhibit D</u>. Also included herein is a 3 ½" diskette containing such legal descriptions in ASCII format.

3. DESCRIPTIVE SUMMARY OF PLAN AND PROJECTS

The Developer's proposed redevelopment plan (the "Redevelopment Plan") consists of expanding the public infrastructure within the Redevelopment Area, as necessary, to accommodate an expansion of the Developer's existing above-ground industrial park and its underground industrial and commercial complex known as the SubTropolis. The Developer is proposing the Redevelopment Plan for an Economic Development Area in order to receive assistance for the costs and expenses associated only with the public infrastructure and improvements described herein. All such funds will be used solely to pay for the costs and expenses related to constructing and/or improving roadways, curbing, traffic signals, storm sewers, water lines, utilities and related items, including the preparation and adoption of the Redevelopment Plan.

The total acreage of the proposed TIF area (the "Redevelopment Area") consists of approximately 1,334 gross acres of surface area and approximately 507 gross acres of subsurface area. Approximately one-half of this total acreage has already been developed primarily for commercial and industrial use. This Redevelopment Plan envisions the future development of approximately 704 gross acres of surface area and approximately 192 gross acres of subsurface area (a total of 896 gross acres). The total acreage to be developed is composed of approximately 506 gross acres (approximately 406 usable acres) of surface area for commercial and industrial use, approximately 92 total acres (approximately 30 useable acres) of surface area for residential development, approximately 192 total acres (approximately 96 usable acres) of subsurface area for industrial and commercial use and approximately 106 total acres (approximately 105 usable acres) of surface area for an entrance to, and access and parking for, the new subsurface area. A schedule of the land use and acreage of the various Project Areas within the Redevelopment Area is attached as Exhibit E.

Due to the lack of adequate public infrastructure within the Redevelopment Area and the significant cost to construct the necessary infrastructure, the area will not be developed without the assistance of tax increment financing. There is a lack of major roadways within the Redevelopment Area which are necessary for development. In addition, much of the land in the Redevelopment Area is of such rugged topography (steep slopes, valleys, cliffs, etc.) that its development will be costly. TIF assistance is needed to permit development of this economically underutilized ground.

With respect to the development of the subsurface area within the Redevelopment Area, the Developer intends to expand its existing subsurface complex and add a new entrance/exit near the expanded portion of the underground space. The existing subsurface area within the Redevelopment Area is nearing the limits of its size without a new entrance to the back of the complex. Travel distances from the existing south entrances to the northernmost reaches of the developed part of the underground are about three-fourths of a mile, which is considered to be the limit for a life-safety access and ingress/egress. Therefore, the Developer intends to construct a major new northern underground entrance road and utility corridor which will service the new development and provide an alternate means of ingress/egress from the existing developed area.

The total development cost for the Redevelopment Area is projected to be approximately \$93,238,219. Presently, the Developer will fund the development on a pay-as-you-go basis with the TIF revenues to be used to reimburse the costs of the Redevelopment Plan preparation and approval and the public infrastructure.

It is expected that the development will generate \$195,515,000 in private investment which will create an estimated 7,367 permanent jobs and 459 temporary construction jobs, and will generate a total of \$256,300,000 in new taxes over the life of the Redevelopment Plan.

The Redevelopment Plan contains four (4) Project Areas, which will be developed sequentially from west to east along the Parvin Road corridor as follows:

PROJECT AREA 1

Project Area 1 includes the areas identified on <u>Exhibit B</u> as Project Areas 1A, 1B, 1B-1, 1B-2, 1C, 1D, 1E, 1F-1 & 1F-2. All development will occur in Project Areas 1B-1 and 1B-2, as Project Areas 1A, 1B, 1C, 1D, 1E, 1F-1 or 1F-2, are already developed or will be developed at some other time.

Project Area 1B-I envisions the development of an industrial and commercial area consisting of approximately 37 total acres (approximately 31 usable acres).

Project Area 1B-2 envisions the development of approximately 92 total acres (approximately 30 usable acres) of residential area south of N.E. Parvin Road and immediately south of the existing Bennington Ridge Apartment complex. This area, when developed, would most likely be sold to a developer for the purpose of constructing a multifamily apartment project, town homes, vilias or other maintenance free residential products.

Project Area 1 includes the following public infrastructure items for which TIF revenues are requested:

- (1) The addition of a traffic signal at the intersection of N.E. Parvin Road and Corrington Avenue (to the north) and Townsend Avenue (to the south). Although this traffic signal is located in Project Area 1, it is not anticipated to be installed until the commencement of the development in Project Area 4. The projected cost of this traffic signal is estimated at approximately \$162,000 (construction costs only in current dollars).
- (2) The addition of a traffic signal at the intersection of N.E. Parvin Road and Great Midwest Drive. Although this traffic signal is located in Project Area 1, it is not anticipated to be installed until the commencement of the development in Project Area 4. The projected cost of this traffic signal is estimated at approximately \$162,000 (construction costs only in current dollars).
- (3) The addition of a traffic signal at the intersection of N.E. Parvin Road and Randolph Road. Although this traffic signal is located in Project Area 1, it is not anticipated to be installed until the commencement of the development in Project Area 4. The projected cost of this traffic signal is estimated at approximately \$162,000 (construction costs only in current dollars).
- (4) The addition of a traffic signal at the intersection of N.E. Parvin Road and North Skiles Avenue. Although this traffic signal is located in Project Area 1, it is not anticipated to be installed until the commencement of the development in Project Area 4. The projected cost of this traffic signal is estimated at approximately \$139,500 (construction costs only in current dollars).
- (5) The addition of a traffic signal at the intersection of Highway 210 (2 lane) and Great Midwest Drive. Although this traffic signal is located in Project Area 1, it is not anticipated to be installed until the commencement of the development in Project Area 3D. The projected cost of this traffic signal is estimated at approximately \$145,323 (construction costs only in current dollars).
- (6) The continuation of the current Townsend Road straight southwest from its current end by approximately 400 feet ending in a cul-de-sac. The projected cost of this roadway extension is estimated at approximately \$1,562,396 (construction costs only in current dollars).
- (7) The continuation of the current North Bennington Avenue south from its current end consisting of approximately 3,800 feet and forming two (2) loops as indicated on the attached Exhibit B.

The projected cost of this roadway extension is estimated at approximately \$1,182,626 (construction costs only in current dollars).

PROJECT AREA 2

Project Area 2 includes the development of an industrial area immediately to the east of the existing Great Midwest Industrial Park District II consisting of approximately 15 industrial sites on approximately 110 total acres (approximately 106 usable acres) as identified on Exhibit B.

Project Area 2 includes the following public infrastructure items for which TIF revenues are requested:

- (1) The continuation of the current N.E. 38th Street by approximately 4,620 feet to the east and north through the intersection with N.E. Parvin Road and ending in a cul-de-sac. The projected cost of this roadway extension is estimated at approximately \$1,719,134 (construction costs only in current dollars).
- (2) The addition of a traffic signal at the intersection of N.E. Parvin Road and the proposed extended N.E. 38th Street. Although this traffic signal is located in Project Area 2, it is not anticipated to be installed until the commencement of the development in Project Area 4. The projected cost of this traffic signal is estimated at approximately \$139,500 (construction costs only in current dollars).

PROJECT AREA 3

Project Area 3 includes the development of five (5) areas identified on Exhibit B as Project Areas 3A, 3B-1, 3B-2, 3C & 3D.

Project Area 3A envisions the development of an industrial area in the general vicinity of N.E. Parvin Road and Hughes/Arlington Road as more specifically identified on Exhibit B consisting of approximately 145 total acres (approximately 134 usable acres).

Project Area 3B-1 includes the construction of a new public roadway entrance to the Developer's underground complex consisting of a total of approximately 69 total acres (approximately 68 usable acres). This new entrance will provide additional access for emergency and safety needs related to the additional underground space to be developed as set forth in the description of Project Area 3C and as a rear exit from the complex.

Project Area 3B-2 envisions the construction of an access area/parking lot for the new entrance to the Developer's underground complex. The area of development consists of approximately 37 total acres (approximately 37 usable acres).

Project Area 3C includes the expansion of the Developer's existing underground complex, with such development consisting of approximately 192 total acres (approximately 96 usable acres). The new space in the underground complex will be used for industrial/commercial business.

Project Area 3D envisions the development an industrial area consisting of approximately 27 total acres (approximately 15 usable acres).

Project Area 3 includes the following public infrastructure items for which TIF revenues are requested:

(1) The widening and expansion of the existing Arlington Road commencing at Birmingham road from the south and continuing north to the intersection of the proposed mine entrance. The projected cost of this extension and improvement of Arlington Road is estimated at approximately \$1,666,874.

- (2) The extension of the existing N.E. Parvin Road from its current end east past the intersection of the proposed extension of Arlington Road to the east border of Project Area 3 consisting of approximately 1,900 feet and the extension of Arlington Road to the north limit of Project Area 3 approximately 500 feet and south to the proposed mine entrance of approximately 1,900 feet. The projected cost of the extension and improvement of N.E. Parvin Road to the east border of Project Area 3 and this extension of Arlington Road is estimated at approximately \$3,987,253.
- (3) Construction of a new public roadway entrance to the Developer's underground complex. The projected cost of this roadway and related items is estimated at approximately \$1,280,286.

PROJECT AREA 4

Project Area 4 includes the development of an industrial area along the proposed extension of N.E. Parvin Road consisting of approximately 187 total acres (approximately 120 usable acres) as identified on Exhibit B.

Project Area 4 includes the following public infrastructure items for which TIF revenues are requested:

(1) The extension of N.E. Parvin Road from the east border of Project Area 3 and continuing east and ending in a cul-de-sac consisting of approximately 2,550 feet. There will be collector roads built off the extended N.E. Parvin Road as indicated on the attached Exhibit B. The projected cost of the extension and improvement of N.E. Parvin Road and the collector roads within Project Area 4 is estimated at approximately \$3,459,545.

-----REDEVELOPMENT PROJECT AREAS-----

4. PROJECT DESCRIPTION

- a. Redevelopment Area Boundary Map. The following exhibits are attached hereto which depict the various Project Areas within the Redevelopment Area:
 - (i) A boundary map showing the boundaries of each of the above-ground Project Areas within the Redevelopment Area is attached as Exhibit B.
 - (ii) A boundary map of the underground Project Areas within the Redevelopment Area is attached as Exhibit C.
 - (iii) A topographical boundary map of the Redevelopment Area is attached as Exhibit F.
 - (iv) A boundary map of the above-ground Project Areas within the Redevelopment Area depicted over an aerial photograph is attached as <u>Exhibit G</u>. This exhibit shows the existing and proposed above-ground roadways within the Redevelopment Area.
 - (v) A boundary map of the underground Project Areas within the Redevelopment Area depicted over an aerial photograph is attached as <u>Exhibit H</u>. This exhibit shows the existing and proposed underground roadways within the Redevelopment Area.
- b. <u>Redevelopment Area Legal Description</u>. The legal description of each Project Area within the Redevelopment Area is attached as <u>Exhibit D</u> and provided on the enclosed diskette (3 ½" in ASCII format).
- c. <u>Current Land Use and Zoning</u>. A Zoning Map showing the current land use and zoning of each Project Area within the Redevelopment Area is attached as <u>Exhibit I</u>.

- d. <u>Proposed Land Use and Zoning</u>. A Zoning Map showing the proposed land use and zoning of each Project Area within the Redevelopment Area is attached as <u>Exhibit I</u>.
- e. <u>Off-Site Public Improvements</u>. This Redevelopment Plan is solely for public roadways and related public infrastructure improvements. All such public infrastructure improvements are set forth in detail on the Major Street Plan Context depicted over an aerial photograph attached as <u>Exhibit J</u> and <u>Exhibit G</u> showing all current and proposed roadways in the Redevelopment Area.
- f. <u>Development Schedule</u>. A Development Schedule including when each Project Area will be developed is attached as <u>Exhibit K</u>. This schedule is projected on the basis of anticipated market demand. The Development Schedule is, therefore, subject to actual market demand.
- g. <u>Historical Properties and Districts</u>. There are no national or local historical properties or districts within the Redevelopment Area.
- h. <u>Design Plans</u>. N/A. This Redevelopment Plan is solely for public roadways and related public infrastructure improvements. Since there are no buildings as part of this Redevelopment Plan, there are no design plans, only the maps attached as exhibits hereto.
- i. <u>"Economic Development Area"</u>. This Redevelopment Plan would accomplish the following objectives consistent with the definition of an "Economic Development Area":
 - (i) The new public roadways and related infrastructure will allow better access to and from the existing businesses located in the Redevelopment Area. If the new roadways and related infrastructure are developed, customers, vendors and others will have easier and better access to the business located within the Redevelopment Area. As a result, such businesses will be less likely to move their operations to another location.
 - (ii) The Redevelopment Plan's proposed new public roadways will result in new businesses within the Redevelopment Area, and the employment within the area, and in this area of Kansas City in general, will be significantly increased. Currently, the majority of the land in the Redevelopment Area is vacant. The Developer intends to develop the Redevelopment Area primarily for sale to commercial businesses. With the significant acreage to be developed pursuant to this proposal, several businesses could be relocated within the Redevelopment Area. Each new business within the area would obviously employ several individuals. Thus, employment within the area would be greatly enhanced. As Section 7 of this application regarding employment information indicates, this Redevelopment Plan would result in approximately 4,692 permanent jobs created within Kansas City and approximately 2,675 permanent jobs relocated to Kansas City. If the Redevelopment Area is not developed pursuant to this Redevelopment Plan, it is not likely to be developed by private investors. If the Redevelopment Area is not developed with the help of tax increment financing, the number of individuals employed in the area is not likely to increase. Thus, in order to increase the number of individuals employed within the Redevelopment Area, public assistance with the roadways and related infrastructure is necessary.
 - (iii) The Redevelopment Plan will enhance the tax base of Kansas City and other taxing districts by developing the Redevelopment Area to its highest and best use, which would not occur without the use of tax increment financing. Since the majority of the land within the Redevelopment Area is currently unimproved land, there are minimal taxes generated from such land. If the Developer receives the assistance of tax increment financing, the Redevelopment Area will be developed to its highest and best use, as a commercial business park. The addition of new businesses in the area will

result in higher taxes for the city and other taxing districts, including an increase in property taxes, sales and use taxes, payroll taxes and income taxes.

j. "But for Test". The Developer wishes to expand the area available for industrial use within the Redevelopment Area and to expand the leaseable area in the underground complex within the Redevelopment Area. In order to make such expansion feasible and marketable, there must be expansion of the public roadways and related infrastructure within the Redevelopment Area as described herein in order to provide access for commercial and other vehicles which will need to access the area. However, the City does not presently have available funds to install such public roadways and related infrastructure. Because of the significant costs of improving these public roadways and related improvements relative to the projected development revenues, the Developer will not proceed with the proposed expansion without the assistance of tax increment financing.

The Redevelopment Plan proposed herein is not economically feasible standing on its own. Attached as Exhibit L is a but-for test analysis which indicates that the Developer's expected rate of return for the Redevelopment Plan without TIF funding is insufficient. As a result, due to the lack of public infrastructure, the Redevelopment Area will not be developed by the private sector without public assistance. As this exhibit indicates, the Developer would experience an inadequate return on investment of approximately 6% - 7% if it proceeded with such redevelopment without public assistance. Exhibit L shows the amount of public assistance necessary to bring the rate of return from the Redevelopment Plan to near an acceptable range for a private investor. With this level of public assistance (TIF funding), the Redevelopment Plan will be a feasible investment for the Developer.

The TIF funding requested herein for the public roadways and related improvements will allow for the development of approximately 896 total acres (approximately 637 usable acres), the majority of which the Developer currently owns, but which remain undeveloped due to the problems discussed above. If the Developer receives the TIF funding requested herein, the Developer will proceed with the Redevelopment Plan described herein.

5. PROJECT BUDGET

- a. <u>Development Pro Forma</u>. A schedule of the projected development costs for this Redevelopment Plan is attached hereto as Exhibit M.
- b. Operating Pro Forma. An operating pro forma detailing the operating income and expenses related to the Redevelopment Plan is attached as Exhibit L.
- c. <u>Equity Contribution</u>. The Developer owns almost all of the land located in the Redevelopment Area and will be contributing most of the rights-of-way needed. At the present time, it is anticipated that the Developer's cost of the Redevelopment Plan will be paid for internally through the use of existing lines of credit. If those prove insufficient, other financing, including TIF Bonds, may be utilized.
- d. Amount and Terms of Private Financing. N/A
- e. Name of Lender(s). N/A
- f. Copy of Developer's Loan Application. N/A
- g. <u>Evidence of Commitments to Finance</u>. Presently, the Developer believes no outside financing other than the use of existing lines of credit will be necessary. The Developer will provide evidence of the lines of credit to the TIF Commission if requested.

h. <u>Itemized Sources and Uses of Public Assistance</u>. Developer is requesting tax increment financing to pay for approximately \$66,624,695 of the estimated total project costs of \$93,238,219. There are no other sources of public assistance other than the TIF revenues sought herein.

6. CONSTRUCTION TOTALS BY PROJECT AREA

PROJECT AREA 1

	New CONSTRUCTION	Existing Structures to REMAIN AS IS	Existing Structures to be REHABILITATED	TOTAL	Existing Structures to be DEMOLISHE D
sare feet of OFFICE Space	N/A	N/A	N/A	N/A	N/A
are feet of RETAIL Space	50,000	10,000	N/A	60,000	N/A
tare feet of INSTITUTIONAL	N/A	N/A	N/A	N/A	N/A
are feet of INDUSTRIAL Space	517,000	934,279 Surface 3,854,147 Under	N/A	5,255,426	N/A
al Square Feet	567,000	4,798,426	N/A	5,315,426	N/A
mber of DWELLING UNITS	300*	N/A	N/A	300	N/A
mber of HOTEL ROOMS	N/A	540	N/A	540	N/A
mber of PARKING SPACES	N/A	N/A	N/A	N/A	N/A

^{*}The Developer intends to develop the land immediately south of the existing Bennington Ridge Apartment building and offer the land for sale as multi-family apartments, town homes, etc.

PROJECT AREA 2

	New CONSTRUCTION	Existing Structures to REMAIN AS IS	Existing Structures to be REHABILITATED	TOTAL	Existing Structures to be DEMOLISHED
are feet of OFFICE Space	N/A	N/A	N/A	N/A	N/A
are feet of RETAIL Space	N/A	N/A	N/A	N/A	N/A
are feet of INSTITUTIONAL	N/A	N/A	N/A	N/A	N/A
are feet of INDUSTRIAL	689,000	N/A	N/A	689,000	N/A
al Square Feet	689,000	N/A	N/A	689,000	N/A
nber of DWELLING UNITS	N/A	N/A	N/A	N/A	N/A
nber of HOTEL ROOMS	N/A	N/A	N/A	N/A	N/A
nber of PARKING SPACES	N/A	N/A	N/A	N/A	N/A

PROJECT AREA 3

	New CONSTRUCTION	Existing Structures to REMAIN AS IS	Existing Structures to be REHABILITATED	TOTAL	Existing Structures to be DEMOLISHE D
are feet of OFFICE Space	N/A	N/A	N/A	N/A	N/A

quare feet of RETAIL Space	N/A	N/A	N/A	N/A	N/A
quare feet of INSTITUTIONAL		·		٦.	
pace	N/A	N/A	N/A	N/A	N/A
quare feet of INDUSTRIAL	968,000 Surface	9,370 Surface	N/A		N/A
pace	3,900,000 Under	3,854,147 Under		8,731,517	
otal Square Feet	968,000	3,909,370	N/A	4,877,370	N/A
umber of DWELLING UNITS	N/A	N/A	N/A_	N/A	8*
umber of HOTEL ROOMS	N/A	N/A	N/A	N/A	N/A
umber of PARKING SPACES	N/A	N/A	N/A	N/A	N/A

^{*} Eight (8) homes on land owned by private owners in the area known as Minaville, as further described on Exhibits P & O will have to be acquired and demolished in order to allow for the proposed improvement / extension of Arlington Road.

PROJECT AREA 4

	New CONSTRUCTION	Existing Structures to REMAIN AS IS	Existing Structures to be REHABILITATED	TOTAL	Existing Structures to be DEMOLISHED
juare feet of OFFICE Space	N/A	N/A	N/A	N/A	N/A
juare feet of RETAIL Space	N/A	N/A	N/A	N/A	N/A
uare feet of INSTITUTIONAL					
pace	N/A	N/A	N/A	N/A	N/A
uare feet of INDUSTRIAL	780,000	N/A	N/A	780,000	N/A
pace					
otal Square Feet	780,000	N/A	N/A	780,000	N/A
imber of DWELLING UNITS	N/A	N/A	N/A	N/A	N/A
Imber of HOTEL ROOMS	N/A	N/A	N/A	N/A	N/A
amber of PARKING SPACES	N/A	N/A	N/A	N/A	N/A

7. <u>EMPLOYMENT INFORMATION</u>

PROJECT AREA 1

Permanent jobs to be CREATED IN Kansas City	1,427
Permanent jobs to be RELOCATED TO Kansas City	700
Permanent jobs to be RETAINED IN Kansas City	4,700
Total	6,827
Anticipated Annual Payroll	\$136,540,000
Estimated number of construction workers to be hired during construction phase	Public Improvements Only 89

PROJECT AREA 2

Permanent jobs to be CREATED IN Kansas City	806
Permanent jobs to be RELOCATED TO Kansas City	400
Permanent jobs to be RETAINED IN Kansas City	N/A
Total	1,206
Anticipated Annual Payroll	\$30,150,000

Estimated number of construction workers to be hired during	Public Improvements Only 63
construction phase	

PROJECT AREA 3

Permanent jobs to be CREATED IN Kansas City	1,594
Permanent jobs to be RELOCATED TO Kansas City	1,075
Permanent jobs to be RETAINED IN Kansas City	93
Total	2,669
Anticipated Annual Payroll	\$42,350,000
Estimated number of construction workers to be hired during	Public Improvements; Private Road
construction phase	402

PROJECT AREA 4

Permanent jobs to be CREATED IN Kansas City	865
Permanent jobs to be RELOCATED TO Kansas City	500
Permanent jobs to be RETAINED IN Kansas City	N/A
Total	1,365
Anticipated Annual Payroll	\$34,125,000
Estimated number of construction workers to be hired during construction phase	Public Improvements Only 135

8. ECONOMIC IMPACT

- a. <u>Existing Economic Activity Taxes</u>. The existing economic activity taxes generated in the Redevelopment Area during 1999 is approximately \$1,123,540.
- Anticipated Economic Activity Taxes. A schedule of the anticipated economic activity taxes for the Redevelopment Area is attached as <u>Exhibit N</u>.
- c. Anticipated Payments In Lieu of Taxes. A schedule of the anticipated payments in lieu of taxes to be generated by the Redevelopment Area is attached as Exhibit N.
- d. <u>Cost-Benefit Analysis</u>. The information for the cost-benefit analysis required by the Real Property Tax Increment Allocation Redevelopment Act, Section 99.800, et seq., RSMO, is provided in Direct Tax Impact Analysis attached as <u>Exhibit O</u>. The Direct Tax Impact Analysis shows the economic impact on each affected taxing district if this Redevelopment Plan is implemented and if it is not implemented.

Based on the current assessed value of the Redevelopment Area, it will generate approximately \$2,227,000 annually in real property taxes. Without the adoption of tax increment financing to redevelop the Redevelopment Area, it is anticipated that the assessed value of the property will remain constant or decline as the property deteriorates. The Redevelopment Area generates approximately \$1,123,540 annually economic activity taxes. As the Tax Impact Analysis shows, it is anticipated that the Redevelopment Area will generate approximately \$193,500,000 over a 33-year period that will be available to the taxing districts. Without the adoption of tax

increment financing, the Redevelopment Area will generate less than \$75,000,000 during the same 33-year period.

9. CONTROL OF PROPERTY

The Developer currently owns almost all of the property located in the Redevelopment Area.

<u>Date of Purchase</u>. The property owned by the Developer located in the Redevelopment Area has been acquired by the Developer at various times over several years. Some of such property was acquired as far back as the 1940's and most of it has been owned since at least the 1980's.

Mortgages. There are currently no mortgages on any of the property owned by the Developer located in the Redevelopment Area.

Balance of Existing Mortgage(s). N/A

Copies of promissory note(s), deed(s) of trust and deed(s) for each mortgage. N/A

Contract or Option to Purchase Site. N/A

Lease of Project Site. N/A

Owner of Land upon Completion of the Project. The Developer will continue to own all of the land it currently owns in the Redevelopment Area.

10. LAND ACQUISITION

- a. Acquisition Maps. Three maps indicating the parcels to be acquired are attached as Exhibit P.
- b. Addresses of Parcels to be Acquired. The addresses of all parcels to be acquired are attached as Exhibit O.
- c. <u>Current Owners of Parcels to be Acquired</u>. The names of the current owners of all parcels to be acquired are attached as <u>Exhibit Q</u>.
- d. <u>Is the use of eminent domain anticipated?</u> Yes, if the Developer is not able to privately acquire those parcels of land within the Redevelopment Area which must be acquired to allow for the extension / improvement of Arlington Road. All of the land which is owned privately that would have to be acquired pursuant to this Redevelopment Plan is located in the area of Kansas City commonly known as Minnaville. The parcels that must be acquired include eight (8) single family residences, five (5) parcels of unimproved land consisting of a total of approximately five (5) acres and one (1) small parcel of land used for agricultural purposes. More detailed information regarding the parcels that must be acquired in the Redevelopment Area is contained in Exhibits P & Q attached hereto.

11. TAX ABATEMENT

The Developer is not requesting tax abatement for any of the property in the Redevelopment Area. The Redevelopment Area is located in an enterprise zone, but the Developer has not applied for nor received any tax abatement for the property which it owns in the Redevelopment Area. However, the Developer is aware that a few of the current owners which previously purchased small parcels of land from the Developer within the Redevelopment Area have received an enterprise zone tax abatement.

12. COMPLIANCE WITH AFFIRMATIVE ACTION POLICY

The Developer will comply with TIF policies, rules and regulations concerning securing equal opportunities for Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs) to provide professional and construction services in connection with the Redevelopment Plan. Attached as Exhibit R is a copy of the Developer's Certificate regarding the Tax Increment Financing Commission's Affirmative Action Policy.

13. MOST RECENT EQUALIZED ASSESSED VALUATION

The most recent equalized assessed valuation of the property in the Redevelopment Area is \$27,261,495.

14. ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT

After redevelopment is completed and all reimbursable project costs have been reimbursed, it is estimated that the equalized assessed valuation of the property in the Redevelopment Area will be \$94,681,038.

15. <u>DEVELOPER AFFIDAVIT</u>

Attached as Exhibit S is a copy of the Developer Affidavit.

16. FUNDING AGREEMENT

Attached as Exhibit T is a copy of the Funding Agreement.

EXHIBIT A

EXPERIENCE OF OWNER

Hunt Midwest has a long history of industrial, commercial and residential development in the Kansas City metropolitan area. It currently is developing and operating the world's largest underground commercial and industrial complex called SubTropolis. It owns and operates several surface industrial parks and it presently is developing 1,000 acres of residential subdivisions in Kansas City, Missouri. It has also developed additional commercial real estate and an apartment complex in the Northland area and is currently developing commercial projects at Highway 152 and North Brighton. In conjunction with The Rainen Companies, Hunt Midwest is developing a mixed-use project of commercial, residential and apartments in North Kansas City under that City's Northgate Village TIF Plan.

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Exhibit 12

Existing Conditions Study

EXISTING CONDITIONS

The Redevelopment Area, including the Redevelopment Projects contained therein, qualifies as an "Economic Development Area" under Missouri's Tax Increment Financing Statute. There is a lack of major roadways within the Redevelopment Area, which are necessary for development. In addition, due to the rugged topography (steep slopes, valleys, cliffs, etc.) that is found on much of the land in the Redevelopment Area, the provision of adequate public infrastructure will be costly. TIF assistance is necessary to permit development of this economically underutilized ground.

Such an area does not meet the requirements of a blighted area or a conservation area, but the redevelopment of the area is in the public interest because it will discourage commerce, industry or manufacturing from moving their operations to another state; result in increased employment in the municipality; or will result in the preservation or enhancement of the City's tax base. This Redevelopment Plan would accomplish the following objectives consistent with the definition of an "Economic Development Area":

- 1. The new public roadways and related infrastructure will allow better access to and from the existing businesses located in the Redevelopment Area. If the new roadways and related infrastructure are developed, customers, vendors and others will have easier and better access to the business located within the Redevelopment Area. As a result, such businesses will be less likely to move their operations to another location.
- 2. The Redevelopment Plan's proposed new public roadways will result in new businesses within the Redevelopment Area, and the employment within the area, and in this area of Kansas City in general, will be significantly increased. Currently, the majority of the land in the Redevelopment Area is vacant. The Applicant intends to develop the Redevelopment Area primarily for sale to commercial businesses. With the significant acreage to be developed pursuant to this proposal, several businesses could be relocated within the Redevelopment Area. Each new business within the area would be greatly enhanced. As Exhibit 4 indicates, this Redevelopment Plan would result in approximately 4,692 permanent jobs created within Kansas City and approximately 2,675 permanent jobs relocated to Kansas City. If the Redevelopment Area is not developed pursuant to this Redevelopment Plan, it is not likely to be developed by private investors. If the Redevelopment Area is not developed with the help of tax increment financing, the number of individuals employed in the area is not likely to increase. Thus, in order to increase the number of individuals employed within the Redevelopment Area, public assistance with the roadways and related infrastructure is necessary.
- 3. The Redevelopment Plan will enhance the tax base of Kansas City and other taxing districts by developing the Redevelopment Area to its highest and best use, which would not occur without the use of tax increment financing. Since the majority of the land within the Redevelopment Area is currently unimproved land, there are minimal taxes generated from such land. If the Applicant receives the assistance of tax increment financing, the Redevelopment Area will be developed.

to its highest and best use, as a commercial business park. The addition of new businesses in the area will result in higher taxes for the city and other taxing districts, including an increase in property taxes, sales and use taxes, payroll taxes and income taxes.

The existing conditions within the Redevelopment Area that qualify it as an Economic Development Area are shown on the attached images.



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posits



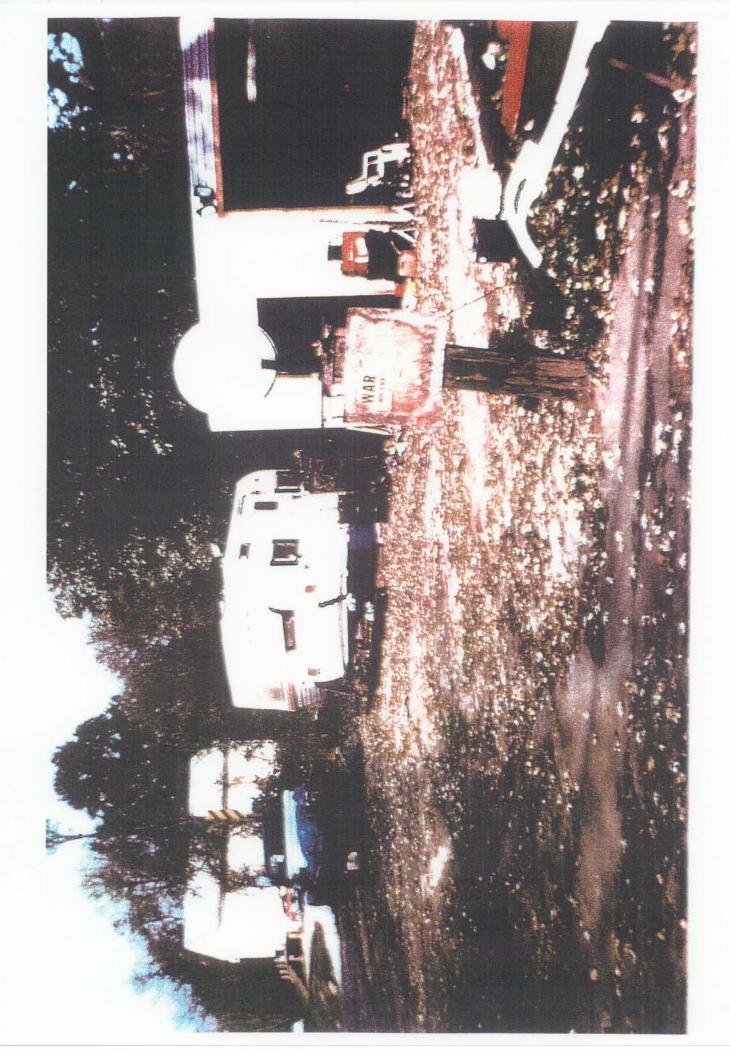




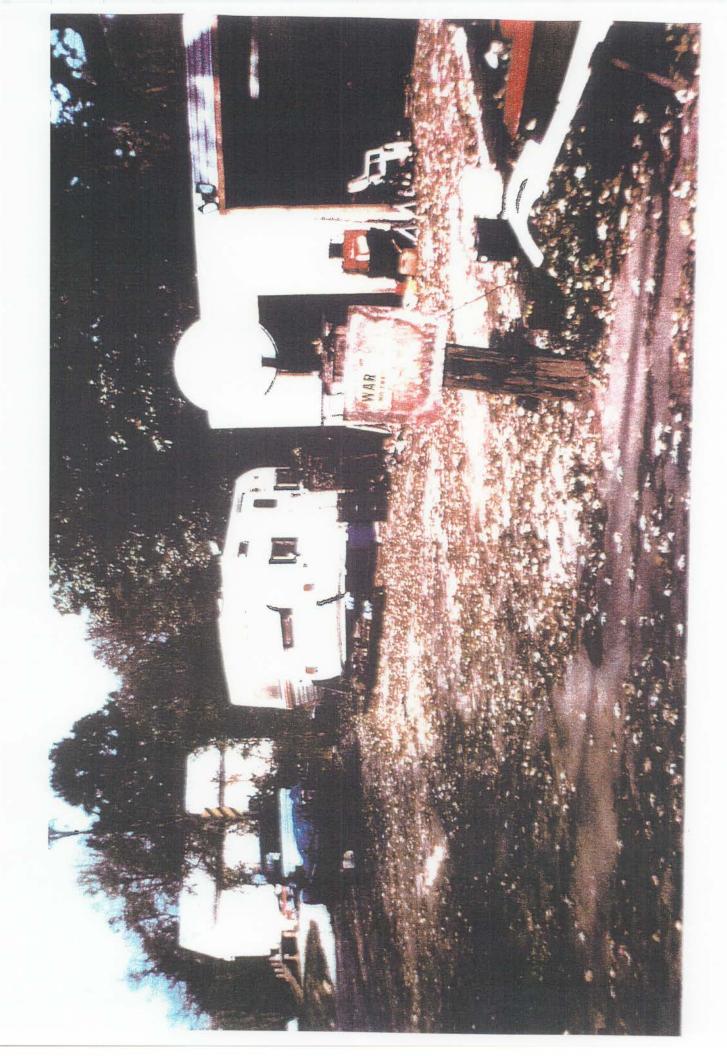
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Exhibit 13

Acquisition and Disposition

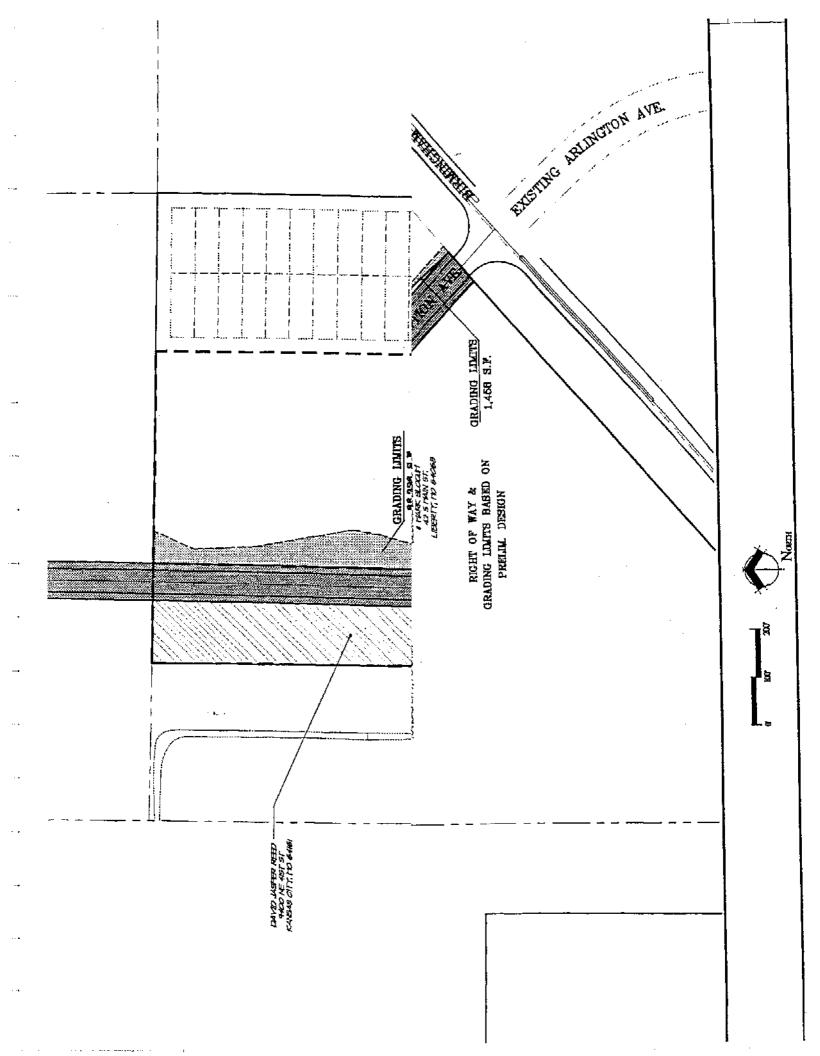
Project Map (See Addendum

1	_		Cla	Clay County Data			
Fract #	Ownership	Tax Identification #	Proporty Oddrong				
ŭ	0000	# 1100000 00 00 00 00 00 00 00 00 00 00 0	ssainny Anariai	<u>raud Ose</u>	Property Class	Land Acres	Land Acres County Tax Value
2 !	יים יי מיי	18-303-00-07-1.00	NE Doniphan	Residential	Vacant Unimproved	000	000
<u>-</u>	Noble	18-303-00-07-5 00	3000 ME Desirber		Potodiumo mport	90.0	inns'i e
	(CMphle #2)	00.00 00 00 000 01.	Social Deliphan	Residential	Single Family	0.63	\$37,700
1	(SH Oldori)	00.0-00-00-01	3855 N. Oxford	Residential	Single Family	0.00	436 800
2	Hunt Midwest	n/a	n/a	n/a	, e}u	9,4))
19	Hunt Midwest	e/u	n/0			e .	n/a
20	Hunt Mirlwest	6/0	3 4	P/E	n/a	n/a	n/a
5.	Trimble	10 200 00 10 00	17.03	n/a	n/a	n/a	n/a
יי רייני		18-303-00-16-3.00	N. Arlington	Residential	Vacant Unimproved	2.70	\$10,100
4 (18-303-00-04-6.00	3824 N. Evanston	Residential	Single Family	0.14	\$58 400
70	Holbrook	18-303-00-04-4.00	3821 N. Arlington	Residential	Single Family	80.0	0000
27	Robinson	18-303-00-04-3-00	2827 N Arting		Onge and	0.20	008,144
28	Robinson	10 30 50 61 61 60 61 61 61 61 61 61 61 61 61 61 61 61 61	2027 14. Admigran	Residential	Single Family	0.14	\$7,300
9 6	incompany of	10-303-00-04-Z.00	sast N. Artington	Residential	Single Family	0.17	\$21 100
0 t	calley	18-303-00-04-1.00	3835 N. Arlington	Residential	Single Family	0.25	008 800
30	Lucas, Jr.	18-303-00-07-9.00	NE. Cooper	Recidential	Vacant Hoimpron) (000,000
31	Waite	18-303-00-07-40 00			Vacalit Ollinipioved	01.0	005\$
1.2	V sic or	00.01-10-00-00-01	NE. Cuopei	Residential	Vacant Unimproved	0.41	\$500
1 0	ואמוסמו	10-20-00-01	NE. Cooper	Residential	Vacant Unimproved	0.80	\$1,900
c ;	Lamp	18-301-00-01-19.00	9400 NE. 40th	Residential	Sinote Family	0.50	814 600
36	McClaskey	18-301-00-01-10.00	N. Artington	Farm/Ranch	Agricultural	900	000,0
						-	

PRELIMINARY PROPERTY ACQUISITION TABLE

			Clav County Data	ity Data			
Tract #	Tract # Ownership	Tax Identification #	Property Address	Land Use	Property Class	Land Acres	County Tax Value
=	Graciano, Honorato	18-303-00-08-001.00-01	3939 N. Oxford Ave.	Residential	Vacant Unimproved	0.30	\$270
16	Pate	18-303-00-07-001.00-01	NE Doniphan	Residential	Vacant Unimproved	66 0	\$360
17	Noble	18-303-00-07-005.00-01	3902 NE Doniphan	Residential	Single Family	0.63	\$7.160
	(Noble #2)	18-303-00-08-005.00-01	3855 N. Oxford	Residential	Single Family	1.95	\$7,000
18	Hunt Midwest	n/a	n/a	n/a	11/3	n/a	Π/a
19	Hunt Midwest	n/a	n/a	n/a	n/a	n/a	D/a
20	Hunt Midwest	n/a	11/a	r/a	n/a	n/a	n/a
30	Lucas, Jr.	18-303-00-07-009.00-01	NE Cooper	Residential	Vacant Unimproved	0.13	\$60
31	Waite	18-303-00-07-010.00-01	NE Cooper	Residential	Vacant Unimproved	0.55	\$100
32	Kaiser	18-303-00-07-012.00-01	NE Cooper	Residential	Vacant Unimproved	0.88	\$360
33	Ellis, Jr., Rudy	18-301-00-01-017.00-01	9300 NE 40th	Residential	Single Family	0.34	\$8,590
35	Lamp	18-301-00-01-019.00-01	9400 NE 40 th	Residential	Single Family	0.50	\$2,960
36	McClaskey	18-301-00-01-026.00-01	9401 NE 41 ST St.	Residential	Single Family	11.72	\$11,080
37	Reed, David	18-301-00-01-027.00-01	9400 NE 41"	Residential	Single Family	0.28	\$17,580

This list is based on preliminary plans and subject to change after final engineering.





PROPOSITION IN ARCHITECTUCK AVE. GRADING LIMITS 64,336 E.F. NAMED FOR DELICATE LOT ROULDS OF MAY AGAINS OF MAY AGAINS ALL AGAINS A R ARTHOTION ED. WOULDRY LEAVE BUILDARIE LOT No raigant raiga CRADING LIMING HEATH OF TAY A CRAINE LIMITS HARD ON PREILY DISHAH

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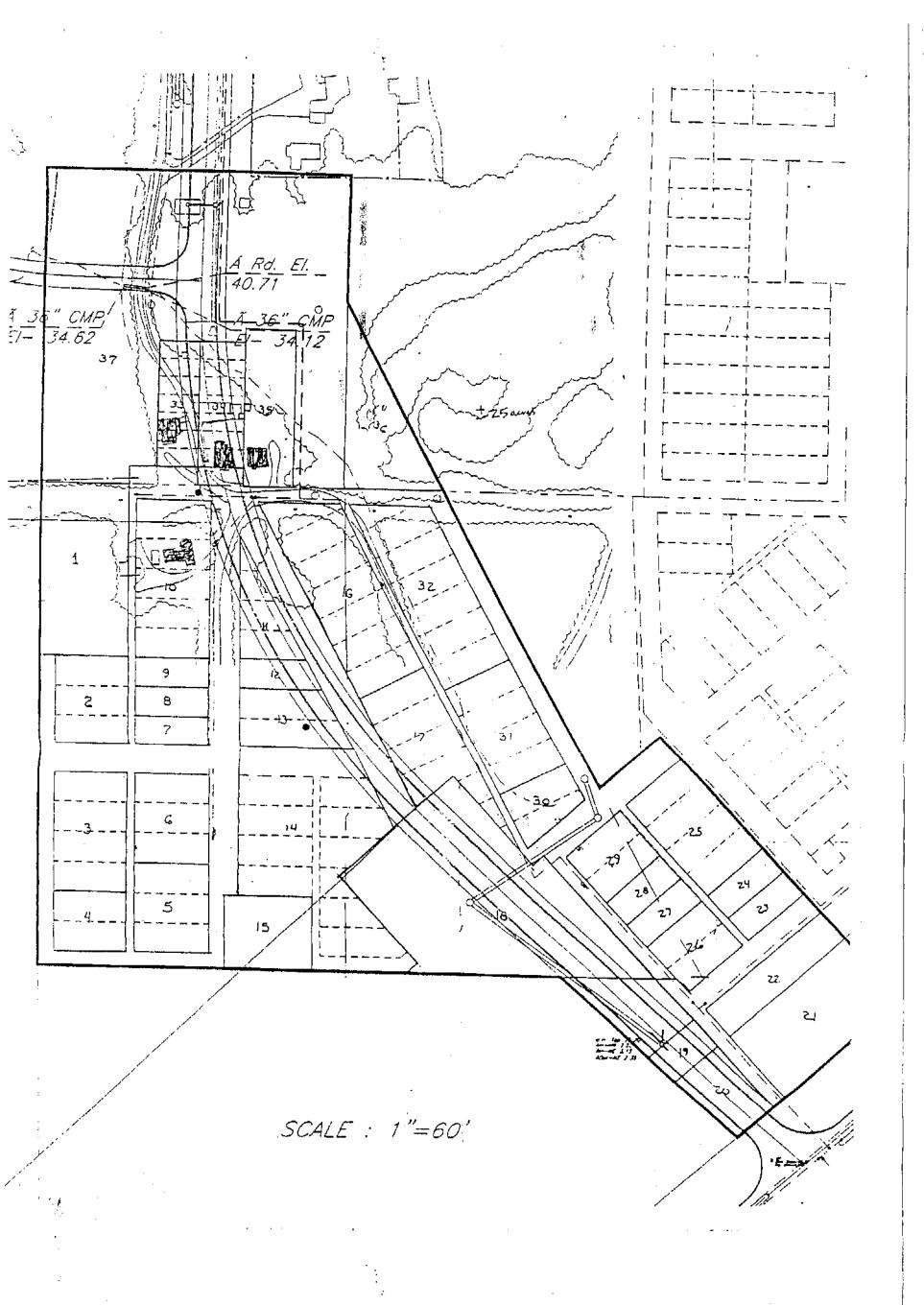


Exhibit 14

Relocation Assistance Plan

RESOLUTION ADOPTING A STANDARDIZED RELOCATION POLICY

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") has the power to prepare plans and provide reasonable assistance for the relocation of families displaced from a Tax Increment Project Area, to the extent essential for acquiring possession of and clearing or renewing the area or parts thereof; and

WHEREAS, the Commission desires to adopt a standardized relocation policy to be included henceforth in all Tax Increment Financing plans.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, as follows:

1. Henceforth, all Tax Increment Finance plans approved by the Commission shall contain the following provisions:

Relocation Plan.

- (a) <u>Definitions</u>. The following terms, whenever used or referred to herein, shall have the following meanings:
 - (i) <u>Designated Occupants</u>. "Designated Occupants" shall mean handicapped displaced occupants and those displaced occupants who are 65 years of age or older at the time of the notice to vacate or who have an income less than the average median income for the metropolitan area as certified annually by the Director of City Development based upon standards established by the Department of Housing and Community Development of Kansas City, Missouri.
 - (ii) <u>Displaced Business</u>. "Displaced Business" shall mean any business that moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in conjunction with the demolition, alteration or repair of said property, by the Tax Increment Finance Commission pursuant to RSMo. 99.800 et. seq., as amended.
 - (iii) <u>Displaced Occupant</u>. "Displaced Occupant" shall mean any occupant who moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in connection with the demolition, alteration or repair of said property, by

the Tax Increment Financing Commission pursuant to RSMO. 99.800 et. seq., as amended.

- (iv) Handicapped Occupant. "Handicapped Occupant" shall mean any occupant who is deaf, legally blind, or othopedically disabled to the extent that acquisition of other residence presents a greater burden than other occupants would encounter or that modification to the residence would be necessary.
- (v) Occupant. "Occupant" shall mean a residential occupant of a building having lawful possession thereof, and further shall include any person in lawful possession, whether related by blood or marriage to any other occupant.
- (vi) Person. "Person" shall mean any individual, firm, partnership, joint venture, association, corporation and any life insurance company, organized under the laws of, or admitted to do business in the State of Missouri, undertaking a redevelopment project in a urban renewal area, whether organized for profit or not, estate, trust, business trust, receiver or trustee appointed by any state or federal court, syndicate, or any other group or combination acting as a unit, and shall include the male as well as the female gender and the plural as well as the singular number.
- (b) <u>Plan Requirement</u>. Every person approved by the Commission as a developer of property subject to be acquired by the Tax Increment Financing Commission if furtherance of a Tax Increment Finance plan shall submit to the Commission a relocation plan as part of the developer's redevelopment plan.
- (c) <u>Contents of Plan</u>. The relocation plan shall provide for the following:
 - (i) Payments to all displaced occupants and displaced businesses in occupancy at least ninety (90) days prior to the date said displaced occupant or said displaced business is required to vacate the premises by the developer, its assigns or any person seeking acquisition powers under the Tax Increment Pinancing plan pursuant to RSMo. 99.800 et. seq., as amended; and
 - (ii) Program for identifying needs of displaced occupants and displaced businesses with special consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities, and vacancy rates of affordable facilities; and

- (iii) Program for referrals of displaced occupants and displaced businesses with provisions for a minimum of three (3) suitable referral sites, a minimum of ninety (90) days of referral sites for handicapped displaced occupants and sixty (60) days notice of referral sites for all other displaced occupants and displaced businesses, prior to the date such displaced occupant or displaced business is required to vacate the premises; and arrangements for transportation to inspect referral sites to be provided to designated occupants.
- (iv) Every displaced occupant and every displaced business shall be given a ninety (90) day notice to vacate; provided, however, that the developer may elect to reduce the notice time to sixty (60) days if the developer extends the relocation payments and benefits set forth in subsections (d), (e) and (f) below to any displaced occupant or displaced business affected by said reduction in time.
- (d) Payments to Occupants. All displaced occupants eligible for payments under subsection (c)(i) hereof shall be provided with relocation payments based upon one of the following, at the option of the occupant:
 - (i) A \$500.00 payment to be paid at least thirty (30) days prior to the date the occupant is required to vacate the premises; or
 - (ii) Actual reasonable costs of relocation including actual moving costs, utility deposits, key deposits, storage or personal property up to one month, utility transfer and connection fees, and other initial rehousing deposits including first and last month's rent and security deposit.
- (e) <u>Handicapped Displaced Occupant Allowance</u>. In addition to the payments provided in subsection (d) hereof, an additional relocation payment shall be provided to handicapped displaced occupants which shall equal the amount, if any, necessary to adapt a replacement dwelling to substantially conform with the accessability and usability of such occupant's prior residence, such amount not to exceed Four Hundred Dollars (\$400.00).
- (f) Payment to Businesses. All displaced businesses eligible for payments under subsection (c)(i) hereof shall be provided with relocation payments based upon the following, at the option of the business:
 - (i) A \$1,500.00 payment to be paid at least thirty (30) days prior to the date the business is required to vacate the premises; or

- (ii) Actual costs of moving including costs for packing, crating, disconnecting, dismantling, reassembling and installing all personal equipment and costs for relettering signs and replacement stationery.
- (g) Waiver of Payments. Any occupant who is also the owner of premises and any business may waive their relocation payments set out above as part of the negotiations for acquisition of the interest held by said occupant or business. Said waiver shall be in writing and filed with the Commission.
- (h) Notice of Relocation Benefits. All occupants and businesses eligible for relocation benefits hereunder shall be notified in writing of the availability of such relocation payments and assistance, such notice to be given concurrent with the notice of referral sites required by subsection (c)(iii) hereof.
- (i) Persons Bound by the Plan. Any developer, its assigns or transferees, provided assistance in land acquisition by the Tax Increment Financing Commission, is required to comply with the Executive Director of the Commission. Such certification shall include, among other things, the addresses of all occupied residential buildings and structures within the redevelopment plan area and the names and addresses of occupants and businesses displaced by the developer and specific relocation benefits provided to each occupant and business, as well as a sample notice provided each occupant and business.
- (j) Minimum Requirements. The requirements set out herein shall be considered minimum standards. In reviewing any proposed redevelopment plan, the Commission shall determine the adequacy of the proposal and may require additional elements to be provided therein.

This Resolution shall take effect immediately.

ADOPTED this 26 day of May, 1988.

E. J. Bolland, J

rman

ATTEST:

Brian H. Collins, Secretary

EXHIBIT 14A

Redeveloper's Augmented Relocation Assistance Plan

The following is a summary of residential assistance payments and benefits for eligible property owners and tenants being displaced in the Parvin Road Corridor TIF Plan:

- (I) At a minimum, the Commission's Relocation Assistance Plan (established pursuant to its Resolution No. 88-9) will be complied with in the acquisition of properties and relocation of eligible residents identified in the Plan.
- (II) All affected properties required for acquisition will be appraised by Integra Realty Resources Kansas City or another appraiser selected or approved by the Commission. They will be appraised according to the Uniform Standards of Professional Appraisal Practice ("USPAP").
- (III) Certain additional benefits (as described below) will be offered paralleling or exceeding those outlined in the Uniform Relocation and Assistance and Real Property Acquisition Policies Act of 1970 and the Uniform Relocation Act Amendments of 1987 and the Commission's Relocation Assistance Plan and policy [which is based upon the City of Kansas City, Missouri acquisition and relocation ordinance, normally referred to as "Chapter 74 Code of General Ordinances of Kansas City, Property and Relocation Services"]. Although these benefits will be offered to all residential property owners, only those that accept their offer on a negotiated basis and do not go to condemnation will be paid the full additional benefits offered.
- (IV) Those property owners who choose to go to condemnation will be offered the additional benefits less, or reduced by, the anticipated certified costs incurred or expected to be incurred, by the Commission in connection with the condemnation process including, without limitation, appraisal fees and costs, environmental inspection fees, title inspection costs and attorneys' and consultants' fees and costs.
 - (1) The benefits offered are designed as additional incentives to those eligible individuals and families (i.e. both residential owner occupied and residential tenants) whose properties are to be either partially or totally acquired pursuant to the Parvin Road Corridor TIF Plan. Primary among them is a proposed "gap" payment which is a payment which will allow those participants to replace their existing property with one similar in functionality that will be in a comparable, but different, subdivision than the one in which they are now living.
 - (2) Eligible owners of residential rental property will be offered the fair market value of the property based upon the appraisals.
 - (3) Property owners desiring to settle will be shown three comparable properties that are available on the open market by an acquisition and relocation specialist. The acquisition agent will specifically point out one of the three that is most similar in functionality to the owner's current property. If the property owner does not choose to purchase any of the three properties that are presented by the acquisition and relocation specialist, then a gap payment will be determined on the single most

comparable of the three and thus, the property owner will have the apportunity to choose another property and will be offered the fair market value of his property plus the gap amount that will allow him to purchase one of the three properties presented to him. He will be entitled to the money even if he chooses to rent or purchase another property that is less than the offered amount. For example, if the current property has a market value of \$25,000, but the replacement property costs \$55,000, then the property owner would receive \$25,000 plus a gap payment of \$30,000.

- (4) If the property owner is presented three properties that are available in the marketplace and chooses to purchase one of the three, then he will be entitled to the fair market value of his current property plus a gap amount to purchase the specific replacement property. If property "A" is a \$55,000, property "B" is \$56,000 and property "C" is \$57,000 and the property owner chooses to purchase property "B", then he would receive a gap payment only to the amount of the property "B" purchase, not the amount that would have purchased property "C".
- (5) Property owners that settle will be offered actual reasonable moving and related expenses or a fixed payment of \$2,000 for a self-move and \$500 for miscellaneous expenses.
- (6) Property owners that are handicapped will be offered a fixed payment of \$1,000 to offset certain expenses that may possibly be incurred by the property owner in the replacement property with respect to accessibility and usability.
- (7) All property owners will have an acquisition and relocation specialist available for them and a point of contact and telephone number for the Redeveloper of the Parvin Road Corridor TIF Plan.
- (8) The selection of potential replacement housing will be in accord with applicable State and Federal regulations on Fair Housing and in compliance with Title VIII of the 1989 Civil Rights Act. The term "fair housing" as used relates to Federal and State laws which require that rental and sale of housing be made available to all persons without regard to race, color, religion, creed, national origin, sex, ancestry or disability. Property owners will be informed that any possible violations of either Fair Housing Regulations or of the Civil Rights Act should be reported in writing to the Parvin Road Corridor TIF Plan representative, the Commission and the City of Kansas City, Missouri Legal Department.
- delivered to the Redeveloper, appointments will be made by the acquisition and relocation specialist with the property owners to view their property and take pictures. The purpose of the pictures is to: (a) document personal property for moving, and (b) to begin the process of finding functionally similar properties in another subdivision or market area. At that time the property owners will be presented a Residential Relocation Assistance and Payment Brochure for the Parvin Road Corridor TIF Plan (the "Relocation Plan"). An overview of the Relocation Plan and the important gap payment will be discussed at this time. The market value appraisal of their property will be made available to the property owners upon request.
- (10) A full relocation interview will be conducted with the property owners to determine size of the family, special needs, proximity to work, schools, church and

special services in order for the acquisition and relocation specialist to do the most complete and professional job.

- (11) Within three weeks of conducting the interview, the property owners will be presented with a purchase contract on their property at fair market value. At the same time three comparable properties will be presented to the property owners. They will also be given names and telephone numbers of realtors in the area that may be able to assist them in finding replacement properties. The Relocation Plan and gap payment will be explained again fully with the property owner so there will be no misunderstanding of how the process works.
- (12) Within the timeframe specified in the contract, the property owner must accept or reject the fair market value offer on their property. Once that has been agreed to, then an addendum will be prepared to include the gap payment. Once that is signed and dated by all parties, then the Redeveloper will have an additional thirty days to fund the purchase. The Redeveloper shall pay all closing costs associated with the purchase and will purchase its own title insurance policies. The selling property owner's requirement will simply be a pro ration of the current year's taxes and assessments.
- (13) Tenants of residential properties will be offered a \$2,000 residential moving allowance. A full relocation interview by a relocation agent will be conducted with residential tenants. Three comparable rentals will be identified and presented to the tenants within two weeks of the interview. In the event that the current rentals are higher than the rental amount of the property presently being rented, the tenant will be offered a rental supplement of up to a maximum of \$5,250. Tenants that are handicapped will be offered an additional fixed payment of \$1,000. The selection of potential replacement housing will be in accord with applicable State and Federal regulations on Fair Housing and in compliance with Title VIII of the 1989 Civil Rights Act. The term "fair housing" as used relates to Federal and State laws which require that rental and sale of housing be made available to all persons without regard to race, color, religion, creed, national origin, sex, ancestry or disability. Property owners will be informed that any possible violations of either Fair Housing Regulations or of the Civil Rights Act should be reported in writing to the Parvin Road Corridor TIF Plan representative, the Commission and the City of Kansas City, Missouri Legal Department.
- (14) All property owners that agree to the signed contracts will have a provision in the contracts that they must be completely moved from the property on the date of closing. In the event of condemnation, the property owners will be given at least thirty days' notice to vacate once the purchase proceeds have been paid into the court.
- (15) In the case of residential tenants, the tenants will be given a notice that negotiations have begun on the purchase of the property that they rent and they will have no less than ninety days to vacate the property. Once the property has been purchased, they will be given at least thirty days' notice to vacate, but in no instance will they have less time to vacate than the original ninety days.

Exhibit 15

Affidavits and Certificates

CERTIFICATE

I, Lee A. Derrough, do hereby certify that I have had certain preliminary discussions with the staff of the Tax Increment Financing Commission of Kansas City, Missouri, on behalf of Hunt Midwest Real Estate Development, Inc. (the "Developer") and have been briefed on and received a copy of the Tax Increment Financing Commission's Affirmative Action Policy. I understand that the policy covers both construction forces and professional services. I also understand that this is not a "set aside", neither are the goals requirements; but that, if such goals are not met, there must have been a good faith effort (as defined therein) to accomplish them. I will bring this Policy to the attention of the appropriate persons. At the time of submitting this application, the Developer has not yet contracted with the professional and construction service providers that will be providing services related to this Redevelopment Plan. However, the Developer will comply with TIF policies, rules and regulations concerning securing equal opportunities for Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs) to provide professional and construction services in connection with the Redevelopment Plan.

Date:

Hunt Midwest Real Estate Development, Inc.

September 15, 2000

Lee A. Derrough, President & CEO

EXHIBIT S

DEVELOPER AFFIDAVIT

STATE OF MISSOURI)	
COUNTY OF CLAY) ss.	
COMES NOW, Lee A. Derrough, and,	being first duly sworn, on his oath states:
1. I am over the age of eighteen knowledge and on behalf of Hunt Midwest Real	(18) and competent to testify to the following matters of my own Estate Development, Inc (the "Developer").
Parvin Road Corridor TIF Plan (the "Project") p	executive Officer of the Developer, the proposed developer for the pursuant to the proposed Tax Increment Financing Plan (the "TIF on Package (the "Application") for the Project submitted by the
defined in the Real Property Tax Increment Allocas amended) because the redevelopment will (a	the whole is an "economic development area," (as that term is cation Redevelopment Act, Sections 99.800, et seq. RSMO, 1986,) discourage commerce, industry or manufacturing from moving eased employment within the City of Kansas City, and (c) result in e City of Kansas City.
4. The undeveloped portion of Re or development through investment by private edeveloped in the future without the adoption of ta	edevelopment Area has not been subject to any significant growth enterprise in the past, and it is not reasonably anticipated to be x increment financing.
5. The Developer will not and co Area without the adoption of the proposed amend for the Redevelopment Area.	build not be reasonably expected to develop the Redevelopment iment to the TIE Plan and the adoption of tax increment financing Lee A. Derrough
Subscribed and sworn to before me, a No September, 2000.	ptary Public, in and for said County and State, this 15th day of
Notarial Seal)	Signature of Notary Public Printed Name of Notary Public
	· ····

My Commission Expires:

JANEY STURGIS LARKIN
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: // / 3 //