FIRST AMENDMENT TO THE
PARVIN ROAD CORRIDOR
TAX INCREMENT FINANCING PLAN

CERTIFICATION:

WE HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE PLAN APPROVED BY THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MO, ON FEB. 14, 2001

[Signatures and dates]
FIRST AMENDMENT
TO THE
PARVIN ROAD CORRIDOR
TAX INCREMENT FINANCING PLAN

I. Introduction

This First Amendment to the Parvin Road Corridor Tax Increment Financing Plan (the "First Amendment") shall change the Parvin Road Corridor Redevelopment Plan as approved by the Ordinance No. 001638 (referred to herein as the "Plan") so as to provide for the expansion of the Redevelopment Area boundaries as established in the Plan, to include (a) those parcels of real property already identified in the Plan to be acquired for the widening and relocation of North Arlington Avenue and (b) an additional five (5) parcels of real property for potential use as public open space or other public improvement provided that the owners of such five (5) parcels volunteer to have their properties acquired. The First Amendment continues to provide for the expansion and improvement of the public infrastructure within the Parvin Road Redevelopment Area to accommodate an expansion of the existing above-ground industrial park and the underground industrial and commercial complex known as the Subtropolis. To the extent the Plan varies with the First Amendment, said Plan shall be amended and superseded thereby.

II. Specific Amendments

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

**Amendment No. 1:** Delete the first sentence of Section XII of the Plan, "Acquisition and Disposition," and insert the following in its stead:

The Plan anticipates that it will be necessary to acquire approximately fourteen (14) properties (of which six (6) are residential properties) in the area of Kansas City, Missouri generally known as "Minneville."

**Amendment No. 2:** Revise Section XII of the Plan, "Acquisition and Disposition," by inserting the following paragraph at the end of said Section:

In addition, five (5) additional parcels of real property, four (4) of which abut the east right-of-way of such proposed relocated Arlington Avenue and one (1) of which is located within a distance of approximately 300 feet of the west right-of-way of such relocated road for potential use as public open space or other public improvement provided that the owners of such five (5) parcels volunteer to have their properties acquired. In the case of these five (5) additional parcels, the Tax Increment Financing Commission will not proceed to eminent domain, as these properties are not necessary for the public roadway and infrastructure improvement of Arlington Avenue. The owners of these properties will be offered the fair market value (as determined by appraisal by an
appraiser to be appointed by the TIF Commission itself) and will have the option to accept the offer of fair market value for their properties at any time after the approval of the “First Amendment” by both the TIF Commission and the City Council through and including one year after the date of completion of construction of the expanded roadway. Because the owners of these additional properties will not be forced to relocate and will not fall under TIF Commission’s powers of eminent domain, they will only be offered fair market value for their properties and only the actual costs of moving (plus any payments due to disabled occupants) under the TIF Commission’s standard Relocation Assistance Plan, and will have the option to remain on their properties if they so desire.

Amendment No.3: Delete Section XIII of the Plan, “Relocation Assistance Plan,” and insert the following in its stead:

As set forth in Section XII above and on Exhibit 13 attached, the Plan anticipates that it will be necessary to acquire approximately fourteen (14) properties (of which six (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 the eligible, displaced occupants of businesses and residences on such properties. 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.

In addition, five (5) additional parcels of real property, four (4) of which abut the east right-of-way of such proposed relocated Arlington Avenue and one (1) of which is located within a distance of approximately 300 feet of the west right-of-way of such relocated road for potential use as public open space or other public improvement provided that the owners of such five (5) parcels volunteer to have their properties acquired. In the case of these five (5) additional parcels, the Tax Increment Financing Commission will not proceed to eminent domain, as these properties are not necessary for the public roadway and infrastructure improvement of Arlington Avenue. The owners of these properties will be offered the fair market value (as determined by appraisal by an appraiser to be appointed by the TIF Commission itself) and will have the option to accept the offer of fair market value for their properties at any time after the approval of the “First Amendment” by both the TIF Commission and the City Council through and including one year after the date of completion of construction of the expanded roadway. Because the owners of these additional properties will not be forced to relocate and will not fall under TIF Commission’s powers of eminent domain, they will only be offered fair market value for their properties and only the actual costs of moving (plus any
payments due to disabled occupants) under the TIF Commission’s standard Relocation Assistance Plan, and will have the option to remain on their properties if they so desire.

Amendment No. 4: Add the attached “Supplementary Legal Description of Redevelopment Area” as a supplement to Exhibit 1 of the Plan entitled “Legal Description of Redevelopment Area.”

Amendment No. 5: Add the attached “Revised Major Street Plan” as a supplement to Exhibit 2 of the Plan entitled “Site Plan.”
AMENDMENT NO. 4

EXHIBIT 1: SUPPLEMENTARY LEGAL DESCRIPTION OF REDEVELOPMENT AREA
Amendment 4: Supplementary Legal Description of Redevelopment Area

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
PARVIN ROAD CORRIDOR TIF
FIRST AMENDMENT

Ten (10) properties and a portion of one (1) property to be acquired for roadway and drainage.

1. City of Kansas City, MO
   414 E. 12th St.
   Kansas City, MO 64106-2795
   Legal Description: All of Lot 176, Lindenman, a subdivision of land in Clay County, Missouri.
   County Tax Value: 0

2. Florence Kaiser
   c/o Viola Latimer
   8804 NE 105th Pl.
   Kansas City, MO 64155
   I.D. #18-303-00-07-012.00
   Property Location: NE Cooper Ave.
   Subdivision: Lindenman Addition
   Lot(s): LTS 164 - 170
   Legal Description: Lots 164, 165, 166, 167, 168, 169, and 170, Lindenman, a subdivision in Kansas City, Clay County, Missouri.
   County Tax Value: 360

3. Diane M. Roland Waite
   c/o Viola Latimer
   8804 NE 105th Pl.
   Kansas City, MO 64155
   I.D. #18-303-00-07-012.00
   Property Location: NE Cooper Ave.
   Subdivision: Lindenman Addition
   Lot(s): All LTS 171 - 173 & PT 174
   Legal Description: Lots 171, 172, 173 and 174, Lindenman, a subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat thereof.
   County Tax Value: 100

4. Mark Slocum AKA Mark W. Slocum whose wife of record is Jorita Slocum
   42 S. Main St.
   Liberty, MO 64068
   I.D. #18-303-00-07-009.00
   Property Location: NE Cooper Ave.
   Subdivision: Lindenman Addition
   Lot(s): LT 175 EXC ROW
   Legal Description: All of Lot 175, a subdivision in Kansas City, Clay County, Missouri except that part conveyed to the City of Kansas City by document No. N-30133 in Book 2646, Page 922 of the deed record of Clay County.

5. Dennis W. & Sharon E. Noble
   3855 N. Oxford Ave.
   Kansas City, MO 64161
   County Tax Value: 7,160
I.D. #18-303-00-07-005.00
Property Location: 3902 NE Doniphan St.
Subdivision: Lindenman Addition
Lot(s): LTS 150 - 156
Legal Description: Lots 150, 151, 152, 153, 154, 155 and 156 Lindenman, an addition in and to the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof.

7. Joe C. & Robin E. Pate  
5 S. Julie  
Louisburg, KS 66053  
I.D. #18-303-00-07-001.00  
Property Location: NE Doniphan  
Subdivision: Lindenman Addition  
Lot(s): LTS 157 - 163  
Legal Description: All of Lot 157 thru 163, inclusive, Lindenman, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

26. Marvin Smith and Dennis W. Noble  
3855 N. Oxford Ave.  
Kansas City, MO 64161  
I.D. #18-301-00-01-018.00  
Property Location: 9310 NE 40th St.  
Subdivision: Phister Place  
Lot(s): E70' LTS 74-80  
Legal Description: East 70 feet – Lots seventy-four (74), seventy-five (75), seventy-six (76), seventy-seven (77), seventy-eight (78), seventy-nine (79), and eighty (80), Phister Place.

27. Rudy Ellis, Jr.  
Amy Rose  
9300 NE 40th St.  
Kansas City, MO 64161  
I.D. #18-301-00-01-017.00  
Property Location: 9300 NE 40th St.  
Subdivision: Phister Place  
Lot(s): W70' LTS 74 - 80  
Legal Description: All of the west 70 feet of Lot 74, 75, 76, 77, 78, 79, and 80, Phister Place, a subdivision of land in Kansas City, Clay County, Missouri.

30. David Jasper Reed  
9400 NE 41st St.  
Kansas City, MO 64161  
I.D. #18-301-00-01-027.00  
Property Location: 9400 NE 41st St.  
Subdivision:  
Lot(s): BEG 660' W & 660' N of WL N Arlington & SL SFC, N11t, E105, S1115, W105 TO POB  
Legal Description: All that part of the southwest quarter of the southeast quarter of Section 2, Township 50, Range 32, in Kansas City, Clay County, Missouri, described as follows: Beginning at a point that is 330.0 feet east of the west line and 540.83 feet south of the north line of said quarter quarter; thence south and parallel to the said west line, a distance of 115.0 feet; thence east and parallel of said west line, a distance of 115.0 feet; thence west and parallel to said north line, a distance of 105.0 feet to the point of beginning.
Together with an easement for right of way established under document No. P 24028 in Book 2928 at Page 13, over the following described tract; all that strip of land in the southwest quarter of the southeast quarter of Section 2, Township 50 Range 32, in Kansas City, Clay County, Missouri, being more particularly described as follow; commencing at a point that is 330.0 feet east of the west line of said quarter quarter section and 655.83 feet south of the north line of said quarter quarter section, said point being the southwest corner of a tract of land conveyed by Missouri warranty deed filed as document No. N 58144, in Book 2726 at Page 518, in the office of the Recorder of Deeds for Clay County, Missouri, said point being further on the east line of Phister Place, a subdivision in said city, county and state, thence south 0 degrees 39 minutes 53 seconds east along said east line of Phister Place, this and all subsequent bearings refer to the west line of said quarter quarter section as having a bearing of south 0 degrees 29 minutes 53 seconds west, a distance of 45.00 feet to the point of beginning of the easement to be herein described; thence north 67 degrees 31 minutes 01 seconds east departing said east line a distance of 114.19 feet to the southeast corner of said tract of land; thence north 89 degrees 16 minutes 30 seconds west along the south line of said tract of land, a distance of 38.16 feet; thence south 67 degrees 31 minutes 01 seconds west, departing the south line of said tract of land a distance of 72.80 feet to a point on the said east line of Phister Place; thence south 0 degrees 39 minutes 53 seconds west along said east line of Phister Place, a distance of 16.31 feet to the point of beginning.

31. William J. McClaskey (only that portion of property specifically needed for road)
9401 NE 41st St.
Kansas City, MO 64161
I.D. #18-301-00-01-026.00
Property Location: 9401 NE 41st St.
Subdivision:
Tract(s):
Tract A

A tract of land in the Southeast Quarter of Section 2, Township 50, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest Corner of the Southeast Quarter of said Section 2; thence South 89°16'12" East, along the South line of said Southeast Quarter, 330.00 feet; thence North 00°40'17" East, along the East line of PHISTER PLACE, a subdivision of land in Kansas City, Clay County, Missouri, and it Southerly prolongation, 525.01 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 00°40'17" East, along said East line 136.17 feet; thence South 89°19'13" East, 104.91 feet; thence North 00°40'17" East, 115.00 feet; thence North 89°19'11" West, 104.91 feet to a point on the East line of said PHISTER PLACE; thence North 00°40'17" East, along said East line and its Northerly prolongation, 540.83 feet to a point on the North line of the Southwest Quarter of said Southeast Quarter; thence South 89°19'11" East, along said North line, 208.41 feet; thence Southerly, along a curve to the right, having an initial tangent bearing of South 05°01'41" West, a radius of 1,540.00 feet, and a central angle of 09°09'38", an arc distance of 246.22 feet; thence Southerly, along a curve to the left, having a common tangent with the last described course, a radius of 1,460.00 feet, and a central angle of 12°52'20", an arc distance of 328.01 feet; thence South 00°40'02" West, tangent to the last described course, 224.20 feet; thence North 89°19'11" West, 129.86 feet to the True Point of Beginning. Containing 110,573 square feet (2.54 acres), more or less.

Tract B
A tract of land in the Southeast Quarter of Section 2, Township 50, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest Corner of the Southeast Quarter of said Section 2; thence South 89°16'12" East, along the South line of said Southeast Quarter, 495.00 feet to the True Point of Beginning of the tract to be herein described; thence North 00°40'17" East, 28.62 feet; thence Southerly, along a curve to the left, having an initial tangent bearing of South 11°02'53" East, a radius of 1,685.00 feet, and a central angle 00°59'46", an arc distance of 29.29 feet to a point on the South line of said Southeast Quarter; thence North 89°16'12" West, along said South line, 6.20 feet to the True Point of Beginning. Containing 87 square feet (0.002 acres) more or less.

33. Dennis Lamp
9400 NE 40th St.
Kansas City, MO 64161
I.D. #18-301-00-01-019.00
Property Location: 9400 NE 40th St.
Subdivision:
Lot(s):
Legal Description: All of the south half of the following described tract of land to-wit: A strip of uniform width of five (5) poles off the west side of a part of the southwest quarter of the southeast quarter of Section Two (2), Township Fifty (50), of Range Thirty-Two (32), as follows: Beginning at a point twenty (20) poles west of the southeast corner of the southwest quarter of the southeast quarter of said Section Two (2), thence north thirty-two (32) poles, thence west forty (40) poles, thence south thirty-two (32) poles, thence east forty (40) poles to the beginning, containing eight (8) acres, more or less, the tract hereby conveyed containing one half acre, more or less, being the same real estate described in and conveyed by deed recorded in Book 187 at Page 7 of the deed records of said county.

County Tax Value: 2,960
Five (5) additional properties to be offered market value acquisition.

3. Bonnie Faye Knoth  
et al (Dave Condra’s residence)  
510 E. Harrison St.  
Eldon, MO 65026  
I.D. #18-303-00-09-013.00 (County)  
I.D. #316-4754-079-00 (Kansas City)  
Property Location: 3826 N. Oxford Ave.  
Subdivision: Lindenman Addition  
Lot(s): LTS 119-121-123-125 & 127  
Legal Description: All of Lots 119, 121, 123, 125 and 127, Lindenman, in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof.

14. Juanita Holbrook  
c/o Joe Viles  
3821 N. Arlington Ave.  
Kansas City, MO 64161  
I.D. #18-303-00-04-004.00  
Property Location: 3821 N. Arlington Ave.  
Subdivision: Lindenman Addition  
Lot(s): LTS 33 & 34  
Legal Description: Lot 33 and 34, Lindenman, an addition in and to the City of Kansas City, Clay County, Missouri.

15. Eddie Ray & Shirley F. Robinson  
3831 N. Arlington Ave.  
Kansas City, MO 64161  
I.D. #18-303-00-04-003.00  
Property Location: 3827 N. Arlington Ave.  
Subdivision: Lindenman Addition  
Lot(s): LT 35  
Legal Description: All of Lot 35, Lindenman, a subdivision of land in Clay County, Missouri, according to the recorded plat thereof.

16. Eddie Ray & Shirley F. Robinson  
3831 N. Arlington Ave.  
Kansas City, MO 64161  
I.D. #18-303-00-04-002.00  
Property Location: 3831 N. Arlington Ave.  
Subdivision: Lindenman Addition  
Lot(s): LT 36 & S10’ LT 37  
Legal Description: Lot 36, and the south 10 feet of Lot 37, as measured parallel to the line dividing Lots 36 and 37, Lindenman, an addition in and to the City of Kansas City, Clay County, Missouri.

17. Keith L. Baity  
c/o William B. Vannote  
County Tax Value: 4,330

14. Juanita Holbrook  
c/o Joe Viles  
3821 N. Arlington Ave.  
Kansas City, MO 64161  
I.D. #18-303-00-04-004.00  
Property Location: 3821 N. Arlington Ave.  
Subdivision: Lindenman Addition  
Lot(s): LTS 33 & 34  
Legal Description: Lot 33 and 34, Lindenman, an addition in and to the City of Kansas City, Clay County, Missouri.

15. Eddie Ray & Shirley F. Robinson  
3831 N. Arlington Ave.  
Kansas City, MO 64161  
I.D. #18-303-00-04-003.00  
Property Location: 3827 N. Arlington Ave.  
Subdivision: Lindenman Addition  
Lot(s): LT 35  
Legal Description: All of Lot 35, Lindenman, a subdivision of land in Clay County, Missouri, according to the recorded plat thereof.

16. Eddie Ray & Shirley F. Robinson  
3831 N. Arlington Ave.  
Kansas City, MO 64161  
I.D. #18-303-00-04-002.00  
Property Location: 3831 N. Arlington Ave.  
Subdivision: Lindenman Addition  
Lot(s): LT 36 & S10’ LT 37  
Legal Description: Lot 36, and the south 10 feet of Lot 37, as measured parallel to the line dividing Lots 36 and 37, Lindenman, an addition in and to the City of Kansas City, Clay County, Missouri.

17. Keith L. Baity  
c/o William B. Vannote  
County Tax Value: 4,010

14. Juanita Holbrook  
c/o Joe Viles  
3821 N. Arlington Ave.  
Kansas City, MO 64161  
I.D. #18-303-00-04-004.00  
Property Location: 3821 N. Arlington Ave.  
Subdivision: Lindenman Addition  
Lot(s): LTS 33 & 34  
Legal Description: Lot 33 and 34, Lindenman, an addition in and to the City of Kansas City, Clay County, Missouri.

15. Eddie Ray & Shirley F. Robinson  
3831 N. Arlington Ave.  
Kansas City, MO 64161  
I.D. #18-303-00-04-003.00  
Property Location: 3827 N. Arlington Ave.  
Subdivision: Lindenman Addition  
Lot(s): LT 35  
Legal Description: All of Lot 35, Lindenman, a subdivision of land in Clay County, Missouri, according to the recorded plat thereof.

16. Eddie Ray & Shirley F. Robinson  
3831 N. Arlington Ave.  
Kansas City, MO 64161  
I.D. #18-303-00-04-002.00  
Property Location: 3831 N. Arlington Ave.  
Subdivision: Lindenman Addition  
Lot(s): LT 36 & S10’ LT 37  
Legal Description: Lot 36, and the south 10 feet of Lot 37, as measured parallel to the line dividing Lots 36 and 37, Lindenman, an addition in and to the City of Kansas City, Clay County, Missouri.

17. Keith L. Baity  
c/o William B. Vannote  
County Tax Value: 5,470
P. O. Box 355
Liberty, MO 64069
I.D. #18-303-00-04-001.00
Property Location: 3835 N. Arlington Ave.
Subdivision: Lindenman Addition
Lot(s): N40’ LT 37 & ALL LT 38
Legal Description: All of Lot 38, and the north 40 feet of Lot 37, Lindenman, an addition in Kansas City, Clay County, Missouri, according to the recorded plat thereof.
AMENDMENT NO. 5

EXHIBIT 2: REVISED MAJOR STREET PLAN