THIRD AMENDMENT
UNIVERSAL FLOODWATER
TAX INCREMENT FINANCING PLAN
KANSAS CITY, MISSOURI

TIF Commission Consideration:
May 12, 2010 5-7-10
Date Resolution No.

City Council Approval:
July 1, 2010 100476
Date Ordinance No.

Attached herewith is a true and correct copy of the Third Amendment to the Universal TIF Plan that was approved by the Tax Increment Financing Commission of Kansas City, Missouri by Resolution No. 5-7-10. on May 12, 2010.

Chairman

{(00042453.DOC / )}
The Third Amendment
To The
Universal Floodwater Detention
Tax Increment Financing Plan

I. INTRODUCTION

The Third Amendment to the Universal Floodwater Detention Tax Increment Financing Plan (the “Third Amendment”) shall amend the Universal Floodwater Detention Tax Increment Financing Plan as approved by Committee Substitute for Ordinance No. 910047 on April 18, 1991, and amended by Ordinance No. 911507 of the City of Kansas City, Missouri (the “City”) on December 19, 1991 (the “First Amendment”) and by Ordinance No. 000777 of the City on July 20, 2000, (the “Second Amendment,” together with the First Amendment and the Universal Floodwater Detention Tax Increment Financing Plan, shall hereinafter be referred to as the “Plan”).

This Third Amendment provides for the following: (i) construction of a reinforced concrete covered stormwater conveyance in or adjoining the Stillwell Avenue right-of-way extending from approximately the Universal Avenue alignment on the east to Southern Road on the west (approximately 3,500 feet), renovation of the Milwaukee Bridge Pump Station located on the east side of the Chouteau Bridge, and correction or improvement of localized ponding conditions at intersections in the Redevelopment Plan Area (the “Storm Water Improvements”), (ii) a modification to the Sources available for funding the Storm Water Improvements, (iii) a modification to the Plan’s Development Schedule, (iv) a modification to the Budget of Redevelopment Project Costs, and (v) a modification to the Projected Payments in Lieu of Taxes and Economic Activity Taxes. The intent of the Plan remains unchanged other than those changes specifically mentioned in this Third Amendment.

II. SPECIFIC AMENDMENTS

In accordance with this proposed Third Amendment, the Plan shall be amended as follows:

Amendment No. 1 Section IV Definitions
Delete Section III of the Plan and Section IV of the First Amendment in their entirety and insert in lieu thereof the following:

Unless otherwise specifically defined in this Plan, the following terms used herein shall have the following meanings:

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

C. “City” – the City of Kansas City, Missouri.

D. “City Council” - the City Council of the City.

E. “Commission” - the Tax Increment Financing Commission of Kansas City, Missouri.

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

G. “County” - The county of Jackson County, Missouri.

H. “County Assessor” - The Jackson County, Missouri Assessor.

I. “Economic Activity Account” - The separate segregated account within the Special Allocation Fund into which Economic Activity Taxes are to be deposited.

J. “Economic Activity Taxes” – Fifty percent (50%) of the total additional revenue from taxes which are imposed by the City and other Taxing Districts, and which are generated by economic activities within the Redevelopment Project Area over the amount of such taxes generated by economic activities within the Redevelopment Project Area in the calendar year prior to the adoption of the Ordinance designating the Redevelopment Project 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, taxes levied pursuant to Section 70.500, RSMo., taxes levied for the purpose of public transportation pursuant to Section 94.660, RSMo., licenses, fees or special assessments other than Payments in Lieu of Taxes and interest and penalties thereon.

K. “Economic development area” - any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of “Blighted Area” or “Conservation Area,” and in which the governing body of the municipality finds that redevelopment will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will:

1. Discourage commerce, industry or manufacturing from moving their operations to another state; or

2. Result in increased employment in the municipality; or

3. Result in preservation or enhancement of the tax base of the municipality.

L. “Financing Costs” - Those reasonable costs incurred by the Redeveloper as a result of any financing to pay all or any portion of reimbursable Redevelopment Project Costs incurred or estimated to be incurred, including but not limited to financing loan origination fees, interest payable to banks or similar financing institutions that are in the business of loaning money, plus reasonable expenses, fees and expenses of attorneys, the City’s administrative fees and expenses (including planning consultants), financial advisors and other costs related to such financing.

M. “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.

N. “Municipality” – a city, village, or incorporated town or any county of this state.

O. “Obligations” - bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness issued by the Commission, or by any other appropriate issuer, approved by the Commission, to pay or reimburse all or any portion of the Redevelopment Project Costs or to otherwise carry out a redevelopment project or to fund outstanding obligations.

P. “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.
Q. "Payment in Lieu of Taxes" - those estimated revenues from real property located in the Redevelopment Project Areas, which revenues according to the Redevelopment Projects or Plan are to be used for a private purpose, which taxing districts would have received had the City 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 Redevelopment Project Areas exceeds the total initial equalized value of real property in such areas 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 located within the Redevelopment Project Area, the lien of which may be foreclosed in the same manner as a special assessment lien as provided in Section 88.861 RSMo.

R. "PILOT Account" - the separate segregated account within the Special Allocation Fund into which Payments in Lieu of Taxes are to be deposited.

S. "Redeveloper" - Universal Land Development Co., L.P., a Missouri limited partnership, or such other business organization or other entity selected by the Commission to implement the Redevelopment Projects.

T. "Redevelopment Agreement" - the agreement between the Commission and Redeveloper for the implementation of the Redevelopment Plan, as it may be amended from time to time.

U. "Redevelopment Area" - the area described in Section V and Exhibit 1 attached to this Plan and depicted on the site plan attached as Exhibit 2 to this Plan, which is an area designated by the City, in respect to which the City Council has made a finding that there exist conditions which cause the area to be classified as a Blighted Area and which includes only those parcels of real property directly and substantially benefited by the proposed Redevelopment Projects.

V. "Redevelopment Plan" or "Plan" - this Universal Floodwater Detention Tax Increment Financing Plan, and any subsequent amendments thereto, which has been determined by the City to be a comprehensive program for redevelopment intended by the payment of the Redevelopment Project Costs to reduce or eliminate those conditions, the existence of which qualified the Redevelopment Project Areas as Blighted Areas, and to thereby enhance the tax bases of the taxing districts which extend into the Redevelopment Area.

W. "Redevelopment Projects" - the projects described by Exhibit 3 attached to this Plan that are in furtherance of the objectives of the Plan and that are approved pursuant to the Act.
X. "Redevelopment Project Areas" - the areas described in Section II and Exhibit 1 attached to this Plan and depicted on the site plan attached as Exhibit 2 to this Plan.

Y. "Redevelopment Project Costs" - those costs identified on Exhibits 7, 7-A and 7-B to this Plan and such additional costs that may be included in any such amendment to Exhibits 7, 7-A and 7-B, which may include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, any such costs incidental to the Redevelopment Plan and/or the Redevelopment Projects. 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 the Redevelopment Plan or the Redevelopment Projects;

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. Initial costs for an economic development area;

6. Cost of construction of public works or improvements;

7. Financing costs, including, but not limited to all necessary and incidental 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 the Redevelopment Project for which such Obligations are issued and for not more than eighteen months thereafter, and including reasonable reserves related thereto;

8. All or a portion of a taxing district's capital cost resulting from the Redevelopment Projects necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Redevelopment Projects, to the extent the Municipality by written agreement accepts and approves such costs;

9. Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to be paid by federal or state law; and
10. Payments in lieu of taxes.

Z. “Reimbursable Project Costs” – includes all reasonable or necessary costs allowed by the Act, identified on Exhibits 7, 7-A and 7-B to this Plan as “Type I,” “Type II,” and “Type III” Reimbursable Project Costs, incurred in implementing the Redevelopment Plan and Redevelopment Projects, which, subject to the terms and conditions of the Redevelopment Agreement, are to be reimbursed to the Redeveloper from TIF Revenue or proceeds from the sale of Obligations.

AA. “Special Allocation Fund” - the fund maintained by the City or the Commission, which contains at least two (2) separate segregated accounts for the Plan, maintained by the treasurer of the City or the treasurer of the Commission into which Payments in Lieu of Taxes, Economic Activity Taxes and other tax revenues are deposited.

BB. “Storm Water Improvements” - storm water control improvements in the Redevelopment Area consisting of (i) a reinforced concrete covered stormwater conveyance in or adjoining the Stillwell Avenue right-of-way extending from approximately the Universal Avenue alignment on the east to Southern Road on the west (approximately 3,500 feet) (“Storm Sewer Improvements”), (ii) renovation of the Milwaukee Bridge Pump Station located on the east side of the Chouteau Bridge, (“Pump Station Improvements”), and (iii) correction or improvement of localized ponding conditions at intersections in the Redevelopment Area (“Localized Ponding Improvements”), all as identified in a memorandum report prepared by the Camp Dresser McKee Inc. engineering firm, entitled “Executive Park – Stormwater Alternatives Evaluation,” dated February 4, 2008.

CC. “Tax Increment Financing” - tax increment allocation financing as provided pursuant to Chapter 99.800, et seq. RSMo.

DD. “Taxing Districts” - any political subdivision of Missouri located wholly or partially within the Redevelopment Area having the power to levy taxes.

EE. “TIF Revenue” - Payments in Lieu of Taxes and Economic Activity Taxes.

FF. “Total Initial Equalized Assessed Value” - that amount certified by the County Assessor which equals the most recently ascertained equalized assessed value of each taxable lot, block, tract, or parcel of real property within the Redevelopment Project Area immediately after tax increment financing for the Redevelopment Project Area has been approved by the City Council by an Ordinance.

GG. “Vacant Land” – any parcel or combination of parcels of real property not used for industrial, commercial, or residential buildings.
Amendment No. 2  Section VIII.A Estimated Project Costs

Delete Section VII.A of the Plan and Section VIII.A of the First Amendment in their entirety and insert in lieu thereof the following:

Estimated Redevelopment Project Costs eligible for reimbursement are set forth on Exhibits 7, 7-A and 7-B.

This Redevelopment Plan anticipates the phased construction of the public improvements necessitated by the Redevelopment Projects as set forth on Exhibit 7 ("Public Improvements Costs"). The Storm Water Improvements are designated "Type I" Reimbursable Project Costs on Exhibit 7; the "On-Site and Miscellaneous Reimbursable Project Costs" are designated "Type II" Reimbursable Project Costs on Exhibit 7; and the "Kansas City Infrastructure Reimbursable Project Costs" are designated "Type III" Reimbursable Project Costs on Exhibit 7.

The Commission has determined there is sufficient TIF Revenue available to support the issuance of Obligations, the proceeds of which will be used to reimburse costs of constructing the Storm Water Improvements. The obligation under the Redevelopment Agreement or any other agreement entered into by the Commission that contemplates the implementation of the Storm Water Improvements, shall provide that the reimbursement of the "Type I" Reimbursable Project Costs related thereto shall take priority over any obligation to reimburse the "Type II" and "Type III" Reimbursable Project Costs, as otherwise may be provided by the Redevelopment Agreement.

The costs of funding and completing the Storm Water Improvements and "Type I" Reimbursable Project Costs shall be paid from the proceeds of the issuance of Obligations or on a "pay-as-you-go" basis.

Amendment No. 3  Section IX Provisions for Amending the Tax Increment Plan

Delete Section IX of the Plan in its entirety and insert in lieu thereof the following:

This Redevelopment Plan and Projects may be amended pursuant to the provisions of the Missouri Real Property Tax Increment Allocation Redevelopment Act.

III. PLAN EXHIBIT AMENDMENTS

Amendment No. 1 Exhibit 1 "Legal Descriptions"

Delete Exhibit 1, entitled "Legal Descriptions" and insert Exhibit 1, attached hereto, in its place.

Amendment No. 2 Exhibit 6 "Development Schedule"
Supplement Exhibit 6, entitled “Development Schedule” with the addendum attached hereto as Exhibit 6A, entitled “Supplemental Development Schedule”.

Amendment No. 3 Exhibit 7 “Estimated Redevelopment Project Costs”
Supplement Exhibit 7, entitled “Estimated Redevelopment Project Costs” with the addendum attached hereto as Exhibit 7-C, entitled “Universal Floodwater Detention Plan – Third Amended Plan – Estimated Redevelopment Project Costs”.

Amendment No. 4 Exhibit 8 “Sources of Funds”
Supplement Exhibit 8, entitled “Sources of Funds” with the addendum attached hereto as Exhibit 8-A, entitled “Executive Park TIF Bonds – Sources and Uses”.

Amendment No. 5 Exhibit 9 “Estimated Annual Increases in Assessed Value and Resulting Payments in Lieu of Taxes Over Life of Project”
Supplement Exhibit 9, entitled “Estimated Annual Increases in Assessed Value and Resulting Payments in Lieu of Taxes Over Life of Project” with the table attached hereto as Exhibit 9-A, entitled “Executive Park TIF Bonds – Estimated Annual Increases in Assessed Value and Resulting Payments in Lieu of Taxes over Life of Project”.

IV. REQUIRED STATUTORY FINDINGS

With the approval of this Plan, the Commission and the City Council have, as required by the Act, made the findings set forth below, based upon the record of the public hearing on the Plan.

A. Blighted Area.

This Third Amendment does not alter the City’s previous finding that the Redevelopment Area, on the whole, is a Blighted area.

B. Expectations for Development

This Third Amendment does not alter the City’s previous finding that the Redevelopment Area, on the whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing.

C. Conforms to Comprehensive Plan of City

This Third Amendment does not alter the City’s previous finding that the Plan conforms to the City’s comprehensive plan.
D. Date to Adopt Redevelopment Project

This Third Amendment does not provide for the adoption of an Ordinance approving any Redevelopment Project later than ten (10) years from the adoption of the Plan.

E. Date to Complete Redevelopment

This Third Amendment does not alter estimated dates to complete the Redevelopment Projects, which each is scheduled to be completed not more than twenty-three (23) years from the adoption of any Ordinance approving the Redevelopment Project.

F. Date to Retire Obligations

In the event Obligations are issued to finance Redevelopment Project Costs, it is anticipated that such Obligations will be retired in less than twenty-three (23) years from the adoption of the Ordinance approving the last Redevelopment Project to be approved by the City Council from which TIF Revenue is utilized to pay principal and interest on such Obligations.

G. Acquisition by Eminent Domain

This Third Amendment does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of the Ordinance approving such Redevelopment Project.

H. Relocation Assistance

This Third Amendment does not contemplate the relocation of any resident or business pursuant to the City’s relocation policy.

I. Cost-Benefit Analysis

This Third Amendment does not alter the previous cost-benefit analysis approved by the City, which assesses the economic impact of the Plan on each affected Taxing District and provides sufficient information to evaluate whether the Redevelopment Projects, as proposed by the Plan, are financially feasible.

J. Gambling Establishment

This Third Amendment does not include the initial development or redevelopment of any gambling establishment as defined in the Act.
Exhibit 1

Universal Floodwater Redevelopment Area

Legal Descriptions

Redevelopment Plan Area

All that part of Section 24 and Section 25, Township 50, Range 33, in the City of Kansas City, Jackson County, Missouri, described as follows: Beginning at the Northeast corner of EXECUTIVE PARK, TWENTY-FIRST PLAT, a subdivision of land in said city, county and state, said point being on the North right of way line of Commerce Avenue; thence North 8744’ 03” West, along the North right of way of said Commerce Avenue, a distance of 421.25 feet to a point of curvature; thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 13.00 feet, with a central angle of 9025’44”, an arc distance of 20.52 feet, to a point on the Easterly right of way line of Universal Avenue, as now established; thence North 241’41” East (the following courses being along said Universal Avenue right of way), a distance of 1029.78 feet; thence North 215’57” East, a distance of 73.55 feet, to a point of curvature; thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 609.00 feet, with a central angle of 2300’00”, an arc distance of 244.47 feet; thence North 2515’57” East, a distance of 68.03 feet, to a point of curvature; thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 50.00 feet, with a central angle of 9000’ 00”, an arc distance of 78.54 feet, to a point on the Southerly right of way line of Universal Plaza Drive, (now Corporate Drive), as established by Executive Park, Fifth Plat; thence South 6444’ 03” East, (the following courses being along said Southerly right of way of Corporate Drive), a distance of 269.00 feet, to a point of curvature; thence along a curve to the left, the previous course being tangent thereto, radius of said curve being 330.00 feet, with a central angle of 5515’ 00”, an arc distance of 318.22 feet; thence North 6000’ 57” East, a distance of 77.00 feet, to a point of curvature; thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 280.00 feet, with a central angle of 6200’ 00”, an arc distance of 302.99 feet; thence South 5759’03” East, a distance of 40.24 feet; thence North 3200’ 57” East, departing the southerly right of way line of said Corporate Drive, a distance of 206.12 feet; thence North 1421’ 17” West, a distance of 169.29 feet; thence North 2259’ 24” West, a distance of 75.00 feet to a point on the Westerly line of Tract “A” of said Executive Park, Fifth Plat, said point being on a curve; (the following courses being along the Westerly line of said Tract “A”); thence along a curve to the left, the initial tangent to which bears North 6700’ 36” East, radius of said curve being 280.00 feet, with a central angle of 3944’ 45”, an arc distance of 194.23 feet, to a point of reverse curvature; thence along a curve to the right, the initial tangent to which bears North 2715’ 57” East, radius of said curve being 270.00 feet, with a central angle of 3600’ 00”, an arc distance of 169.65 feet, to a point of reverse curvature; thence along a curve to the left, the initial tangent to which bears North 6315’ 57” East, radius of said curve being 205.00 feet, with a central angle of 4518’ 58”, an arc distance of 162.13 feet, then south 7202’ 58” east, along the Northerly line of said Tract “A”, a distance of 75.00 feet; thence South 8835’23” East, continuing along said Northerly line, a distance of 15.55 feet; thence South 124’ 37” West, a distance of 107.00 feet; thence South 8835’ 23” East, a distance of 132.50 feet; thence North 5539’ 23” East, a distance of 30.8 feet; thence South 8835’ 23” East, a distance of 18.00 feet; thence North 124’ 37” East, a distance of 68.00 feet; thence North 8835’ 23” west, a distance of 18.00 feet; thence North 124’ 37”
East, a distance of 18.00 feet; thence North 8835’ 23” West, a distance of 126.00 feet; thence South 124° 37” West, a distance of 18.00 feet; thence North 8835’ 23” West, a distance of 6.50 feet; thence North 124° 37” East, a distance of 21.00 feet, to a point on the Northerly line of said Tract “A”; thence South 8835’23” East, a distance of 168.50 feet, to a point of curvature; said point being on the Westerly right of way line of aforementioned Corporate Drive; thence along a curve to the right, the initial tangent to which bears North 1626’ 32” East, radius of said curve being 231.38 feet, with a central angle of 1451’ 16”, an arc distance of 60.00 feet, to a point of reverse curvature; thence along a curve to the left, the initial tangent to which bears North 3117’ 48” East, radius of said curve being 170.00 feet, with a central angle of 2953’ 11”, an arc distance of 88.67 feet; thence North 124° 37” East, a distance of 226.00 feet; to a point on the Westerly right of way line of Executive Drive, as established by Executive Park, Sixth Plat; thence along a curve to the left (the following courses being the Westerly and Southerly right of way line of Executive Drive), the previous course being tangent thereto, radius of said curve being 170.00 feet, with a central angle of 7000’ 00”, an arc distance of 207.69 feet; thence North 6835’ 23” West, a distance of 152.79 feet, to a point of curvature, thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 230.00 feet, with a central angle of 5051’ 20”, an arc distance of 204.14 feet; thence North 1744’ 03” West, a distance of 126.51 feet, to a point of curvature; thence along a curve to the left, the previous course being tangent thereto, radius of said curve being 170.00 feet, with a central angle of 7000’ 00”, an arc distance of 207.69 feet, thence North 8744’03” West, along the North line of said Tract “A-A” of said Sixth Plat and the North line of Tract “A”, EXECUTIVE PARK, THIRTEENTH PLAT, said North line being the Southerly right of way line of Executive Drive as established by said plat, a distance of 1140.72 feet; thence North 215° 57” East a distance of 60.00 feet to a point of curvature; thence along a curve to the right, the tangent to which bears North 8744’03” West, radius of said curve being 22.00 feet, with a central angle of 9000’ 00”, an arc distance of 34.56 feet; thence North 8744’03” West, a distance of 150.00 feet, thence South 215° 57” West, along the Westerly right of way line of Universal Avenue, as established by Executive Park, Thirteenth Plat, a distance of 395.90 feet to a point of curvature; thence along a curve to the left, along said right of way line, the previous course being tangent thereto, radius of said curve being 730.83 feet, with a central angle of 240° 05”, an arc distance of 34.03 feet: thence North 8744’32” West, along the North line of Lots C and B, said EXECUTIVE PARK, TWENTY-FIFTH PLAT, a distance of 575.54 feet, to the right of way line of the Deramus Avenue cul-de-sac, as now established; thence Northwesterly, Westerly and Southwesterly, along said right of way line, along a curve to the left, the initial tangent to which bears North 257° 29” West, radius of said curve being 55.00 feet, with a central angle of 14143’42” and arc distance of 136.05 feet to a point on the North right of way line of said Deramus Avenue; thence North 8744’32” West, along the North right of way line of said Deramus Avenue, a distance of 126.50 feet; thence Westerly and Northerly, along a curve to the right, radius of said curve being 12.00 feet, with a central angle of 9000’ 29” and arc distance of 18.85 feet to the East right of way line of Reynolds Avenue, as established by Executive Park, Twentieth Plat; thence North 215’57” East along the East right of way line of said Reynolds Avenue, a distance of 1523.13 feet, to a point of curvature; thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 12.00 feet, with a central angle of 9000’ 00”, an arc distance of 18.85 feet, to a point on the South right of way line of Stillwell Street, as established by Executive Park, Twenty-Third Plat; thence South 8744’03” East, along said South right of way line, a distance of 522.05 feet; thence North 215° 57” East, along the East line of Tract “B” and its extension of said Executive Park, Twenty-Third Plat, a distance of 956.77 feet, to a point
on the South right of way of the Missouri River Levee right of way, as now established; thence North 8602' 43" East, along said Levee right of way, a distance of 108.10 feet; thence North 8443' 02" East, continuing along said Levee right of way, a distance of 295.44 feet, to a point of curvature; thence along a curve to the right, along said Levee right of way, the initial tangent to which bears North 8828' 10" East, radius of said curve being 5941.22 feet, with a central angle of 032' 18", an arc distance of 55.82 feet, to a point on an existing Railroad right of way line, recorded as Document No. K-500318 in Book K-1101 at Page 1076; thence South 215' 57" West, along said right of way line, a distance of 35.00 feet; thence South 8744' 03" East, along said right of way line, a distance of 30.00 feet; thence South 6658' 53" East, along said right of way line, a distance of 110.00 feet, to a point of curvature; thence along a curve to the right, along said right of way line, the initial tangent to which bears South 8944' 12" East, radius of said curve being 5861.22 feet, with a central angle of 1112' 51", an arc distance of 1147.17 feet, to a point of curvature; thence along a curve to the right, along said right of way line, the initial tangent to which bears South 8937' 50" East, radius of said curve being 2877.87 feet, with a central angle of 444' 58", an arc distance of 238.55 feet, to a point of curvature; thence along a curve to the right, along said right of way line, the initial tangent to which bears South 8452' 52" East, radius of said curve being 1025.00 feet, with a central angle of 1027' 11", an arc distance of 187.00 feet, to a point of curvature; thence along a curve to the right, along said right of way line, the initial tangent to which bears South 7425' 41" East, radius of said curve being 5916.22 feet, with a central angle of 039' 27", an arc distance of 67.88 feet, to a point on the West right of way line of Interstate Highway No. 435, as now established; thence South 124' 37" West, along the West right of way line of said Interstate Highway No. 435, a distance of 2759.75 feet; thence North 8835' 23" West, a distance of 5.41 feet to a point of curvature, said point being on the Easterly right of way line of aforementioned Corporate Drive; thence along a curve to the right, the initial tangent to which bears South 124' 37" West, radius of said curve being 230.00 feet, with a central angle of 2953' 11", an arc distance of 119.97 feet to a point of reverse curvature; thence along a curve to the left, the initial tangent to which bears South 3117' 48" West, radius of said curve being 171.38 feet, with a central angle of 5946' 22", an arc distance of 178.79 feet to a point of reverse curvature; thence along a curve to the right, the initial tangent to which bears South 2828' 34" East, radius of said curve being 230.00 feet, with a central angle of 2953' 11", an arc distance of 119.97 feet; thence South 8835' 23" East, a distance of 5.41 feet to a point on the Westerly right of way line of aforementioned Interstate Highway No. 435; thence South 124' 37" West, a distance of 944.00 feet; thence South 802' 46" West, along said West right of way, a distance of 797.04 feet; thence South 015' 39" West, continuing along said West right of way line, a distance of 485.30 feet; thence South 2716' 34" West, continuing along said West right of way, a distance of 133.04 feet, to a point on the North right of way of Front Street, as now established; thence North 8742' 53" West, along said North right of way, a distance of 252.06 feet, to the Southeast corner of Executive Park, Thirty-Fourth Plat, thence North 215' 57" East, along the East line of said Executive Park, Thirty-Fourth Plat, a distance of 210.00 feet, to the Northeast corner thereof; thence North 8742' 53" West, along the North line of said Executive Park, Thirty-Fourth Plat, a distance of 260.00 feet, to the Northwest corner thereof; thence South 215' 57" West, along the West line of said Executive Park, Thirty-Fourth Plat, a distance of 210.00 feet, to the Southwest corner thereof; said point being on the North right of way of said Front Street thence North 8742' 53" West, along said North right of way, a distance of 570.71 feet; thence North 8743' 23" West, continuing along said North right of way line, a distance of 230.79 feet; thence North 215' 57" East, along the extension of and the East line of aforementioned Tract "B" of Executive Park, Twenty-
First Plat, a distance of 437.25 feet to the Point of Beginning, containing 9,479,440.64 square feet or 217.62 acres, more or less.

**Phase I**

**Legal Description**

All of Lot “A”, EXECUTIVE PARK TWENTY-FIFTH PLAT, A REPLAT OF LOT “A”, a subdivision of land in the City of Kansas City, Jackson County, Missouri, containing 324,592.19 square feet or 7.45 acres, more or less.

**Phase II**

**Legal Description**

All of Lot “A”, EXECUTIVE PARK THIRTY-NINTH PLAT, a subdivision of land in the City of Kansas City, Jackson County, Missouri, containing 522,720 square feet, or 12.00 acres more or less; and

All of Lot “A”, EXECUTIVE PARK FORTY-SECOND PLAT, a subdivision of land in the City of Kansas City, Jackson County, Missouri, containing 208,748 Square feet, or 4.79 acres, more or less; and

All of Lot “A”, EXECUTIVE PARK FORTY-THIRD PLAT, a subdivision of land in the City of Kansas City, Jackson County, Missouri, containing 865,006.11 square feet, or 19.86 acres, more or less; and

All of Lot “A”, EXECUTIVE PARK FORTY-FOURTH PLAT, a subdivision of land in the City of Kansas City, Jackson County, Missouri, containing 145,486.96 square feet, or 3.34 acres, more or less; and

All of Lot “A”, EXECUTIVE PARK FORTY-SEVENTH PLAT, a subdivision of land in the City of Kansas City, Jackson County, Missouri, containing 33,600 square feet, or 0.77 acres, more or less.

**PHASE III**

**Legal Description**

Part of Section 24, Township 50, Range 33, more particularly described as follows: Commencing at the northeast corner of Tract “AA” of EXECUTIVE PARK SIXTH PLAT, as recorded by Document No. K-314334 in Book 34, page 44, filed December 28, 1976, also being on the south right of way line of Executive Drive, as now established; thence North 215°57’ East, a distance of 60.00 feet to the point of beginning; thence North 8744’03” West, along the north right of way line of said Executive Drive, a distance of 651.82 feet; thence North 215°57” East, a distance of 670.00 feet; thence South 8744’03” East, a distance of 1300.00 feet to a point on the west right of way line of Interstate Highway No. 435, as now established; thence South 124°37” West, along the west right of way line of said highway, a distance of 1306.69 feet; thence North 8835°23”...
West, a distance of 5.41 feet to a point of curvature; thence north and northwesterly, (the following courses being along the northeasterly right of way line of aforementioned Executive Drive), along a curve to the left, the initial tangent to which bears North 124°37′ East, radius of said curve being 230.00 feet with a central angle of 7000′00″, an arc distance of 281.00 feet, to a point of tangency; thence North 6835′23″ West, a distance of 152.79 feet to a point of curvature; thence northwesterly, along a curve to the right, radius of said curve being 170.00 feet with a central angle of 5051′20″, an arc distance of 150.89 feet, to a point of tangency; thence North 1744′03″ West, a distance of 126.51 feet to a point of curvature; thence northwesterly and westerly, along a curve to the left, radius to said curve being 230.00 feet with a central angle of 7000′00″, an arc distance of 281.00 feet, to a point of tangency and the point of beginning, containing 1,059,642 square feet or 24.326 acres, more or less.

PHASE IV

Legal Description

All that part of the West One-Half of Section 24, Township 50, Range 33 in the City of Kansas City, Jackson County, Missouri, described as follows: Beginning at the southwest corner of Executive Park Fortieth Plat, a subdivision of land in said City, County and State, said point being on the north right-of-way line of Executive Drive, as now established; thence North 87 44′03″ West, along said north right-of-way line, a distance of 488.90 feet, to a point of curvature; thence westerly, northwesterly and northerly, along a curve to the right having a radius of 22.00 feet, a central angle of 90 00′00″, a distance of 34.56 feet, to a point of tangency; thence North 2 15′57″ East, a distance of 648.00 feet; thence South 87 44′03″ East, a distance of 510.90 feet, to the northwest corner of said Executive Park Fortieth Plat; thence South 2 15′57″ West, along the west line of said Executive Park Fortieth Plat, a distance of 670.00 feet, to the point of beginning, containing 342,199.1299 square feet or 7.8558 acres, more or less.

PHASE V

Legal Description

Stillwell Investments Legal Description:

All that part of the west one-half of Section 24, Township 50, Range 33, in the City of Kansas City, Missouri, described as follows: Beginning at the southwest corner of Executive Park Fortieth Plat, a subdivision of land in said City, County and State, said point being on the north right of way line of Executive Drive, as now established; thence north 87 degrees 44 minutes 03 seconds west, along said north right of way line, a distance of 488.90 feet, to a point of curvature; thence westerly, northwesterly and northerly, along a curve to the right having a radius of 22.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a distance of 34.56 feet, to a point of tangency; thence north 2 degrees 15 minutes 57 seconds east, a distance of 648.00 feet; thence south 87 degrees 44 minutes 03 seconds east, a distance of 510.90 feet, to the northwest corner of said Executive Park Fortieth Plat; thence south 2 degrees 15 minutes 57 seconds west, along the west line of said Executive Park Fortieth Plat, a distance of 670.00 feet, to the point of beginning, containing 342,199.1299 square feet or 7.8558 acres, more or less.
QuikTrip Legal Description:

A tract of land located in the northeast quarter (N.E.) of Section 25, Township 50 North, Range 33 West, Kansas City, Jackson County, Missouri, described as: Commencing at the northwest (N.W.) corner of the northwest quarter (N.W.) of said Section 25; thence south 2 degrees 22 minutes 07 seconds west, along the west line of the northwest quarter of said Section 25, a distance of 1319.80 feet to a point on the north line of the south of the northwest (N.W.); thence south 87 degrees 43 minutes 23 seconds east, along said north line, a distance of 2601.30 feet to the northwest (N.W.) corner of the south of the northeast (N.E.) of said Section 25; thence south 87 degrees 42 minutes 53 seconds east, along said north line, a distance of 2175.70 feet; thence south 2 degrees 17 minutes 07 seconds west, a distance of 10.00 feet to the point of beginning; thence south 87 degrees 42 minutes 53 seconds east, along the south right of way line of Front Street as now established, a distance of 385.48 feet, to a point on the westerly right of way line of the Kansas City Southern Railway Company tract described in Document No. K-166394, in Book K-368, at Page 1789, as now established; thence southwesterly, along the railroad company right of way line, on a curve to the right, the initial tangent to which bears south 13 degrees 59 minutes 00 seconds west, along radius of said curve being 3711.83 feet, with a central angle of 4 degrees 17 minutes 36 seconds, an arc distance of 278.14 feet; thence north 87 degrees 42 minutes 53 seconds west, a distance of 318.94 feet; thence north 2 degrees 17 minutes 07 seconds east, a distance of 270.00 feet to the point of beginning.

The above described tract of land consists of 95,579.05 square feet, or 2.19 acres, more or less.

Phase VI

Legal Description

This is a subdivision and survey of part of the southeast quarter and part of the southwest quarter of Section 24, Township 50, Range 33, in the City of Kansas City, Jackson County, Missouri, described as follows:

Commencing at the most westerly corner of Executive Park Forty-Fourth Plat, a subdivision of land in said City, County and State, said point also being on the southerly right of way line of Corporate Drive (formerly Universal Plaza Drive) as now established; thence westerly, along said southerly right of way line, and along a curve to the right having an initial tangent bearing of south 78 degrees 18 minutes 24 seconds west, a radius of 330.00 feet and a central angle of 10 degrees 25 minutes 55 seconds, an arc distance of 60.08 feet, to the point of beginning; thence south 06 degrees 28 minutes 39 seconds east, a distance of 163.59 feet, to a point of curvature; thence southerly, along a curve to the right having a radius of 270.00 feet and a central angle of 08 degrees 44 minutes 36 seconds, an arc distance of 41.20 feet, to a point of tangency; thence south 02 degrees 15 minutes 57 seconds west, a distance of 268.05 feet; thence north 87 degrees 44 minutes 03 seconds west, a distance of 1429.85 feet, to a point on the easterly right of way line of North Universal Avenue, as now established; thence north 02 degrees 41
minutes 41 seconds east, along said easterly right of way line a distance of 242.87 feet; thence north 02 degrees 15 minutes 57 seconds east, continuing along said easterly right of way line, a distance of 73.55 feet, to a point of curvature; thence northerly and northeasterly continuing along said easterly right of way line, and along a curve to the right having a radius of 609.00 feet and a central angle of 23 degrees 00 minutes 00 seconds an arc distance of 244.47 feet, to a point of tangency; thence north 25 degrees 15 minutes 57 seconds east, continuing along said easterly right of way line, a distance of 68.03 feet, to a point of curvature; thence northeasterly, easterly and southeasterly, continuing along said easterly right of way line, and along a curve to the right having a radius of 50.00 feet and a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 78.54 feet, to a point of tangency, said point being on the southerly right of way line of said Corporate Drive; thence south 64 degrees 44 minutes 03 seconds east, along said southerly right of way line, a distance of 269.00 feet, to a point of tangency; thence southeasterly, easterly and northeasterly, continuing along said southerly right of way line, and along a curve to the left having a radius of 330.00 feet and a central angle of 55 degrees 15 minutes 00 seconds, an arc distance of 318.22 feet, to a point of tangency; thence north 60 degrees 00 minutes 57 seconds east, continuing along said southerly right of way line, a distance of 77.00 feet, to a point of curvature; thence northeasterly, easterly and southeasterly, continuing along said southerly right of way line, and along a curve to the right having a radius of 280.00 feet and a central angle of 62 degrees 00 minutes 00 seconds, an arc distance of 302.99 feet, to a point of tangency; thence south 57 degrees 59 minutes 03 seconds east, continuing along said southerly right of way line, a distance of 195.00 feet, to a point of curvature; thence southeasterly and easterly; continuing along said southerly right of way line, and along a curve to the left having a radius of 330.00 feet and a central angle of 33 degrees 16 minutes 38 seconds, an arc distance of 191.66 feet, to the point of beginning, containing 802,950.1564 square feet, or 18.4331 acres more or less.

PHASE VII

Legal Description

The property is a subdivision and survey of all that part of the North One-Half (1/2) of Section 25, Township 50, Range 33 in the City of Kansas City, Jackson County, Missouri, described as follows:

Beginning at the Northwest corner of Tract A EXECUTIVE PARK FORTY-SEVENTH PLAT, a subdivision of land in said City, County and State, according to the recorded plat thereof; thence South 2 degrees 15 minutes 57 seconds West along the West line of said Tract A and its Southerly extension, a distance of 240.00 feet to a point on the North Right-of-Way line of Front Street, as now established; thence North 87 degrees 42 minutes 53 seconds West along said North Right-of-Way line, a distance of 319.67 feet; thence North 2 degrees 15 minutes 57 seconds East, a distance of 240.00 feet; thence South 87 degrees 42 minutes 53 seconds East, a distance of 319.67 feet, to the Point of Beginning, containing 76,720.8 square feet of 1.7613 acres more or less.
PHASE VIII

Legal Description

ALL THAT PART OF SECTION 24 AND SECTION 25, TOWNSHIP 50, RANGE 33, IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, AS DESCRIBED AS FOLLOWS:

Beginning at the Northeast Corner of Executive Park, Twenty-First Plat, A Subdivision of land in said City, County and State, said point being on the North right-of-way line of Commerce Avenue; thence North 874403 West, along the North right-of-way of said Commerce Avenue, a distance of 421.25 feet to a point of curvature; thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 13.00 feet, with a central angle of 902544, an arc distance of 20.52 feet, to a point on the easterly right-of-way line of Universal Avenue, as now established; thence North 24141 East (the following courses being along said Universal Avenue right-of-way), a distance of 1029.78 feet; thence North 21557 East, a distance of 73.55 feet, to a point of curvature; thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 609.00 feet, with a central angle of 230000, an arc distance of 244.47 feet; thence North 251557 East, a distance of 68.03 feet, to a point of curvature; thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 50.00 feet, with a central angle of 900000, an arc distance of 78.54 feet, to a point on the southerly right-of-way line of Universal Plaza Drive, (now Corporate Drive) as established by Executive Park, Fifth Plat thence South 644403 East, (the following courses being along said southerly right-of-way of Corporate Drive), a distance of 269.00 feet, to a point of curvature; thence along a curve to the left, the previous course being tangent thereto, radius of said curve being 330.00 feet, with a central angle of 551500, an arc distance of 318.22 feet; thence North 600057 East, a distance of 77.00 feet, to a point of curvature; thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 280.00 feet, with a central angle of 620000, an arc distance of 302.99 feet; thence South 575903 East, a distance of 40.24 feet; thence North 320057 East, departing the southerly right-of-way line of said corporate drive, a distance of 206.12 feet; thence North 142117 West, a distance of 169.29 feet; thence North 225924 West, a distance of 75.00 feet to a point on the westerly line of Tract A of said Executive Park, Fifth Plat, said point being on a curve; (the following courses being along the westerly line of said Tract A): thence along a curve to the left, the initial tangent to which bears North 670036 East, radius of said curve being 280.00 feet, with a central angle of 394445, an arc distance of 194.23 feet, to a point of reverse curvature; thence along a curve to the right, the initial tangent to which bears North 271557 East, radius of said curve being 270.00 feet, with a central angle of 360000, an arc distance of 169.65 feet, to a point of reverse curvature; thence along a curve to the left, the initial tangent to which bears North 631557 East, radius of said curve being 205.00 feet, with a central angle of 451858, an arc distance of 162.13 feet, thence south 720258 East, along the northerly line of said Tract A, a distance of 75.00 feet; thence South 883523 East, continuing along said northerly line, a distance of 15.55 feet; thence South 12437 West, a distance of 107.00 feet; thence South 883523 East, a distance of 132.50 feet; thence North 553923 East, a distance of 30.8 feet; thence South 883523 East, a distance of 18.00 feet; thence North 12437 East, a distance of 68.00 feet; thence North 883523 West, a distance of 18.00 feet; thence North 122437 East, a distance of 18 feet; thence North 883523 West, a distance of
126.00 feet; thence South 12437 West, a distance of 18.00 feet; thence North 883523 West, a distance of 6.50 feet; thence North 12437 East, a distance of 21.00 feet, to a point on the northerly line of said Tract A thence South 883523 East, a distance of 168.50 feet, to a point of curvature, said point being on the westerly right-of-way line aforementioned Corporate Drive; thence along a curve to the right, the initial tangent to which bears north 162632 East, radius of said curve being 231.38 feet, with a central angle of 145116, an arc distance of 60.00 feet, to a point of reverse curvature; thence along a curve to the left, the initial tangent to which bears North 311748 East, radius of said curve being 170.00 feet, with a central angle of 295311, an arc distance of 88.67 feet; thence North 12437 East, a distance of 226.00 feet; to a point on the westerly right-of-way line of Executive Drive, as established by Executive Park, Sixth Plat; thence along a curve to the left (the following courses being the westerly and southerly right-of-way line of Executive Drive), the previous course being tangent thereto, radius of said curve being 170.00 feet, with a central angle of 700000, an arc distance of 207.69 feet; thence North 683523 West, a distance of 152.79 feet, to a point of curvature; thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 230.00 feet, with a central angle of 505120, an arc distance of 204.14 feet; thence North 174403 West, a distance of 126.51 feet, to a point of curvature; thence along a curve to the left, the previous course being tangent thereto, radius of said curve being 170.00 feet, with a central angle of 700000, an arc distance of 207.69 feet, thence North 874403 West, along the North line of Tract A-A, Executive Park, Sixth Plat said North line being the southerly right-of-way line of Executive Drive, as established by said Plat, a distance of 215.00 feet, to the Northeast corner of Tract A, Executive Park, Thirteenth Plat; thence South 21557 West, along the East line of said Tract A and the East line of Tract B of said Plat, a distance of 616.58 feet, to a point on the North line of Tract J, Executive Park, Fourth Plat; thence South 874403 East, along the North line of said Tract J, a distance of 392.95 feet, to the Northeast Corner of said Tract J; thence South 21557 West, along the East line of said Tract J, a distance of 104.29 feet, to a point on the northwesterly line of Tract L of said Plat; thence along a curve to the left (the following courses being along the northwesterly line of said Tract L), the initial tangent to which bears South 340057 West, radius of said curve being 224.27 feet, with a central angle of 350000, an arc distance of 137.00 feet, to a point of reverse curvature; thence along a curve to the right, the initial tangent to which bears South 05903 East, radius of said curve being 70.00 feet, with a central angle of 641500, an arc distance of 78.50 feet, to a point of reverse curvature; thence along a curve to the left, the initial tangent to which bears South 631557 West, radius of said curve being 187.50 feet, with a central angle of 183000, an arc distance of 60.54 feet, to a point of reverse curvature; thence along a curve to the right, the initial tangent to which bears South 444557 West, radius of said curve being 62.50 feet, with a central angle of 383000, an arc distance of 42.00 feet, to a point of reverse curvature; thence along a curve to the left, the initial tangent to which bears South 831557 West, radius of said curve being 187.50 feet, with a central angle of 02355, an arc distance of 1.31 feet, to the most northeasterly corner of Tract L-1, as shown on lot split survey of Tract L, Executive Park, Fourth Plat, said point also being a point of compound curvature; thence along a curve to the left, along the northeasterly line of said Tract L-1, the initial tangent to which bears south 825202 West, radius of said curve being 15.00 feet, with a central angle of 1403605, an arc distance of 36.81 feet; thence South 574403 East, continuing along said northeasterly line, a distance of 12.60 feet, to a point of curvature; thence along a curve to the right, continuing along said northeasterly line, the previous course being tangent thereto, radius of said curve being 15.00 feet, with a central angle of 900000, an arc distance of 23.56 feet; thence South 321557 West, along the southeasterly line of said Tract L-1, a distance of 111.00 feet, to a point of curvature;
thence along a curve to the right, continuing along said southeasterly line, the previous course being tangent thereto, radius of said curve being 15.00 feet, with a central angle of 900000, an arc distance of 23.56 feet; thence North 574403 West, along the southwesterly line of said Tract L-1, a distance of 83.16 feet, to a point of curvature; thence along a curve to the left, continuing along said southwesterly line, the previous course being tangent thereto, radius of said curve being 15.00 feet, with a central angle of 813000, an arc distance of 21.34 feet, to a point on the northerly line of said Tract L, thence South 404557 West, along said northerly line, a distance of 6.10 feet, to a point of curvature; thence along a curve to the right, continuing along said northerly line, the previous course being tangent thereto, radius of said curve being 260.00 feet, with a central angle of 513000, an arc distance of 233.70 feet; thence North 874403 West, continuing along said northerly line, a distance of 120.00 feet, to a point of curvature; thence along a curve to the left, continuing along said northerly line, the previous course being tangent thereto, radius of said curve being 40.00 feet, with a central angle of 354500, an arc distance of 24.96 feet; thence South 563057 West, continuing along said northerly line, a distance to 5.00 feet, to a point of curvature; thence along a curve to the right, continuing along said northerly line, the previous course being tangent thereto, radius of said curve being 40.00 feet, with a central angle of 354500, an arc distance of 24.96 feet; thence North 874403 West, continuing along said northerly line, a distance of 118.00 feet, to a point on the East line of Tract H of said Executive Park, Fourth Plat; thence North 21557 East, along said East line, a distance of 30.00 feet, to the Northeast corner of said Tract H; thence North 874403 West, along the North line of said Tract H, a distance of 312.00 feet, to a point on the easterly right-of-way line of North Universal Avenue, as established by said Plat; thence North 21557 East (the following courses being along the easterly right-of-way line of said North Universal Avenue), a distance of 62.00 feet; thence along a curve to the right, the initial tangent to which bears North 874403 West, radius of said curve being 22.00 feet, with a central angle of 900000, an arc distance of 34.56 feet; thence North 21557 East, a distance of 50.54 feet, to a point of curvature; thence along a curve to the left, the previous course being tangent thereto, radius of said curve being 681.52 feet, with a central angle of 230000, an arc distance of 273.57 feet; thence North 204403 West, a distance of 251.49 feet, to a point of curvature; thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 606.00 feet, with a central angle of 230000, an arc distance of 243.26 feet; thence North 21557 East, a distance of 291.90 feet, to a point of curvature; thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 22.00 feet, with a central angle of 900000, an arc distance of 34.56 feet; thence North 21557 East, a distance of 60.00 feet to a point of curvature; thence along a curve to the right, the initial tangent to which bears North 874403 West, a radius of said curve being 22.00 feet, with a central angle of 900000, an arc distance of 34.56 feet; thence North 874403 West, a distance of 150.00 feet, thence South 21557 West, along the westerly right-of-way line of Universal Avenue, as established by Executive Park, Thirteenth Plat, a distance of 395.90 feet to a point of curvature; thence along a curve to the left, along said right-of-way line, the previous course being tangent thereto, radius of said curve being 730.83 feet, with a central angle of 24005, an arc distance of 34.03 feet; thence North 874432 West, along the North line of Lots C and B, said Executive Park, Twenty-Fifth Plat, a distance of 575.54 feet, to the right-of-way line of the Deramus Avenue Cul-De-Sac, as now established; thence northwesterly, westerly and southwesterly, along said right-of-way line, along a curve to the left, the initial tangent to which bears North 25729 West, radius of said curve being 55.00 feet, with a central angle of 1414342, an arc distance of 136.05 feet to a point on the North right-of-way line of said Deramus Avenue; thence North 874432 West, along the North right-of-way line of said Deramus Avenue, a
distance of 126.50 feet; thence westerly and northerly, along a curve to the right, the previous course being tangent thereto, radius of said curve being 12.00 feet, with a central angle of 900029, an arc distance of 18.85 feet to the East right-of-way line of Reynolds Avenue as established by Executive Park, Twentieth Plat; thence North 21557 East along the East right-of-way line of said Reynolds Avenue, a distance of 1523.13 feet, to a point of curvature; thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 12.00 feet, with a central angle of 900000, an arc distance of 18.85 feet, to a point on the South right-of-way line of Stillwell Street, Executive Park, Twenty-Third Plat; thence South 874403 East, along said South right-of-way line, a distance of 522.05 feet; thence North 21557 East along the East line of Tract B and its extension, of said Executive Park, Twenty-Third Plat, a distance of 956.77 feet, to a point on the South right-of-way of the Missouri River levee right-of-way, as now established; thence North 860243 East, along said Levee right-of-way, a distance of 108.10 feet; thence North 844302 East, continuing along said Levee right-of-way, a distance of 295.44 feet, to a point of curvature; thence along a curve to the right, along said Levee right-of-way, the initial tangent to which bears North 882810 East, Radius of said curve being 5941.22 feet, with a central angle of 03218, an arc distance of 55.82 feet, to a point on an existing railroad right-of-way line, recorded as Document No. K-500318 in Book K-1101 at page 1076; thence South 21557 West, along said right-of-way line, a distance of 35.00 feet; thence South 874403 East, along said right-of-way line, a distance of 30.00 feet; thence South 665853 East, along said right-of-way line, a distance of 110.00 feet, to a point of curvature; thence along a curve to the right, along said right-of-way line, the initial tangent to which bears South 894412 East, radius of said curve being 5861.22 feet, with a central angle of 111251, an arc distance of 1147.17 feet, to a point of curvature; thence along a curve to the right, along said right-of-way line, the initial tangent to which bears South 893750 East, radius of said curve being 2877.87 feet, with a central angle of 44458, an arc distance of 238.55 feet to a point of curvature; thence along a curve to the right along said right-of-way line, the final tangent to which bears South 845252 East, radius of said curve being 1025.00 feet, with a central angle of 102711, an arc distance of 107.00 feet, to a point of curvature; thence along a curve to the right, along said right-of-way line, the initial tangent to which bears South 72541 East, radius of said curve being 5916.22 feet, with a central angle of 03927, an arc distance of 67.88 feet, to a point on the West right-of-way line of Interstate Highway No. 435, as now established; thence South 12437 West, along the West right-of-way line of said Interstate Highway No. 435, a distance of 2847.44 feet; thence North 835323 West, a distance of 5.41 feet to a point of curvature, said point being on the easterly right-of-way line of aforementioned Corporate Drive; thence along a curve to the right, the initial tangent to which bears South 12437 West, radius of said curve being 230.00 feet, with a central angle of 295311, an arc distance of 119.97 feet to a point of reverse curvature; thence along a curve to the left, the initial tangent to which bears South 31748 West, radius of said curve being 171.38 feet, with a central angle of 594622, an arc distance of 178.79 feet to a point of reverse curvature; thence along a curve to the right, the initial tangent to which bears South 282834 East, radius of said curve being 230.00 feet, with a central angle of 295311, an arc distance of 119.97 feet; thence South 883523 East, a distance of 5.41 feet to a point on the westerly right-of-way line of aforementioned Interstate Highway No. 435; thence South 12437 West, along said West right-of-way, a distance of 944.00 feet; thence South 80246 West, continuing along said West right-of-way, a distance of 797.04 feet; thence South 01539 West, continuing along said West right-of-way, a distance of 485.30 feet; thence South 271634 West, continuing along said West right-of-way, a distance of 133.04 feet, to a point on the North right-of-way of Front Street, as now established; thence North 874253 West, along said North right-of-
way, a distance of 252.06 feet, to the Southeast corner of Executive Park, thirty-fourth plat; thence North 21557 East, along the East line of said Executive Park, thirty-fourth plat, a distance of 210.00 feet, to the Northeast corner thereof; thence North 874253 West, along the North line of said Executive Park, thirty-fourth plat, a distance of 260.00 feet, to the Northwest corner thereof; thence south 21557 West, along the West line of said Executive Park, thirty-fourth plat, a distance of 210.00 feet, to the Southwest corner thereof, said point being on the North right-of-way of said Front Street; thence North 874253 West, along said North right-of-way, a distance of 570.71 feet, thence North 874323 West, continuing along said North right-of-way line, a distance of 230.79 feet; thence North 21557 East, along the extension of and the East line of aforementioned Tract B of Executive Park, twenty-first plat, a distance of 437.25 feet to the point of beginning, except the following described tracts of land;

All of Lot A, Executive Park twenty-fifth plat, a replat of Lot A, a subdivision of Land in the City of Kansas City, Jackson County, Missouri;

All of Lot A, Executive Park thirty-ninth plat, a subdivision of Land in the City of Kansas City, Jackson County, Missouri;

All of Lot A, Executive Park forty-second plat, a subdivision of Land in the City of Kansas City, Jackson County, Missouri;

All of Lot A, Executive Park forty-third plat, a subdivision of Land in the City of Kansas City, Jackson County, Missouri;

All of Lot A, Executive Park forty-fourth plat, a subdivision of Land in the City of Kansas City, Jackson County, Missouri;

All of Lot A, Executive Park forty-seventh plat, a subdivision of Land in the City of Kansas City, Jackson County, Missouri;

All of Tract A, Executive Park fortieth plat, a subdivision of Land in the City of Kansas City, Jackson County, Missouri;

All of Tract A, Executive Park forty-sixth plat, a subdivision of Land in the City of Kansas City, Jackson County, Missouri;

All of Tract A, Executive Park fifty-first plat, a subdivision of Land in the City of Kansas City, Jackson County, Missouri;

All of Tracts A and B, Executive Park thirteenth plat, a subdivision of Land in the City of Kansas City, Jackson County, Missouri; and

All that part of Section 24, Township 50, Range 33, in the City of Kansas City, Jackson County, Missouri, described as follows:

Commencing at the Northeast corner of Tract B, Executive Park Twenty-first plat, a subdivision of land in said City, County and State; thence South 874403 East, along the easterly prolongation of the North line of said Tract B, a distance of 290.00 feet; thence North 21557 East, departing said easterly prolongation, a distance of 860.00 feet, to the point of beginning; thence North 160438 East, a distance of 664.64 feet, to a point on the
southerly right-of-way of Corporate Drive, as now established, said point being on a curve; (the following courses being along the southerly right-of-way of Corporate Drive); thence along a curve to the right, the initial tangent to which bears North 85°35′39″ East, radius of said curve being 280.00 feet, with a central angle of 362°51′8″, an arc distance of 177.99 feet; thence South 57°59′03″ East, a distance of 195.00 feet, to a point of curvature; thence along a curve to the left, the previous course being tangent thereto, radius of said curve being 330.00 feet, with a central angle of 750000, an arc distance of 431.97 feet; thence North 47°00′57″ East, a distance of 188.77 feet, to a point of curvature; thence along a curve to the left, the previous course being tangent thereto, radius of said curve being 330.00 feet, with a central angle of 45°620, an arc distance of 262.67 feet; thence South 88°35′23″ East, a distance of 5.41 feet, to a point on the West right-of-way of Interstate Highway No. 435, as now established; thence South 124°37′ West (the following courses being along said West right-of-way), a distance of 778.42 feet; thence South 80°24′6″ West, a distance of 161.72 feet; thence North 87°44′03″ West, departing said right-of-way, a distance of 1126.81 feet, to the point of beginning.

The above described tract of land contains a gross area of 10,665,070.78 square feet of 244.84 acres, more or less, and a net area (excluding the excepted tracts of land) of 5,876,613.39 square feet or 134.91 acres, more or less.

**PHASE IX**

**Legal Description**

All that part of Section 24, Township 50, Range 33, in the City of Kansas City of Kansas City, Jackson County, Missouri, described as follows:

Commencing at the northwest corner of Lot “A”, Executive Park Twenty-Fifth Plat, a replat of Lot “A”; thence South 87°44′03″ East, along the north line of said Lot “A”, a distance of 407.00 feet, to the point of beginning; thence North 215°57″ East, a distance of 1614.10 feet, to a point in the south right-of-way line of Stilwell Street, as now established; thence South 87°44′03″ East, along said south right-of-way line, a distance of 127.05 feet; thence North 215°57″ East, along the East line of Tract “B” and its extension, of Executive Park, Twenty-Third Plat, a subdivision of land in said city, county and state, a distance of 956.77 feet, to a point on the south right-of-way of the Missouri River Levee right-of-way, as now established; thence North 86°02′43″ East, along said Levee right-of-way, a distance of 108.10 feet; thence North 84°43′02″ East, continuing along said levee right-of-way, a distance of 295.44 feet, to a point of curvature; thence along a curve to the right, along said Levee right-of-way, the initial tangent to which bears North 88°28′10″ East, radius of said curve being 5941.22 feet, with a central angle of 032°18″, an arc distance of 55.82 feet, to a point on an existing railroad right-of-way line, recorded as Document No. K-500318 in Book K-1101 at page 1076; thence South 215°57″ West, along said right-of-way line, a distance of 35.00 feet; thence South 87°44′03″ East, along said right-of-way line, a distance of 30.00 feet; thence South 66°58′53″ East, along said right-of-way line, a distance of 110.00 feet, to a point of curvature; thence along a curve to the right, along said right-of-way line, the initial tangent to which bears South 89°44′12″ West, radius of said curve being 5861.22 feet, with a central angle of 631°01″, an arc distance of 666.66 feet; thence South 215°57″ West, departing from said right-of-way line, a distance of 858.15 feet; thence North 87°44′03″ West, a distance of 120.00 feet; thence South 215°57″ West, a distance of 646.10 feet; thence North 87°44′03″ West, a distance of 705.00 feet; thence South 215°57″ West, a
distance of 560.00 feet; thence North 8744'03" West, a distance of 150.00 feet; thence South 215'57" West, along the westerly line of Universal Avenue right-of-way, as now established, a distance of 22.00 feet, to the northeast corner of Lot "A" of said Executive Park Twenty-Fifth Plat, a replat of Lot "A"; thence North 8744'03" West, along the north line of said Lot "A", a distance of 407.12 feet, to the point of beginning, containing 2,247,938.62 square feet or 51.61 acres, more or less.

PHASE X

Legal Description

All that part of Section 24, Township 50, Range 33, in the City of Kansas City, Jackson County, Missouri, described as follows: Commencing at the northeast corner of Tract "AA", Executive Park, Sixth Plat, a subdivision of land in said city, county and state; thence North 215'57" East, a distance of 60.00 feet, to a point on the northerly right-of-way line of Executive Drive, as now established; thence North 8744'03" West, along said northerly right-of-way line, a distance of 457.72 feet; the North 215'57" East, departing from said northerly right-of-way line, a distance of 582.00 feet, to the point of beginning; thence continuing North 215'57" East, a distance of 646.10 feet; thence South 8744'03" East, a distance of 120.00 feet; thence North 215'57" East, a distance of 858.15 feet, to a point on an existing railroad right-of-way line, recorded as Document No. K-500318 in Book K-1101 at Page 1076; thence along a curve to the right, along said right-of-way line, the initial tangent to which bears South 8313'11" East, radius of said curve being 5861.22 feet, with a central angle of 441'50", an arc distance of 480.51 feet, to a point of curvature; thence along a curve to the right, along said right-of-way line, the initial tangent to which bears South 8937'50" East, radius of said curve being 2877.87 feet, with a central angle of 444'58", an arc distance of 238.55 feet, to a point of curvature; thence along a curve to the right, along said right-of-way line, the initial tangent to which bears South 8452'52" East, radius of said curve being 1025.00 feet, with a central angle of 1027'11", an arc distance of 187.00 feet, to a point of curvature; thence along a curve to the right, along said right-of-way line, the initial tangent to which bears South 7425'41" East, radius of said curve being 5916.22 feet, with a central angle of 039'27", an arc distance of 67.88 feet; to a point on the West right-of-way line of Interstate Highway No. 435, as now established; thence South 124'37" West, along the west right-of-way line of said Interstate Highway No. 435, a distance of 1671.44 feet; thence North 8835'23" West, departing said west right-of-way line, a distance of 342.00 feet; thence North 124'37" East, a distance of 273.79 feet; thence North 8744'03" West, a distance of 765.19 feet, to the point of beginning, containing 1,593,817.68 square feet or 36.59 acres, more or less.

PHASE XI

Legal Description

All of Tracts A and B, Executive Park Thirteenth Plat, a subdivision in the City of Kansas City, Jackson County, Missouri, containing 734,400.36 square feet or 16.86 acres, more or less.
Exhibit 6(a)

Universal Floodwater Detention Tax Increment Financing Plan
Storm Water Improvements Project
Supplemental Project Schedule

<table>
<thead>
<tr>
<th>Item</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. TIF Commission Public Hearing</td>
<td>Spring 2010</td>
</tr>
<tr>
<td>2. Amended TIF Plan Ordinance Introduced before City Council</td>
<td>Summer 2010</td>
</tr>
<tr>
<td>3. City Council Approval of Amended TIF Plan Ordinance</td>
<td>Summer 2010</td>
</tr>
<tr>
<td>4. Complete Land Acquisition (Title Work/Purchasing)</td>
<td>Complete</td>
</tr>
<tr>
<td>5. Relocation</td>
<td>Not applicable – no businesses will have to be relocated</td>
</tr>
<tr>
<td>6. Notice to Proceed to Engineer for Construction Plans, Specifications, and Estimates</td>
<td>Fall 2010</td>
</tr>
<tr>
<td>7. Construction Plans, Specifications, and Estimates Completed*</td>
<td>Summer 2011</td>
</tr>
<tr>
<td>10. Projected Substantial Completion Date</td>
<td>Winter 2012/2013</td>
</tr>
</tbody>
</table>
## Universal Floodwater Detention Plan - Third Amendment
### Exhibit 7
#### Estimated Redevelopment Project Costs

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
<th>Type I (Storm Water Improvements)</th>
<th>Type II (On Site &amp; Misc)</th>
<th>Type III (KC Infrastructure)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. TIF Commission Expenses</td>
<td>$150,000</td>
<td>-</td>
<td>$150,000</td>
<td>$-</td>
</tr>
<tr>
<td>2. Flood Control, Site work, and Drainage Costs (not to exceed 10.6% of Total Building Costs)</td>
<td>$11,117,810</td>
<td>$11,117,810</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>3. Storm Water Detention Facility Construction and Appurtenance Costs (316,000 Cubic Yards)</td>
<td>$600,000</td>
<td>600,000</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>4. Preliminary Street Grading (14,000 Lineal Feet)</td>
<td>$168,000</td>
<td>-</td>
<td>168,000</td>
<td>-</td>
</tr>
<tr>
<td>5. Asphalt Pavement (52,925 Square Yards)</td>
<td>$846,800</td>
<td>-</td>
<td>846,800</td>
<td>-</td>
</tr>
<tr>
<td>6. Concrete Curb &amp; Gutter (28,000 Lineal Feet)</td>
<td>$182,000</td>
<td>-</td>
<td>182,000</td>
<td>-</td>
</tr>
<tr>
<td>7. Storm Sewer (2700 Lineal Feet Pipe, 50 Lineal Feet Arch Pipe. and 36 Structures)</td>
<td>$184,444</td>
<td>184,444</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>8. Street Lighting (14,400 Lineal Feet)</td>
<td>$504,000</td>
<td>-</td>
<td>504,000</td>
<td>-</td>
</tr>
<tr>
<td>9. Off-Site City Infrastructure Improvements</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. 12&quot; Water Line Under I-435</td>
<td>$37,800</td>
<td>-</td>
<td>37,800</td>
<td></td>
</tr>
<tr>
<td>a. Widening of Front Street to six lanes from I-435 to Universal Drive with curb, gutter and sidewalk and the construction of a landscaped median with an appropriate drainage system.</td>
<td>$514,400</td>
<td>-</td>
<td>514,400</td>
<td></td>
</tr>
<tr>
<td>b. Improvements along Front Street between Universal Drive and Chouteau Trafficway comprising of the installation of the installation of</td>
<td>$268,800</td>
<td>-</td>
<td>268,800</td>
<td></td>
</tr>
<tr>
<td>c. Widening of Chouteau Trafficway to provide for a southbound left turn lane at Deramus Avenue and Front Street.</td>
<td>$27,200</td>
<td>-</td>
<td>27,200</td>
<td></td>
</tr>
<tr>
<td>d. Installation of curb and gutter along Chouteau Trafficway between Front Street and the Missouri River.</td>
<td>$90,500</td>
<td>-</td>
<td>90,500</td>
<td></td>
</tr>
<tr>
<td>e. Improvement to the intersection of Front Street and Chouteau Trafficway comprising of traffic channelization and signal modernization.</td>
<td>$161,300</td>
<td>-</td>
<td>161,300</td>
<td></td>
</tr>
<tr>
<td>f. Reimbursement to Universal Land Development, Inc. for ROW parcel by Citv.</td>
<td>$450,000</td>
<td>-</td>
<td>450,000</td>
<td></td>
</tr>
<tr>
<td>11. Stormwater Improvements</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Storm Sewer Improvements</td>
<td>$5,500,000</td>
<td>5,500,000</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Pumpstation Improvements</td>
<td>$2,650,000</td>
<td>2,650,000</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Localized Ponding Improvements</td>
<td>$500,000</td>
<td>500,000</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Contingency</td>
<td>$865,000</td>
<td>865,000</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>15,303,054</strong></td>
<td><strong>11,117,810</strong></td>
<td><strong>2,635,244</strong></td>
<td><strong>1,550,000</strong></td>
</tr>
<tr>
<td>12. Engineering Platting, Surveying, Staking As Builds. etc.</td>
<td>$1,737,500</td>
<td>1,737,500</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Item</td>
<td>Amount</td>
<td>Type I</td>
<td>Type II</td>
<td>Type III</td>
</tr>
<tr>
<td>---------------------------------------------------</td>
<td>------------</td>
<td>---------------</td>
<td>---------------</td>
<td>---------------</td>
</tr>
<tr>
<td>Subtotal</td>
<td>17,040,554</td>
<td>12,855,310</td>
<td>2,635,244</td>
<td>1,550,000</td>
</tr>
</tbody>
</table>

Private Improvements

- Cost for buildings shown based on all office/warehouse (2,800,000 Square Feet) @ $40 per Square Foot
  - Note: Developer may build up to 3,300,000 square feet
- Site improvements Including Parking Lot, Sidewalks, Landscaping, Sanitary Sewer, Gas, Electrical, RAW Sewerline
- Total Private Improvements: 16,256,000

Total Reimbursable Project Costs
- Type I, II and III: 17,040,554

Total Project Cost: 138,181,554

End of Table

1. City will contribute $850,000 towards costs associated with Pump Station Improvements.
2. #11 - Stormwater Improvements are a breakdown of recent projections and amounts are not included in Cost Subtotals.
Universal Storm Water Detention TIF
Exhibit 8(A)
Sources and Uses

Sources

1. PILOT’s and EAT’s $16,190,554
2. Private Financing $121,141,000
3. City Contribution $850,000

Sources for total Project Costs $138,181,554

Uses

1. Type 1 Reimbursable Costs 12,855,310
2. Type 2 Reimbursable Costs 2,635,244
3. Type 3 Reimbursable Costs 1,550,000

Total Reimbursable Project Costs $17,040,554

4. Total Private Improvement Costs $121,141,000

Total Project Costs $138,181,554

1 See description of costs set forth in Exhibit 7 to Plan.
**Universal Storm Water Improvement Plan - Third Amendment**

**Exhibit 9**

**Estimated Annual Increases in Assessed Value and Resulting Payments in Lieu of Taxes Over Life of Project**

<table>
<thead>
<tr>
<th>Taxes Available:</th>
<th>Projected PILOTs Revenue</th>
<th>Projected EATs Revenue</th>
<th>Adjusted Revenue</th>
<th>Other Revenue</th>
<th>Total Available Resources</th>
</tr>
</thead>
<tbody>
<tr>
<td>4/1/2011</td>
<td>$1,654,982</td>
<td>$200,000</td>
<td>$1,854,982</td>
<td>$0</td>
<td>$1,854,982</td>
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<tr>
<td>4/1/2012</td>
<td>$1,654,982</td>
<td>200,000</td>
<td>1,854,982</td>
<td>1,854,982</td>
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<tr>
<td>4/1/2013</td>
<td>$1,654,982</td>
<td>200,000</td>
<td>$1,854,982</td>
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<tr>
<td>4/1/2014</td>
<td>$1,732,697</td>
<td>200,000</td>
<td>1,932,697</td>
<td>1,932,697</td>
<td></td>
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<tr>
<td>4/1/2015</td>
<td>$1,732,697</td>
<td>200,000</td>
<td>1,932,697</td>
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<tr>
<td>4/1/2016</td>
<td>$1,918,417</td>
<td>200,000</td>
<td>2,118,417</td>
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<tr>
<td>4/1/2017</td>
<td>$1,507,518</td>
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<td>4/1/2018</td>
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<td>200,000</td>
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<tr>
<td>4/1/2019</td>
<td>$1,242,494</td>
<td>100,000</td>
<td>1,342,494</td>
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<tr>
<td>4/1/2020</td>
<td>$1,190,418</td>
<td>50,000</td>
<td>1,240,418</td>
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<tr>
<td>4/1/2021</td>
<td>$1,190,418</td>
<td>25,000</td>
<td>1,215,418</td>
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<tr>
<td>4/1/2022</td>
<td>$1,073,819</td>
<td>12,500</td>
<td>1,086,119</td>
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<tr>
<td>4/1/2023</td>
<td>$918,189</td>
<td>6,250</td>
<td>924,439</td>
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<tr>
<td>4/1/2024</td>
<td>$918,189</td>
<td>3,125</td>
<td>921,314</td>
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<tr>
<td>4/1/2025</td>
<td>$912,805</td>
<td>1,563</td>
<td>914,368</td>
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<td>4/1/2028</td>
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<tr>
<td>4/1/2029</td>
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**Total** $20,809,925 $1,798,438 $22,608,363