

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 911514

Approving and designating Phase VIII of the Universal Floodwater Detention Tax Increment Financing Plan as a Redevelopment Project Area and adopting tax increment financing therefor.

WHEREAS, the City Council of Kansas City, Missouri (the "City Council"), by Ordinance No. 54556 passed on November 24, 1982, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") and by Ordinance No. 911076, modified the composition of the Commission in accordance with State law; and

WHEREAS, on November 14, 1990, the Commission adopted a resolution recommending to the City Council the adoption of a redevelopment plan entitled the "Universal Floodwater Detention Tax Increment Financing Plan" (the "Redevelopment Plan"); and

WHEREAS, on April 18, 1991, the City Council passed Committee Substitute for Ordinance No. 910047, as amended, which accepted the recommendations of the Commission as to the Redevelopment Plan; approved the Redevelopment Plan, declared the Redevelopment Area and each proposed Redevelopment Project Area as blighted; approved Universal Land Development Co., Ltd. as the developer; approved an agreement with the Commission; authorized the execution of a development contract; and designated the Phase I Redevelopment Project Area as a redevelopment project area; and

WHEREAS, the Redevelopment Plan as approved by Committee Substitute for Ordinance No. 910047, as amended, contemplate the designation of each subsequent phase of the Redevelopment Plan as a separate Redevelopment Project Area at the discretion of the City Council and the adoption of tax increment financing therefor; and

WHEREAS, on September 11, 1991, the Commission adopted a resolution recommending to the City Council the approval of an amendment to the Redevelopment Plan (the "First Amended Redevelopment Plan"); and

WHEREAS, on December 19, 1991, the City Council passed Committee Substitute for Ordinance No. 911507, which accepted the recommendation of the Commission as to the First Amended Redevelopment Plan; approved the First Amended Redevelopment Plan; declared the Redevelopment Area and each proposed Redevelopment Project Area as blighted; approved Universal Land Development Co., Ltd., as the developer; approved an agreement with the Commission; and authorized the execution of a First Amended Development Contract; and

WHEREAS, the First Amended Redevelopment Plan as approved by Ordinance No. 911507 contemplate the designation of the remaining phases of the First Amended Redevelopment Plan as separate Redevelopment Project Areas and the adoption of tax increment financing therein at the discretion of the City Council; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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Section 1. All terms used in this Ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 2. That the area set forth in the First Amended Redevelopment Plan as Phase VIII and legally described as:

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 87°44'03" 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 90°25'44", 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 2°41'41" EAST (THE FOLLOWING COURSES BEING ALONG SAID UNIVERSAL AVENUE RIGHT-OF-WAY), A DISTANCE OF 1029.78 FEET; THENCE NORTH 2°15'57" 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 23°00'00", AN ARC DISTANCE OF 244.47 FEET; THENCE NORTH 25°15'57" 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 90°00'00", 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 64°44'03" 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 55°15'00", AN ARC DISTANCE OF 318.22 FEET; THENCE NORTH 60°00'57" 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 62°00'00", AN ARC DISTANCE OF 302.99 FEET; THENCE SOUTH 57°59'03" EAST, A DISTANCE OF 40.24 FEET; THENCE NORTH 32°00'57" EAST, DEPARTING THE SOUTHERLY

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RIGHT-OF-WAY LINE OF SAID CORPORATE DRIVE, A DISTANCE OF 206.12 FEET; THENCE NORTH 14°21'17" WEST, A DISTANCE OF 169.29 FEET; THENCE NORTH 22°59'24" 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 67°00'36" EAST, RADIUS OF SAID CURVE BEING 280.00 FEET, WITH A CENTRAL ANGLE OF 39°44'45", 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 27°15'57" EAST, RADIUS OF SAID CURVE BEING 270.00 FEET, WITH A CENTRAL ANGLE OF 36°00'00", 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 63°15'57" EAST, RADIUS OF SAID CURVE BEING 205.00 FEET, WITH A CENTRAL ANGLE OF 45°18'58", AN ARC DISTANCE OF 162.13 FEET, THENCE SOUTH 72°02'58" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT "A," A DISTANCE OF 75.00 FEET; THENCE SOUTH 88°35'23" EAST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 15.55 FEET; THENCE SOUTH 1°24'37" WEST, A DISTANCE OF 107.00 FEET; THENCE SOUTH 88°35'23" EAST, A DISTANCE OF 132.50 FEET; THENCE NORTH 55°39'23" EAST, A DISTANCE OF 30.8 FEET; THENCE SOUTH 88°35'23" EAST, A DISTANCE OF 18.00 FEET; THENCE NORTH 1°24'37" EAST, A DISTANCE OF 68.00 FEET; THENCE NORTH 88°35'23" WEST, A DISTANCE OF 18.00 FEET; THENCE NORTH 1°24'37" EAST, A DISTANCE OF 18.00 FEET; THENCE NORTH 88°35'23" WEST, A DISTANCE OF 126.00 FEET; THENCE SOUTH 1°24'37" WEST, A DISTANCE OF 18.00 FEET; THENCE NORTH 88°35'23" WEST, A DISTANCE OF 6.50 FEET; THENCE NORTH 1°24'37" EAST, A DISTANCE OF 21.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "A" THENCE SOUTH 88°35'23" 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 16°26'32" EAST, RADIUS OF SAID CURVE BEING 231.38 FEET, WITH A CENTRAL ANGLE OF 14°51'16", 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 31°17'48" EAST, RADIUS OF SAID CURVE BEING 170.00 FEET, WITH A CENTRAL ANGLE OF 29°53'11", AN ARC DISTANCE OF 88.67 FEET; THENCE NORTH 1°24'37" 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

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DRIVE), THE PREVIOUS COURSE BEING TANGENT THERETO, RADIUS OF SAID CURVE BEING 170.00 FEET, WITH A CENTRAL ANGLE OF 70°00'00", AN ARC DISTANCE OF 207.69 FEET; THENCE NORTH 68°35'23" 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 50°51'20", AN ARC DISTANCE OF 204.14 FEET; THENCE NORTH 17°44'03" 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 70°00'00", AN ARC DISTANCE OF 207.69 FEET, THENCE NORTH 87°44'03" 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 2°15'57" WEST, ALONG THE EAST LINE OF SAID TRACT "A" AND THE EAST LINE OF TRACT "B" OF SAID PLAT, A DISTANCE 616.58 FEET, TO A POINT ON THE NORTH LINE OF TRACT "J," EXECUTIVE PARK, FOURTH PLAT; THENCE SOUTH 87°44'03" 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 2°15'57" 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 34°00'57" WEST, RADIUS OF SAID CURVE BEING 224.27 FEET, WITH A CENTRAL ANGLE OF 35°00'00", 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 0°59'03" EAST, RADIUS OF SAID CURVE BEING 70.00 FEET, WITH A CENTRAL ANGLE OF 64°15'00", 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 63°15'57" WEST, RADIUS OF SAID CURVE BEING 187.50 FEET, WITH A CENTRAL ANGLE OF 18°30'00", 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 44°45'57" WEST, RADIUS OF SAID CURVE BEING 62.50 FEET, WITH A CENTRAL ANGLE OF 38°30'00", 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 83°15'57" WEST, RADIUS OF SAID CURVE BEING 187.50 FEET, WITH A CENTRAL ANGLE OF 0°23'55", AN ARC DISTANCE OF 1.31 FEET, TO THE MOST NORTHEASTERLY CORNER OF TRACT "L-1," AS SHOWN ON LOT

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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 82°52'02" WEST, RADIUS OF SAID CURVE BEING 15.00 FEET, WITH A CENTRAL ANGLE OF 140°36'05", AN ARC DISTANCE OF 36.81 FEET; THENCE SOUTH 57°44'03" 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 90°00'00", AN ARC DISTANCE OF 23.56 FEET; THENCE SOUTH 32°15'57" 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 90°00'00", AN ARC DISTANCE OF 23.56 FEET; THENCE NORTH 57°44'03" 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 81°30'00", AN ARC DISTANCE OF 21.34 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "L," THENCE SOUTH 40°45'57" 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 51°30'00", AN ARC DISTANCE OF 233.70 FEET; THENCE NORTH 87°44'03" 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 35°45'00", AN ARC DISTANCE OF 24.96 FEET; THENCE SOUTH 56°30'57" WEST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 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 35°45'00", AN ARC DISTANCE OF 24.96 FEET; THENCE NORTH 87°44'03" 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 2°15'57" EAST, ALONG SAID EAST LINE, A

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DISTANCE OF 30.00 FEET, TO THE NORTHEAST CORNER OF SAID TRACT "H"; THENCE NORTH 87°44'03" 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 2°15'57" 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 87°44'03" WEST, RADIUS OF SAID CURVE BEING 22.00 FEET, WITH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 34.56 FEET; THENCE NORTH 2°15'57" 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 23°00'00", AN ARC DISTANCE OF 273.57 FEET; THENCE NORTH 20°44'03" 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 23°00'00", AN ARC DISTANCE OF 243.26 FEET; THENCE NORTH 2°15'57" 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 90°00'00", AN ARC DISTANCE OF 34.56 FEET; THENCE NORTH 2°15'57" 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 87°44'03" WEST, RADIUS OF SAID CURVE BEING 22.00 FEET, WITH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 34.56 FEET; THENCE NORTH 87°44'03" WEST, A DISTANCE OF 150.00 FEET, THENCE SOUTH 2°15'57" 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 2°40'05", AN ARC DISTANCE OF 34.03 FEET; THENCE NORTH 87°44'32" 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 2°57'29" WEST, RADIUS OF SAID CURVE BEING 55.00 FEET, WITH A CENTRAL ANGLE OF 141°43'42", AN ARC DISTANCE OF 136.05 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID DERAMUS AVENUE; THENCE NORTH 87°44'32" WEST, ALONG THE

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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 90°00'29", 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 2°15'57" 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 90°00'00", AN ARC DISTANCE OF 18.85 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STILWELL STREET, EXECUTIVE PARK, TWENTY-THIRD PLAT; THENCE SOUTH 87°44'03" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 522.05 FEET; THENCE NORTH 2°15'57" 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 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 0°32'18", 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 2°15'57" 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" EAST, RADIUS OF SAID CURVE BEING 5861.22 FEET, WITH A CENTRAL ANGLE OF 11°12'51", 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 89°37'50" EAST, RADIUS OF SAID CURVE BEING 2877.87 FEET, WITH A CENTRAL ANGLE OF 4°44'58", 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 84°52'52" EAST, RADIUS OF SAID CURVE BEING 1025.00 FEET, WITH A CENTRAL ANGLE OF 10°27'11", AN ARC DISTANCE OF 187.00 FEET, TO A

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POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, ALONG SAID RIGHT-OF-WAY LINE, THE INITIAL TANGENT TO WHICH BEARS SOUTH 74°25'41" EAST, RADIUS OF SAID CURVE BEING 5916.22 FEET, WITH A CENTRAL ANGLE OF 0°39'27", 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 1°24'37" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 435, A DISTANCE OF 2847.44 FEET; THENCE NORTH 88°35'23" 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 1°24'37" WEST, RADIUS OF SAID CURVE BEING 230.00 FEET, WITH A CENTRAL ANGLE OF 29°53'11", 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 31°17'48" WEST, RADIUS OF SAID CURVE BEING 171.38 FEET, WITH A CENTRAL ANGLE OF 59°46'22", 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 28°28'34" EAST, RADIUS OF SAID CURVE BEING 230.00 FEET, WITH A CENTRAL ANGLE OF 29°53'11", AN ARC DISTANCE OF 119.97 FEET; THENCE SOUTH 88°35'23" 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 1°24'37" WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 944.00 FEET; THENCE SOUTH 8°02'46" WEST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 797.04 FEET; THENCE SOUTH 0°15'39" WEST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 485.30 FEET; THENCE SOUTH 27°16'34" 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 87°42'53" 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 2°15'57" 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 87°42'53" 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 2°15'57" 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 87°42'53" WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 570.71 FEET; THENCE NORTH 87°43'23" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A



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DISTANCE 230.79 FEET; THENCE NORTH 2°15'57" 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, 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 87°44'03" EAST, ALONG THE EASTERLY PROLOGATION OF THE NORTH LINE OF SAID TRACT "B", A DISTANCE OF 290.00 FEET; THENCE NORTH 2°15'57" EAST, DEPARTING SAID EASTERLY PROLOGATION, A DISTANCE OF 860.00 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 16°04'38" 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 36°25'18", AN ARC DISTANCE OF 177.99 FEET; THENCE SOUTH 57°59'03" EAST, A DISTANCE OF 195.00 FEET, TO

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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 75°00'00", 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°36'20", 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 1°24'37" WEST (THE FOLLOWING COURSES BEING ALONG SAID WEST RIGHT-OF-WAY), A DISTANCE OF 778.42 FEET; THENCE SOUTH 8°02'46" 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.

is hereby designated as a blighted area and is further approved and designated as the Phase VIII Redevelopment Project Area.

Section 3. All of the Redevelopment Projects contained within the Phase VIII Redevelopment Project Area are hereby approved.

Section 4. Tax increment allocation financing is hereby adopted for the Phase VIII Redevelopment Project Area. After the total equalized assessed valuation of the taxable real property in the Phase VIII Redevelopment Project Area exceeds the certified total initial equalized assessed value of all taxable real property in such Redevelopment Project Area, the ad valorem taxes and payments in lieu of taxes, if any, arising from the levies upon taxable real property in such Redevelopment Project Area by taxing districts and tax rates determined in the manner provided in Subsection 2 of Section 99.855, RSMo, each year after the effective date of this Ordinance until redevelopment project costs and redevelopment costs have been paid shall be divided as follows:

(a) That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Phase VIII Redevelopment Project Area shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;

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(b) Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the Phase VIII Redevelopment Project Area over and above the initial equalized assessed value of each such unit of property in the Phase VIII Redevelopment Project Area shall be allocated to and, when collected, shall be paid to the City Treasurer, who shall deposit such payments in lieu of taxes into the Special Allocation Fund of the City for the purpose of paying redevelopment project costs and redevelopment costs incurred in any of the Redevelopment Areas, and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within 60 days of the due date will be deemed delinquent and assessed a penalty of 1 % per month.

Section 5. In addition to the payments in lieu of taxes described above, and subject to annual appropriation, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City municipality or other taxing districts, and which are generated by economic activities within the Phase VIII Redevelopment Project Area over the amount of such taxes generated by economic activities within the Phase VIII Redevelopment Project Area in the calendar year prior to the adoption of the Phase VIII Redevelopment Project Area by ordinance, while tax increment financing remains in effect, but excluding taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, licenses, fees or special assessments and personal property taxes, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the treasurer or other designated financial officer of the municipality, who shall deposit such funds in a separate segregated account within the Universal Floodwater Detention Account of the Special Allocation Fund for the retirement of obligations or payment of Redevelopment Project Costs and Redevelopment Costs as defined in the First Amended Redevelopment Plan.

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Approved as to form and legality:

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Assistant City Attorney