

**NINTH AMENDMENT
TO THE
ARLINGTON ROAD
TAX INCREMENT FINANCING PLAN**

KANSAS CITY, MISSOURI

TIF COMMISSION APPROVAL:

DATE	RESOLUTION No.
-------------	-----------------------

CITY COUNCIL APPROVAL:

8/1/24

240621

DATE	ORDINANCE No.
-------------	----------------------

**NINTH AMENDMENT
TO THE
ARLINGTON ROAD
TAX INCREMENT FINANCING PLAN**

I. Introduction

The Ninth Amendment to the Arlington Road Tax Increment Financing Plan (the “Ninth Amendment”) shall amend the Arlington Road Tax Increment Financing Plan as approved by Ordinance No. 140916 and amended by Committee Substitute for Ordinance No. 150758, by Ordinance No. 160241, by Ordinance No. 170865, by Ordinance No. 180280, by Ordinance No. 190996, by Ordinance No. 210981, by Ordinance No. 220090, and by Committee Substitute for Ordinance No. 221033 (collectively referred to herein as the “Plan”).

The Ninth Amendment to Plan provides for (1) the addition of legal descriptions for Redevelopment Project Area K and Redevelopment Project Area 8; (2) certain modifications to the Site Maps; (3) certain modifications to the Estimated Annual Increase in Assessed Value and Resulting Payments In Lieu Of Taxes and Projected Economic Activity Taxes and (4) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications.

II. Specific Amendments

The Plan shall be amended as follows:

Amendment No. 1: Section I. of the Plan, entitled “Summary,” shall be deleted in its entirety and replaced with the following:

I. SUMMARY

The Arlington Road Tax Increment Financing Plan (the “Plan” or “Redevelopment Plan”) contemplates the construction of certain road and infrastructure improvements in an area generally bounded by Claycomo city limits on the north and on the east, Parvin Road on the south, and Worlds of Fun Avenue on the west in Kansas City, Clay County, Missouri.

It is anticipated that the road and infrastructure improvements will encourage construction of above- and below-ground development. The above-ground development area is approximately 344 acres, which currently includes four (4) Redevelopment Project Areas and, by virtue of this Ninth Amendment to the Plan and separate Ordinance passed by the City Council, will include one (1) additional Redevelopment Project Area 8 for development that will include construction of industrial uses, data centers and related improvements. The below-ground development area is approximately 375 acres, which includes ten (10) Redevelopment Project Areas and, by virtue of this Ninth Amendment to the Plan

and separate Ordinance passed by the City Council, will include one (1) additional Redevelopment Project Area K for development that will include construction of industrial uses and data centers.

The estimated Redevelopment Project Costs to implement the road and public infrastructure improvements contemplated by the Plan are approximately \$66,599,956, together with financing costs related thereto in the approximate amount of \$27,347,908 for an aggregate approximate amount of \$93,947,864, all of which is to be reimbursed from TIF Revenue (as hereafter defined) and contributions from the City of Kansas City, Missouri (the “City”). The Reimbursable Project Costs are identified on **Exhibit 4A**, attached to this Plan.

The total initial equalized assessed valuation of the Redevelopment Area according to 2014 records at the Clay County Assessor’s Office is approximately \$17,611 for the above-ground portion of the Redevelopment Area and \$315,140 for the below-ground portion of the Redevelopment Area. The 2013 combined ad valorem property tax levy is \$8.6323 per \$100 assessed valuation. The 2013 annual ad valorem tax revenue from the Redevelopment Area was approximately \$1,520 for the above-ground portion of the Redevelopment Area and \$32,214 for the below-ground portion of the Redevelopment Area. Following the completion of all Public Infrastructure Improvements (as hereafter defined), it is estimated that the assessed value of the property located within the above-ground portion of the Redevelopment Area will increase to approximately \$51,607,570 and the assessed value of the property located within the below-ground portion of the Redevelopment Area will increase to approximately \$9,544,757.

Pursuant to the Act, tax increment financing allows for the use of Economic Activity Taxes and Payment in Lieu of Taxes generated and collected within the Redevelopment Project Areas for a twenty-three (23) year period to pay Reimbursable Project Costs. The estimated total Payments In Lieu of Taxes generated within the Sixteen (16) Redevelopment Project Areas legally described on **Exhibit 1B** and which will be available to pay Reimbursable Project Costs is approximately \$77,963,432. Of this amount, the estimated total Payments in Lieu of Taxes from proposed projects expected to be completed after the passage of this Ninth Amendment is \$62,113,799. The estimated total Economic Activity Taxes generated within the Sixteen (16) Redevelopment Project Areas legally described on **Exhibit 1B** and which will be available to pay Reimbursable Project Costs is approximately \$14,080,542. Of this amount, the estimated total Economic Activity Taxes from proposed projects expected to be completed after the passage of this Ninth Amendment is \$12,107,901.

Upon the reimbursement of all Reimbursable Project Costs, Tax Increment Financing will be terminated and the Taxing Districts (as hereafter defined), subject to Section 99.850 RSMo., shall receive all taxes generated within the Redevelopment Area.

Amendment No. 2: Section IV.C. of the Plan, entitled “Payments in Lieu of Taxes”, shall be deleted in its entirety and replaced with the following:

- C. Payments in Lieu of Taxes. One hundred percent (100%) of the projected Payments In Lieu of Taxes to be deposited in each Special Allocation Fund established in connection with the Redevelopment Project Areas referenced herein and legal described on Exhibit 1B, during the time Tax Increment Financing remains in effect, is estimated to be \$77,501,231, as shown in **Exhibit 5**, attached hereto, all of which will be made available to pay eligible Reimbursable Project Costs, in accordance with the Redevelopment Agreement. Of this amount, the estimated total Payments in Lieu of Taxes from proposed projects expected to be completed after the passage of this Ninth Amendment is \$62,113,799. Any Payments in Lieu of Taxes that exceed the amount necessary for such reimbursement, subject to Section 99.850 RSMo., shall be declared surplus and shall be available for distribution to the Taxing Districts in the manner provided by the Act.

Amendment No. 3: Section IV.D. of the Plan, entitled “Economic Activity Taxes”, shall be deleted in its entirety and replaced with the following:

- D. Economic Activity Taxes. The projected Economic Activity Taxes to be deposited in each Special Allocation Fund established in connection with the Redevelopment Project Areas legally described on Exhibit 1B, during the time Tax Increment Financing remains in effect, is \$14,083,428, as shown in **Exhibit 5**, attached hereto, all of which will be made available, upon annual appropriation by the City, to pay eligible Reimbursable Project Costs, in accordance with the Redevelopment Agreement. Of this amount, the estimated total Economic Activity Taxes from proposed projects expected to be completed after the passage of this Ninth Amendment is \$12,107,901.

Amendment No. 4: Exhibit 1.B., entitled “Legal Descriptions – Redevelopment Project Areas” shall be deleted and replaced with Exhibit 1B to this Ninth Amendment.

Amendment No. 5: Exhibit 2.B., entitled “Maps Redevelopment Project Areas” shall be deleted and replaced with Exhibit 2B to this Ninth Amendment.

Amendment No. 6: Exhibit 5, entitled “Estimated Annual Increase in Assessed Value and Resulting Payments In Lieu Of Taxes and Projected Economic Activity Taxes” shall be deleted and replaced with Exhibit 5 to this Ninth Amendment.

Amendment No. 4

EXHIBIT 1.B. LEGAL DESCRIPTIONS – REDEVELOPMENT PROJECT AREAS

Original TIF Plan, Ordinance 140916 – November 6, 2014 **Below-Ground Redevelopment Project Area A1**

A tract of land in the Southwest Quarter of Section 2, Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 00°40'32" East, along the East line of said Southwest Quarter, 1,311.92 feet; thence South 90°00'00" West, 1,105.02 feet; thence South 00°00'00" East, 21.00 feet; thence South 90°00'00" West, 341.18 feet; thence South 00°00'00" East, 126.94 feet to the Point of Beginning of the tract of land to be herein described; thence continuing South 00°00'00" East, 298.58 feet; thence South 90°00'00" West, 100.00 feet; thence North 00°00'00" East, 298.58 feet; thence North 90°00'00" East, 100.00 feet to the Point of Beginning. Containing 29,858 square feet or 0.69 acres, more or less. All lying below the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88).

First Amendment, Ordinance 150758 – September 17, 2015 **Below-Ground Redevelopment Project Area F**

A tract of land in the South Half of Section 3, Township 50 North, Range 32 West of the 5th Principal Meridian, all lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88), in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of Section 2, Township 50 North, Range 32 West of the 5th Principal Meridian; thence North 00°40'32" East, along the East line of said Southwest Quarter, 708.86 feet; thence North 89°19'28" West, 2,546.16 feet; thence North 89°11'38" West, 870.33 feet; thence North 89°17'57" West, 1,016.38 feet; thence South 00°42'27" West, 40.00 feet to the Point of Beginning of the tract of land to be herein described; thence South 00°38'01" West, 498.14 feet; thence North 89°24'17" West, 236.32 feet; thence South 01°05'26" West, 64.92 feet; thence North 89°09'57" West, 605.08 feet; thence North 00°30'36" East, 560.75 feet; thence South 89°23'25" East, 843.13 feet to the Point of Beginning. Containing 458,353 square feet or 10.52 acres, more or less.

Below-Ground Redevelopment Project Area G1

A tract of land in the Southwest Quarter of Section 2 and the South Half of Section 3, both in Township 50 North, Range 32 West of the 5th Principal Meridian, all lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88), in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of said Southwest Quarter of said Section 2; thence North 00°40'32" East, along the East line of said Southwest Quarter, 708.86 feet; thence North 89°19'28" West, 2,546.16 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°11'38" West, 870.33 feet to a point hereafter known as Point "A"; thence North 00°43'54" East, 540.44 feet;

thence

South 89°36'32" East, 869.89 feet; thence South 00°40'59" West, 546.74 feet to the Point of Beginning. Containing 472,982 square feet or 10.86 acres, more or less.

Below-Ground Redevelopment Project Area II

A tract of land in the Southwest Quarter of Section 2 and the South Half of Section 3, both in Township 50 North, Range 32 West of the 5th Principal Meridian, all lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88), in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at said Point "A"; thence North 89°17'57" West, 1,016.38 feet to a point hereafter known as Point "B", said point being the Point of Beginning of the tract of land to be herein described; thence North 89°23'25" West, 869.02 feet; thence North 00°46'55" East, 866.66 feet; thence South 89°32'05" East, 869.03 feet; thence South 00°46'55" West, 868.85 feet to the Point of Beginning. Containing 754,096 square feet or 17.31 acres, more or less.

Second Amendment, Ordinance 160241 – April 7, 2016

Above-Ground Redevelopment Project Area 2

All that part of the Northwest Quarter of Section 2, Township 50 North, Range 32 West, of the 5th Principal Meridian in Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northeast corner of the Northeast Quarter; thence North 89°31'30" West, along the North line of said Northeast Quarter, 2,610.25 feet to the Northwest corner said Northeast Quarter; thence South 87°46'42" West, 1,197.31 feet to the Point of Beginning of the tract of land to be herein described; thence South 00°09'13" East, 785.05 feet; thence North 89°31'45" West, 926.91 feet; thence North 00°26'53" East, 785.00 feet; thence South 89°31'45" East, 918.66 feet to the Point of Beginning. Containing 724,385 square feet or 16.63 acres, more or less. All lying above the Winterset Ledge of limestone rock.

Property Description:

Above-Ground Redevelopment Project Area 3 (Modified by the Seventh Amendment)

A tract of land in the Southwest Quarter of Section 35 Township 51 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as follows: Beginning at the Southernmost Southwest corner of Tract I, HUNT MIDWEST BUSINESS PARK-SIXTH PLAT, a subdivision of land in said Kansas City recorded as Instrument Number 2020034887 in Book I at Page 112.1 in the Clay County Recorder of Deeds Office also being a point on the proposed Northerly right-of-way line of Northeast 48th Street; thence South 89°26'40" West on said proposed Northerly right-of-way line, 398.05 feet; thence leaving said proposed Northerly right-of-way line North 00°15'10" East, 243.96 feet; thence North 19°59'06" West, 715.16 feet; thence South 89°33'41" East, 292.30 feet to a point on the Westerly line of said Tract I; thence South 34°37'23" East on said Westerly line, 341.33 feet; thence South 00°42'34" East on said Westerly line, 314.46 feet; thence South 33°01'40" East on said Westerly line, 277.53 feet;

thence South 00°00'00" East on said Westerly line, 81.95 feet to the Point of Beginning. Containing 307,434 square feet or 7.06 acres, more or less.

Third Amendment, Ordinance 170865 – November 9, 2017
Below-Ground Redevelopment Project Area H1

A tract of land in the Southeast Quarter of Section 3, Township 50 North, Range 32 West of the 5th Principal Meridian, all lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88), in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest

Quarter of Section 2, Township 50 North, Range 32 West; thence North 00°40'32" East, along the East line of said Southwest Quarter, 710.90 feet; thence North 89°19'28" West, 3,456.49 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°17'58" West, 936.38 feet; thence North 00°46'55" East, 891.91 feet to a point of intersection of the westerly extension of the northerly face of building; thence on the said extension of the northerly face of building South 89°38'08" East, 377.66 feet; thence on the northerly face of building, South 00°26'05" West, 7.28 feet; thence on the northerly face of building and the easterly extension thereof; South 89°39'05" East, 557.91 feet; thence South 00°43'54" West, 890.28 feet to the Point of Beginning.

Fifth Amendment, Ordinance 190996 – December 19, 2019
Below-Ground Redevelopment Project Area A2

A tract of land in the Southwest Quarter of Section 2, Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as TIF boundary as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 00°40'32" East on the East line of said Southwest Quarter, 840.74 feet; thence leaving said East line, North 89°19'28" West, 1,542.97 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°14'23" West, 94.46 feet; thence North 00°48'10" East, 304.74 feet; thence South 89°37'34" East, 93.75 feet; thence South 00°40'12" West, 305.38 feet to the Point of Beginning. Containing 28,708 square feet or 0.66 acres, more or less. All lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88).

Below-Ground Redevelopment Project Area J1

A tract of land in the Southwest and Northwest Quarter of Section 2 and Southeast and Northeast Quarter of Section 3, Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as TIF boundary as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 00°40'32" East, on the East line of said Southwest Quarter, 1,469.61 feet; thence leaving said East line, North 89°19'28" West, 2,461.74 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°25'30" West, 486.58 feet; thence North 00°35'13" East, 1,541.36 feet; thence South 89°19'48" East, 488.81 feet; thence South 00°40'12" West, 1,540.55 feet to the Point of Beginning. Containing 751,517 square feet or 17.25 acres, more or less. All lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88)

Sixth Amendment, Ordinance 210981 – November 10 , 2021

Below-Ground Redevelopment Project Area G2

A tract of land in the Southeast and Northeast Quarter of Section 3 and the Northwest Quarter of Section 2, Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as TIF boundary as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 2; thence North 00°40'32" East, on the East line of said Southwest Quarter, 1,469.61 feet; thence leaving said East line, North 89°19'28" West, 2,948.32 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°25'30" West, 487.44 feet; thence North 00°43'54" East, 133.40 feet; thence North 89°39'05" West, 488.66 feet; thence North 00°43'54" East, 891.18 feet; thence South 89°39'05" East, 488.66 feet; thence North 00°43'54" East, 862.10 feet; thence South 89°19'48" East, 971.99 feet; thence South 00°40'12" West, 344.50 feet; thence North 89°19'48" West, 488.81 feet; thence South 00°35'13" West, 1,541.36 feet to the Point of Beginning. Containing 1,518,913 square feet or 34.87 acres, more or less. All lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88)

Seventh Amendment, Ordinance 220090 – February 3, 2022

Above-Ground Redevelopment Project Area 5

Part of Lot 38, HUNT MIDWEST BUSINESS PARK-SIXTH PLAT, a subdivision of land in the Northwest and Northeast Quarter of Section 2, Township 50 North, Range 32 West, and Northwest, Southwest and Southeast Quarter of Section 35, Township 51 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri recorded as Instrument No. 2020034887 in Book I at Page 112.1 in Clay County Recorder of Deeds Office being bounded and described by Jason S. Roudebush , P.L.S. 2002014092 as follows: Commencing at the Northwest Corner of Tract E-1, HUNT MIDWEST BUSINESS PARK-FIFTH PLAT, a subdivision in said Kansas City, recorded as Instrument Number 2016013273 in Book H, at Page 156 in said Clay County Recorder of Deeds Office; thence South 88°41'54" East on the Easterly line of said Lot 38 also being the North line of said Tract E-1, a distance of 126.17 feet to the Point of Beginning of the tract of land to be herein described; thence leaving said Easterly line and said North line, North 00°00'00" East, 1,131.54 feet; thence North 90°00'00" East, 95.79

feet; thence North 00°00'00" East, 56.09 feet to a point on the existing Southerly right-of-way line of NE 48th Street as established by General Warranty Deed recorded as Instrument No. 2019021051 in Book 8464 at Page 111 in said Clay County Recorder of Deeds Office and revised by Affidavit recorded as Instrument No. 2020005459 in Book 8610 at Page 118 in said Clay County Recorder of Deeds Office; thence Southeasterly on said existing Southerly right-of-way line and the existing Westerly right-of-way line of N Arlington Avenue as established by said General Warranty Deed and revised by said Affidavit, along a curve to the right having an initial tangent bearing of South 85°50'34" East with a radius of 660.00 feet, a central angle of 87°09'48" and an arc distance of 1,004.05 feet; thence South 01°19'14" West on said existing Westerly right-of-way line, 430.11 feet; thence leaving said existing Westerly right-of-way line North 88°41'44" West, 509.78 feet; thence South 01°18'06" West, 99.98 feet to a point on said Easterly line of said Lot 38 also being said North line of said Lot 32; thence North 88°41'54" West on said Easterly line and said North line, 185.98 feet to the Point of Beginning. Containing 694,440 square feet or 15.94 acres, more or less. All lying above the Winterset Ledge of Limestone rock. In areas where the Winterset Ledge is absent, lying above the Bethany Falls Ledge. All other areas where no ledge is present lying above the elevation 720 (NAVD88)

Above-Ground Redevelopment Project Area 7

Part of Lot 38, HUNT MIDWEST BUSINESS PARK-SIXTH PLAT, a subdivision of land in the Northwest and Northeast Quarter of Section 2, Township 50 North, Range 32 West, and Northwest, Southwest and Southeast Quarter of Section 35, Township 51 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri recorded as Instrument No. 2020034887 in Book I at Page 112.1 in Clay County Recorder of Deeds Office being bounded and described by Jason S. Roudebush, P.L.S. 2002014092 as follows:

Beginning at the Northwest Corner of Tract E-1, HUNT MIDWEST BUSINESS PARK-FIFTH PLAT, a subdivision in said Kansas City, recorded as Instrument Number 2016013273 in Book H, at Page 156 in said Clay County Recorder of Deeds Office; thence South 01°18'06" West on the Easterly line of said Lot 38 also being the West line of said Tract E-1 a distance of, 60.91 feet; thence leaving said Easterly and said West line, North 88°41'54" West, 833.97 feet to a point on the West line of said Lot 38; thence North 00°00'00" East on said Easterly line, 1,549.34 feet to the Northwest corner of said Lot 38 also being a point on the existing Southerly right-of-way line of NE 48th Street as established by General Warranty Deed recorded as Instrument No. 2019021051 in Book 8464 at Page 111 in said Clay County Recorder of Deeds Office and revised by Affidavit recorded as Instrument No. 2020005459 in Book 8610 at Page 118 in said Clay County Recorder of Deeds Office; thence Southeasterly on said existing Southerly right-of-way line also being the Northerly line of said Lot 38, along a curve to the right having an initial tangent bearing of South 75°07'10" East with a radius of 660.00 feet, a central angle of 20°50'18" and an arc distance of 240.04 feet; thence South 54°16'52" East on said existing Southerly right-of-way line and said Northerly line, 136.49 feet; thence Easterly on said existing Southerly right-of-way line and said Northerly line, along a curve to the left being tangent to the last described course with a radius of 740.00 feet, a central angle of 35°43'08" and an arc distance of 461.33 feet; thence North 90°00'00" East on said existing Southerly right-of-way line and said Northerly line, 250.56 feet; thence Easterly on said existing Southerly right-of-way line and said Northerly line, along a curve to the right being tangent to the last described course with a radius of 660.00

feet, a central angle of 04°09'26" and an arc distance of 47.89 feet; thence leaving said existing Southerly right-of-way line and said Northerly line, South 00°00'00" East, 56.09 feet; thence North 90°00'00" West, 95.79 feet; thence South 00°00'00" East, 1,131.54 feet to a point on the North line of said Tract E-1; thence North 88°41'54" West on said North line, 126.17 feet to the Point of Beginning. Containing 1,288,197 square feet or 29.57 acres, more or less. All lying above the Winterset Ledge of Limestone rock. In areas where the Winterset Ledge is absent, lying above the Bethany Falls Ledge. All other areas where no ledge is present lying above the elevation 720 (NAVD88)

Eighth Amendment, Ordinance 221033 – December 8, 2022
Below-Ground Redevelopment Project Area A3

A tract of land in the Southwest Quarter of Section 2, Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as TIF boundary as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 00°40'32" East, on the East line of said Southwest Quarter, 840.88 feet; thence, leaving said East line on a bearing perpendicular to the previous call, North 89°19'28" West, 1,637.43 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°14'23" West, 169.56 feet; thence North 00°48'10" East, 303.60 feet; thence South 89°37'34" East, 169.56 feet; thence South 00°48'10" West, 304.74 feet to the Point of Beginning. Containing 51,575 square feet or 1.18 acres, more or less.

Below-Ground Redevelopment Project Area J2

A tract of land in the Northwest Quarter of Section 2 and the Northeast Quarter of Section 3 Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as TIF boundary as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 2; thence North 00°40'32" East, on the East line of said Southwest Quarter of said Section 2, a distance of 2,633.25 feet to the Northeast corner of said Southwest Quarter, also being the Southeast corner of the Northwest Quarter of said Section 2; thence North 00°35'30" East, on the East line of said Northwest Quarter, 725.02 feet; thence, leaving said East line on a bearing perpendicular to the previous call, North 89°24'30" West, 2,460.86 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°19'48" West, 1,493.69 feet; thence North 00°55'38" East, 825.12 feet; thence South 89°19'48" East, 1,489.99 feet; thence South 00°40'12" West, 825.12 feet to the Point of Beginning. Containing 1,230,943 square feet or 28.26 acres, more or less.

Ninth Amendment, Ordinance No. _____ - _____, 2024

Below-Ground Redevelopment Project Area K

A tract of land in the West Half of Section 2 and Section 3 Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a tax increment financing area as follows: Commencing at the Southeast corner the Southwest Quarter of said Section 2; thence North 00°40'32" East on the East line of said Southwest Quarter,

2,633.25 feet to the center of said Section 2; thence North 89°24'17" West on the North line of said Southwest Quarter, 1,695.53 feet to the Point of Beginning of the tract of land to be herein described; thence leaving said North line South 00°33'24" West, 649.95 feet; thence North 90°00'00" East, 192.43 feet; thence South 00°00'00" East, 587.19 feet; thence South 88°53'31" East, 126.71 feet; thence South 00°58'15" West, 763.55 feet; thence North 89°01'45" West, 3,107.23 feet; thence South 01°24'27" West, 597.17 feet; thence North 89°13'05" West, 606.30 feet; thence North 89°03'18" West, 285.42 feet; thence North 00°30'36" East, 4,844.60 feet; thence South 88°55'12" East, 3,593.30 feet; thence South 01°05'43" West, 390.61 feet; thence South 00°33'24" West, 1,621.88 feet; thence North 90°00'00" East, 102.89 feet; thence South 00°33'24" West, 229.99 feet to the Point of Beginning. Containing 16,345,352 square feet or 375.24 acres, more or less. all lying below the winterset ledge of limestone rock. in areas where the winterset ledge is absent, lying below the bethany falls ledge. But all other areas where no ledge is present lying above the elevation 720 (NAVD88).

And except "Below-Ground Redevelopment Project Area A1" defined in the "Arlington Road Tax Increment Financing Plan" recorded as Ordinance 140916 on November 6th, 2014.

And except "Below-Ground Redevelopment Project Area F", "Below-Ground Redevelopment Project Area G1", and "Below-Ground Redevelopment Project Area I1" defined in the "First Amendment To The Arlington Road Tax Increment Financing Plan" recorded as Ordinance 150758 on September 17, 2015.

And except "Below-Ground Redevelopment Project Area H1" defined in the "Third Amendment To The Arlington Road Tax Increment Financing Plan" recorded as Ordinance 170865 on November 9, 2017.

And except "Below-Ground Redevelopment Project Area A2" and "Below-Ground Redevelopment Project Area J1" defined in the "Fifth Amendment To The Arlington Road Tax Increment Financing Plan" recorded as Ordinance 190996 on December 19, 2019.

And except "Below-Ground Redevelopment Project Area G2" and "Below-Ground Redevelopment Project Area A3" defined in the "Sixth Amendment To The Arlington Road Tax Increment Financing Plan" recorded as Ordinance 210981 on November 10, 2021.

And except "Below-Ground Redevelopment Project Area J2" defined in the "Eighth Amendment To The Arlington Road Tax Increment Financing Plan" recorded as Ordinance 221033 on December 8, 2022.

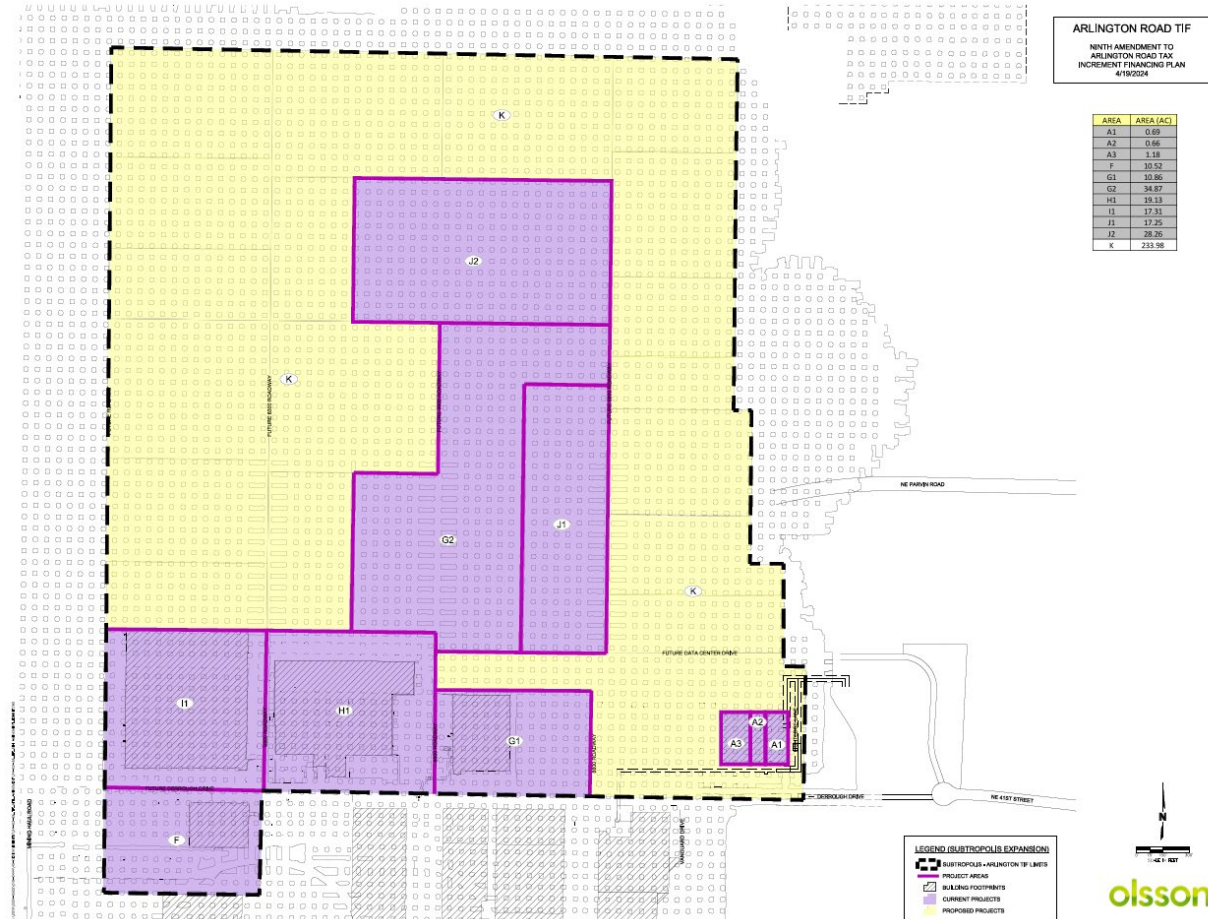
Above-Ground Redevelopment Project Area 8

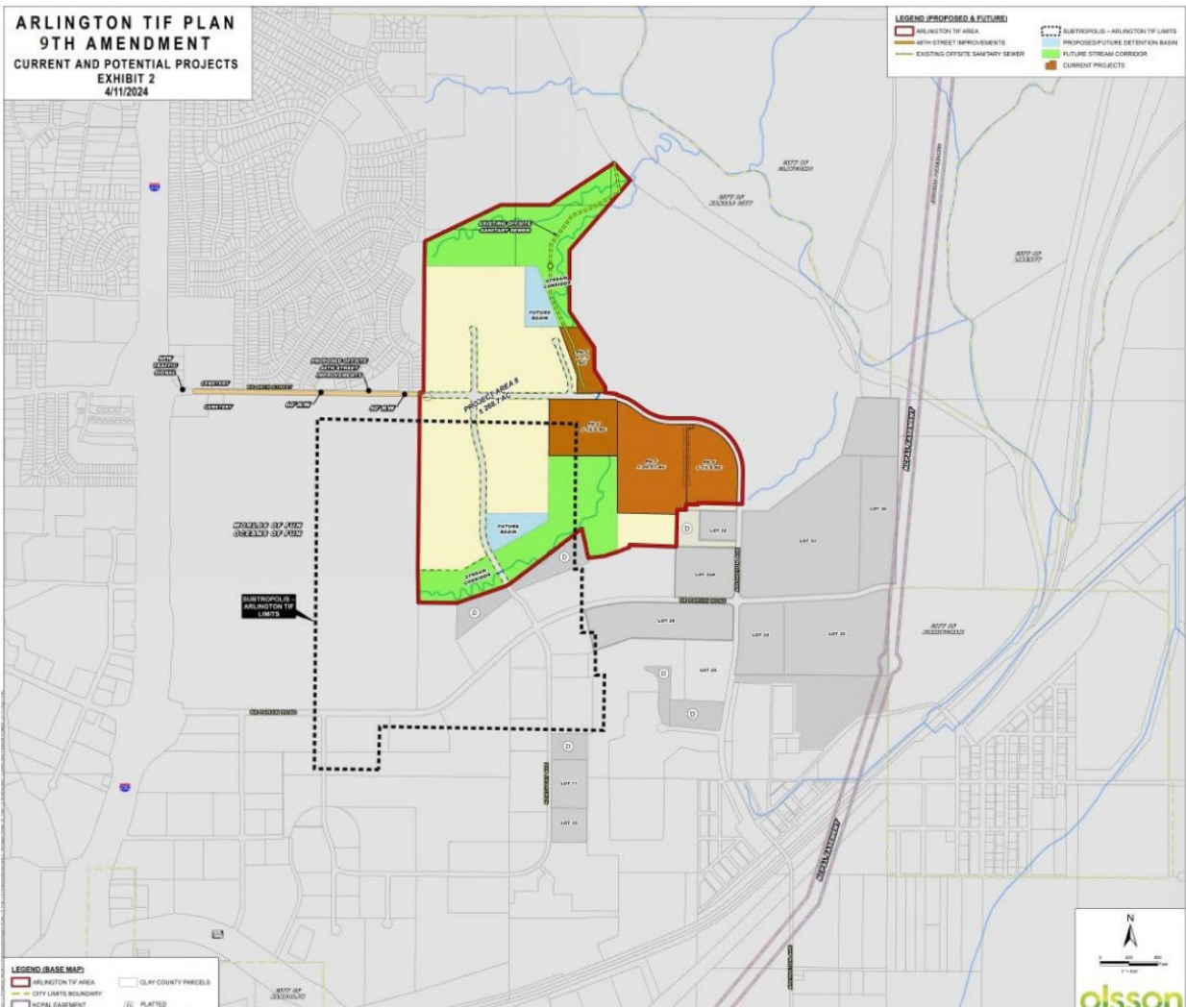
Part of HUNT MIDWEST BUSINESS PARK-SEVENTH PLAT, a subdivision of land Recorded as Instrument Number 2024004241 in Book J at Page 39.1 in the Clay County Recorder of Deeds Office also being part of Tract E-2 of a lot split recorded as Instrument Number 2022015145 in Book I at Page 168.2 in said Clay County Recorder of Deeds Office along with an unplatted piece of land all falling within the West Half of Section 35 and Southeast Corner of Section 34, Township 51 North, Range 32 West of the 5th Principal Meridian and the

East Half of Section 3 and Northwest Corner of Section 2, Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a tax increment financing area as follows: Beginning at the Northeast corner of Tract L of said HUNT MIDWEST BUSINESS PARK-SEVENTH PLAT; thence South 41°02'08" West on the Easterly line of said Tract L, 597.16 feet; thence South 00°00'00" East on said Easterly line, 847.67 feet; thence South 34°37'23" East on said Easterly line, 264.19 feet; thence leaving said Easterly line North 89°33'41" West, 292.30 feet; thence South 19°59'06" East, 715.16 feet; thence South 00°15'10" West, 339.90 feet to a point on the North line of TIF Area 2; thence continuing on the exterior of said TIF Area 2 for the following three calls North 89°31'27" West, 373.15 feet; thence South 00°25'29" West, 785.00 feet; thence South 89°33'08" East, 937.57 feet to a point on the exterior line of TIF Area 7; thence leaving the exterior line of said TIF Area 2 South 00°00'00" East on said exterior line of said TIF Area 7, a distance of 772.42 feet; thence South 88°41'54" East on said exterior line of TIF Area 7, a distance of 833.97 feet; thence leaving said exterior line of TIF Area 7 South 01°18'06" West, 450.00 feet; thence North 88°41'54" West, 649.72 feet; thence South 02°27'36" East, 22.53 feet; thence South 69°00'37" West, 353.66 feet to a point on the Southerly line of Tract K of said HUNT MIDWEST BUSINESS PARK-SEVENTH PLAT; thence South 82°54'45" West on said Southerly line, 229.08 feet; thence North 11°42'53" West on said Southerly line, 420.70 feet; thence South 52°54'38" West on said Southerly line, 1,272.13 feet; thence South 60°10'53" West on said Southerly line, 60.00 feet to the Southwest corner of said Tract K also being the Southeast corner of Lot 39 of said HUNT MIDWEST BUSINESS PARK-SEVENTH PLAT; thence South 71°00'48" West on the Southerly line of said Lot 39, a distance of 716.87 feet; thence North 89°18'02" West on said Southerly line, 534.67 feet to a point on the Westerly line of said Lot 39; thence North 00°42'01" East on said Westerly line, 242.57 feet; thence North 89°27'50" West on said Westerly line, 7.24 feet to the Southwest corner of the East Half of the Northeast corner of Section 3, Township 50 North, Range 32 West of the 5th principal meridian; thence North 00°44'11" East on said Westerly line, 2,643.50 feet to the Southwest corner of said East Half of said Northeast Quarter also being the Northwest corner of said Lot 39; thence South 89°13'15" East on said Westerly line, 31.02 feet to the Southwest corner of Lot 41 of said HUNT MIDWEST BUSINESS PARK-SEVENTH PLAT; thence North 00°23'38" East on the Westerly line of said Lot 41, a distance of 2,008.81 feet; thence North 64°28'03" East, 1,239.99 feet; thence South 89°54'49" East, 682.66 feet; thence North 56°39'53" East, 1,060.40 feet to a point on the existing Westerly right-of-way line of the Norfolk and Western Railroad as now established; thence Southeasterly on said existing Westerly right-of-way line along a curve to the left having an initial tangent bearing of South 41°37'47" East with a radius of 2,080.08 feet, a central angle of 06°27'47" and an arc distance of 234.63 feet; thence leaving said existing Westerly right-of-way line South 41°02'08" West, 681.42 feet to the Point of Beginning. Containing 11,705,296 square feet or 268.72 acres, more or less ALL LYING ABOVE THE WINTERSET LEDGE OF LIMESTONE ROCK. IN AREAS WHERE THE WINTERSET LEDGE IS ABSENT, LYING ABOVE THE BETHANY FALLS LEDGE. ALL OTHER AREAS WHERE NO LEDGE IS PRESENT LYING ABOVE THE ELEVATION 720 (NAVD88). except all those portions within dedicated right-of-way.

Amendment No. 5

EXHIBIT 2.B. MAPS: REDEVELOPMENT PROJECT AREAS





Amendment No. 6

**EXHIBIT 5
ESTIMATED ANNUAL INCREASE IN ASSESSED VALUE AND
RESULTING PAYMENTS IN LIEU OF TAXES AND
PROJECTED ECONOMIC ACTIVITY TAXES**