EXHIBIT 3
353 3/28/18

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FRONT STREET AND 435
EIGHTH AMENDED
CH. 353 REDEVELOPMENT PLAN

SUBMITTED BY:
FRONT STREET AND 435 REDEVELOPMENT CORPORATION

For the development of Phases IVb, IVc, and IVd

Submitted to the
City of Kansas City, Missouri
March 15, 2018

Prepared by
White Goss, a Professional Corporation
4510 Belleview Avenue, Suite 300
Kansas City, Missouri 64111

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A. General Information

This Eighth Amended Front Street and 435 Chapter 353 Redevelopment Plan (the "Eighth Plan Amendment") is intended to amend the Sixth Amended Front Street and 435 Chapter 353 Redevelopment Plan (the "Sixth Plan Amendment").

The City Council approved the Seventh Amendment to the Development Agreement ("Seventh Amended Agreement") on October 2, 2008, by Ordinance No. 080974. While the Seventh Amended Front Street and 435 Chapter 353 Redevelopment Plan (the "Seventh Plan Amendment") was approved by the City Plan Commission on March 17, 2009, it was never approved by the City Council. (The Seventh Plan Amendment became moot when the redevelopment plans for Tract B-2, Phase IIb were abandoned by North South Properties of Hartsville, LLC on behalf of Tire Centers, Inc.) The ordinance approving the Seventh Plan Amendment (Ordinance No. 080975) was never heard or voted on by the City Council, and the ordinance was released after a period of inaction. Accordingly, there is an approved Seventh Amended Agreement but no approved Seventh Plan Amendment.

The Eighth Plan Amendment is filed for the purpose of harmonizing the status of the Redevelopment Plan with the Redevelopment Agreement and to extend the completion dates for Phases IVb, IVc, and IVd. The extension request is necessary to provide the Redevelopment Corporation sufficient time to adequately identify future development opportunities for the three remaining parcels. **Only those sections of the Sixth Plan Amendment underlined and boldfaced which involve the proposed amendment have been modified**.

II. DEVELOPMENT PLAN

B. Phase of Project

2. Schedule – Amendment

Eighth Amended Redevelopment Schedule		
Phase	**Start Date**	**Completion Date**
	Phase I	
Ia	Completed	
	Phase II	
IIa	Completed	
IIb	Completed	
IIc	Completed	
IId	Completed	
	Phase III	
IIIa	Completed	
IIIb	Completed	
	Phase III	
IV		**Dec. 2024**

III. EXHIBITS

A. Certificate of Incorporation and Articles of Association of Redevelopment Corporation

N. Tax Impact Analysis per Sec. 74.-3(a)(3) of Urban Redevelopment, Code of General Ordinances, City of Kansas City, Missouri

O. List of all Owners, Occupiers, Business and Other parties with Interest of Record and List of Taxing Jurisdictions

P. (1) Certificate of Mailing Notice to Owners, Occupiers, Business, and Other Parties with Interest of Record and (2) Certificate of Mailing Notice and Tax Impact Analysis to Taxing Jurisdictions

Exhibit A

Certificate of Good Standing

See attached.

STATE OF MISSOURI

John R. Ashcroft
Secretary of State

CORPORATION DIVISION
CERTIFICATE OF GOOD STANDING

I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do hereby certify that the records in my office and in my care and custody reveal that

FRONT STREET AND 435 REDEVELOPMENT CORPORATION
00304407

was created under the laws of this State on the 10th day of July, 1987, and is in good standing, having fully complied with all requirements of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 8th day of February, 2018.

Jay Ashcroft
Secretary of State

Certification Number: CERT-02082018-0131

Exhibit N

Tax Impact Analysis

See attached.

Front Street and 435 Redevelopment Corporation - Chapter 353 Tax Impact Analysis of 8th Plan Amendment
(Summary of Benefits)

353 Year	Cal Year	Taxes & PILOTs from Project with 353	Taxes from No Project	Taxes from Project without 353	Benefit of 353 to Developer	Benefit of 353 to Districts
1	2017					
2	2018	6,024	6,024	6,024	0	0
3	2019	6,024	6,024	6,024	0	0
4	2020	6,024	6,024	98,228	92,203	0
5	2021	6,024	6,024	99,150	93,125	0
6	2022	6,024	6,024	164,998	158,974	0
7	2023	6,024	6,024	166,588	160,564	0
8	2024	6,024	6,024	232,039	226,015	0
9	2025	6,024	6,024	234,300	228,275	0
10	2026	6,024	6,024	234,300	228,275	0
11	2027	6,024	6,024	238,865	232,841	0
12	2028	6,024	6,024	238,865	232,841	0
13	2029	6,024	6,024	243,522	237,498	0
14	2030	162,029	6,024	243,522	81,493	156,005
15	2031	163,589	6,024	248,272	84,683	157,565
16	2032	197,008	6,024	248,272	51,264	190,984
17	2033	198,918	6,024	253,117	54,199	192,893
18	2034	214,177	6,024	253,117	38,940	208,153
19	2035	216,259	6,024	258,059	41,800	210,234
20	2036	216,259	6,024	258,059	41,800	210,234
21	2037	220,463	6,024	263,099	42,636	214,439
22	2038	220,463	6,024	263,099	42,636	214,439
23	2039	224,752	6,024	268,241	43,489	218,728
24	2040	224,752	6,024	268,241	43,489	218,728
25	2041	229,127	6,024	273,485	44,359	223,102
26	2042	229,127	6,024	273,485	44,359	223,102
27	2043	233,589	6,024	278,955	45,366	227,564
28	2044	233,589	6,024	278,955	45,366	227,564
Total		**$3,256,390**	**$162,658**	**$5,892,881**	**$2,636,492**	**$3,093,732**
		Present Value at	7%		**$1,311,047**	**$810,243**

Notes

1. Projections assume abatement activated in 2020 for Phase IVb; 2022 for Phase IVc; and 2024 for Phase IVd. Chapter 353 abatement of 100% of improved value exluding land in years 1-10 and 50% inclusive of improved value in years 11-25.

Front Street and 435 Redevelopment Corporation - Chapter 353 Tax Impact Analysis
for 8th Plan Amendment

Growth / Depreciation Rates

Growth With Project:		Depreciation Without Project:	
Bi-Annual Growth Land	2%	Bi-Annual Depreciation Land	0%
Bi-Annual Growth Improvements	2%	Bi-Annual Depreciation Improvements	2%

Discount Rate	7%

Property Values Before and After Redevelopment

Phase IVb

Initial Fair Market Value Land (2018)	$100	Initial Assessed Value Land (2018)	$32
Initial Fair Market Value Improvements (2018)	$0	Initial Assessed Value Improvements (2018)	$0
Post-Redevelopment Fair Market Value Land (2020)	$54,597	Post-Redev Assessed Value Land (2020)	$17,471
Post-Redevelopment FMV Improvements (2020)	$3,066,246	Post-Redev Assessed Value Improvements (2020)	$981,199

Phase IVc

Initial Fair Market Value Land (2018)	$128,432	Initial Assessed Value Land (2018)	$41,098.24
Initial Fair Market Value Improvements (2018)	$0	Initial Assessed Value Improvements (2018)	$0
Post-Redevelopment Fair Market Value Land (2022)	$84,851	Post-Redev Assessed Value Land (2022)	$27,152.35
Post-Redevelopment FMV Improvements (2022)	$2,189,816	Post-Redev Assessed Value Improvements (2022)	$700,741.00

Phase IVd

Initial Fair Market Value Land (2018)	$71,810	Initial Assessed Value Land (2018)	$22,979.20
Initial Fair Market Value Improvements (2018)	$0	Initial Assessed Value Improvements (2018)	$0
Post-Redevelopment Fair Market Value Land (2024)	$69,291	Post-Redev Assessed Value Land (2024)	$22,173.25
Post-Redevelopment FMV Improvements (2024)	$2,176,608	Post-Redev Assessed Value Improvements (2024)	$696,514.69

Combined - all Phases

Initial Fair Market Value Land (2018)	$200,342	Initial Assessed Value Land (2018)	$64,109.44
Initial Fair Market Value Improvements (2018)	$0	Initial Assessed Value Improvements (2018)	$0
Post-Redevelopment Fair Market Value Land (2024)	$208,739	Post-Redev Assessed Value Land (2024)	$64,109.44
Post-Redevelopment FMV Improvements (2024)	$7,432,670	Post-Redev Assessed Value Improvements (2024)	$2,378,454.30

Levy Rates and PILOT Amounts

	Levy	IVb 2017 Taxes	IVc 2017 Taxes	IVd 2017 Taxes
City of Kansas City	1.6006	0.51	657.81	367.80
Handicapped Workshop	0.0713	0.02	29.30	16.38
Jackson County General	0.4849	0.16	199.17	111.43
Kansas City Library	0.4676	0.15	192.17	107.45
Kansas City School District 33	4.9599	1.59	2,038.42	1,139.74
Mental Health	0.1160	0.04	47.67	26.66
Metro Junior College	0.2297	0.07	94.40	52.78
State of Missouri Blind Pension	0.0300	0.01	12.33	6.89
M&M Replacement Tax (Commercial Only)	1.4370	0.46	590.58	330.21
Kansas City Road Tax (Land Only)	-			
Total		3.01	3,861.85	2,159.34

Assessment Rates

Commercial	32%
Agriculture	19%

Post-Redevelopment Improvement Values

Phase IVb

Acres	5.910
Price / acre	$ 9,056
Est. Land FMV	$ 53,521
SqFt	72,600
Price / SqFt	$ 41.40
Est. Improvements FMV	$ 3,005,829

Phase IVc

Acres	9.004
Price / acre	9,056
Est. Land FMV	81,540
SqFt	50,827
Price / SqFt	41.40
Est. Improvements FMV	2,104,370

Phase IVd

Acres	7.208
Price / acre	9,056
Est. Land FMV	65,276
SqFt	49,525
Price / SqFt	41.40
Est. Improvements FMV	2,050,464

Notes

1. No 353 abatement has been initiated for Phases IVb, IVc, and IVd. This amendment is a time only amendment to extend the project timeline for Phase IVb by 2 years, Phase IVc by 4 years, and Phase IVd by 6 years.
2. This 353 abatement is projected (taxes on land only for years 1-10, taxes on 50% of total assessed value in years 11-25).
3. Pursuant to City Code Chapter 74, PILOTs will be paid in Years 1-10 in an amount which, together with the real property taxes to be paid on the land for the first 10 years, equals the total real property taxes during the tax year immediately preceding activation of the abatement. We project that current PILOTs will be $0.
4. Land is currently assessed as commercial. Projections assume a post-redevelopment Commercial use. Construction to be completed for Phase IVb by 2020, Phase IVc by 2022, and
5. Jackson County Assessors Office reports 2017 Land FMV as $208,739. Since Missouri uses a 2-yr assessment cycle, the 2018 Land FMV is estimated at this same amount.
6. Parcel number 14-400-02-20-00-0-00-000.

Front Street and 435 Redevelopment Corporation - Chapter 353 Tax Impact Analysis
(Taxes and PILOTs to Taxing Districts - Project with 8th Plan Amendment)

353 Year	Cal Year	FMV Land	FMV Improvements	AV Land	AV Improvements	District Levy / PILOT	City 1.6006% Taxes	City 1,026 PILOTs	Workshop 0.0713% Taxes	Workshop 46 PILOTs	County 0.4849% Taxes	County 311 PILOTs	Library 0.4676% Taxes	Library 300 PILOTs	School 4.9599% Taxes	School 3,180 PILOTs	Mental 0.1160% Taxes	Mental 74 PILOTs	College 0.2297% Taxes	College 147 PILOTs	State 0.0300% Taxes	State 19 PILOTs	M&MR 1.4370% Taxes	M&MR 921 PILOTs	Road 0.0000% Taxes	Road 0 PILOTs	Total Taxes	Total PILOTs	**Total Taxes & PILOTs**
	2018	200,342	0	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
	2019	200,342	0	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
1	2020	200,342	3,066,246	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
2	2021	200,342	3,096,908	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
3	2022	200,342	5,286,724	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
4	2023	200,342	5,339,591	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
5	2024	200,342	7,516,199	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
6	2025	200,342	7,591,361	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
7	2026	200,342	7,591,361	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
8	2027	200,342	7,743,189	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
9	2028	200,342	7,743,189	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
10	2029	200,342	7,898,052	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
11	2030	200,342	7,898,052	64,109	1,660,152		27,599	0	1,229	0	8,361	0	8,063	0	85,522	0	2,000	0	3,961	0	517	0	24,778	0	0	0	162,029	0	162,029
12	2031	200,342	8,056,013	64,109	1,676,754		27,864	0	1,241	0	8,441	0	8,140	0	86,345	0	2,019	0	3,999	0	522	0	25,016	0	0	0	163,589	0	163,589
13	2032	200,342	8,056,013	64,109	2,032,389		33,557	0	1,495	0	10,166	0	9,803	0	103,984	0	2,432	0	4,816	0	629	0	30,127	0	0	0	197,008	0	197,008
14	2033	200,342	8,217,134	64,109	2,052,713		33,882	0	1,509	0	10,264	0	9,898	0	104,992	0	2,456	0	4,862	0	635	0	30,419	0	0	0	198,918	0	198,918
15	2034	200,342	8,217,134	64,109	2,215,098		36,481	0	1,625	0	11,052	0	10,658	0	113,046	0	2,644	0	5,235	0	684	0	32,752	0	0	0	214,177	0	214,177
16	2035	200,342	8,381,476	64,109	2,237,248		36,836	0	1,641	0	11,159	0	10,761	0	114,145	0	2,670	0	5,286	0	690	0	33,071	0	0	0	216,259	0	216,259
17	2036	200,342	8,381,476	64,109	2,237,248		36,836	0	1,641	0	11,159	0	10,761	0	114,145	0	2,670	0	5,286	0	690	0	33,071	0	0	0	216,259	0	216,259
18	2037	200,342	8,549,106	64,109	2,281,993		37,552	0	1,673	0	11,376	0	10,970	0	116,364	0	2,721	0	5,389	0	704	0	33,713	0	0	0	220,463	0	220,463
19	2038	200,342	8,549,106	64,109	2,281,993		37,552	0	1,673	0	11,376	0	10,970	0	116,364	0	2,721	0	5,389	0	704	0	33,713	0	0	0	220,463	0	220,463
20	2039	200,342	8,720,088	64,109	2,327,633		38,282	0	1,705	0	11,598	0	11,184	0	118,628	0	2,774	0	5,494	0	718	0	34,369	0	0	0	224,752	0	224,752
21	2040	200,342	8,720,088	64,109	2,327,633		38,282	0	1,705	0	11,598	0	11,184	0	118,628	0	2,774	0	5,494	0	718	0	34,369	0	0	0	224,752	0	224,752
22	2041	200,342	8,894,490	64,109	2,374,186		39,027	0	1,739	0	11,823	0	11,401	0	120,937	0	2,828	0	5,601	0	731	0	35,038	0	0	0	229,127	0	229,127
23	2042	200,342	8,894,490	64,109	2,374,186		39,027	0	1,739	0	11,823	0	11,401	0	120,937	0	2,828	0	5,601	0	731	0	35,038	0	0	0	229,127	0	229,127
24	2043	200,342	9,072,380	64,109	2,421,670		39,787	0	1,772	0	12,054	0	11,624	0	123,292	0	2,884	0	5,710	0	746	0	35,721	0	0	0	233,589	0	233,589
25	2044	200,342	9,072,380	64,109	2,421,670		39,787	0	1,772	0	12,054	0	11,624	0	123,292	0	2,884	0	5,710	0	746	0	35,721	0	0	0	233,589	0	233,589
					Total Taxes & PILOTs:		554,664	(0)	24,708	(0)	168,035	(1)	162,040	(0)	1,718,780	(0)	40,198	0	79,599	(0)	10,396	(0)	497,971	(0)	0	0	**$3,256,391**	**($2)**	**$3,256,390**

Front Street and 435 Redevelopment Corporation - Chapter 353 Tax Impact Analysis
(Taxes to Taxing Districts - Project without Chapter 353 Abatement under 8th Plan Amendmnet)

Cal Year	FMV Land	FMV Improvements	AV Land	AV Improvements	District Levy	City 1.6006%	Workshop 0.0713%	County 0.4849%	Library 0.4676%	School 4.9599%	Mental 0.1160%	College 0.2297%	State 0.0300%	M&MR 1.4370%	Road 0.0000%	Total Taxes
2018	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2019	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2020	200,342	3,066,246	64,109	981,199		16,731	745	5,069	4,888	51,846	1,213	2,401	314	15,021	0	98,228
2021	200,342	3,096,908	64,109	991,011		16,888	752	5,116	4,934	52,333	1,224	2,424	317	15,162	0	99,150
2022	200,342	5,286,724	64,109	1,691,752		28,104	1,252	8,514	8,210	87,089	2,037	4,033	527	25,232	0	164,998
2023	200,342	5,339,591	64,109	1,708,669		28,375	1,264	8,596	8,290	87,928	2,056	4,072	532	25,475	0	166,588
2024	200,342	7,516,199	64,109	2,405,184		39,524	1,761	11,974	11,546	122,474	2,864	5,672	741	35,484	0	232,039
2025	200,342	7,591,361	64,109	2,429,236		39,908	1,778	12,090	11,659	123,667	2,892	5,727	748	35,829	0	234,300
2026	200,342	7,591,361	64,109	2,429,236		39,908	1,778	12,090	11,659	123,667	2,892	5,727	748	35,829	0	234,300
2027	200,342	7,743,189	64,109	2,477,820		40,686	1,812	12,326	11,886	126,077	2,949	5,839	763	36,528	0	238,865
2028	200,342	7,743,189	64,109	2,477,820		40,686	1,812	12,326	11,886	126,077	2,949	5,839	763	36,528	0	238,865
2029	200,342	7,898,052	64,109	2,527,377		41,479	1,848	12,566	12,118	128,535	3,006	5,953	777	37,240	0	243,522
2030	200,342	7,898,052	64,109	2,527,377		41,479	1,848	12,566	12,118	128,535	3,006	5,953	777	37,240	0	243,522
2031	200,342	8,056,013	64,109	2,577,924		42,288	1,884	12,811	12,354	131,042	3,065	6,069	793	37,966	0	248,272
2032	200,342	8,056,013	64,109	2,577,924		42,288	1,884	12,811	12,354	131,042	3,065	6,069	793	37,966	0	248,272
2033	200,342	8,217,134	64,109	2,629,483		43,114	1,921	13,061	12,595	133,599	3,125	6,187	808	38,707	0	253,117
2034	200,342	8,217,134	64,109	2,629,483		43,114	1,921	13,061	12,595	133,599	3,125	6,187	808	38,707	0	253,117
2035	200,342	8,381,476	64,109	2,682,072		43,955	1,958	13,316	12,841	136,208	3,186	6,308	824	39,463	0	258,059
2036	200,342	8,381,476	64,109	2,682,072		43,955	1,958	13,316	12,841	136,208	3,186	6,308	824	39,463	0	258,059
2037	200,342	8,549,106	64,109	2,735,714		44,814	1,996	13,576	13,092	138,868	3,248	6,431	840	40,233	0	263,099
2038	200,342	8,549,106	64,109	2,735,714		44,814	1,996	13,576	13,092	138,868	3,248	6,431	840	40,233	0	263,099
2039	200,342	8,720,088	64,109	2,790,428		45,690	2,035	13,842	13,348	141,582	3,311	6,557	856	41,020	0	268,241
2040	200,342	8,720,088	64,109	2,790,428		45,690	2,035	13,842	13,348	141,582	3,311	6,557	856	41,020	0	268,241
2041	200,342	8,894,490	64,109	2,846,237		46,583	2,075	14,112	13,609	144,350	3,376	6,685	873	41,822	0	273,485
2042	200,342	8,894,490	64,109	2,846,237		46,583	2,075	14,112	13,609	144,350	3,376	6,685	873	41,822	0	273,485
2043	200,342	9,072,380	65,392	2,903,161		47,515	2,117	14,395	13,881	147,237	3,444	6,819	891	42,658	0	278,955
2044	200,342	9,072,380	65,392	2,903,161		47,515	2,117	14,395	13,881	147,237	3,444	6,819	891	42,658	0	278,955
				Total Taxes:		1,003,740	44,712	304,082	293,233	3,110,365	72,744	144,045	18,813	901,146	0	**$5,892,881**

Notes

1. Phase IVb improvements constructd in 2020. 72,600 sq ft bldg at $41.40 psf (2017 costs) grown by 1% per year until 2020.
2. Phase IVc improvements constructd in 2022. 50,827 sq ft bldg at $41.40 psf (2017 costs) grown by 1% per year until 2022.
3. Phase IVf improvements constructd in 2024. 49,525 sq ft bldg at $41.40 psf (2017 costs) grown by 1% per year until 2024.

Front Street and 435 Redevelopment Corporation - Chapter 353 Tax Impact Analysis
(Taxes to Taxing Districts - No Project)

Cal Year	FMV Land	FMV Improvements	AV Land	AV Improvements	District Levy	City 1.6006%	Workshop 0.0713%	County 0.4849%	Library 0.4676%	School 4.9599%	Mental 0.1160%	College 0.2297%	State 0.0300%	M&MR 1.4370%	Road 0.0000%	Total Taxes
2018	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2019	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2020	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2021	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2022	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2023	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2024	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2025	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2026	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2027	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2028	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2029	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2030	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2031	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2032	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2033	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2034	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2035	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2036	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2037	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2038	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2039	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2040	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2041	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2042	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2043	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2044	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
					Total Taxes:	27,706	1,234	8,393	8,094	85,854	2,008	3,976	519	24,874	0	**162,658**

Notes

1. Although there may be some nominal change to the Land's FMV, we have held the value constant for purposes of this projection.

Exhibit O

List of Owners, Occupiers, Business, and Other Parties with Interest of Record and Taxing Jurisdictions

See attached.

FRONT STREET AND 435
EIGHTH AMENDED
CH. 353 REDEVELOPMENT PLAN

Owners:

City of Kansas City Missouri
ATTN: City Clerk
414 E 12th Street, 1st Floor
Kansas City, Missouri 64106
Owner of 14-400-02-22-00-0-00-000; 14-400-02-23-00-0-00-000; 14-400-02-24-00-0-00-000; 14-400-03-32-00-0-00-000; Owner of 14-400-03-26-00-0-00-000

Ozark Automotive Distributors, Inc.
233 Patterson
Springfield, Missouri 65802
Owner of 14-400-02-20-01-0-00-000

Richmond Circle Partnership
9600 E 53rd Street
Raytown, Missouri 64133
Owner of 14-400-02-20-01-0-00-000

Richmond Circle Partnership
1227 Martha Truman Rd Suite 100
Grandview, Missouri 64030

Jim Hawk Truck-Trailers of Kansas City, Inc.
7500 N.E. Gardner Ave.
Kansas City, Missouri 64120
Owner of 14-400-02-19-00-0-00-000

Kansas City Gardner Limited Partnership
24600 Detroit Rd. STE 202
Westlake, OH 44145
Owner of 14-400-03-30-00-0-00-000

Triad Capital Advisors
4400 Shawnee Mission Parkway, Suite 207
Fairway, Kansas 66205
Owner of 14-400-03-23-00-0-00-000

Universal Land Development, Inc.
612 Garfield Ave
Kansas City, MO 64124
Owner of 14-400-03-31-03-0-00-000 and 14-400-03-31-01-0-00-000

Occupiers:

Occupant of 14-400-02-23-00-0-00-000
7621 E. Front St.
Kansas City, Missouri 64120

Occupant of 14-400-02-24-00-0-00-000
7620 E. Front St.
Kansas City, Missouri 64120

Occupant of 14-400-03-32-00-0-00-000
906 N Century Ave
Kansas City, MO 64120

Occupant of 14-400-03-26-00-0-00-000
950 N Century Ave
Kansas City, MO 64120

Occupant of 14-400-02-20-01-0-00-000
1200 N Century Ave.
Kansas City, MO 64120

Occupant of 14-400-02-11-02-00-000
7600 Gardner Avenue
Kansas City, Missouri 64120

Occupant of 14-400-03-30-00-0-00-000
7500 N.E. Gardner Ave.
Kansas City, Missouri 64120

Occupant of 14-400-03-30-00-0-00-000
7601 Gardner Ave
Kansas City, MO 64120

Occupant of 14-400-03-23-00-0-00-000
1000 N Century Avenue
Kansas City, Missouri 64120

Occupant of 14-400-03-31-03-0-00-000
920 N Century Avenue
Kansas City, MO 64120

Occupant of 14-400-03-31-01-0-00-000
910 N Century Avenue
Kansas City, MO 64120

Businesses and Other Interests of Record:

Walter E. Adams
Plaintiff, Case No. 1716-CV31643
c/o Daniel L. Doyle, Counsel for Plaintiff
Doyle & Associates LLC
748 Ann Avenue
Kansas City, Kansas 66101

Board of Trustees of Executive Park
c/o Universal Land Development Co., L.P
612 Garfield
Kansas City, MO 64124

Bradley D. Burton
c/o Richard Scarrit
1000 Walnut #1400
Kansas City, MO 64106

Century Avenue Associates, L.P.
612 Garfield
Kansas City, MO 64120

City of Kansas City Missouri
414 E 12th Street, First Floor
Kansas City, MO 64106

City of Kansas City
Right-of-way Agent
Water and Pollution Control
5th Floor West – City Hall
414 East 12th Street
Kansas City, Missouri 64106

EDC Charitable Fund
c/o Jill S. Quinn
110 Walnut Suite 1700
Kansas City, Missouri 64106

First National Bank of Omaha
11404 W. Dodge Rd.
Omaha, Nebraska 68154

Fred W. Crouch
Trustee, First National Bank of Omaha
4510 Belleview Ave, Suite 300
Kansas City, Missouri 64111

George Butler Associates, Inc.
Shaun M. Kotwitz, Registered Agent
1627 Main St Suite 600
Kansas City, MO 64108

ING Life Insurance Company
c/o ING Investment Management, LLC
5780 Powers Ferry Road, NW Suite 300
Atlanta, Georgia 30327-4349

Jim Hawk Truck Trailers of Kansas, Inc.
400 Kindelberger Road
Kansas City, Kansas 66115

Kansas City Power & Light Company
1201 Walnut
Kansas City, Missouri 64106

Kansas City Power & Light
PO Box 418679
Kansas City, MO 64141-9679

Kansas City Power & Light Company
1330 Baltimore
Kansas City, Missouri 64105

Kurt Steinmeyer
1414 East 19th Street
Kansas City, Missouri 64108

Michael H. Maher
Trustee, Valley View State Bank
16621 NE 162nd Street
Kearney, Missouri 64060

Mid-Missouri Bank
330 West Plainview Road Suite K
Springfield, Missouri 65810

Missouri Gas Energy
A Division of Southern Union Company
3420 Broadway
Kansas City, Missouri 64111

Richmond Circle Partnership
Kenneth M. Blom & Associates
9600 East 53rd Street
Raytown, Missouri 64133

Tarquad Corporation
Trustee for U.S. Bank N.A.
7th & Washington
1 US Plaza
St. Louis, MO 63101

Kevin Twellman
Trustee, ING Life Insurance & Annuity Company
8182 Maryland Avenue, Suite 400
Clayton, Missouri 63105

United Missouri Bank of Blue Valley
Successor in interest UMB Bank, National Association
UMB Bank, n.a.
1010 Grand Boulevard
Kansas City, MO 64106

Universal Land Development CO., L.P.
c/o Richard Scarritt
1000 Walnut #1400
Kansas City, Missouri 64106

The Universal-Equitable Joint Ventures
1575 North Universal Ave.
Kansas City, Missouri 64120

U.S. Bank N.A.
400 City Center
Oshkosh, WI 54901

Valley View State Bank
7500 West 95th Street
P.O. Box 2924
Shawnee Mission, Kansas 66201

Water Services Department
Systems Engineering
c/o Right-of-way Agent
4800 E. 63rd Street
Kansas City, MO 64130

Michael T. White
White Goss, a Professional Corporation
4510 Belleview Avenue, Suite 300
Kansas City, Missouri 64111

Jim Wiss
Front Street and 435 Redevelopment Corporation
1575 Universal Avenue
Kansas City, Missouri 64120

FRONT STREET AND 435
EIGHTH AMENDED
CH. 353 REDEVELOPMENT PLAN

City of Kansas City, Missouri
ATTN: City Clerk
City Hall, 25th Floor
414 East 12th Street
Kansas City, MO 64106

Jackson County
County Clerk
Jackson County, Missouri
415 East 12th Street
Kansas City, MO 64106

Kansas City Public Library
14 W 10th Street
Kansas City, MO 64105

Kansas City School District
Board of Education Building
2901 Troost Ave.
Kansas City, Missouri 64109

Jackson County Community Mental Health Fund
ATTN: The Board of Trustees
1627 Main Street, Suite 500
Kansas City, MO 64108

Metropolitan Junior College District
Metropolitan Community Colleges
Administrative Offices
3200 Broadway
Kansas City, MO 64111

Jackson County Board of Disabled Services
ATTN: Jake Jacobs, Executive Director
8511 Hillcrest Road, Suite 300
Kansas City, MO 64138-2776

State of Missouri Blind Pension Fund
221 West High Street
Jefferson City, MO 65102

State of Missouri Blind Pension Fund
Missouri Department of Social Services
P.O. Box 1527
Jefferson City, MO 65102-1527

Exhibit P

Certificate of Notice of Mailing to Owners, Occupiers, Business, and Other Parties with Interest of Record and Taxing Jurisdictions

See attached.

CERTIFICATE OF NOTICE TO ALL OWNERS, OCCUPIERS, BUSINESSES, AND OTHER PARTIES WITH INTEREST OF RECORD

COMES NOW Front Street and 435 Redevelopment Corporation by and through its designated representative, Christopher M. Mattix, Esq., with the law firm of White Goss, a Professional Corporation, and pursuant to Section 74-3(a)(5) of the Code of Ordinances of the City of Kansas City Missouri, as amended, hereby certifies that the persons or entities having a property interest of record (including all easements and any interest which is merely a security interest or leasehold of record) and each occupant and business in the project area has been given written notice of the filing of Front Street and 435 Redevelopment Corporation's Application for Approval of the Front Street and 435 Redevelopment Corporation's Eighth Amended Redevelopment Plan extending Phase IV's completion date to December 31, 2024, by depositing such notice in the regular United States mail, postage prepaid, addressed to such person or entity having a property interest of record at the address indicated on the records of the recorder's office for the county in which the property is located and addressed to each occupant or business at the address of said occupant or business in the project area. A copy of said notice is attached hereto, labeled as Exhibit "A" and incorporated herein by reference.

Chr M Mattix

Christopher M. Mattix, Esq.
White Goss, a Professional Corporation
4510 Belleview Avenue, Suite 300
Kansas City, Missouri 64111

EXHIBIT A

NOTICE TO OWNERS, OCCUPIERS, BUSINESSES, AND OTHER PARTIES WITH INTEREST OF RECORD

Pursuant to Section 74-5(a) of the Code of Ordinances of the City of Kansas City, Missouri, as amended, please be advised that the Front Street and 435 Redevelopment Corporation will, on or about March 15, 2018, file its application for approval of the Front Street and 435 Redevelopment Corporation's Eighth Amended Redevelopment Plan for the redevelopment of an area generally located at I-435 and Front Street, Kansas City, Missouri. The Chapter 353 Advisory Board of Kansas City will hold a public hearing on this application on Wednesday, March 28, 2018, in the offices of the Economic Development Corporation of Kansas City on the 17th Floor of 1100 Walnut Street, Kansas City, Missouri, at 8:30 a.m.

The Eighth Plan Amendment proposes to amend the redevelopment plan to extend Phase IV's completion date to December 31, 2024.

For further information, call Christopher M. Mattix at (816) 502-4739.

CERTIFICATE OF NOTICE TO TAXING JURISDICTIONS

COMES NOW Front Street and 435 Redevelopment Corporation by and through its designated representative, Christopher M. Mattix, Esq., with the law firm of White Goss, a Professional Corporation, and pursuant to Section 74-3(a)(4) of the Code of Ordinances of the City of Kansas City Missouri, as amended, hereby certifies that written notice of the filing of Front Street and 435 Redevelopment Corporation's Application for Approval of the Front Street and 435 Redevelopment Corporation's Eighth Amended Redevelopment Plan extending Phase IV's completion date to December 31, 2024, has been given to all political subdivisions having boundaries for ad valorem real estate taxation purposes which include any portion of the real property to be affected within the area which is the subject of the Development Plan. A copy of said notice is attached hereto, labeled as Exhibit "A" and incorporated herein by reference.

City Clerk, Kansas City, Missouri

Jackson County

Kansas City Public Library

Kansas City School District

Jackson County Community Mental Health Fund

Jackson County Board of Disabled Services

Metropolitan Junior College District

State of Missouri Blind Pension Fund

Ch M Mattix

Christopher M. Mattix, Esq.
White Goss, a Professional Corporation
4510 Belleview Avenue, Suite 300
Kansas City, Missouri 64111

EXHIBIT A

NOTICE TO TAXING JURISDICTIONS

Pursuant to Section 74-5(a) of the Code of Ordinances of the City of Kansas City, Missouri, as amended, please be advised that the Front Street and 435 Redevelopment Corporation will, on or about March 15, 2018, file its application for approval of the Front Street and 435 Redevelopment Corporation's Eighth Amended Redevelopment Plan for the redevelopment of an area generally located at I-435 and Front Street, Kansas City, Missouri. The Chapter 353 Advisory Board of Kansas City will hold a public hearing on this application on Wednesday, March 28, 2018, in the offices of the Economic Development Corporation of Kansas City on the 17th Floor of 1100 Walnut Street, Kansas City, Missouri, at 8:30 a.m.

The Eighth Plan Amendment proposes to amend the redevelopment plan to extend Phase IV's completion date to December 31, 2024.

A copy of the tax impact analysis indicating actual and current ad valorem real estate taxes on the property proposed for the redevelopment paid to each political subdivision, the effect of such taxes if the Eighth Plan Amendment is approved, and an estimate of the amount of ad valorem tax revenues of each political subdivision which will be affected by the proposed tax abatement, based on the estimated assessed valuation of the real property involved as such property would exist before and after it is developed is attached.

For further information, call Christopher M. Mattix at (816) 502-4739.

Front Street and 435 Redevelopment Corporation - Chapter 353 Tax Impact Analysis of 8th Plan Amendment
(Summary of Benefits)

353 Year	Cal Year	Taxes & PILOTs from Project with 353	Taxes from No Project	Taxes from Project without 353	Benefit of 353 to Developer	Benefit of 353 to Districts
1	2017					
2	2018	6,024	6,024	6,024	0	0
3	2019	6,024	6,024	6,024	0	0
4	2020	6,024	6,024	98,228	92,203	0
5	2021	6,024	6,024	99,150	93,125	0
6	2022	6,024	6,024	164,998	158,974	0
7	2023	6,024	6,024	166,588	160,564	0
8	2024	6,024	6,024	232,039	226,015	0
9	2025	6,024	6,024	234,300	228,275	0
10	2026	6,024	6,024	234,300	228,275	0
11	2027	6,024	6,024	238,865	232,841	0
12	2028	6,024	6,024	238,865	232,841	0
13	2029	6,024	6,024	243,522	237,498	0
14	2030	162,029	6,024	243,522	81,493	156,005
15	2031	163,589	6,024	248,272	84,683	157,565
16	2032	197,008	6,024	248,272	51,264	190,984
17	2033	198,918	6,024	253,117	54,199	192,893
18	2034	214,177	6,024	253,117	38,940	208,153
19	2035	216,259	6,024	258,059	41,800	210,234
20	2036	216,259	6,024	258,059	41,800	210,234
21	2037	220,463	6,024	263,099	42,636	214,439
22	2038	220,463	6,024	263,099	42,636	214,439
23	2039	224,752	6,024	268,241	43,489	218,728
24	2040	224,752	6,024	268,241	43,489	218,728
25	2041	229,127	6,024	273,485	44,359	223,102
26	2042	229,127	6,024	273,485	44,359	223,102
27	2043	233,589	6,024	278,955	45,366	227,564
28	2044	233,589	6,024	278,955	45,366	227,564
Total		**$3,256,390**	**$162,658**	**$5,892,881**	**$2,636,492**	**$3,093,732**
		Present Value at	7%		**$1,311,047**	**$810,243**

Notes

1. Projections assume abatement activated in 2020 for Phase IVb; 2022 for Phase IVc; and 2024 for Phase IVd. Chapter 353 abatement of 100% of improved value exluding land in years 1-10 and 50% inclusive of improved value in years 11-25.

Front Street and 435 Redevelopment Corporation - Chapter 353 Tax Impact Analysis
for 8th Plan Amendment

Growth / Depreciation Rates

Growth With Project:		Depreciation Without Project:	
Bi-Annual Growth Land	2%	Bi-Annual Depreciation Land	0%
Bi-Annual Growth Improvements	2%	Bi-Annual Depreciation Improvements	2%

Discount Rate	7%

Property Values Before and After Redevelopment

Phase IVb

Initial Fair Market Value Land (2018)	$100	Initial Assessed Value Land (2018)	$32
Initial Fair Market Value Improvements (2018)	$0	Initial Assessed Value Improvements (2018)	$0
Post-Redevelopment Fair Market Value Land (2020)	$54,597	Post-Redev Assessed Value Land (2020)	$17,471
Post-Redevelopment FMV Improvements (2020)	$3,066,246	Post-Redev Assessed Value Improvements (2020)	$981,199

Phase IVc

Initial Fair Market Value Land (2018)	$128,432	Initial Assessed Value Land (2018)	$41,098.24
Initial Fair Market Value Improvements (2018)	$0	Initial Assessed Value Improvements (2018)	$0
Post-Redevelopment Fair Market Value Land (2022)	$84,851	Post-Redev Assessed Value Land (2022)	$27,152.35
Post-Redevelopment FMV Improvements (2022)	$2,189,816	Post-Redev Assessed Value Improvements (2022)	$700,741.00

Phase IVd

Initial Fair Market Value Land (2018)	$71,810	Initial Assessed Value Land (2018)	$22,979.20
Initial Fair Market Value Improvements (2018)	$0	Initial Assessed Value Improvements (2018)	$0
Post-Redevelopment Fair Market Value Land (2024)	$69,291	Post-Redev Assessed Value Land (2024)	$22,173.25
Post-Redevelopment FMV Improvements (2024)	$2,176,608	Post-Redev Assessed Value Improvements (2024)	$696,514.69

Combined - all Phases

Initial Fair Market Value Land (2018)	$200,342	Initial Assessed Value Land (2018)	$64,109.44
Initial Fair Market Value Improvements (2018)	$0	Initial Assessed Value Improvements (2018)	$0
Post-Redevelopment Fair Market Value Land (2024)	$208,739	Post-Redev Assessed Value Land (2024)	$64,109.44
Post-Redevelopment FMV Improvements (2024)	$7,432,670	Post-Redev Assessed Value Improvements (2024)	$2,378,454.30

Levy Rates and PILOT Amounts

	Levy	IVb 2017 Taxes	IVc 2017 Taxes	IVd 2017 Taxes
City of Kansas City	1.6006	0.51	657.81	367.80
Handicapped Workshop	0.0713	0.02	29.30	16.38
Jackson County General	0.4849	0.16	199.17	111.43
Kansas City Library	0.4676	0.15	192.17	107.45
Kansas City School District 33	4.9599	1.59	2,038.42	1,139.74
Mental Health	0.1160	0.04	47.67	26.66
Metro Junior College	0.2297	0.07	94.40	52.78
State of Missouri Blind Pension	0.0300	0.01	12.33	6.89
M&M Replacement Tax (Commercial Only)	1.4370	0.46	590.58	330.21
Kansas City Road Tax (Land Only)	-			
Total		3.01	3,861.85	2,159.34

Assessment Rates

Commercial	32%
Agriculture	19%

Post-Redevelopment Improvement Values

Phase IVb

Acres	5.910
Price / acre	$ 9,056
Est. Land FMV	$ 53,521
SqFt	72,600
Price / SqFt	$ 41.40
Est. Improvements FMV	$ 3,005,829

Phase IVc

Acres	9.004
Price / acre	9,056
Est. Land FMV	81,540
SqFt	50,827
Price / SqFt	41.40
Est. Improvements FMV	2,104,370

Phase IVd

Acres	7.208
Price / acre	9,056
Est. Land FMV	65,276
SqFt	49,525
Price / SqFt	41.40
Est. Improvements FMV	2,050,464

Notes

1. No 353 abatement has been initiated for Phases IVb, IVc, and IVd. This amendment is a time only amendment to extend the project timeline for Phase IVb by 2 years, Phase IVc by 4 years, and Phase IVd by 6 years.
2. This 353 abatement is projected (taxes on land only for years 1-10, taxes on 50% of total assessed value in years 11-25).
3. Pursuant to City Code Chapter 74, PILOTs will be paid in Years 1-10 in an amount which, together with the real property taxes to be paid on the land for the first 10 years, equals the total real property taxes during the tax year immediately preceding activation of the abatement. We project that current PILOTs will be $0.
4. Land is currently assessed as commercial. Projections assume a post-redevelopment Commercial use. Construction to be completed for Phase IVb by 2020, Phase IVc by 2022, and
5. Jackson County Assessors Office reports 2017 Land FMV as $208,739. Since Missouri uses a 2-yr assessment cycle, the 2018 Land FMV is estimated at this same amount.
6. Parcel number 14-400-02-20-00-0-00-000.

Front Street and 435 Redevelopment Corporation - Chapter 353 Tax Impact Analysis
(Taxes and PILOTs to Taxing Districts - Project with 8th Plan Amendment)

353 Year	Cal Year	FMV Land	FMV Improvements	AV Land	AV Improvements	District Levy / PILOT	City 1.6006% Taxes	City 1,026 PILOTs	Workshop 0.0713% Taxes	Workshop 46 PILOTs	County 0.4849% Taxes	County 311 PILOTs	Library 0.4676% Taxes	Library 300 PILOTs	School 4.9599% Taxes	School 3,180 PILOTs	Mental 0.1160% Taxes	Mental 74 PILOTs	College 0.2297% Taxes	College 147 PILOTs	State 0.0300% Taxes	State 19 PILOTs	M&MR 1.4370% Taxes	M&MR 921 PILOTs	Road 0.0000% Taxes	Road 0 PILOTs	Total Taxes	Total PILOTs	**Total Taxes & PILOTs**
	2018	200,342	0	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
	2019	200,342	0	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
1	2020	200,342	3,066,246	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
2	2021	200,342	3,096,908	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
3	2022	200,342	5,286,724	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
4	2023	200,342	5,339,591	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
5	2024	200,342	7,516,199	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
6	2025	200,342	7,591,361	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
7	2026	200,342	7,591,361	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
8	2027	200,342	7,743,189	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
9	2028	200,342	7,743,189	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
10	2029	200,342	7,898,052	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0	6,024	(0)	6,024
11	2030	200,342	7,898,052	64,109	1,660,152		27,599	0	1,229	0	8,361	0	8,063	0	85,522	0	2,000	0	3,961	0	517	0	24,778	0	0	0	162,029	0	162,029
12	2031	200,342	8,056,013	64,109	1,676,754		27,864	0	1,241	0	8,441	0	8,140	0	86,345	0	2,019	0	3,999	0	522	0	25,016	0	0	0	163,589	0	163,589
13	2032	200,342	8,056,013	64,109	2,032,389		33,557	0	1,495	0	10,166	0	9,803	0	103,984	0	2,432	0	4,816	0	629	0	30,127	0	0	0	197,008	0	197,008
14	2033	200,342	8,217,134	64,109	2,052,713		33,882	0	1,509	0	10,264	0	9,898	0	104,992	0	2,456	0	4,862	0	635	0	30,419	0	0	0	198,918	0	198,918
15	2034	200,342	8,217,134	64,109	2,215,098		36,481	0	1,625	0	11,052	0	10,658	0	113,046	0	2,644	0	5,235	0	684	0	32,752	0	0	0	214,177	0	214,177
16	2035	200,342	8,381,476	64,109	2,237,248		36,836	0	1,641	0	11,159	0	10,761	0	114,145	0	2,670	0	5,286	0	690	0	33,071	0	0	0	216,259	0	216,259
17	2036	200,342	8,381,476	64,109	2,237,248		36,836	0	1,641	0	11,159	0	10,761	0	114,145	0	2,670	0	5,286	0	690	0	33,071	0	0	0	216,259	0	216,259
18	2037	200,342	8,549,106	64,109	2,281,993		37,552	0	1,673	0	11,376	0	10,970	0	116,364	0	2,721	0	5,389	0	704	0	33,713	0	0	0	220,463	0	220,463
19	2038	200,342	8,549,106	64,109	2,281,993		37,552	0	1,673	0	11,376	0	10,970	0	116,364	0	2,721	0	5,389	0	704	0	33,713	0	0	0	220,463	0	220,463
20	2039	200,342	8,720,088	64,109	2,327,633		38,282	0	1,705	0	11,598	0	11,184	0	118,628	0	2,774	0	5,494	0	718	0	34,369	0	0	0	224,752	0	224,752
21	2040	200,342	8,720,088	64,109	2,327,633		38,282	0	1,705	0	11,598	0	11,184	0	118,628	0	2,774	0	5,494	0	718	0	34,369	0	0	0	224,752	0	224,752
22	2041	200,342	8,894,490	64,109	2,374,186		39,027	0	1,739	0	11,823	0	11,401	0	120,937	0	2,828	0	5,601	0	731	0	35,038	0	0	0	229,127	0	229,127
23	2042	200,342	8,894,490	64,109	2,374,186		39,027	0	1,739	0	11,823	0	11,401	0	120,937	0	2,828	0	5,601	0	731	0	35,038	0	0	0	229,127	0	229,127
24	2043	200,342	9,072,380	64,109	2,421,670		39,787	0	1,772	0	12,054	0	11,624	0	123,292	0	2,884	0	5,710	0	746	0	35,721	0	0	0	233,589	0	233,589
25	2044	200,342	9,072,380	64,109	2,421,670		39,787	0	1,772	0	12,054	0	11,624	0	123,292	0	2,884	0	5,710	0	746	0	35,721	0	0	0	233,589	0	233,589
					Total Taxes & PILOTs:		554,664	(0)	24,708	(0)	168,035	(1)	162,040	(0)	1,718,780	(0)	40,198	0	79,599	(0)	10,396	(0)	497,971	(0)	0	0	**$3,256,391**	**($2)**	**$3,256,390**

Front Street and 435 Redevelopment Corporation - Chapter 353 Tax Impact Analysis
(Taxes to Taxing Districts - Project without Chapter 353 Abatement under 8th Plan Amendmnet)

Cal Year	FMV Land	FMV Improvements	AV Land	AV Improvements	District Levy	City 1.6006%	Workshop 0.0713%	County 0.4849%	Library 0.4676%	School 4.9599%	Mental 0.1160%	College 0.2297%	State 0.0300%	M&MR 1.4370%	Road 0.0000%	**Total Taxes**
2018	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2019	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2020	200,342	3,066,246	64,109	981,199		16,731	745	5,069	4,888	51,846	1,213	2,401	314	15,021	0	98,228
2021	200,342	3,096,908	64,109	991,011		16,888	752	5,116	4,934	52,333	1,224	2,424	317	15,162	0	99,150
2022	200,342	5,286,724	64,109	1,691,752		28,104	1,252	8,514	8,210	87,089	2,037	4,033	527	25,232	0	164,998
2023	200,342	5,339,591	64,109	1,708,669		28,375	1,264	8,596	8,290	87,928	2,056	4,072	532	25,475	0	166,588
2024	200,342	7,516,199	64,109	2,405,184		39,524	1,761	11,974	11,546	122,474	2,864	5,672	741	35,484	0	232,039
2025	200,342	7,591,361	64,109	2,429,236		39,908	1,778	12,090	11,659	123,667	2,892	5,727	748	35,829	0	234,300
2026	200,342	7,591,361	64,109	2,429,236		39,908	1,778	12,090	11,659	123,667	2,892	5,727	748	35,829	0	234,300
2027	200,342	7,743,189	64,109	2,477,820		40,686	1,812	12,326	11,886	126,077	2,949	5,839	763	36,528	0	238,865
2028	200,342	7,743,189	64,109	2,477,820		40,686	1,812	12,326	11,886	126,077	2,949	5,839	763	36,528	0	238,865
2029	200,342	7,898,052	64,109	2,527,377		41,479	1,848	12,566	12,118	128,535	3,006	5,953	777	37,240	0	243,522
2030	200,342	7,898,052	64,109	2,527,377		41,479	1,848	12,566	12,118	128,535	3,006	5,953	777	37,240	0	243,522
2031	200,342	8,056,013	64,109	2,577,924		42,288	1,884	12,811	12,354	131,042	3,065	6,069	793	37,966	0	248,272
2032	200,342	8,056,013	64,109	2,577,924		42,288	1,884	12,811	12,354	131,042	3,065	6,069	793	37,966	0	248,272
2033	200,342	8,217,134	64,109	2,629,483		43,114	1,921	13,061	12,595	133,599	3,125	6,187	808	38,707	0	253,117
2034	200,342	8,217,134	64,109	2,629,483		43,114	1,921	13,061	12,595	133,599	3,125	6,187	808	38,707	0	253,117
2035	200,342	8,381,476	64,109	2,682,072		43,955	1,958	13,316	12,841	136,208	3,186	6,308	824	39,463	0	258,059
2036	200,342	8,381,476	64,109	2,682,072		43,955	1,958	13,316	12,841	136,208	3,186	6,308	824	39,463	0	258,059
2037	200,342	8,549,106	64,109	2,735,714		44,814	1,996	13,576	13,092	138,868	3,248	6,431	840	40,233	0	263,099
2038	200,342	8,549,106	64,109	2,735,714		44,814	1,996	13,576	13,092	138,868	3,248	6,431	840	40,233	0	263,099
2039	200,342	8,720,088	64,109	2,790,428		45,690	2,035	13,842	13,348	141,582	3,311	6,557	856	41,020	0	268,241
2040	200,342	8,720,088	64,109	2,790,428		45,690	2,035	13,842	13,348	141,582	3,311	6,557	856	41,020	0	268,241
2041	200,342	8,894,490	64,109	2,846,237		46,583	2,075	14,112	13,609	144,350	3,376	6,685	873	41,822	0	273,485
2042	200,342	8,894,490	64,109	2,846,237		46,583	2,075	14,112	13,609	144,350	3,376	6,685	873	41,822	0	273,485
2043	200,342	9,072,380	65,392	2,903,161		47,515	2,117	14,395	13,881	147,237	3,444	6,819	891	42,658	0	278,955
2044	200,342	9,072,380	65,392	2,903,161		47,515	2,117	14,395	13,881	147,237	3,444	6,819	891	42,658	0	278,955
				Total Taxes:		1,003,740	44,712	304,082	293,233	3,110,365	72,744	144,045	18,813	901,146	0	**$5,892,881**

Notes

1. Phase IVb improvements constructd in 2020. 72,600 sq ft bldg at $41.40 psf (2017 costs) grown by 1% per year until 2020.
2. Phase IVc improvements constructd in 2022. 50,827 sq ft bldg at $41.40 psf (2017 costs) grown by 1% per year until 2022.
3. Phase IVf improvements constructd in 2024. 49,525 sq ft bldg at $41.40 psf (2017 costs) grown by 1% per year until 2024.

Front Street and 435 Redevelopment Corporation - Chapter 353 Tax Impact Analysis
(Taxes to Taxing Districts - No Project)

Cal Year	FMV Land	FMV Improvements	AV Land	AV Improvements	District Levy	City 1.6006%	Workshop 0.0713%	County 0.4849%	Library 0.4676%	School 4.9599%	Mental 0.1160%	College 0.2297%	State 0.0300%	M&MR 1.4370%	Road 0.0000%	Total Taxes
2018	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2019	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2020	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2021	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2022	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2023	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2024	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2025	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2026	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2027	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2028	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2029	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2030	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2031	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2032	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2033	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2034	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2035	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2036	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2037	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2038	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2039	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2040	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2041	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2042	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2043	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2044	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
				Total Taxes:		27,706	1,234	8,393	8,094	85,854	2,008	3,976	519	24,874	0	**162,658**

Notes

1. Although there may be some nominal change to the Land's FMV, we have held the value constant for purposes of this projection.