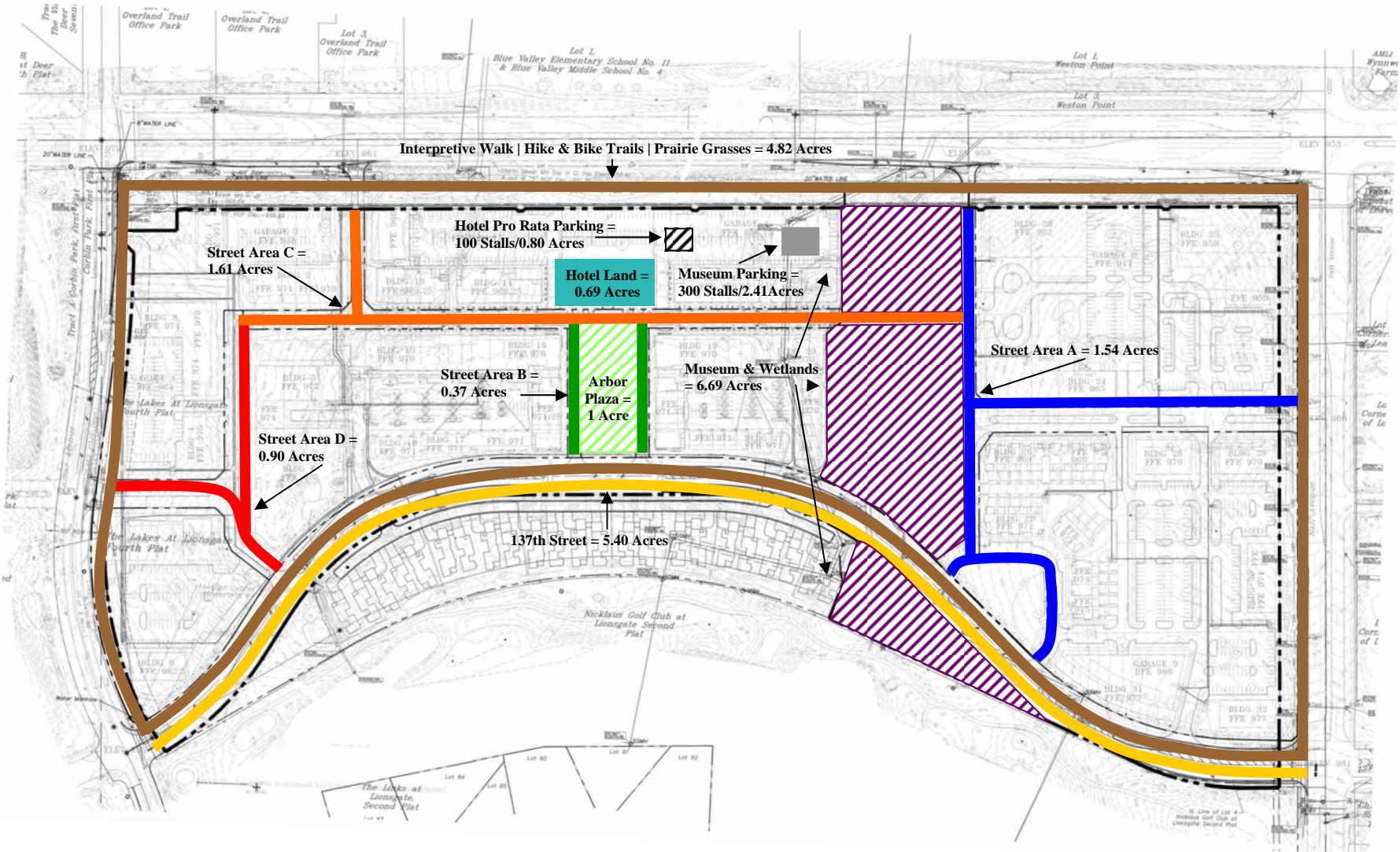


EXHIBIT I
ALLOCATION OF COSTS



- █ Street Area A = 1.54 Acres
- █ Street Area B = 0.37 Acres
- █ Street Area C = 1.61 Acres
- █ Street Area D = 0.90 Acres
- ▨ Museum & Wetlands = 6.69 Acres
- █ 137th Street = 5.40 Acres
- ▨ Arbor Plaza = 1.00 Acre
- █ Interpretive Walk | Hike & Bike Trails | Prairie Grasses = 4.82 Acres
- ▨ Museum Parking = 300 Stalls/2.41 Acres
- ▨ Hotel Pro Rata Parking = 100 Stalls/0.80 Acres
- █ Hotel Land = 0.69 Acres

- Property Line
- Proposed Concrete Curb & Gutter
- Proposed Concrete
- 784 Finish Grade Contours
- 930 Finish Grade Contours
- Proposed Private Storm Sewer
- Proposed Public Storm Sewer
- Proposed Sanitary Sewer

August 16, 2007



OVERALL
GRADING/UTILITY
PLAN

1"=100'-0"

EX.A



Explanation of Star Bond Eligible Costs:

For the purposes of determining the Star Bond Eligible Costs, certain features which are directly associated with the destination attractions are 100% allocated to destination attractions. This allocation is used both to identify costs which are 100% eligible for Star Bond financing, and to determine the proportion (“Net Allocation Percentage”) of “destination” to “non-destination” components of the project. Certain features are 20% allocated to the destination components based upon the percentage of Star Bond Eligible Costs to total costs of the project. This 20% allocation is also used both to identify costs which are 20% eligible for Star Bond financing, and to determine the Net Allocation Percentage.

Finally, certain “project costs” authorized for Star Bond financing under the Act and not otherwise allocated, (“General Project Costs”) are proportionately allocated between the destination and non-destination aspects of the project, by applying the Net Allocation Percentage to such costs.

The costs of the destination components which are 100% Star Bond Eligible, the costs of certain components which are 20% Star Bond Eligible, and the Net Allocation Percentage of the General Project Costs, are then added together to arrive at a total Star Bond Eligible Cost.

The following explanations are broken down into two major parts: *First*, Area Allocations and Net Allocation Percentage of General Project Costs, and *Second*, Cost Explanations.

AREA ALLOCATIONS

The following narrative tracks to the enclosed color-coded Prairiefire Site Plan as well as the enclosed numeric breakdown of the following Area Allocations

Destination Attractions

- **Museum Facility and Wetlands:** 6.69 acres is allocated 100% due to the nature of the improvements and as key elements of the destination attractions.
- **Interpretive Walk/Prairie Gardens/Hike & Bike Trail:** 4.82 acres is allocated 100% because these features are unique to the Museum and Wetlands experience, and are a celebration of the Kansas Prairie and Kansas heritage, and are key elements of the destination attractions.
- **Parking for the Museum:** 2.41 acres is allocated 100% because the 300 stalls are directly allocated to support the Museum Facility. The land allocation of 2.41 acres was derived by multiplying 300 stalls by an average area of 350 square feet per stall.
- **Hotel:** .14 acres is allocated. This is 20% of .69 acres of land occupied by the Hotel. As the Hotel is a vital use for Museum guests but will also have other non-Museum guests, the allocation is 20%.
- **Parking for Hotel:** 0.16 acres is allocated. This is 20% of .80 acres based on 100 stalls for the Hotel. The hotel garage parking land allocation of .80 acres was derived by multiplying 100 stalls by an average area of 350 square feet per stall.

- **Arbor Plaza Land:** 1 acre is allocated 100% for purposes of determining the Net Allocation Percentage because this public plaza/arcade area is a key element of the destination attractions. This Plaza is an extension of the Wetlands and Prairie Gardens, and will feature a Sunflower Garden and Butterfly Garden, sculpture art, audio art and festival areas as well as a display of the AMNH's Science Bulletins (via live video downloaded to high definition screens in the Arbor Plaza).
- **Parking for Arbor Plaza, Trails, Wetlands and Gardens:** 2.62 acres is allocated. This is 100% of the land required based on 328 parking spaces @ 350 s.f. per stall, attributable to these destination attractions. Prairiefire is a 56 acre destination project with attractions present throughout the 56 acres. Visitors to the project will have convenient access and parking in Prairiefire. Since the Interpretive Trail circles the entire site there are access points in several locations throughout the project. Visitors can park to the west, the east, or the north to enter the Interpretive Trail. As access and parking are often critical issues to visitors of destination attractions, there will be some parking utilized in these areas to access the Trail. One of the purposes of a mixed use project, is to park and then walk for retail, services, amenities, and attractions.
- Based on an annual visitor count of 400,000 (using the Deanna Rose Farmstead annual attendance of 400,000 and estimated attendance at the Overland Park Soccer Fields of 150,000), a total of 328 parking spaces will be needed. This is calculated by assuming that on average, each car transports 2 people and that there are 305 visit-appropriate days per year and an average visit of 4 hours, of an 8 hour day, the resulting parking requirement is the resulting parking need is 328 stalls for these destination components.

Street Improvements:

The streets within Prairiefire are vital for ingress and egress throughout the development. The project's destination attractions are spread throughout and these roads are needed to support these destinations. However, since these streets may be used by non-destination attraction visitors as well, a partial allocation of the area necessary for these street improvements is allocated as described below.

- **137th Street:** Requires 5.40 acres, with 25% of this acreage (1.35 acres) being allocated to the project. This street is a major arterial road necessary for ingress & egress to the Museum Facility. 137th Street also spans a portion of the Wetlands and such span is vital to the establishment and preservation of the Wetlands.
- **Internal Public Street A:** Requires 1.54 acres, with 50% of this acreage (.77 acres) being allocated to the destination components of the project. This street is adjacent to and necessary to provide north/south as well as east/west direct access to the Museum Facility.
- **Internal Public Street B:** Requires 0.37 acres with 4.73% of this acreage (.02 acres) being allocated to the destination components based on the fact that this street surrounds the Arbor Plaza Destination.
- **Internal Public Street C:** Requires 1.61 acres with 4.97% of this acreage (2.22 acres) being allocated to the destination components of the project based on the fact that this street provides internal east/west circulation among the destinations.

Future Retail Destination Attractions:

- A total of 6.70 acres has been identified for Retail Destination Attractions (4.46 acres) and supporting parking (2.24 acres), with 100% of this acreage being allocated to the project, assuming that these Retail Destinations are approved by the Secretary of Commerce.

Prairiefire is in the process of securing destination retail attractions which will be unique destinations unto themselves and which will complement the museum and other natural destination attractions outlined in the plan. Prairiefire will have no less than four (4) specialty restaurants which are unique to the area and/or represent one-of-a-kind chef-driven concepts, three (3) distinctive boutiques and two

(2) collector/entertainment related retailers. These destination retailer are anticipated to be comprised of 2, 10,000 sf users and 2, 1.5 acre users and 1, 1 acre user, totaling 4.46 total acres. In addition, a total of 280 parking spaces are anticipated to be required to support these retail destination attractions, consisting of 2.24 acres.

NET ALLOCATION PERCENTAGE

The Net Allocation Percentage for “General Project Costs”, based upon the above allocations, is calculated as follows:

Land Area for Non Retail Destination Attractions	17.81
Land Area for Street Infrastructure to support Destination Attractions	2.22
Subtotal – Land Area for STAR Bond Project	20.06
Total Prairiefire land Area	55.96
Allocation percentage (20.06 ÷ 55.96):	35.84%

Land Area for Non Retail Destination Attractions	17.81
Land Area for Street Infrastructure to support Destination Attractions	2.22
Land Area for Future Retail Destination Attractions	6.70
Subtotal – Land Area for STAR Bond Project	26.75
Total Prairiefire land Area	55.96
Allocation percentage (20.06 ÷ 55.96):	47.81%

Cost Explanations:

American Museum of Natural History Exhibits (AMNH) at Prairiefire Cultural Museum
Development Costs, except as specifically noted, are allocated at 100% of estimated cost.

The following Cost Explanations tie to the enclosed Cost Estimates spreadsheet.

Land Acquisition is based on the as-Is value of the land as of June 2007, per the Bank of America appraisal.

Legal & Related is based on costs incurred to date and sponsor experience.

Commissions for AMNH have NO allocation in regard to Star Bond Eligible Costs.

Media Events & Grand Opening have NO allocation in regard to Star Bond Eligible Costs.

Architectural & Engineering costs are based on preliminary bids received by BNIM & RMT and their sub-consultants.

Building Construction costs are based on information supplied by McCown Gordon Construction and historical data from like facilities.

Discovery Room costs represent construction costs of that portion of the museum and are allocated at Intellectual property and personal property components of the Discovery Room are not allocated. The total estimated costs of the Discovery Room have been provided by AMNH and their consultants.

Permanent Content costs are for intellectual property and personal property that will be on continuous display and have NO allocation to Star Bond Eligible Costs.

Site Work, at-grade parking and Landscape are based on estimates from McCown Gordon Construction, Olsson Associates Engineering and sponsor experience.

Wetlands, Interpretive Walk, Hike & Bike, & Prairie Garden costs have all been located at 100%.

Wetlands Area Land cost is based on the as-Is value of the land as of June 2007, per the Bank of America appraisal.

Wetlands Mitigation costs are the actual costs incurred to obtain U.S. Corp. of Engineers approval to mitigate the Wetlands area and purchase other off-site credits.

Timber Bridge costs are the McCown Gordon Construction estimated costs to install the Timber Bridge and its accessories. This Bridge not only provides a unique architecture for the Wetlands but is also necessary to connect the Museum & Wetlands to the western half of Prairiefire.

Interpretive Walk/Hike & Bike Construction costs are the as estimated by McCown Gordon Construction to construct the walking path, prairie gardens and their accessories on the perimeter of Prairiefire.

Interpretive Walk/Hike & Bike Land cost is based on the as-Is value of the land as of June 2007, per the Bank of America appraisal.

Landscape for Wetlands, Interpretive Walk, Hike & Bike, & Prairie Garden costs are estimated by Rose Hill Gardens and McCown Gordon Construction. This area of Prairiefire will not only be a celebration of the Kansas prairie but will also be an area of learning for students and the general public.

Arbor Plaza costs have been allocated at the Net Allocation Percentage of 100%.

Arbor Plaza Construction & Landscape costs are based on estimates from McCown Gordon Construction. The allocation is based on the this area being an active public area that will not only aid in creating the atmosphere of Prairiefire, but will also be available to AMNH for special events. Likewise, via the Science Bulletins of AMNH, screens and other media will be posted in the Arbor Plaza & other areas of Prairiefire to educate and advertise to the public about AMNH, its exhibits and other events at the Museum.

Arbor Plaza Land cost is based on the as-Is value of the land as of June 2007, per the Bank of America appraisal.

Signature Hotel land and structured parking costs have been allocated at 20% as the Hotel is a vital use for Museum guests but will also have other non-Museum guests. 20% is based upon the approximate percentage of Star Bond Eligible Costs to total project costs.

Signature Hotel Land cost is based on the as-Is value of the land as of June 2007, per the Bank of America appraisal.

Structured Parking for Museum visitors & Hotel guests have various allocations as described below. All parking costs are based on estimates from McCown Gordon Construction.

Museum Structured Parking costs are allocated at 100%.

Hotel Structured Parking costs are allocated at 20% per all Hotel allocations.

Parking Garage Security & Monitoring costs have been allocated based on the Net Allocation Percentage as such items are integral for the safety of Museum and Prairiefire patrons.

Internal Drives & Related Costs are based on estimates from McCown Gordon Construction and have been allocated as detailed below.

All Land costs detailed in this section are based on the as-Is value of the land as of June 2007, per the Bank of America appraisal.

Drive I Improvements costs are for a future turn lane from Lamar Avenue into Prairiefire and these costs have been allocated estimated by O'Donnell & Sons Construction and Olsson & Associates and allocated based on the at the Net Allocation Percentage.

Structured Parking for Core Village costs exclude the parking costs noted above for the Museum and the Hotel. The costs in this line item are per McCown Gordon Construction and have been allocated via the Net Allocation Percentage as this parking structure is an integral piece of Prairiefire that will provide patrons of all kinds with easily accessible parking.

Fill Dirt, Grading & Site Prep costs are per McCown Gordon and due to the necessity of these costs for the overall project and the Museum; these costs have been allocated at the Net Allocation Percentage.

Street Traffic Signals for 137th Street costs have been estimated by Olsson & Associates and have been allocated at the Net Allocation Percentage.

KCPL Overhead Line Burial costs are per KCPL estimates and have been allocated at the Net Allocation Percentage due to their importance for not only the Museum but the overall project as well.

Architectural & Engineering costs in this line item are actual costs incurred for the initial land planning and infrastructure work. This work is vital to the overall development and has been allocated at the Net Allocation Percentage.

Unspecified OP Fees for Transportation are fees imposed by Overland Park for road improvements outside of Prairiefire that are necessary due to the increased traffic that will be created by the project. As the Museum will be a large traffic generator, these costs have been allocated at the Net Allocation Percentage.

Prairiefire Signage are estimated costs for the establishment of sign branding thru-out Prairiefire. These signs will not only aid in directing traffic but will also establish the identity of Prairiefire that will in-turn strengthen the marketing of the Museum.

Plat Taxes are excise-type taxes imposed by Overland Park. The taxes for the **Museum, Wetlands, Interpretive Walk/Hike & Bike Trail/Prairie Gardens, 137th Street, Arbor Plaza and Street A** have all been allocated at the Net Allocation Percentage

Legal & Zoning costs are actual costs incurred for the initial project zoning and planning and as such costs deal with the entire project, they have been allocated at the Net Allocation Percentage.

OP Ramp Fees are similar to the Unspecified OP Fees for Transportation and are fees imposed by the City of Overland Park on the entire development and as such have been allocated at the Net Allocation Percentage.

Core Village Development costs are based on estimates from McCown Gordon Construction and other than as detailed below have NO allocation to Star Bond Eligible Costs.

Legal & Zoning costs are projected costs for the Core Village development and planning and as such costs deal with the entire project, they have been allocated at the Net Allocation Percentage.

Plat Taxes for the Core Village has been allocated at the Net Allocation Percentage as the Core Village is an integral part of the entire project.

Public Infrastructure-Remainder of Prairiefire costs have been estimated by McCown Gordon Construction and O'Donnell & Sons and represent public improvements that will enable the development of the remaining land area and floor area of Prairiefire. As such added development is critical for the repayment of all bond proceeds, such costs have been allocated at the Net Allocation Percentage.

Vertical Building Construction-Remainder of Prairiefire costs are required to complete the development as estimated by the sponsor based on the previous estimates referenced herein.

Land-Balance of Prairiefire is based on the as-Is value of the land as of June 2007, per the Bank of America appraisal. This land cost is allocated at the Net Allocation Percentage as the entire Prairiefire land parcel had to be purchased as a whole.

Construction Costs have NO allocation to Star Bond Eligible Costs.

Interest Carry and Contingency are for the overall development and have been allocated based on eligible STAR Bond costs in proportion to the total project cost

Developer Overhead has NO allocation to Star Bond Eligible Costs.

**STAR BOND ELIGIBLE COSTS - ALLOCATION
NO RETAIL DESTINATION
PARKING ALLOCATION FOR RETAIL AND OTHER DESTINATIONS BASED ON ACREAGE FOR SPACES**

		Land Area (Acres)	Allocation	Total Area Allocated (Acres)
DESTINATION ATTRACTIONS - Museum, Wetlands, Gardens, Trails				
Museum, Wetlands (includes employee parking)		6.69	100.00%	6.69
Hike/Bike Trail for Wetlands		4.82	100.00%	4.82
Parking Garage for Museum	300 spaces	2.41	100.00%	2.41
Parking Garage for Hotel	100 spaces	0.80	20.00%	0.16
Parking for Arbor Plaza, Trails, Wetlands ¹	328 spaces	2.62	100.00%	2.62
Hotel		0.69	20.00%	0.14
Arbor Plaza		1.00	100.00%	1.00
Subtotal Destination Attractions		19.03		17.84

INFRASTRUCTURE FOR DESTINATION ATTRACTIONS

(The following streets are integral to ingress and egress in Prairiefire and to provide access to the

137th Street	Provides need east west access		5.40	25.00%	1.35
Internal Streets	Provides the direct access to the museum	Street A	1.54	50.00%	0.77
	Surrounds the Arbor Plaza Destination	Street B	0.37	4.73%	0.02
	Provides internal east/west circulation	Street C	1.61	4.97%	0.08
	Provides western access	Street D	0.90	0.00%	-
Subtotal - Infrastructure for Destination Attractions			9.82		2.22

PRAIRIEFIRE RESIDENTIAL & COMMERCIAL

Residential & Commercial Development			22.65	0.00%	-
Destination Retail Attraction 1			0.23	0.00%	-
Destination Retail Attraction 2			0.23	0.00%	-
Destination Retail Attraction 3			1.50	0.00%	-
Destination Retail Attraction 4			1.50	0.00%	-
Destination Retail Attraction 5			1.00	0.00%	-
Parking for Retail Destinations	280 spaces		-	0.00%	-
Subtotal Residential & Commercial			27.11		-

STAR Bond Allocation applied to Infrastructure Costs	55.96	35.84%	20.06
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DETAILED PROJECT COST ESTIMATE
UPDATED COSTS BASED ON REVISED ALLOCATIONS **ASSUMES NO RETAIL DESTINATIONS**

Costs Estimates-Prairiefire	s.f	Per s.f. cost	COST	Allocation factor for Star Bonds	STAR BOND Allocation	Remaining Amounts to be Funded	TDD Proceeds	Privately Funded (Debt & Equity)
AMNH Development								
Land Acquisition-AMNH Exhibits/Museum & surface parking	30,000	\$7.53	\$225,900	100.00%	\$225,900	\$0	\$0	\$0
Legal & Related-AMNH	30,000	\$10.00	\$300,000	100.00%	\$300,000	\$0	\$0	\$0
Commissions for AMNH			\$250,000	0.00%	\$0	\$250,000	\$0	\$250,000
Media & Events-pre development & Grand Opening-AMNH	30,000	\$15.00	\$450,000	0.00%	\$0	\$450,000	\$0	\$450,000
Architect & Engineering - AMNH	30,000	\$25.00	\$1,451,000	100.00%	\$1,451,000	\$0	\$0	\$0
Design/Environmental Consulting			\$350,000	100.00%	\$350,000	\$0	\$0	\$0
Permanent Signage			\$75,000	100.00%	\$75,000	\$0	\$0	\$0
Building Construction-AMNH	30,000	\$500.00	\$15,000,000	100.00%	\$15,000,000	\$0	\$0	\$0
Discovery Room (permanent Improvements/construction)			\$680,000	100.00%	\$680,000	\$0	\$0	\$0
Permanent Content-Lobby-AMNH			\$500,000	0.00%	\$0	\$500,000	\$0	\$500,000
Site Work, public parking & landscape-AMNH	45,000	\$35.00	\$1,575,000	100.00%	\$1,575,000	\$0	\$0	\$0
Subtotal			\$20,856,900		\$19,656,900	\$1,200,000	\$0	\$1,200,000
Wetlands & Hike/Bike Trail Educational Areas & Related Landscape								
Wetlands Area Land Costs	246,416	\$7.53	\$1,855,515	100.00%	\$1,855,515	\$0	\$0	\$0
Wetlands & mitigation Costs			\$250,000	100.00%	\$250,000	\$0	\$0	\$0
Timber Bridge & Related work			\$2,527,392	100.00%	\$2,527,392	\$0	\$0	\$0
Hike & Bike Trail Construction			\$500,000	100.00%	\$500,000	\$0	\$0	\$0
Hike & Bike Trail Land	209,959	\$7.53	\$1,580,993	100.00%	\$1,580,993	\$0	\$0	\$0
Landscape for Wetlands & Hike/Bike			\$2,497,569	100.00%	\$2,497,569	\$0	\$0	\$0
Subtotal			\$9,211,469		\$9,211,469	\$0	\$0	\$0
Arbor Plaza								
Arbor Plaza Construction & Landscape			\$1,561,350	100.00%	\$1,561,350	\$0	\$0	\$0
Arbor Plaza Design			\$250,000	100.00%	\$250,000	\$0	\$0	\$0
Arbor Plaza Land	43,560	\$7.53	\$328,007	100.00%	\$328,007	\$0	\$0	\$0
Subtotal			\$2,139,357		\$2,139,357	\$0	\$0	\$0
Signature Hotel								
Hotel Land/FAR & Infrastructure	20,000	\$7.53	\$150,600	20.00%	\$30,120	\$120,480	\$0	\$120,480
Subtotal			\$150,600		\$30,120	\$120,480	\$0	\$120,480
Structured Parking for Museum & Hotel Uses								
Museum Use	300	\$16,000.00	\$4,800,000	100.00%	\$4,800,000	\$0	\$0	\$0
Hotel Use	100	\$16,000.00	\$1,600,000	20.00%	\$320,000	\$1,280,000	\$1,280,000	\$0
Parking Garage Security Systems & Parking Monitoring			\$1,000,000	35.84%	\$358,396	\$641,604	\$641,604	\$0
Subtotal			\$7,400,000		\$5,478,396	\$1,921,604	\$1,921,604	\$0
Access Roads & Internal Drives & Related								
Drive A Land	67,082	\$7.53	\$505,130	35.84%	\$181,037	\$324,094	\$0	\$324,094
Drive B Land	16,117	\$7.53	\$121,363	35.84%	\$43,496	\$77,867	\$0	\$77,867
Drive C Land	70,132	\$7.53	\$528,091	35.84%	\$189,266	\$338,825	\$0	\$338,825
Drive D Land	39,204	\$7.53	\$295,206	35.84%	\$105,801	\$189,405	\$0	\$189,405
137th Street Land	235,224	\$7.53	\$1,771,237	35.84%	\$634,804	\$1,136,433	\$0	\$1,136,433
Drive A Construction Costs	67,082	\$15.42	\$1,034,440	35.84%	\$370,739	\$663,701	\$0	\$663,701
Drive B Construction Costs	16,117	\$15.68	\$252,798	35.84%	\$90,602	\$162,196	\$0	\$162,196
Drive C Construction Costs	70,132	\$25.33	\$1,776,093	35.84%	\$636,544	\$1,139,549	\$0	\$1,139,549
Drive D Construction Costs	39,204	\$12.16	\$476,914	35.84%	\$170,924	\$305,990	\$0	\$305,990
137th Street Construction Costs	235,224	\$11.05	\$2,600,000	35.84%	\$931,829	\$1,668,171	\$0	\$1,668,171
Drive 1 Improvements (turn lane not completed w/ 137th Street)			\$125,000	35.84%	\$44,799	\$80,201	\$0	\$80,201
Structured Parking for Core Village (ex Museum & Hotel)	772	\$16,000.00	\$12,352,000	35.84%	\$4,426,905	\$7,925,095	\$4,000,000	\$3,925,095
Fill Dirt, Grading & Total Site Prep			\$7,187,637	35.84%	\$2,576,019	\$4,611,618	\$0	\$4,611,618

DETAILED PROJECT COST ESTIMATE
UPDATED COSTS BASED ON REVISED ALLOCATIONS **ASSUMES NO RETAIL DESTINATIONS**

Costs Estimates-Prairiefire	s.f	Per s.f. cost	COST	Allocation factor for Star Bonds	STAR BOND Allocation	Remaining Amounts to be Funded	TDD Proceeds	Privately Funded (Debt & Equity)
Street Traffic Signals 137th			\$300,000	35.84%	\$107,519	\$192,481	\$0	\$192,481
KCPL Power Line & Cable TV Burial			\$1,400,000	35.84%	\$501,754	\$898,246	\$0	\$898,246
Architectural & Engineering & Traffic			\$1,500,000	35.84%	\$537,594	\$962,406	\$0	\$962,406
Unspecified OP fees for transportation			\$614,303	35.84%	\$220,164	\$394,139	\$0	\$394,139
Prairiefire Signage			\$500,000	35.84%	\$179,198	\$320,802	\$0	\$320,802
Plat Taxes Museum/Wetland	291,416	\$0.22	\$62,655	35.84%	\$22,455	\$40,199	\$0	\$40,199
Plat Taxes Hike Bike	209,959	\$0.22	\$45,141	35.84%	\$16,178	\$28,963	\$0	\$28,963
Plat Taxes 137th Street	235,224	\$0.22	\$50,573	35.84%	\$18,125	\$32,448	\$0	\$32,448
Plat Tax Road A	67,082	\$0.22	\$14,423	35.84%	\$5,169	\$9,254	\$0	\$9,254
Plat Tax Road B	16,117	\$0.22	\$3,465	35.84%	\$1,242	\$2,223	\$0	\$2,223
Plat Tax Road C	70,132	\$0.22	\$15,078	35.84%	\$5,404	\$9,674	\$0	\$9,674
Plat Tax Road D	39,204	\$0.22	\$8,429	35.84%	\$3,021	\$5,408	\$0	\$5,408
Plat Tax Hotel	30,000	\$0.22	\$6,450	35.84%	\$2,312	\$4,138	\$0	\$4,138
Plat Tax Arbor Plaza	43,560	\$0.22	\$9,365	35.84%	\$3,357	\$6,009	\$0	\$6,009
Legal & Zoning			\$250,000	35.84%	\$89,599	\$160,401	\$0	\$160,401
OP Ramp Fees & Other related fees			\$822,336	35.84%	\$294,722	\$527,614	\$0	\$527,614
Subtotal			\$34,628,127		\$12,410,574	\$22,217,553	\$4,000,000	\$18,217,553
Core Village Development								
Retail Floor Area Land			\$4,687,217	0.00%	\$0	\$4,687,217	\$0	\$4,687,217
Office Floor Area Land		incl. above	\$0	0.00%	\$0	\$0	\$0	\$0
Multifamily Floor Area Land		incl. above	\$0	0.00%	\$0	\$0	\$0	\$0
Parcel 10a Retail Shell			\$1,963,710	0.00%	\$0	\$1,963,710	\$0	\$1,963,710
Parcels 10b & 11 Retail Shell			\$3,174,000	0.00%	\$0	\$3,174,000	\$0	\$3,174,000
Parcels 13 & 14 Retail Shell			\$2,967,404	0.00%	\$0	\$2,967,404	\$0	\$2,967,404
Parcels 15 & 16 Retail Shell			\$4,032,553	0.00%	\$0	\$4,032,553	\$0	\$4,032,553
Parcels 19 & 20 Retail Shell			\$3,365,819	0.00%	\$0	\$3,365,819	\$0	\$3,365,819
Parcels 10b & 11 Office Shell			\$6,574,285	0.00%	\$0	\$6,574,285	\$0	\$6,574,285
Parcels 13 & 14 Office Shell			\$5,598,120	0.00%	\$0	\$5,598,120	\$0	\$5,598,120
Parcels 15 & 16 Multifamily (units)			\$8,580,000	0.00%	\$0	\$8,580,000	\$0	\$8,580,000
Parcels 19 & 20 Multifamily (units)			\$8,580,000	0.00%	\$0	\$8,580,000	\$0	\$8,580,000
Retail Tenant Improvements			\$9,479,050	0.00%	\$0	\$9,479,050	\$0	\$9,479,050
Retail Tenant Excess TI			\$2,500,000	0.00%	\$0	\$2,500,000	\$0	\$2,500,000
Office Tenant Improvements			\$4,649,800	0.00%	\$0	\$4,649,800	\$0	\$4,649,800
Legal & Accounting			\$500,000	0.00%	\$0	\$500,000	\$0	\$500,000
A & E			\$4,500,000	0.00%	\$0	\$4,500,000	\$0	\$4,500,000
A & E Reimb. & A&E Contingency			\$500,000	0.00%	\$0	\$500,000	\$0	\$500,000
Testing & Inspections			\$150,000	0.00%	\$0	\$150,000	\$0	\$150,000
Leasing Commissions Office			\$813,715	0.00%	\$0	\$813,715	\$0	\$813,715
Leasing Commissions Retail			\$1,895,810	0.00%	\$0	\$1,895,810	\$0	\$1,895,810
Construction Consultants & Site Consultants			\$300,000	0.00%	\$0	\$300,000	\$0	\$300,000
Contingency			\$500,000	0.00%	\$0	\$500,000	\$0	\$500,000
Taxes & Insurance			\$250,000	0.00%	\$0	\$250,000	\$0	\$250,000
Marketing			\$500,000	0.00%	\$0	\$500,000	\$0	\$500,000
Bank & Other Closing Fees			\$1,000,000	0.00%	\$0	\$1,000,000	\$0	\$1,000,000
Core Village Art Program			\$1,500,000	0.00%	\$0	\$1,500,000	\$0	\$1,500,000
Core Village Landscape			\$919,000	0.00%	\$0	\$919,000	\$0	\$919,000
Zoning & Legal			\$500,000	0.00%	\$0	\$500,000	\$0	\$500,000
Plat Tax Core			\$133,832	0.00%	\$0	\$133,832	\$0	\$133,832
TDD Int Reserve & Issuance Costs			\$1,400,000	0.00%	\$0	\$1,400,000	\$1,400,000	\$0
Subtotal			\$81,514,315		\$0	\$81,514,315	\$1,400,000	\$80,114,315

DETAILED PROJECT COST ESTIMATE							ASSUMES NO RETAIL DESTINATIONS	
UPDATED COSTS BASED ON REVISED ALLOCATIONS								
Costs Estimates-Prairiefire	s.f	Per s.f. cost	COST	Allocation factor for Star Bonds	STAR BOND Allocation	Remaining Amounts to be Funded	TDD Proceeds	Privately Funded (Debt & Equity)
Public Infrastructure-Remainder of Prairiefire Site								
Site Work & surface parking (30 acres+-)	1,306,800	\$7.37	\$9,625,000	35.84%	\$3,449,559	\$6,175,441	\$0	\$6,175,441
Parking Garages for public use	1,634	\$18,000.00	\$29,412,000	35.84%	\$10,541,136	\$18,870,864	\$8,078,396	\$10,792,468
Storm Sewer	1,306,800	\$1.91	\$2,500,000	35.84%	\$895,989	\$1,604,011	\$0	\$1,604,011
Other Utility Work	1,306,800	\$11.48	\$15,000,000	35.84%	\$5,375,937	\$9,624,063	\$0	\$9,624,063
Public Parks & Areas	1,306,800	\$1.53	\$2,000,000	35.84%	\$716,792	\$1,283,208	\$0	\$1,283,208
Architectural & Engineering & Traffic	1,306,800	\$1.53	\$2,000,000	35.84%	\$716,792	\$1,283,208	\$0	\$1,283,208
Plat Taxes Remainder	1,306,800	\$0.22	\$280,962	35.84%	\$100,696	\$180,266	\$0	\$180,266
Zoning & Legal	1,306,800	\$0.27	\$350,000	35.84%	\$125,439	\$224,561	\$0	\$224,561
Subtotal			\$61,167,962		\$21,922,339	\$39,245,623	\$8,078,396	\$31,167,227
Vertical/Building Construction-Remainder of Prairiefire Site								
Land-Balance of Prairiefire	1,306,800	\$7.53	\$9,840,204	0.00%	\$0	\$9,840,204	\$0	\$9,840,204
Construction Costs	950,000	\$250.00	\$237,500,000	0.00%	\$0	\$237,500,000	\$0	\$237,500,000
Subtotal			\$247,340,204		\$0	\$247,340,204	\$0	\$247,340,204
SUBTOTAL: COSTS BEFORE FINANCING/OVERHEAD			\$464,408,934		\$70,849,155	\$393,559,779	\$15,400,000	\$378,159,779
Interest Carry			\$50,000,000	12.33%	\$6,163,132	\$43,836,868	\$0	\$43,836,868
Contingency		10.00%	\$46,440,893	10.00%	\$7,084,916	\$39,355,978	\$0	\$39,355,978
Developer Overhead		3.00%	\$13,932,268	0.00%	\$0	\$13,932,268	\$0	\$13,932,268
Subtotal			\$110,373,161		\$13,248,047	\$97,125,114	\$0	\$97,125,114
TOTALS			\$574,782,095		\$84,097,203	\$490,684,893	\$15,400,000	\$475,284,893

**STAR BOND ELIGIBLE COSTS - ALLOCATION
NO RETAIL DESTINATION
PARKING ALLOCATION FOR RETAIL AND OTHER DESTINATIONS BASED ON ACREAGE FOR SPACES**

		Land Area (Acres)	Allocation	Total Area Allocated (Acres)
DESTINATION ATTRACTIONS - Museum, Wetlands, Gardens, Trails				
Museum, Wetlands (includes employee parking)		6.69	100.00%	6.69
Hike/Bike Trail for Wetlands		4.82	100.00%	4.82
Parking Garage for Museum	300 spaces	2.41	100.00%	2.41
Parking Garage for Hotel	100 spaces	0.80	20.00%	0.16
Parking for Arbor Plaza, Trails, Wetlands ¹	328 spaces	2.62	100.00%	2.62
Hotel		0.69	20.00%	0.14
Arbor Plaza		1.00	100.00%	1.00
Subtotal Destination Attractions		19.03		17.84

INFRASTRUCTURE FOR DESTINATION ATTRACTIONS

(The following streets are integral to ingress and egress in Prairiefire and to provide access the attractions, which are distributed throughout the Prairiefire development.)

137th Street	Provides need east west access		5.40	25.00%	1.35
Internal Streets	Provides the direct access to the museum	Street A	1.54	50.00%	0.77
	Surrounds the Arbor Plaza Destination	Street B	0.37	4.73%	0.02
	Provides internal east/west circulation	Street C	1.61	4.97%	0.08
	Provides western access	Street D	0.90	0.00%	-
Subtotal - Infrastructure for Destination Attractions			9.82		2.22

PRAIRIEFIRE RESIDENTIAL & COMMERCIAL

Residential & Commercial Development		20.41	0.00%	-
Destination Retail Attraction 1		0.23	100.00%	0.23
Destination Retail Attraction 2		0.23	100.00%	0.23
Destination Retail Attraction 3		1.50	100.00%	1.50
Destination Retail Attraction 4		1.50	100.00%	1.50
Destination Retail Attraction 5		1.00	100.00%	1.00
Parking for Retail Destinations	280 spaces	2.24	100.00%	2.24
Subtotal Residential & Commercial		27.11		6.70

STAR Bond Allocation applied to Infrastructure Costs	55.96	47.81%	26.75
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DETAILED PROJECT COST ESTIMATE
UPDATED COSTS BASED ON REVISED ALLOCATIONS **ASSUMES RETAIL DESTINATIONS**

Costs Estimates-Prairiefire	s.f	Per s.f. cost	COST	Allocation factor for Star Bonds	STAR BOND Allocation	Remaining Amounts to be Funded	TDD Proceeds	Privately Funded (Debt & Equity)
AMNH Development								
Land Acquisition-AMNH Exhibits/Museum & surface parking	30,000	\$7.53	\$225,900	100.00%	\$225,900	\$0	\$0	\$0
Legal & Related-AMNH	30,000	\$10.00	\$300,000	100.00%	\$300,000	\$0	\$0	\$0
Commissions for AMNH			\$250,000	0.00%	\$0	\$250,000	\$0	\$250,000
Media & Events-pre development & Grand Opening-AMNH	30,000	\$15.00	\$450,000	0.00%	\$0	\$450,000	\$0	\$450,000
Architect & Engineering - AMNH	30,000	\$25.00	\$1,451,000	100.00%	\$1,451,000	\$0	\$0	\$0
Design/Environmental Consulting			\$350,000	100.00%	\$350,000	\$0	\$0	\$0
Permanent Signage			\$75,000	100.00%	\$75,000	\$0	\$0	\$0
Building Construction-AMNH	30,000	\$500.00	\$15,000,000	100.00%	\$15,000,000	\$0	\$0	\$0
Discovery Room (permanent Improvements/construction)			\$680,000	100.00%	\$680,000	\$0	\$0	\$0
Permanent Content-Lobby-AMNH			\$500,000	0.00%	\$0	\$500,000	\$0	\$500,000
Site Work, public parking & landscape-AMNH	45,000	\$35.00	\$1,575,000	100.00%	\$1,575,000	\$0	\$0	\$0
Subtotal			\$20,856,900		\$19,656,900	\$1,200,000	\$0	\$1,200,000
Wetlands & Hike/Bike Trail Educational Areas & Related Landscape								
Wetlands Area Land Costs	246,416	\$7.53	\$1,855,515	100.00%	\$1,855,515	\$0	\$0	\$0
Wetlands & mitigation Costs			\$250,000	100.00%	\$250,000	\$0	\$0	\$0
Timber Bridge & Related work			\$2,527,392	100.00%	\$2,527,392	\$0	\$0	\$0
Hike & Bike Trail Construction			\$500,000	100.00%	\$500,000	\$0	\$0	\$0
Hike & Bike Trail Land	209,959	\$7.53	\$1,580,993	100.00%	\$1,580,993	\$0	\$0	\$0
Landscape for Wetlands & Hike/Bike			\$2,497,569	100.00%	\$2,497,569	\$0	\$0	\$0
Subtotal			\$9,211,469		\$9,211,469	\$0	\$0	\$0
Arbor Plaza								
Arbor Plaza Construction & Landscape			\$1,561,350	100.00%	\$1,561,350	\$0	\$0	\$0
Arbor Plaza Design			\$250,000	100.00%	\$250,000	\$0	\$0	\$0
Arbor Plaza Land	43,560	\$7.53	\$328,007	100.00%	\$328,007	\$0	\$0	\$0
Subtotal			\$2,139,357		\$2,139,357	\$0	\$0	\$0
Signature Hotel								
Hotel Land/FAR & Infrastructure	20,000	\$7.53	\$150,600	20.00%	\$30,120	\$120,480	\$0	\$120,480
Subtotal			\$150,600		\$30,120	\$120,480	\$0	\$120,480
Structured Parking for Museum & Hotel Uses								
Museum Use	300	\$16,000.00	\$4,800,000	100.00%	\$4,800,000	\$0	\$0	\$0
Hotel Use	100	\$16,000.00	\$1,600,000	20.00%	\$320,000	\$1,280,000	\$1,280,000	\$0
Parking Garage Security Systems & Parking Monitoring			\$1,000,000	47.81%	\$478,111	\$521,889	\$521,889	\$0
Subtotal			\$7,400,000		\$5,598,111	\$1,801,889	\$1,801,889	\$0
Access Roads & Internal Drives & Related								
Drive A Land	67,082	\$7.53	\$505,130	47.81%	\$241,508	\$263,622	\$0	\$263,622
Drive B Land	16,117	\$7.53	\$121,363	47.81%	\$58,025	\$63,338	\$0	\$63,338
Drive C Land	70,132	\$7.53	\$528,091	47.81%	\$252,486	\$275,605	\$0	\$275,605
Drive D Land	39,204	\$7.53	\$295,206	47.81%	\$141,141	\$154,065	\$0	\$154,065
137th Street Land	235,224	\$7.53	\$1,771,237	47.81%	\$846,847	\$924,390	\$0	\$924,390
Drive A Construction Costs	67,082	\$15.42	\$1,034,440	47.81%	\$494,577	\$539,863	\$0	\$539,863
Drive B Construction Costs	16,117	\$15.68	\$252,798	47.81%	\$120,865	\$131,933	\$0	\$131,933
Drive C Construction Costs	70,132	\$25.33	\$1,776,093	47.81%	\$849,169	\$926,924	\$0	\$926,924
Drive D Construction Costs	39,204	\$12.16	\$476,914	47.81%	\$228,018	\$248,896	\$0	\$248,896
137th Street Construction Costs	235,224	\$11.05	\$2,600,000	47.81%	\$1,243,087	\$1,356,913	\$0	\$1,356,913
Drive 1 Improvements (turn lane not completed w/ 137th Street)			\$125,000	47.81%	\$59,764	\$65,236	\$0	\$65,236
Structured Parking for Core Village (ex Museum & Hotel)	772	\$16,000.00	\$12,352,000	47.81%	\$5,905,622	\$6,446,378	\$4,000,000	\$2,446,378
Fill Dirt, Grading & Total Site Prep			\$7,187,637	47.81%	\$3,436,485	\$3,751,152	\$0	\$3,751,152

DETAILED PROJECT COST ESTIMATE

UPDATED COSTS BASED ON REVISED ALLOCATIONS

ASSUMES RETAIL DESTINATIONS

Costs Estimates-Prairiefire	s.f	Per s.f. cost	COST	Allocation factor for Star Bonds	STAR BOND Allocation	Remaining Amounts to be Funded	TDD Proceeds	Privately Funded (Debt & Equity)
Street Traffic Signals 137th			\$300,000	47.81%	\$143,433	\$156,567	\$0	\$156,567
KCPL Power Line & Cable TV Burial			\$1,400,000	47.81%	\$669,355	\$730,645	\$0	\$730,645
Architectural & Engineering & Traffic			\$1,500,000	47.81%	\$717,166	\$782,834	\$0	\$782,834
Unspecified OP fees for transportation			\$614,303	47.81%	\$293,705	\$320,598	\$0	\$320,598
Prairiefire Signage			\$500,000	47.81%	\$239,055	\$260,945	\$0	\$260,945
Plat Taxes Museum/Wetland	291,416	\$0.22	\$62,655	47.81%	\$29,956	\$32,699	\$0	\$32,699
Plat Taxes Hike Bike	209,959	\$0.22	\$45,141	47.81%	\$21,582	\$23,559	\$0	\$23,559
Plat Taxes 137th Street	235,224	\$0.22	\$50,573	47.81%	\$24,180	\$26,394	\$0	\$26,394
Plat Tax Road A	67,082	\$0.22	\$14,423	47.81%	\$6,896	\$7,527	\$0	\$7,527
Plat Tax Road B	16,117	\$0.22	\$3,465	47.81%	\$1,657	\$1,808	\$0	\$1,808
Plat Tax Road C	70,132	\$0.22	\$15,078	47.81%	\$7,209	\$7,869	\$0	\$7,869
Plat Tax Road D	39,204	\$0.22	\$8,429	47.81%	\$4,030	\$4,399	\$0	\$4,399
Plat Tax Hotel	30,000	\$0.22	\$6,450	47.81%	\$3,084	\$3,366	\$0	\$3,366
Plat Tax Arbor Plaza	43,560	\$0.22	\$9,365	47.81%	\$4,478	\$4,888	\$0	\$4,888
Legal & Zoning			\$250,000	47.81%	\$119,528	\$130,472	\$0	\$130,472
OP Ramp Fees & Other related fees			\$822,336	47.81%	\$393,168	\$429,168	\$0	\$429,168
Subtotal			\$34,628,127		\$16,556,074	\$18,072,054	\$4,000,000	\$14,072,054
Core Village Development								
Retail Floor Area Land			\$4,687,217	0.00%	\$0	\$4,687,217	\$0	\$4,687,217
Office Floor Area Land		incl. above	\$0	0.00%	\$0	\$0	\$0	\$0
Multifamily Floor Area Land		incl. above	\$0	0.00%	\$0	\$0	\$0	\$0
Parcel 10a Retail Shell			\$1,963,710	0.00%	\$0	\$1,963,710	\$0	\$1,963,710
Parcels 10b & 11 Retail Shell			\$3,174,000	0.00%	\$0	\$3,174,000	\$0	\$3,174,000
Parcels 13 & 14 Retail Shell			\$2,967,404	0.00%	\$0	\$2,967,404	\$0	\$2,967,404
Parcels 15 & 16 Retail Shell			\$4,032,553	0.00%	\$0	\$4,032,553	\$0	\$4,032,553
Parcels 19 & 20 Retail Shell			\$3,365,819	0.00%	\$0	\$3,365,819	\$0	\$3,365,819
Parcels 10b & 11 Office Shell			\$6,574,285	0.00%	\$0	\$6,574,285	\$0	\$6,574,285
Parcels 13 & 14 Office Shell			\$5,598,120	0.00%	\$0	\$5,598,120	\$0	\$5,598,120
Parcels 15 & 16 Multifamily (units)			\$8,580,000	0.00%	\$0	\$8,580,000	\$0	\$8,580,000
Parcels 19 & 20 Multifamily (units)			\$8,580,000	0.00%	\$0	\$8,580,000	\$0	\$8,580,000
Retail Tenant Improvements			\$9,479,050	0.00%	\$0	\$9,479,050	\$0	\$9,479,050
Retail Tenant Excess TI			\$2,500,000	0.00%	\$0	\$2,500,000	\$0	\$2,500,000
Office Tenant Improvements			\$4,649,800	0.00%	\$0	\$4,649,800	\$0	\$4,649,800
Legal & Accounting			\$500,000	0.00%	\$0	\$500,000	\$0	\$500,000
A & E			\$4,500,000	0.00%	\$0	\$4,500,000	\$0	\$4,500,000
A & E Reimb. & A&E Contingency			\$500,000	0.00%	\$0	\$500,000	\$0	\$500,000
Testing & Inspections			\$150,000	0.00%	\$0	\$150,000	\$0	\$150,000
Leasing Commissions Office			\$813,715	0.00%	\$0	\$813,715	\$0	\$813,715
Leasing Commissions Retail			\$1,895,810	0.00%	\$0	\$1,895,810	\$0	\$1,895,810
Construction Consultants & Site Consultants			\$300,000	0.00%	\$0	\$300,000	\$0	\$300,000
Contingency			\$500,000	0.00%	\$0	\$500,000	\$0	\$500,000
Taxes & Insurance			\$250,000	0.00%	\$0	\$250,000	\$0	\$250,000
Marketing			\$500,000	0.00%	\$0	\$500,000	\$0	\$500,000
Bank & Other Closing Fees			\$1,000,000	0.00%	\$0	\$1,000,000	\$0	\$1,000,000
Core Village Art Program			\$1,500,000	0.00%	\$0	\$1,500,000	\$0	\$1,500,000
Core Village Landscape			\$919,000	0.00%	\$0	\$919,000	\$0	\$919,000
Zoning & Legal			\$500,000	0.00%	\$0	\$500,000	\$0	\$500,000
Plat Tax Core			\$133,832	0.00%	\$0	\$133,832	\$0	\$133,832
TDD Int Reserve & Issuance Costs			\$1,400,000	0.00%	\$0	\$1,400,000	\$1,400,000	\$0
Subtotal			\$81,514,315		\$0	\$81,514,315	\$1,400,000	\$80,114,315

DETAILED PROJECT COST ESTIMATE

UPDATED COSTS BASED ON REVISED ALLOCATIONS

ASSUMES RETAIL DESTINATIONS

Costs Estimates-Prairiefire	s.f	Per s.f. cost	COST	Allocation factor for Star Bonds	STAR BOND Allocation	Remaining Amounts to be Funded	TDD Proceeds	Privately Funded (Debt & Equity)
Public Infrastructure-Remainder of Prairiefire Site								
Site Work & surface parking (30 acres+-)	1,306,800	\$7.37	\$9,625,000	47.81%	\$4,601,814	\$5,023,186	\$0	\$5,023,186
Parking Garages for public use	1,634	\$18,000.00	\$29,412,000	47.81%	\$14,062,188	\$15,349,812	\$8,198,111	\$7,151,701
Storm Sewer	1,306,800	\$1.91	\$2,500,000	47.81%	\$1,195,276	\$1,304,724	\$0	\$1,304,724
Other Utility Work	1,306,800	\$11.48	\$15,000,000	47.81%	\$7,171,659	\$7,828,341	\$0	\$7,828,341
Public Parks & Areas	1,306,800	\$1.53	\$2,000,000	47.81%	\$956,221	\$1,043,779	\$0	\$1,043,779
Architectural & Engineering & Traffic	1,306,800	\$1.53	\$2,000,000	47.81%	\$956,221	\$1,043,779	\$0	\$1,043,779
Plat Taxes Remainder	1,306,800	\$0.22	\$280,962	47.81%	\$134,331	\$146,631	\$0	\$146,631
Zoning & Legal	1,306,800	\$0.27	\$350,000	47.81%	\$167,339	\$182,661	\$0	\$182,661
Subtotal			\$61,167,962		\$29,245,049	\$31,922,913	\$8,198,111	\$23,724,802
Vertical/Building Construction-Remainder of Prairiefire Site								
Land-Balance of Prairiefire	1,306,800	\$7.53	\$9,840,204	0.00%	\$0	\$9,840,204	\$0	\$9,840,204
Construction Costs	950,000	\$250.00	\$237,500,000	0.00%	\$0	\$237,500,000	\$0	\$237,500,000
Subtotal			\$247,340,204		\$0	\$247,340,204	\$0	\$247,340,204
SUBTOTAL: COSTS BEFORE FINANCING/OVERHEAD			\$464,408,934		\$82,437,080	\$381,971,854	\$15,400,000	\$366,571,854
Interest Carry			\$50,000,000	14.34%	\$7,171,159	\$42,828,841	\$0	\$42,828,841
Contingency		10.00%	\$46,440,893	10.00%	\$8,243,708	\$38,197,185	\$0	\$38,197,185
Developer Overhead		3.00%	\$13,932,268	0.00%	\$0	\$13,932,268	\$0	\$13,932,268
Subtotal			\$110,373,161		\$15,414,867	\$94,958,294	\$0	\$94,958,294
TOTALS			\$574,782,095		\$97,851,947	\$476,930,149	\$15,400,000	\$461,530,148