

AN ORDINANCE APPROVING THE FIRST AMENDMENT TO THE CHAPTER 353 REDEVELOPMENT PLAN FOR THE BLUE PARKWAY AND COLBERN ROAD REDEVELOPMENT AREA AND APPROVING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF LEE'S SUMMIT, UNITY SCHOOL OF CHRISTIANITY, BERNELL K. RICE, AND THE BLUE PARKWAY AND COLBERN ROAD REDEVELOPMENT CORPORATION.

WHEREAS, on March 22, 2012, pursuant to Ordinance No. 7164, the City of Lee's Summit, Missouri, approved the Chapter 353 Redevelopment Plan for the Blue Parkway and Colbern Road Redevelopment Area (the "Redevelopment Plan") pursuant to Section 353.010, *et seq.*, the Urban Redevelopment Corporations Law (the "Act"), and approved a Redevelopment Agreement by and among the City of Lee's Summit, Unity School of Christianity ("Unity"), Bernell K. Rice, and the Blue Parkway and Colbern Road Redevelopment Corporation for the implementation of the Redevelopment Plan; and,

WHEREAS, on April 24, 2012, Unity submitted to the City the First Amendment to the Redevelopment Plan attached hereto as Exhibit 1 (the "First Amendment to the Redevelopment Plan"); and,

WHEREAS, on May 4, 2012, the City furnished each political subdivision whose boundaries for ad valorem taxation purposes include any portion of the real property to be affected by tax abatement in the Redevelopment Plan with notice of a public hearing on the First Amendment to the Redevelopment Plan to be held by the City Council in accordance with City Ordinance No. 3475 and Sections 353.060 and 353.110, RSMo; and,

WHEREAS, a public hearing was held before the Lee's Summit City Council on Thursday, May 17, 2012, in the City Council Chambers at Lee's Summit City Hall, 220 SE Green Street, Lee's Summit, Missouri, at which all interested persons and taxing districts affected by the First Amendment to the Redevelopment Plan were afforded an opportunity to make comments regarding approval of the First Amendment to the Redevelopment Plan; and,

WHEREAS, having heard and considered the comments and other evidence adduced at the public hearing and the recommendations of City staff, the City Council desires to approve the First Amendment to the Redevelopment Plan; and,

WHEREAS, the City Council also desires to authorize the execution of the First Amendment to the Redevelopment Agreement attached hereto as Exhibit 2 (the "First Amendment to the Redevelopment Agreement") by and among the City, Unity, Bernell K. Rice, and the Corporation for implementation of the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the First Amendment to the Redevelopment Plan, which is attached hereto as Exhibit 1 and incorporated herein by reference, is hereby approved.

SECTION 2. That the First Amendment to the Redevelopment Agreement, which is attached hereto as Exhibit 2 and incorporated herein by reference, is hereby approved and the

**BILL NO. 12-56**

**ORDINANCE NO. 7186**

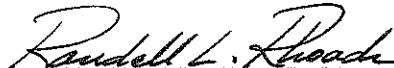
City Manager is authorized to execute the First Amendment to the Redevelopment Agreement on behalf of the City.

SECTION 3. That City officers and agents are each hereby authorized and directed to take such action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.


SECTION 4. That all ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 5. That this Ordinance shall be in full force and effect from and after its passage, adoption, and approval by the Mayor.

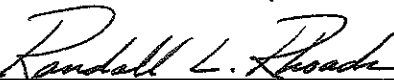
PASSED by the City Council for the City of Lee's Summit, Missouri, this 17<sup>th</sup> day of May, 2012.

  
\_\_\_\_\_  
Mayor Randall L. Rhoads

ATTEST:

  
for Julia Whitehead - Deputy City Clerk  
City Clerk Denise R. Chisum


APPROVED by the Mayor of said City this 22<sup>nd</sup> day of May, 2012.

  
\_\_\_\_\_  
Mayor Randall L. Rhoads

ATTEST:

  
for Julia Whitehead - Deputy City Clerk  
City Clerk Denise R. Chisum

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Deputy City Attorney John L. Mautino

**EXHIBIT 1**

**FIRST AMENDMENT TO THE REDEVELOPMENT PLAN**

**EXHIBIT 2**

**FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT**

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**FIRST AMENDMENT TO CHAPTER 353 REDEVELOPMENT PLAN**

**for the**

**BLUE PARKWAY AND COLBERN ROAD REDEVELOPMENT AREA**

**Unity School of Christianity, Applicant**

**April 24, 2012**

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A. **Definitions.** All capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Chapter 353 Redevelopment Plan for the Blue Parkway and Colbern Road Redevelopment Area approved by Ordinance No. 7164 adopted by the City Council on March 22, 2012.

B. **Amendment No. 1.** Exhibit B to the Redevelopment Plan, entitled Legal Description of Area, is hereby amended by deleting said Exhibit B in its entirety and replacing it with the Exhibit B attached hereto.

C. **Amendment No. 2.** Exhibit C to the Redevelopment Plan, entitled Map Showing Boundary of Area, is hereby amended by deleting said Exhibit C in its entirety and replacing it with the Exhibit C attached hereto.

D. **Full Force and Effect.** Except as amended hereby, the Redevelopment Plan remains in full force and effect.

## Exhibit B

### Legal Description of Area

A tract of land in the Southwest Quarter and the Southeast Quarter of Section 25, the Southwest Quarter of Section 30 and the Northwest Quarter and the Northeast Quarter of Section 36, all in Township 48 North, Range 32 West of the 5th Principal Meridian and the Northwest Quarter of Section 31, Township 48 North, Range 31 West of the 5th Principal Meridian in the City of Unity Village and the City of Lee's Summit, Jackson County, Missouri being bounded and described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 25, said corner also being the Northwest corner of "UNITY GARDENS", a subdivision of land in said Lee's Summit; thence South 02°34'25" West, along the West line of said "UNITY GARDENS", 1,221.14 feet to a point on the Northeasterly right-of-way line of Missouri Highway 50, as now established; thence Northwesterly, along said Northeasterly right-of-way line, on a curve to the right, having an initial tangent bearing of North 40°45'36" West with a radius of 683.94 feet, a central angle of 21°47'10" and an arc distance of 260.06 feet; thence North 05°30'24" West, continuing along said Northeasterly right-of-way line, 79.18 feet; thence North 06°48'45" West, continuing along said Northeasterly right-of-way line, 206.37 feet; thence North 12°22'26" West, continuing along said Northeasterly right-of-way line, 500.00 feet; thence North 16°37'05" West, continuing along said Northeasterly right-of-way line, 260.32 feet to a point on the South line of the Southwest Quarter of the Southwest Quarter of said Section 25; thence North 86°17'42" West, along said South line, 251.68 feet; to a point on the West edge of the Southbound lane of Missouri Highway 50, as now established; thence North 11°31'45" West, along said West edge 395.76 feet; thence North 11°58'04" West, continuing along said West edge, 286.03 feet; thence North 11°25'25" West, continuing along said West edge, 425.61 feet; thence North 11°46'03" West, continuing along said West edge, 285.83 feet; thence North 88°11'21" East, 547.44 feet to a point on the East right-of-way line of Blue Parkway, as now established; thence South 28°02'40" East, along said East right-of-way line, 22.81 feet to a point on the North right-of-way line of NE Colbern Road, as now established; thence North 84°44'25" East, along said North right-of-way line, 1,771.34 feet; thence North 05°15'35" West, continuing along said North right-of-way line, 15.00 feet; thence North 84°44'25" East, continuing along said North right-of-way line, 400.00 feet; thence North 05°15'35" West, continuing along said North right-of-way line, 30.00 feet; thence North 84°44'25" East, continuing along said North right-of-way line, 250.00 feet; thence South 05°15'35" East, continuing along said North right-of-way line, 15.00 feet; thence North 84°44'25" East, continuing along said North right-of-way line, 300.00 feet; thence South 05°15'35" East, continuing along said North right-of-way line, 15.00 feet; thence North 84°44'25" East, continuing along said North right-of-way line, 300 feet; thence South 05°15'35" East, continuing along said North right-of-way, 15.00 feet; thence North 84°44'25" East, continuing along said North right-of-way, 2,519.90 feet; thence Easterly, continuing along said North right-of-way, on a curve to the left, being tangent to the last described course with a radius of 2,824.93 feet, a central angle of 12°44'58" and an arc distance of 628.60 feet; thence North 71°59'27" East, continuing along said North right-of-way, 377.80 feet; thence Easterly, continuing along said North right-of-way, along a curve to the right, being tangent to the last described course with a radius of 2,904.93 feet, a central angle of 09°55'57" and an arc distance

of 503.58 feet to a point on the East line of said Southwest Quarter; thence South  $01^{\circ}36'59''$  West, along said East line, 2,644.06 feet to the Southeast corner of said Southwest Quarter, said corner also being a point on the North line of "LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT", a subdivision in said Lee's Summit; thence North  $87^{\circ}55'04''$  West, along said North line, said North line also being the South line of the Southwest Quarter of said Section 30, 276.78 feet to the Northeast corner of Lot 12, "LEE'S SUMMIT NORTH INDUSTRIAL PARK, SEVENTH PLAT LOTS 9, 11 & 12", a subdivision of land in said Lee's Summit; thence South  $02^{\circ}05'32''$  West, along the East line of said Lot 12, 49.53 feet to the Southeast corner of said Lot 12; thence North  $88^{\circ}00'15''$  West, along the South line of said Lot 12, 1,781.36 feet; thence North  $01^{\circ}59'45''$  East, continuing along said South line, 25.00 feet; thence Southwesterly, continuing along said South line, on a curve to the left, having an initial tangent bearing of North  $88^{\circ}00'15''$  West with a radius of 712.27 feet, a central angle of  $69^{\circ}07'43''$  and an arc distance of 859.37 feet; thence South  $22^{\circ}52'04''$  West, continuing along said South line, 126.10 feet to the Southwest corner of said Lot 12, said corner also being a point on the Northeasterly right-of-way line of Main Street, as now established; thence North  $55^{\circ}52'27''$  West, along said Northeasterly right-of-way line, 361.20 feet to a point on the North line of said Lot 12; thence South  $63^{\circ}42'42''$  West, 161.20 feet to a point on the Southwesterly right of way of the Missouri Pacific Railroad; thence North  $26^{\circ}17'16''$  West, along said Southwesterly right-of-way line, 525.18 feet; thence North  $63^{\circ}42'42''$  East, 100.00 feet to a point on the Northeasterly right of way of said Missouri Pacific Railroad; thence North  $73^{\circ}52'34''$  East, 130.07 feet to a point on the South line of the Southeast Quarter of said Section 25; thence North  $87^{\circ}08'05''$  West, along said South line, 412.58 feet to a point on the Southwesterly right-of-way line of Ward Road, as now established, said point also being the Southeast corner of Tract 2 as described in Document No. 2005i0045503, recorded in Jackson County, Missouri; thence North  $34^{\circ}09'30''$  West, along said Southwesterly right-of-way line, 414.70 feet to a point on the West line of the East One-Half of said Southeast Quarter; thence South  $02^{\circ}37'31''$  West, along said West line, 330.00 feet to the Southwest Corner of said East One-Half; thence North  $87^{\circ}08'05''$  West, along the South line of said Southwest Quarter, 1308.33 feet to the Southeast corner of the Southwest Quarter of said Section 25; thence North  $86^{\circ}14'22''$  West, along the South line of the Southeast Quarter of the Southwest Quarter of said Section 25, 1,306.00 feet to the Point of Beginning.

Also Including: (Residential Dwelling Area)

A tract of land in the Southeast Quarter of Section 25 Township 48 North, Range 32 West of the 5th Principal Meridian in Unity Village, Jackson County, Missouri being bounded and described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North  $87^{\circ}08'05''$  West, along the South line of said Southeast Quarter, 713.66 feet to a point on the East right-of-way line of N. Main Street, as now established; thence North  $26^{\circ}17'16''$  West, along said East right-of-way line, 1,427.71 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the right, being tangent to the last described course with a radius of 1,116.30 feet, a central angle of  $04^{\circ}01'09''$  and an arc distance of 78.31 feet to the Point of Beginning of the tract of land to be herein described: thence continuing Northerly, along said East right-of-way line and curve, having a central angle of  $17^{\circ}00'31''$ , and an arc distance of 331.38 feet; thence North  $05^{\circ}15'35''$  West, continuing along said East right-of-way line and its Northerly prolongation, 187.50 feet; thence North  $84^{\circ}44'25''$  East, continuing along said North right-of-way line, 193.00 feet; thence South  $05^{\circ}15'35''$  East, continuing along said North right-of-way



line, 15.00 feet; thence North 84°44'25" East, continuing along said North right-of-way line, 217.51 feet; thence South 02°32'25" West, 543.50 feet; thence North 87°27'35" West, 290.61 feet to the Point of Beginning.

Also Including: All that part of Colburn Road lying Northerly and adjacent to the above described tract of land described in "Memorandum of Lease" recorded in Book 1724 at Page 653.

Except: (Residential Apartment Area)

A tract of land as described in "Memorandum of Lease" recorded in Book 1724 at Page 653 described as follows:

All that part of the Southwest Quarter of Section 25, Township 48, Range 32 described as follows: Beginning at a point in the centerline of Colburn Road, as said road is now established, said point being 1,251.11 feet Easterly of the center line of the Northbound slab of U.S. Highway No. 50 as said Highway is now established, as measured along the center line of said Colburn Road; thence Easterly along the center line of said Colburn Road a distance of 514.76 feet; thence deflecting 97 degrees 48 minutes to the right a distance of 500.37 feet; thence Westerly at right angles to the last described course a distance of 510 feet; thence Northerly at right angles to the last described course a distance of 430.51 feet to the point of beginning, except that part in Colburn Road, all in Unity Village, Jackson County, Missouri.

The remaining area contains 335.59 acres more or less.

# Exhibit C

## Map Showing Boundary of Area

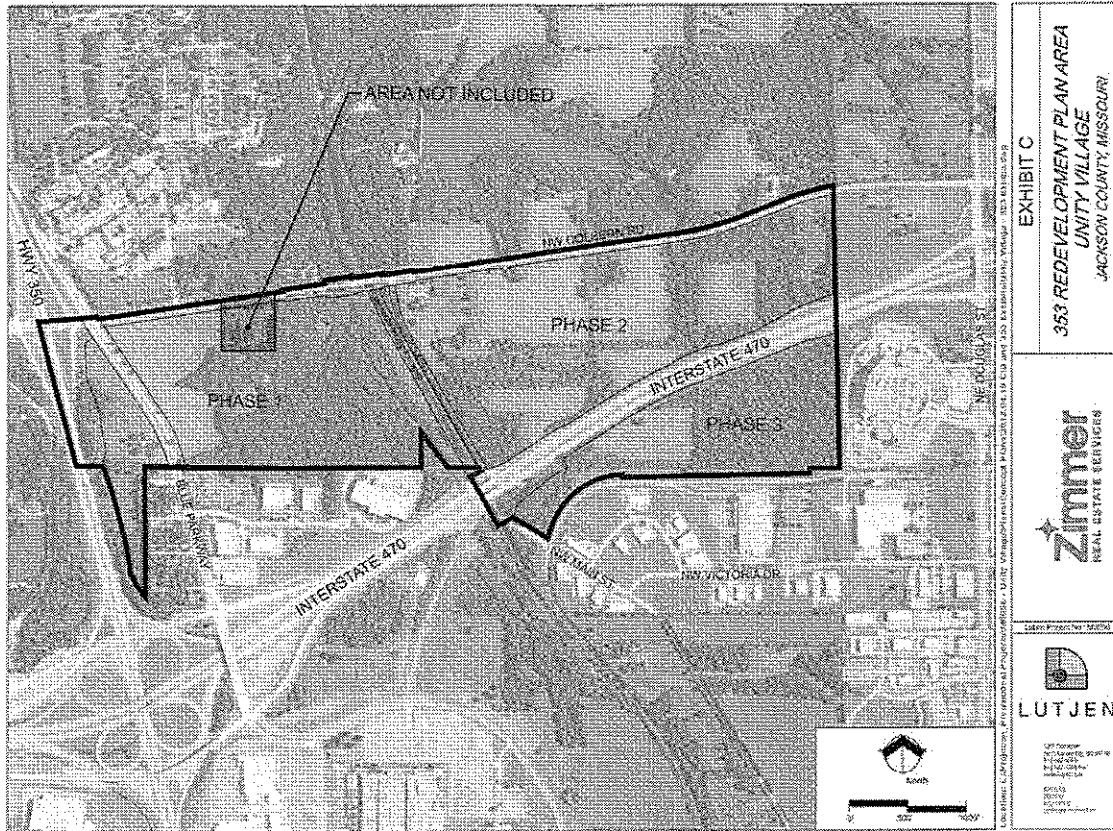


EXHIBIT C

353 REDEVELOPMENT PLAN AREA  
UNITY VILLAGE  
JACKSON COUNTY, MISSOURI



City of Jackson  
Missouri  
Planning Department  
353  
353  
353

**FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT**

**THIS FIRST AMENDMENT** (the “**First Amendment**”), entered into on the \_\_\_\_ day of \_\_\_\_\_, 2012, amends the Redevelopment Agreement by and between the **CITY OF LEE’S SUMMIT, MISSOURI** (“**City**”), the **UNITY SCHOOL OF CHRISTIANITY** (“**USC**”), **BERNELL K. RICE** (“**Rice**”) (USC and Rice are collectively referred to herein as the “**Developer**”) and the **BLUE PARKWAY AND COLBERN ROAD REDEVELOPMENT CORPORATION** (“**Corporation**”), dated \_\_\_\_\_, 2012 (the “**Original Agreement**”), for the implementation of the Chapter 353 Redevelopment Plan for the Blue Parkway and Colbern Road Redevelopment Area (capitalized terms used herein without definition shall have the meanings ascribed thereto in the Original Agreement).

**NOW, THEREFORE**, for and in consideration of the promises, covenants and agreements contained herein, the City, Developer, and Corporation do hereby agree as follows:

1. Exhibit A to the Original Agreement, entitled Redevelopment Area Depiction, is hereby amended by deleting said Exhibit A in its entirety and replacing it with the Exhibit A attached hereto.
2. Exhibit B to the Original Agreement, entitled Legal Description of the Redevelopment Area, is hereby amended by deleting said Exhibit B in its entirety and replacing it with the Exhibit B attached hereto.
3. Except as amended hereby, the Original Agreement remains in full force and effect.

[Remainder of page intentionally blank.]

**IN WITNESS WHEREOF**, the parties have set their hands and seals the day and year first above written.

**CITY:**

CITY OF LEE'S SUMMIT, MISSOURI

By: \_\_\_\_\_  
City Manager

ATTEST:

\_\_\_\_\_  
City Clerk

**CORPORATION:**

BLUE PARKWAY AND COLBERN ROAD  
REDEVELOPMENT CORPORATION

By: \_\_\_\_\_  
Brian Scott, President

**USC:**

UNITY SCHOOL OF CHRISTIANITY

By: \_\_\_\_\_  
Charlotte Shelton, President and CEO

**RICE:**

\_\_\_\_\_  
Bernell K. Rice

Notary for City of Lee's Summit

STATE OF MISSOURI        )  
                                  )  
COUNTY OF JACKSON     )        ss.

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2012, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came \_\_\_\_\_, the City Manager of the City of Lee's Summit, Missouri, a City duly incorporated and existing under and by virtue of the laws of the State of Missouri, who is personally known to me to be the same person who executed, as such official, the within instrument on behalf of and with the authority of said City, and such person duly acknowledged the execution of the same to be the act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

[SEAL]

Notary for Blue Parkway and Colbern Road Redevelopment Corporation

STATE OF MISSOURI        )  
  )  
COUNTY OF JACKSON     )        ss.

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2012, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Brian Scott, the President of the Blue Parkway and Colbern Road Redevelopment Corporation, a Missouri urban redevelopment corporation, who is personally known to me to be the same person who executed the within instrument on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

[SEAL]

Notary for Unity School of Christianity

STATE OF MISSOURI        )  
  )  
COUNTY OF JACKSON     )        ss.

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2012, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Charlotte Shelton, the President and CEO of Unity School of Christianity, a Missouri corporation, who is personally known to me to be the same person who executed the within instrument on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

[SEAL]

Notary for Bernell K. Rice

STATE OF MISSOURI     )  
                                  )  
COUNTY OF JACKSON    )     ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2012, before me, the undersigned notary public, personally appeared Bernell K. Rice, known to me to be the person whose name is subscribed to within the instrument and acknowledged that he/she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

(SEAL)

\_\_\_\_\_  
Notary Public



EXHIBIT A

REDEVELOPMENT AREA DEPICTION

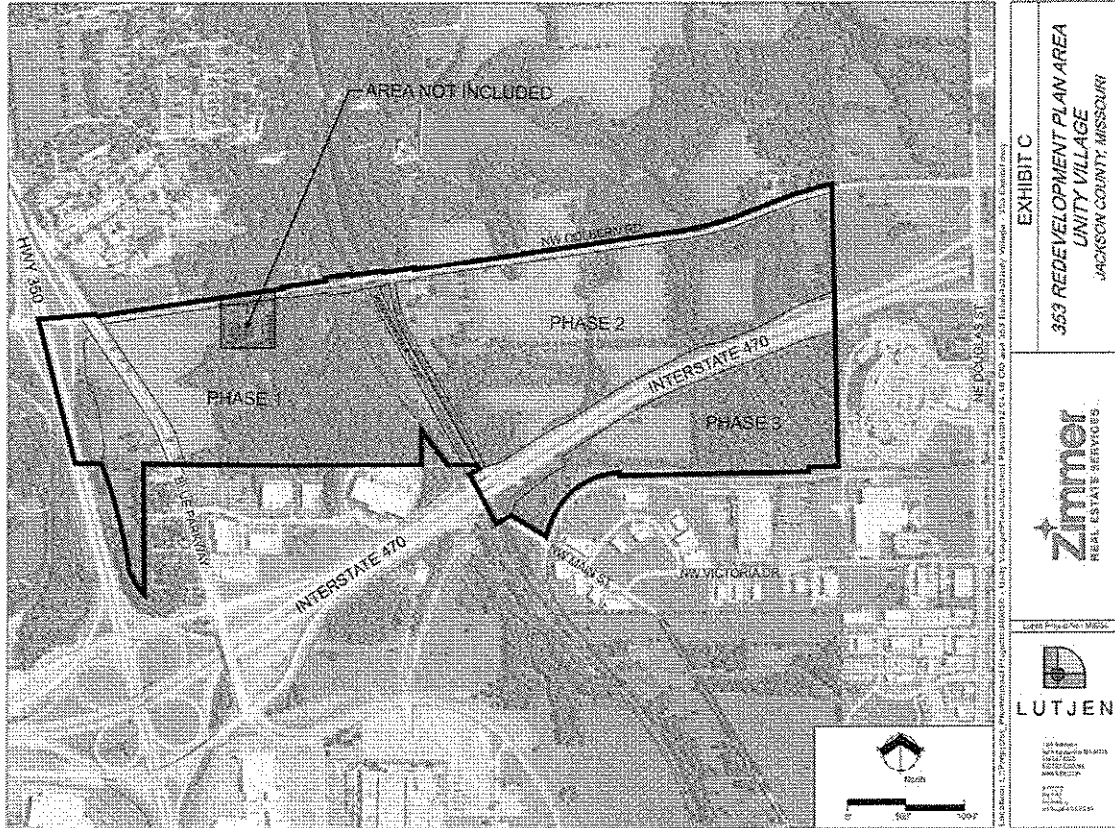


EXHIBIT C  
353 REDEVELOPMENT PLAN AREA  
UNITY VILLAGE  
JACKSON COUNTY, MISSOURI

Zimmer  
REAL ESTATE SERVICES

LUTJEN  
LUTJEN REAL ESTATE SERVICES  
1000 N. W. 10th St.  
Ocala, FL 32137  
352.349.1111  
www.lutjen.com

## EXHIBIT B

### LEGAL DESCRIPTION OF THE REDEVELOPMENT AREA

A tract of land in the Southwest Quarter and the Southeast Quarter of Section 25, the Southwest Quarter of Section 30 and the Northwest Quarter and the Northeast Quarter of Section 36, all in Township 48 North, Range 32 West of the 5th Principal Meridian and the Northwest Quarter of Section 31, Township 48 North, Range 31 West of the 5th Principal Meridian in the City of Unity Village and the City of Lee's Summit, Jackson County, Missouri being bounded and described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 25, said corner also being the Northwest corner of "UNITY GARDENS", a subdivision of land in said Lee's Summit; thence South  $02^{\circ}34'25''$  West, along the West line of said "UNITY GARDENS", 1,221.14 feet to a point on the Northeasterly right-of-way line of Missouri Highway 50, as now established; thence Northwest, along said Northeasterly right-of-way line, on a curve to the right, having an initial tangent bearing of North  $40^{\circ}45'36''$  West with a radius of 683.94 feet, a central angle of  $21^{\circ}47'10''$  and an arc distance of 260.06 feet; thence North  $05^{\circ}30'24''$  West, continuing along said Northeasterly right-of-way line, 79.18 feet; thence North  $06^{\circ}48'45''$  West, continuing along said Northeasterly right-of-way line, 206.37 feet; thence North  $12^{\circ}22'26''$  West, continuing along said Northeasterly right-of-way line, 500.00 feet; thence North  $16^{\circ}37'05''$  West, continuing along said Northeasterly right-of-way line, 260.32 feet to a point on the South line of the Southwest Quarter of the Southwest Quarter of said Section 25; thence North  $86^{\circ}17'42''$  West, along said South line, 251.68 feet; to a point on the West edge of the Southbound lane of Missouri Highway 50, as now established; thence North  $11^{\circ}31'45''$  West, along said West edge 395.76 feet; thence North  $11^{\circ}58'04''$  West, continuing along said West edge, 286.03 feet; thence North  $11^{\circ}25'25''$  West, continuing along said West edge, 425.61 feet; thence North  $11^{\circ}46'03''$  West, continuing along said West edge, 285.83 feet; thence North  $88^{\circ}11'21''$  East, 547.44 feet to a point on the East right-of-way line of Blue Parkway, as now established; thence South  $28^{\circ}02'40''$  East, along said East right-of-way line, 22.81 feet to a point on the North right-of-way line of NE Colbern Road, as now established; thence North  $84^{\circ}44'25''$  East, along said North right-of-way line, 1,771.34 feet; thence North  $05^{\circ}15'35''$  West, continuing along said North right-of-way line, 15.00 feet; thence North  $84^{\circ}44'25''$  East, continuing along said North right-of-way line, 400.00 feet; thence North  $05^{\circ}15'35''$  West, continuing along said North right-of-way line, 30.00 feet; thence North  $84^{\circ}44'25''$  East, continuing along said North right-of-way line, 250.00 feet; thence South  $05^{\circ}15'35''$  East, continuing along said North right-of-way line, 15.00 feet; thence North  $84^{\circ}44'25''$  East, continuing along said North right-of-way line, 300.00 feet; thence South  $05^{\circ}15'35''$  East, continuing along said North right-of-way line, 15.00 feet; thence North  $84^{\circ}44'25''$  East, continuing along said North right-of-way line, 300 feet; thence South  $05^{\circ}15'35''$  East, continuing along said North right-of-way, 15.00 feet; thence North  $84^{\circ}44'25''$  East, continuing along said North right-of-way, 2,519.90 feet; thence Easterly, continuing along said North right-of-way, on a curve to the left, being tangent to the last described course with a radius of 2,824.93 feet, a central angle of  $12^{\circ}44'58''$  and an arc distance of 628.60 feet; thence North  $71^{\circ}59'27''$  East, continuing along said North right-of-way, 377.80 feet; thence Easterly, continuing along said North right-of-way, along a curve to the right, being tangent to the last described course with a radius of 2,904.93 feet, a central angle of  $09^{\circ}55'57''$  and an arc distance of 503.58 feet to a point on the East line of said Southwest Quarter; thence South  $01^{\circ}36'59''$  West, along said East line, 2,644.06 feet to the Southeast corner of said Southwest Quarter, said corner also being a point on the North line of "LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT", a subdivision in said Lee's Summit; thence North  $87^{\circ}55'04''$  West, along said North line, said North line also being the South line of the Southwest Quarter of said Section 30, 276.78 feet to the Northeast corner of Lot 12, "LEE'S SUMMIT NORTH INDUSTRIAL PARK, SEVENTH PLAT LOTS 9, 11 & 12", a subdivision of land in said Lee's Summit; thence South  $02^{\circ}05'32''$  West, along the East line of said Lot 12, 49.53 feet to the Southeast corner of said Lot 12; thence North  $88^{\circ}00'15''$  West, along the South line of said Lot 12, 1,781.36 feet; thence North  $01^{\circ}59'45''$  East, continuing along said South line, 25.00 feet;

thence Southwesterly, continuing along said South line, on a curve to the left, having an initial tangent bearing of North 88°00'15" West with a radius of 712.27 feet, a central angle of 69°07'43" and an arc distance of 859.37 feet; thence South 22°52'04" West, continuing along said South line, 126.10 feet to the Southwest corner of said Lot 12, said corner also being a point on the Northeasterly right-of-way line of Main Street, as now established; thence North 55°52'27" West, along said Northeasterly right-of-way line, 361.20 feet to a point on the North line of said Lot 12; thence South 63°42'42" West, 161.20 feet to a point on the Southwesterly right of way of the Missouri Pacific Railroad; thence North 26°17'16" West, along said Southwesterly right-of-way line, 525.18 feet; thence North 63°42'42" East, 100.00 feet to a point on the Northeasterly right of way of said Missouri Pacific Railroad; thence North 73°52'34" East, 130.07 feet to a point on the South line of the Southeast Quarter of said Section 25; thence North 87°08'05" West, along said South line, 412.58 feet to a point on the Southwesterly right-of-way line of Ward Road, as now established, said point also being the Southeast corner of Tract 2 as described in Document No. 2005i0045503, recorded in Jackson County, Missouri; thence North 34°09'30" West, along said Southwesterly right-of-way line, 414.70 feet to a point on the West line of the East One-Half of said Southeast Quarter; thence South 02°37'31" West, along said West line, 330.00 feet to the Southwest Corner of said East One-Half; thence North 87°08'05" West, along the South line of said Southwest Quarter, 1308.33 feet to the Southeast corner of the Southwest Quarter of said Section 25; thence North 86°14'22" West, along the South line of the Southeast Quarter of the Southwest Quarter of said Section 25, 1,306.00 feet to the Point of Beginning.

Also Including: (Residential Dwelling Area)

A tract of land in the Southeast Quarter of Section 25 Township 48 North, Range 32 West of the 5th Principal Meridian in Unity Village, Jackson County, Missouri being bounded and described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 87°08'05" West, along the South line of said Southeast Quarter, 713.66 feet to a point on the East right-of-way line of N. Main Street, as now established; thence North 26°17'16" West, along said East right-of-way line, 1,427.71 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the right, being tangent to the last described course with a radius of 1,116.30 feet, a central angle of 04°01'09" and an arc distance of 78.31 feet to the Point of Beginning of the tract of land to be herein described: thence continuing Northerly, along said East right-of-way line and curve, having a central angle of 17°00'31", and an arc distance of 331.38 feet; thence North 05°15'35" West, continuing along said East right-of-way line and it's Northerly prolongation, 187.50 feet; thence North 84°44'25" East, continuing along said North right-of-way line, 193.00 feet; thence South 05°15'35" East, continuing along said North right-of-way line, 15.00 feet; thence North 84°44'25" East, continuing along said North right-of-way line, 217.51 feet; thence South 02°32'25" West, 543.50 feet; thence North 87°27'35" West, 290.61 feet to the Point of Beginning.

Also Including: All that part of Colburn Road lying Northerly and adjacent to the above described tract of land described in "Memorandum of Lease" recorded in Book 1724 at Page 653.

Except: (Residential Apartment Area)

A tract of land as described in "Memorandum of Lease" recorded in Book 1724 at Page 653 described as follows:

All that part of the Southwest Quarter of Section 25, Township 48, Range 32 described as follows: Beginning at a point in the centerline of Colburn Road, as said road is now established, said point being 1,251.11 feet Easterly of the center line of the Northbound slab of U.S. Highway No. 50 as said Highway is now established, as measured along the center line of said Colburn Road; thence Easterly along the center line of said Colburn Road a distance of 514.76 feet; thence deflecting 97 degrees 48 minutes to the

right a distance of 500.37 feet; thence Westerly at right angles to the last described course a distance of 510 feet; thence Northerly at right angles to the last described course a distance of 430.51 feet to the point of beginning, except that part in Colburn Road, all in Unity Village, Jackson County, Missouri.

The remaining area contains 335.59 acres more or less.