



Exhibit A

Financial Incentive Pre-Application Worksheet

DATE: 5-6-22 APPLICANT: Paragon Star, LLC

ADDRESS: 4025 NE Lakewood Way, Ste. 250, Lee's Summit, MO 64064

PHONE #: 816-887-1450 EMAIL: billbrownspectrum@gmail.com

CONTACT PERSON: William Brown, Chief Operating Officer

DEVELOPMENT CENTER PROJECT NAME: Paragon Star Parking Garage

PROJECT TYPE:

Check all that apply and fill in the SIC/NAICS code, if known.

- Industrial, Manufacturing, Technology
Retail/Restaurant/Hotel
Office
Residential
Downtown
Other Parking Garage

PROPERTY FOR WHICH INCENTIVES ARE BEING SOUGHT

Attach map and legal description of property. ADDRESS:

NE corner I-470 and View - 3260 NW Paragon Pkwy

CURRENT PROPERTY OWNER: I-470 and View High CID

WILL APPLICANT BE PURCHASING THE PROPERTY: X YES NO

TOTAL ACRES: .72 acres Building Sq. Ft. Approx. 513 spaces

### INVESTMENT

Total new investment: \$ \$10,500,000

Acquisition of land/existing buildings: \$ \_\_\_\_\_  
 Annual lease of land/existing buildings: \$ \_\_\_\_\_  
 Preparation of plans, studies, surveys: \$ \_\_\_\_\_  
 Site preparation costs: \$ \_\_\_\_\_  
 Building improvements: \$ 10,500,000.00  
 Site improvements: \$ \_\_\_\_\_  
 Utilities/Infrastructure Costs: (streets, sewer, etc.): \$ \_\_\_\_\_

### TIMELINE

Calendar year in which applicant plans to begin construction: 2022

Approximate opening date: November 2022

### WAGE & BENEFITS

	Job Category (executive, professional, clerical, general labor, etc.)	# new full-time employees	# new part-time employees	Average hourly wage/employee
<b>Year 1</b>				
<b>Year 2</b>				

% of health care premium paid for by the employer: \_\_\_\_\_

### TYPE OF FINANCIAL INCENTIVE DESIRED

#### TAX ABATEMENT

- Tax Increment Financing
- Chapter 100 Industrial Revenue Bonds
- Chapter 353 Tax Abatement
- Land Clearance for Redevelopment Authority (LCRA)

#### Special Assessment, Property Tax, Sales Tax

- Neighborhood Improvement District
- Community Improvement District
- Transportation Development District

#### Local Incentive Tools

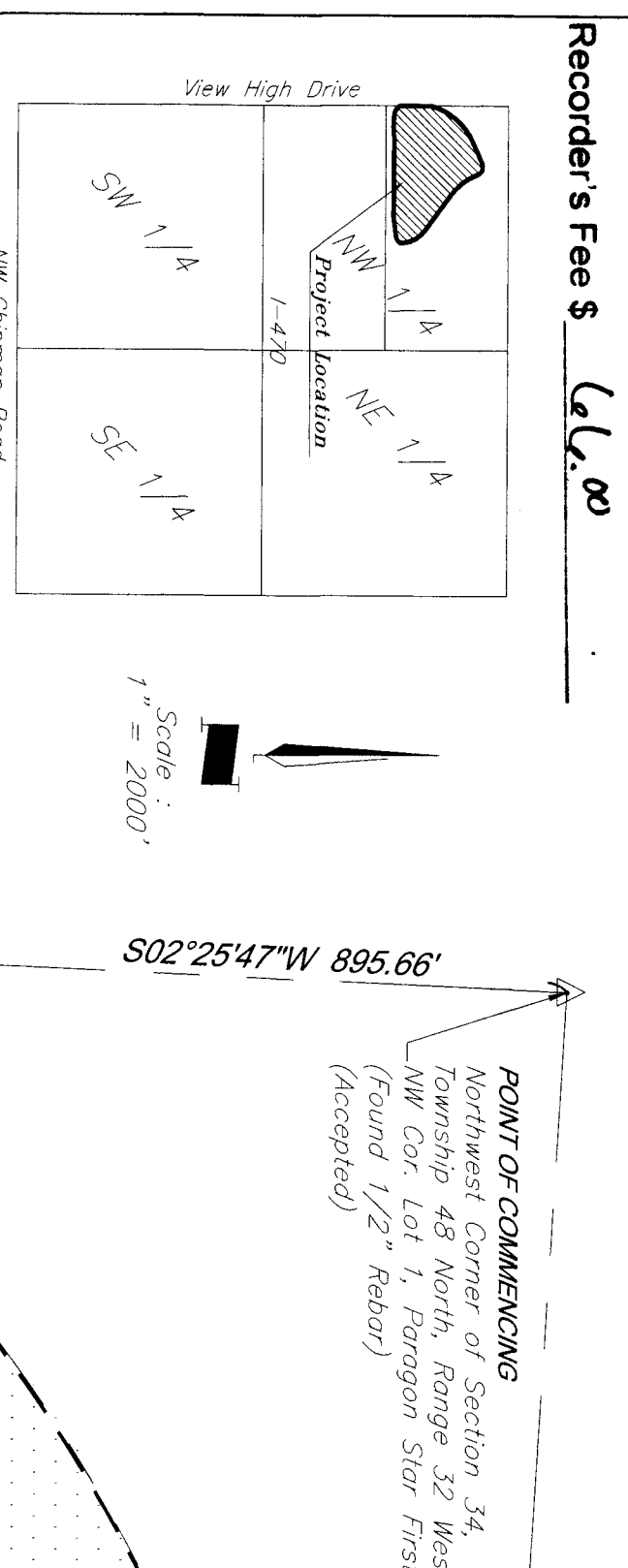
- Sales Tax Sharing Agreements
- Cost-Share Development Agreements

**DEVELOPER:**  
Paragon Star, LLC  
601 Northwest Commerce Center  
Lee's Summit, Missouri 64086  
**OWNER:**  
1-470 and View High Community Improvement District  
220 SE Green Street  
Lee's Summit, Missouri 64083  
**Director Recorder of Deeds**  
C. J. Hatfield  
**Deputy**  
Recorder's Fee \$ 66.00

# FINAL PLAT OF LOTS 5, 6, 7A, 7B, 7C, AND 8 PARAGON STAR FOURTH PLAT

a subdivision in Section 34, Township 48 North, Range 32 West,  
Replat of all of Lot 2, Paragon Star First Plat,  
City of Lee's Summit, Jackson County, Missouri

**DESCRIPTION**  
A tract of land being all of Lot 2, Paragon Star First Plat, a subdivision in the North Half of Northwest Quarter of Section 32, Township 48 North, Range 32 West, Paragon Star First Plat, in the City of Lee's Summit, Jackson County, Missouri, more particularly described as follows:  
Commencing at the Northwest Corner of the Northwest Quarter of said Section 34; thence South 02°25'47" West, along the West line of said Section, a distance of 895.66 feet, to a point on a non-tangent line, said point also being the Point of Beginning; thence Northwesterly, departing from said West line, along a curve to the right, having a radius of 648.00 feet, a central angle of 54°4'08", a distance of 1570.40 feet; thence South 01°25'13" East, a distance of 3.16 feet, to a point on a non-tangent line, having a radius of 48.98 feet, a central angle of 56°47'34", and whose initial tangent bearing is South 01°25'22" East, a distance of 48.55 feet, to a point of compound curvature; thence Southwesterly and Southwesterly, along a curve to the right, having a radius of 84.00 feet, a central angle of 31°18'53", a distance of 61.21 feet, to a point of tangency; thence South 86°41'02" West, a distance of 214.11 feet; thence North 78°56'20" West, a distance of 41.68 feet; thence North 84°23'47" West, a distance of 743.41 feet; thence South 83°16'48" West, a distance of 64.46 feet; thence North 84°23'47" West, a distance of 159.99 feet, to a point of curvature; thence Northwesterly and Northwesterly, along a curve to the right, having a radius of 111.50 feet, and a central angle of 35°14'40", a distance of 64.69 feet, to a point of compound curvature; thence North 16°20'51" East, a distance of 23.48 feet, to a point of reverse curvature; thence Northwesterly, along a curve to the right, having a radius of 84.00 feet, a central angle of 07°58'31", a distance of 1610.54 feet, to a point of compound curvature; thence North 01°25'22" East, a distance of 14.75 feet, to a point of tangency; thence North 02°25'47" East, along said West line, a distance of 14.75 feet, to a point of beginning, containing 854,869.97 square feet or 19.63 acres, more or less.



**AREA TABLE**

Lot	Area (sqft)	Area (acres)
LOT 5	618,315.40	14.20
LOT 6	31,334.95	0.72
LOT 7A	48,455.77	1.11
LOT 7B	30,055.22	0.69
LOT 7C	77,652.57	1.78
LOT 8	49,056.06	1.13
<b>Total</b>	<b>854,869.97</b>	<b>19.63</b>

**CLOSURE SUMMARY**

Point	Northing	Easting	Point	Northing	Easting
1A 96	1008821.54	2794091.51	12	1009512.58	2804874.77
2	1008849.40	2803989.54	13	1009471.07	2804853.48
3	1008860.58	2803985.09	14	1009451.41	2804796.48
4	1008860.58	2804224.49	15	1009439.03	2804582.75
5	1008860.58	2804224.49	16	1009447.26	2804541.89
6	1008860.58	2804224.49	17	1009494.69	2803780.06
7	1008860.58	2804224.49	18	1009487.14	2803780.06
8	1008860.58	2804224.49	19	1009502.76	2803780.06
9	1008860.58	2804224.49	20	1009526.89	2803517.83
10	1008860.58	2804224.49	21	1009543.96	2803501.83
11	1008860.58	2804224.49	22	1009555.40	2803492.53
			23	1009569.47	2803481.89

- LEGEND**
- Denotes 3/4" rebar with GBA cap set of property corner unless otherwise noted, after construction
  - Denotes 3/4" rebar with GBA cap set at property corner unless otherwise noted, after construction
  - △ Denotes found section corner as noted herein
  - Denotes FEMA zone AE

**RESTRICTION**  
Individual Lot owners shall not change or obstruct the drainage flow lines or paths on the lots unless specific application is made and approved by the City Engineer.

**REFERENCES**  
1) Unrecorded Certificate of Survey By Anderson Survey Company, Dated May 18, 1976 & Revised March 8, 1977  
2) Unrecorded ALTA/ACSM Survey by George Butler and Associates Dated April 2, 2013 (JOB #12760)  
3) Paragon Star First Plat  
4) Special Warranty Deed, Document No. 2021E0010670

**NOTES**  
1) According to FEMA Flood Insurance Rate Map, Panel 404 of 625, Community-Panel Number 29095C0404C, Map Revised January 20, 2017, the limits of 1% annual chance flood Zone AE are shown.  
2) According to the Lee's Summit, Missouri website, the surveyed premises is Zoned Planned Mixed Use (PMX).  
3) No oil or gas wells within the boundaries of this plat are listed within the 'Oil and Gas Permits' database published by the Missouri Department of Natural Resources, dated 'as of February 1, 2017'.  
4) Bearings and coordinates shown hereon are Missouri State Plane Coordinate System of 1983, West Zone, Global Positioning System Equipment (GPS) was used to determine Bearings and Coordinates shown hereon. We used MGD001's VRS GNSS cellular network reference station M05B and checked into DMR Control Point 4J-96 (N10000821.5449, E2794091.5115). The coordinates are in U.S. feet. The calculated project combined adjusted factor is 0.9999906488. Bearings shown hereon are based on the West line of the Northwest Quarter of the Northwest Quarter of Section 34, Township 48 North, Range 32 West having a bearing of South 02°25'47" West, between a found 3/4" rebar at the Northwest Corner of the Northwest Quarter of the Northwest Quarter, and a found 3/4" rebar with L5760 cap at the Southwest Corner of the Northwest Quarter of the Northwest Quarter.

**CLOSURE SUMMARY**  
Precision: 1 part in 454,445.13  
Error distance: 0.008'  
Error direction: N53°53'33"E

**APPROVED:**  
By: *William A. Bond* Mayor  
By: *Stephanie Ann Franklin* My Commission Expires: 03-24-2025  
By: *George W. Engler III, P.E.* City Engineer  
By: *Michael D. Loy* Professional Land Surveyor No. 2013000344

**PLANNING COMMISSION**  
By: *Chris A. Fisher* Secretary (PLANNING COMMISSION) Date: 1-11-2022  
By: *George W. Engler III, P.E.* Assessor Office Date: 2/12/2022  
By: *William A. Bond* Mayor Date: 1-17-2022

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PARAGON STAR FOURTH PLAT  
Replat of all of Lot 2,  
Paragon Star First Plat,  
City of Lee's Summit, Jackson County, Missouri**

**SHEET 1 OF 1**

**GBA**  
CONSULTING ENGINEERS / ARCHITECTS / LANDSCAPE ARCHITECTS / PLANNERS  
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www.georgebutler.com