

Blight Analysis:

VILLAGE AT VIEW HIGH
TAX INCREMENT FINANCING PLAN
LEE'S SUMMIT, MISSOURI

PREPARED FOR:

PARROT PROPERTIES, LLC
11303 VIEW HIGH DRIVE
KANSAS CITY, MISSOURI 64134

PREPARED BY:

DEVELOPMENT INITIATIVES
140 WALNUT, SUITE 205
KANSAS CITY, MISSOURI 64105
PHONE : 816-916-3664

PREPARED:

March 17, 2017

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March 17, 2017

Parrot Properties, LLC
11303 View High Drive
Kansas City, Missouri 64143

Subject: Blight Study – Village at View High Tax Increment Financing Plan

Dear Sir/Madam:

We are pleased to transmit the attached Blight Study Report that has been prepared for the above referenced property. The purpose of this Report is to determine whether the subject property is blighted, as defined in Section 99.805 (1) Revised Statutes of Missouri. This analysis represents an accumulation of our findings based on research and investigations performed as of the report's effective date, March 17, 2017. The attached report sets forth the data, research, investigations, analyses, and conclusions for this report.

The subject Redevelopment Area is composed of ten (10) parcels of land containing approximately 35+/- acres. Presently, the subject properties are largely composed of undeveloped property with scattered single-family residential improvements.

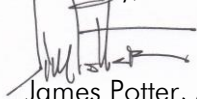
As determined in the following study, it is our opinion that the subject property represents a "blighted area" which is defined in Missouri Statute Section 99.805 (1). The primary blighting factors include:

- Inadequate Street Layout,
- Unsanitary or unsafe conditions,
- Deteriorating Site Improvements,
- Existence of conditions which endanger life or property,
- Economic Liability/Under Utilization.

We have concluded these facts based on the current condition of the Redevelopment Area, general access and visibility of the area, and the existing conditions under the context of the anticipated development within the Redevelopment Area.

Please feel free to contact me if you have any questions or comments.

Sincerely,



James Potter, AICP, LEED GA
development initiatives

Copyright Statement

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The reported analysis, opinions, and conclusions contained herein are limited only by the reported assumptions and limiting conditions and are Development Initiatives' unbiased professional analyses, opinions, and conclusions.

Information provided and utilized by various secondary sources is assumed to be accurate. Development Initiatives cannot guarantee information obtained from secondary sources. Such information and the results of its application within this analysis are subject to change without notice.

The nature of real estate development is unpredictable and often tumultuous. Development Initiatives deems our projections as reasonable considering the existing market and various obtained information. It should be understood that fluctuations in local, regional, and/or national economies could have substantial effects on the particular findings and recommendations contained within this document.

Introduction

The purpose of this analysis is to investigate and determine whether blighting conditions exist at the subject property according to Section 99.805 (1) of the Revised Statutes of Missouri (RSMo). The Redevelopment Area is generally located at the northeast corner of the intersection of SW View High Drive and SW 3rd Street, Jackson County, Lee's Summit, Missouri. The Redevelopment Area will be composed of ten (10) parcels of land containing approximately 35+/- acres. Please refer to Exhibit A for complete ownership information for the Redevelopment Area.

Function of Study

This Blight Analysis has been prepared for use in conjunction with an application for tax increment financing pursuant to Missouri Revised Statutes Chapter 99 "Real Property Tax Increment Allocation Redevelopment Act."

Purpose of Study

The purpose of this Blight Analysis is to determine whether the specific Redevelopment Area is blighted within the meaning of Section 99.805 (1) RSMo.

Effective Date of Report

The effective date of this Blight Analysis is March 17, 2017. Unless otherwise stated, all factors pertinent to a determination of blight were considered as of that date.

Definition:

In determining whether the defined Redevelopment Area is “blighted,” we first must define the term “blighted area.” For the purposes of this study, the definition found in Section 99.805 (1) RSMo. Is utilized. This section provides that “blighted area” shall mean:

“Blighted Area,” an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use;

This analysis will determine whether the proposed Redevelopment Area meets the statutory requirements to be declared a “blighted area” under the above-mentioned provision. In determining whether the Redevelopment Area is blighted pursuant to the statutory definition, *Development Initiatives* first reviewed the Redevelopment Area as a whole, particularly reviewing trends in the area as they relate to an indication of whether this portion of the City is blighted per State Statute. The term “blighted” for the purposes of this analysis requires a finding that the Redevelopment Area, on the whole, is occasioned by one or more of the following:

1. Defective or inadequate street layout,
2. Unsanitary or unsafe conditions,
3. Deterioration of site improvements,
4. Improper subdivision or obsolete platting,
5. The existence of conditions which endanger life or property by fire and other causes,
6. Or a combination of such factors, which

- Retard the provision of housing accommodations, or
- Constitute an economic or social liability, or
- Constitute a menace to the public health, safety, morals or welfare in its present condition and use.

By considering the area as a whole, not every parcel or even a certain percentage of parcels within the Redevelopment Area needs to be blighted, rather only the existence of blighting conditions impacting the preponderance of the area comprising the Redevelopment Area is adequate to designate the area a “blighted area”. This same concept applies to structures within the Redevelopment Area. Thus a vacant lot, as long as it’s within a Redevelopment Area where the preponderance of the area is impacted by blighting conditions, a finding that the Redevelopment Area is blighted can be made.

Site Description

Location & Access

As previously mentioned, the Redevelopment Area is generally located at the northeast corner of the intersection of SW View High Drive and SW 3rd Street, Jackson County, Lee’s Summit, Missouri. Regional and local access to the Redevelopment Area is via Interstate 470 to View High Drive or SW 3rd Street.

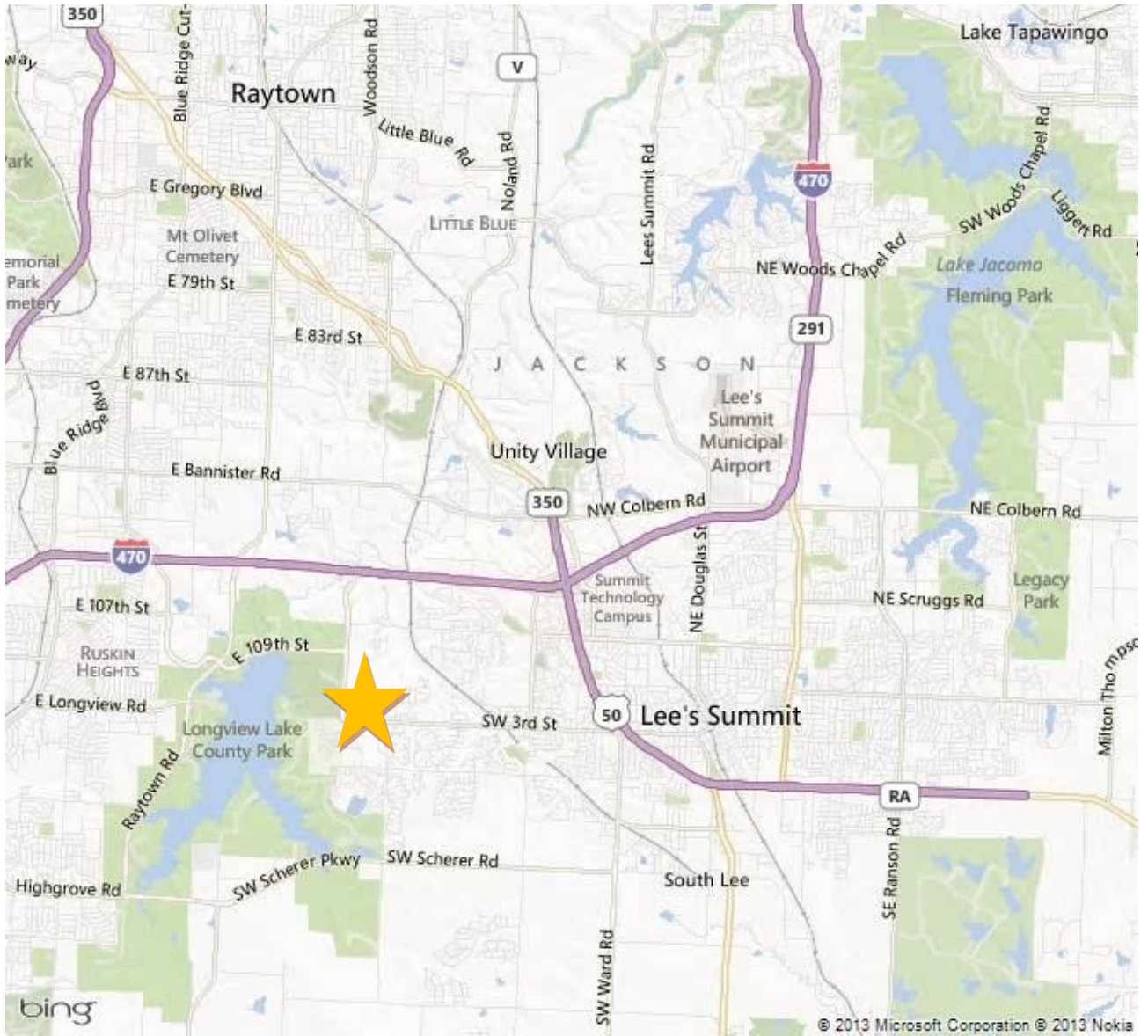


Figure 1 – General Location Map.

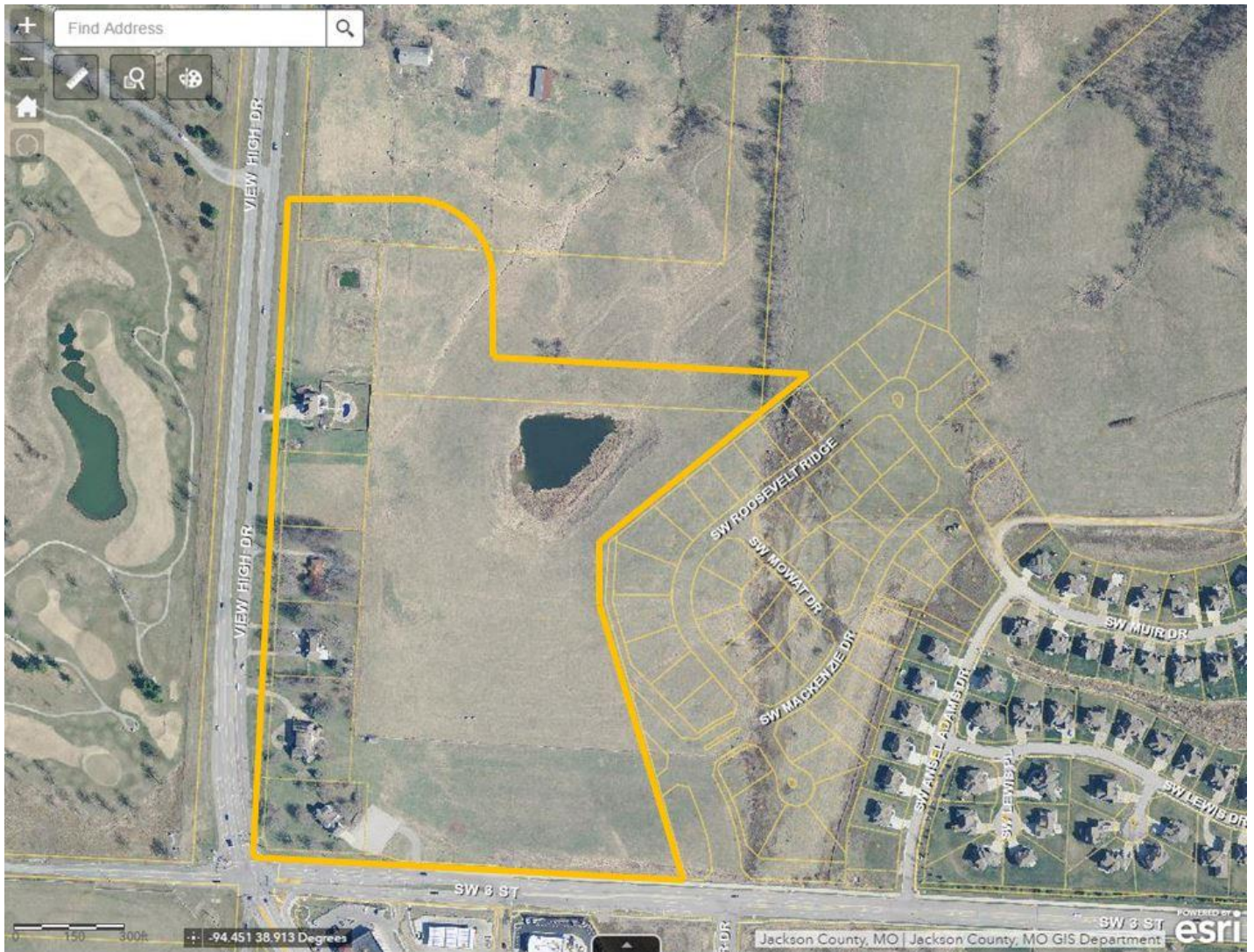


Figure 2 – Approximate Redevelopment Area Boundary Map.

Topography

The topography of the Redevelopment Area slopes significantly across the site. Elevation across the site rises and falls approximately ninety (90). Elevation rises and falls a significant amount, primarily moving south to north. Additionally, the subject property is not located in either a 100-year flood plain or 500-year flood plain.

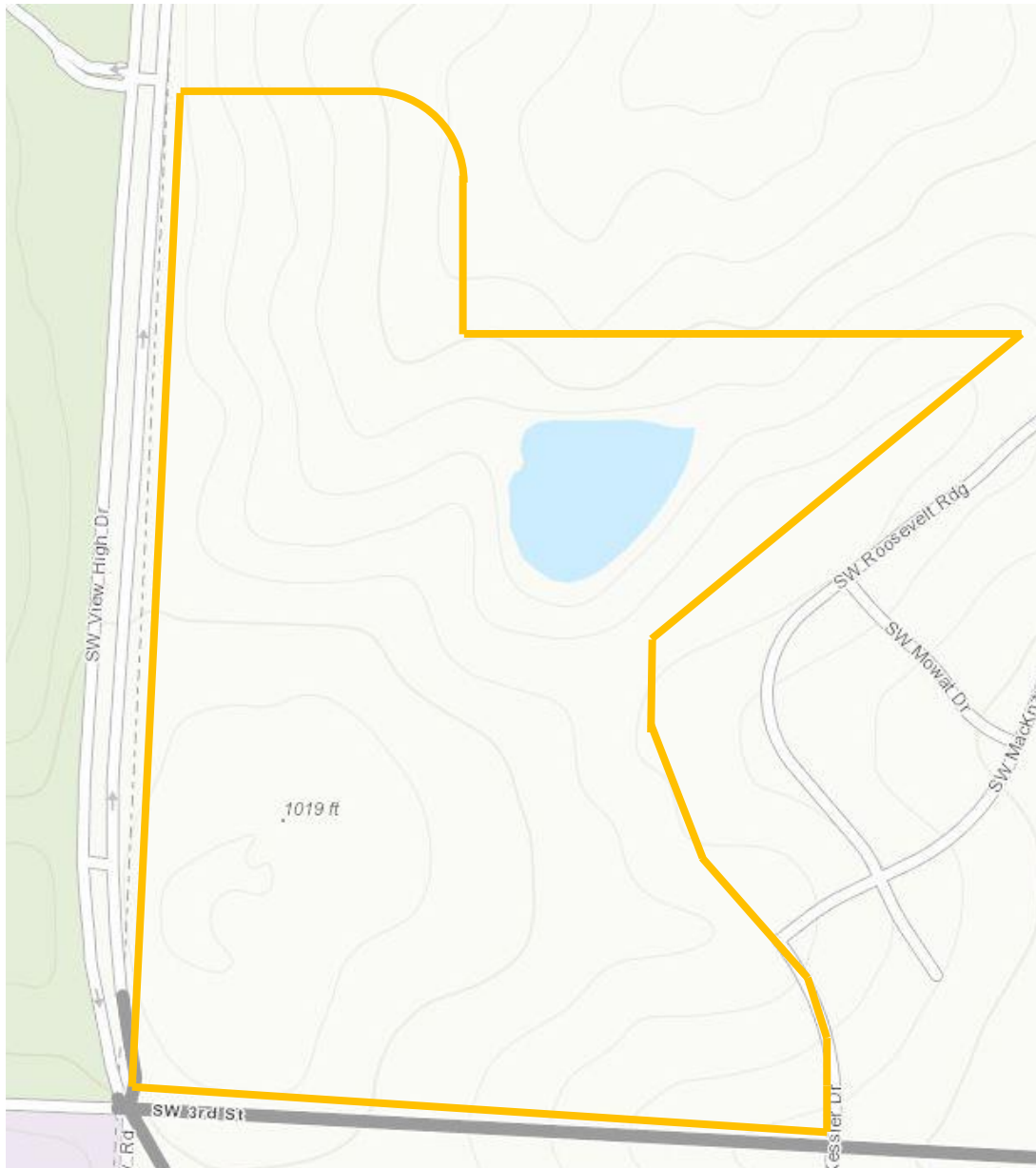


Figure 3 – Approximate Redevelopment Area Boundary with Topographic Overlay.

Zoning

The existing zoning classifications for all parcels within the Redevelopment Area include: PMIX and R-1 Single Family. Lee’s Summit’s zoning districts are primarily intended to regulate and restrict the use of land, or the use of buildings and structures including the erection, construction, reconstruction and alterations of buildings and structure in the City. All districts are within the City’s zoning definitions listed in Section 5.050 of the Unified Development Ordinance (UDO).

Table 1 - Zoning Definition.

	Section	Intent and Purpose
PMIX – Planned Mixed Use	5.240	Allows greater flexibility in development standards (lot coverage, setbacks, building heights, lot sizes, etc.) to facilitate adaptation of development to the unique conditions of a particular site. Permit a mixture of uses which, with proper design and planning, will be compatible with each other and with surrounding uses or zoning districts and will permit a finer-grained and more comprehensive response to market demand.
R-1, Single Family Residential	5.090	The R-1 Single Family District is established to provide low-density, single family detached residential development. The R-1 density supports the goal of the Lee’s Summit Comprehensive Plan in providing single-family densities at a maximum of four (4) units per gross acre in close proximity to existing urban development.

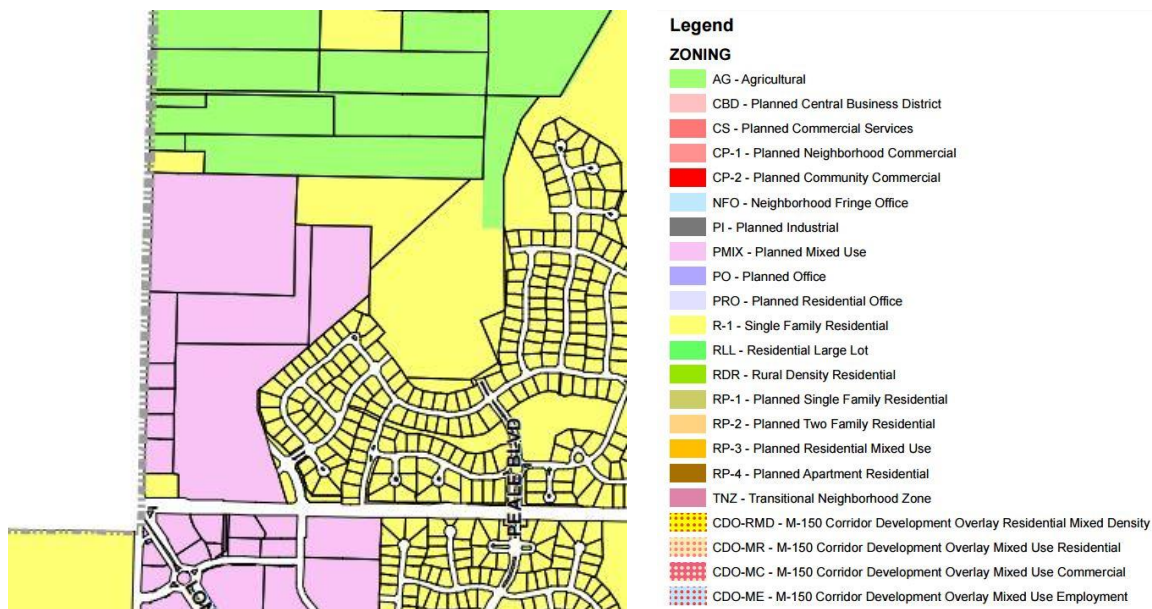


Figure 4 – Existing Zoning Map.

Existing Improvement Description

As previously mentioned, the Redevelopment Area is located in Lee’s Summit, Jackson County, Missouri. The Redevelopment Area consists of approximately 34 +/- acres of land. Existing use of the property within the Redevelopment Area consists primarily of un-occupied/vacant land and occupied/vacant single-family residential (<20% of total area). It appears that the majority of the Redevelopment Area has been historically utilized for agricultural uses. The interior of the area is accessible, but only by tractor or other four-wheel drive type vehicle.



Figure 5 – Birdseye aerial view of the proposed Redevelopment Area. View from the west.

Various improved street/road improvements are located around the Redevelopment Area, but no street or road network is currently present within the interior of the

Redevelopment Area. Several planned/platted streets end abruptly at the Redevelopment Area boundaries (namely SW Kessler Drive at the southeast corner).

It appears that all utilities appear to be available to the Redevelopment Area including water, sewers and electricity. However, there is limited utility presence within the interior of the Redevelopment Area. Additionally, significant upsizing and extensions of the sanitary sewer system would be required as part of the Redevelopment Project. The Redevelopment Area is immediately east, across View High Drive from the Fred Arbanas Golf Course. The Longview Farm development is south across SW 3rd Street. During site inspection, no interior access to structures was available. Please refer to Exhibit B: Photo Log for photos of existing conditions within the Redevelopment Area.

Table 2 - Parcel by Parcel: Existing Improvements.

Parcel	Address	Existing Improvements
1	11101 NW View High Dr.	No structure improvements, agricultural land
2	225 SW View High Dr.	Single-family residence. Constructed in 1970. Presently vacant.
3	11401 SW View High Dr.	Single-family residence. Constructed in 1966. Presently occupied, but to be vacated Spring 2017.
4	11303 SW View High Dr.	Single-family residence. Constructed in 1961. Presently occupied.
5	11301 SW View High Dr.	No structure improvements, vacant land.
6	101 SW View High Dr.	Single-family residence. Constructed in 1998. Presently vacant.
7	No Address Assigned	No structure improvements, vacant land.
8	11345 View High Dr.	No structure improvements, vacant land.
9	No Address Assigned	No structure improvements, vacant land.
10	251 SW View High Dr.	Single-family residence. Constructed in 1978. Presently vacant.

Wetlands and Flood Zones

The Federal Emergency Management Agency (FEMA) was contacted to identify any Flood Zones which may impact the proposed Redevelopment Area. According to FEMA and the National Flood Insurance Program (Map Number 29095C0412G, revised January 20, 2017), the subject area is not located within an area which is impacted by either 100 year and 500 year flood zones.

However, portions of the proposed Redevelopment Area appear to be located within wetland areas. These locations are in the north central portion of the proposed Redevelopment Area. Total wetland area is estimated to be approximately 1.86 acres in size and is scattered in twelve (12) different locations across area. Impact of wetland areas upon the Redevelopment Project is presently unknown.

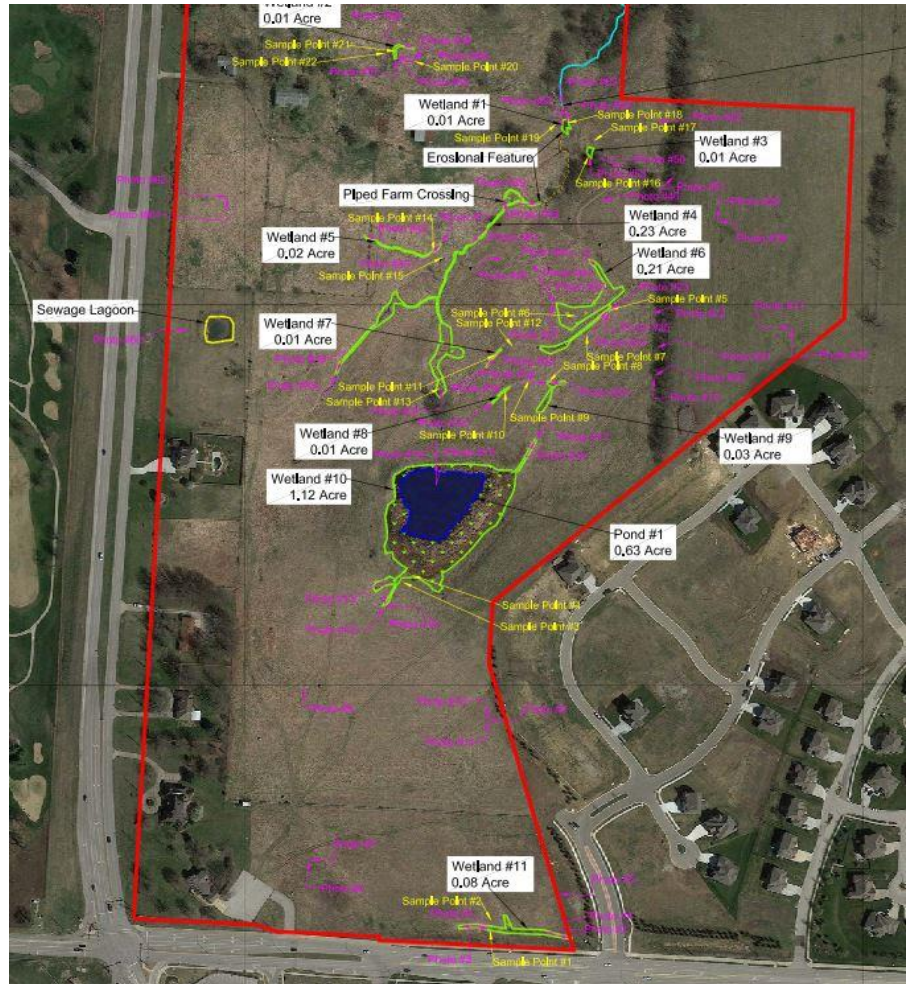


Figure 6 - Wetland Areas

Proposed Improvement

Description

Proposed public improvements within the Redevelopment Area include the construction of Kessler Street and its related 3rd Street and View High intersection improvements, the construction of a regional detention pond, and the extension of sanitary sewer and water improvements which will serve the redevelopment and other adjacent properties.

Anticipated Street Improvements

As part of the proposed site improvements within the Redevelopment Area, the development of certain road and streets will be required. By our estimation, approximately 1.4 miles of roadway is anticipated to be developed as part of this

project. Construction of this network will require significant cutting and filling activities, as well as development of roadway subgrade construction and final road bed construction.

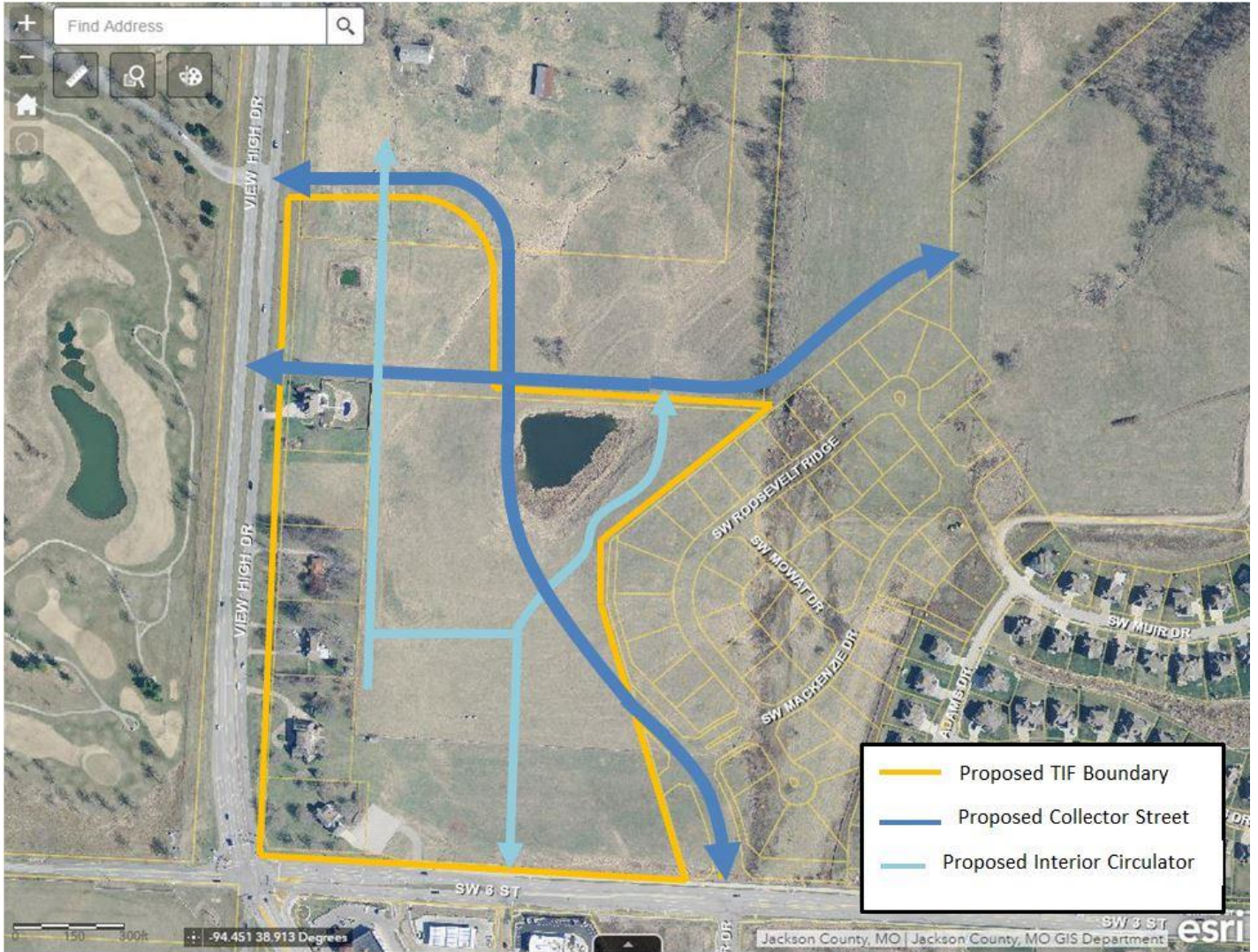


Figure 7 – Anticipated future street network location. All locations approximate.

Ownership

The ownership of the Redevelopment Area is currently vested in six (6) entities. Each entity is listed on the following table with the corresponding property. Legal description of parcels within the Redevelopment Area is included in Exhibit A.

Table 3 - Ownership Table.

Parcel ID #	Address	Jackson County Parcel #	Owner	Size (sq. ft.)
1	11101 NW View High Dr.	62-330-99-91-01-0-00-000	Mikes Farm, Inc. 11303 View High Dr. Kansas City, MO 64134	980,652
2	225 SW View High Dr.	62-330-99-93-00-0-00-000	John R. Bondon Trustee 11303 View High Dr. Kansas City, MO 64134	61,296
3	11401 SW View High Dr.	62-330-99-94-00-0-00-000	Richard & Robert Faulkner 11401 View High Drive Kansas City, MO 64134	44,498
4	11303 SW View High Dr. and 11903 SW View High Dr.	62-330-99-95-00-0-00-000	John R. Bondon Trustee 11303 View High Dr. Kansas City, MO 64134	44,510
5	11301 SW View High Dr.	62-330-99-96-00-0-00-000	Mikes Farm, Inc. 11303 View High Dr. Kansas City, MO 64134	44,503
6	101 SW View High Dr.	62-330-99-97-00-0-00-000	New Orleans, LLC PO Box 900 Independence, MO 64051	126,194
7	No Address Assigned	62-330-99-98-02-1-00-000	Mikes Farm, Inc. 11303 View High Dr. Kansas City, MO 64134	n/a
8	11345 View High Dr.	62-330-99-98-01-0-00-000	Parrot Properties, Inc. 11303 View High Dr. Kansas City, MO 64131	n/a
9	No Address Assigned	62-330-99-99-01-2-00-000	Mikes Farm, Inc. 11303 View High Dr. Kansas City, MO 64134	n/a
10	251 SW View High Dr.	62-330-99-92-00-0-00-000	David Cochran 251 SW View High Dr. Lee's Summit, MO 64081	51,399
Total Approx. Square Footage				1,353,052
Total Approx. Acres				35+/-

Source: Jackson County Assessors Department, 2017

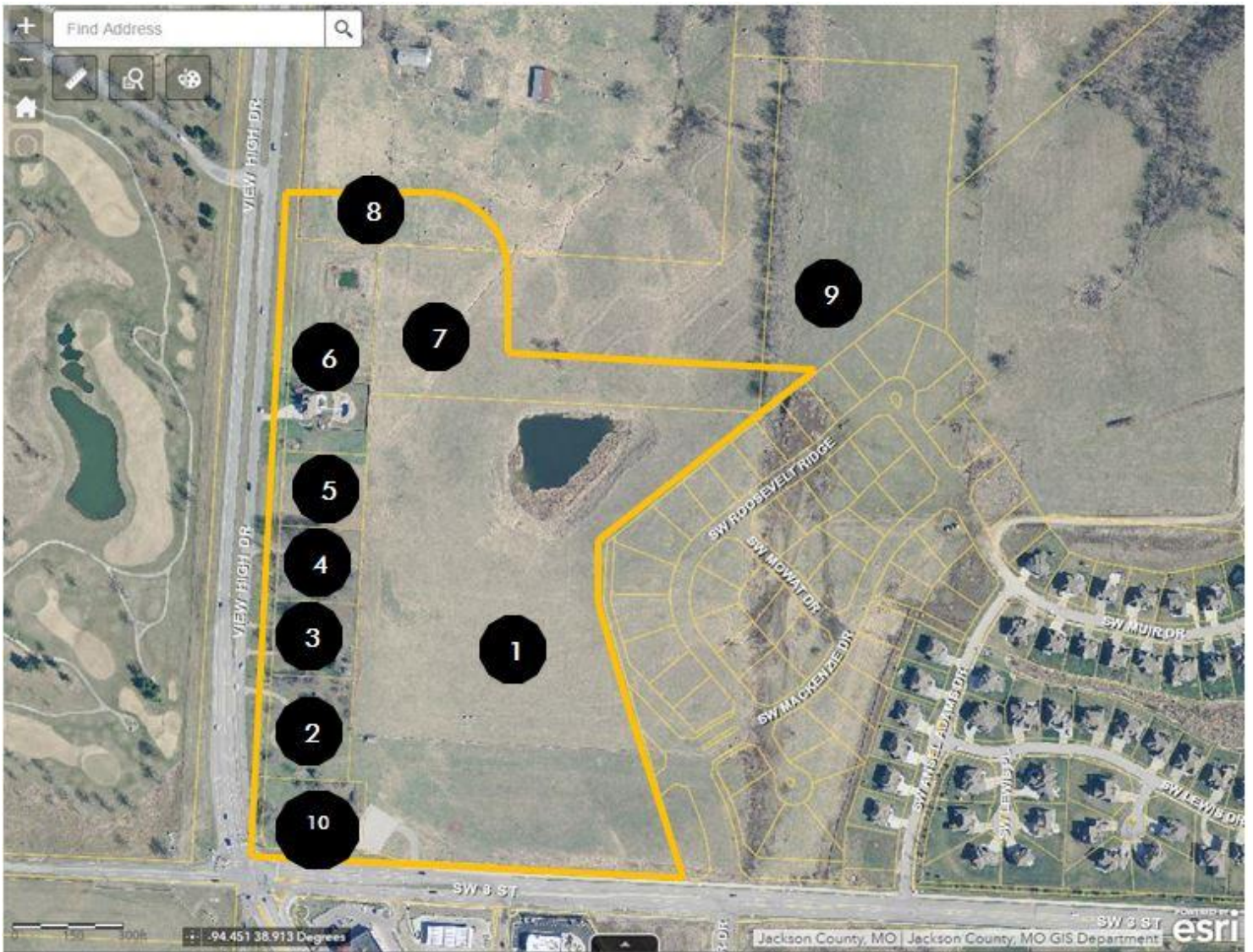


Figure 8 - Ownership Map.

Previous Blight/Conservation Area Findings

The Redevelopment Area is not located within an area which has previously been declared blighted or a conservation area by the City Council, either as a whole or in part.

Blight Analysis

As previously presented, blight is defined as follows;

“Blighted Area,” an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use;

This analysis will determine whether the proposed Redevelopment Area meets the statutory requirements to be declared a “blighted area” under the above-mentioned provision. In determining whether the Redevelopment Area is blighted pursuant to the statutory definition, *Development Initiatives* first reviewed the Redevelopment Area as a whole, particularly reviewing trends in the area as they relate to an indication of whether this portion of the City is blighted per State Statute. The term “blighted” for the purposes of this analysis requires a finding that the Redevelopment Area, on the whole, is occasioned by one or more of the following:

7. Defective or inadequate street layout,
8. Unsanitary or unsafe conditions,
9. Deterioration of site improvements,
10. Improper subdivision or obsolete platting,
11. The existence of conditions which endanger life or property by fire and other causes,
12. Or a combination of such factors, which
 - Retard the provision of housing accommodations, or
 - Constitute an economic or social liability, or
 - Constitute a menace to the public health, safety, morals or welfare in its present condition and use.

As previously mentioned, when considering the area “as a whole”, not every parcel or even a certain percentage of parcels within the Redevelopment Area needs to be blighted, rather only the existence of blighting conditions impacting the preponderance of the area comprising the Redevelopment Area is adequate to designate the area a “blighted area”. Thus a vacant lot, as long as it’s within a Redevelopment Area where the preponderance of the area is impacted by blighting conditions, a finding that the Redevelopment Area is a “blighted area” can be made.

In the State of Missouri there have been numerous court cases which provide additional direction in the consideration of blight. The following are several cases which have impacted the definition of “blight” as contemplated by Section 99.805 (1):

1. Parking Systems, Inc. v. Kansas City Downtown Redevelopment Corporation, 518 S.W.2d 11, 15 (Mo. 1974). The courts determined that it is not necessary for an area to be what commonly would be considered a “slum” in order to be blighted.
2. Crestwood Commons Redevelopment Corporation v. 66 Drive-In, Inc., 812 S.W. 2d 903, 910 (MO. App. E.D. 1991). Determined that an otherwise viable use of a property may be considered blighted if it is an economic under-utilization of the property.
3. Maryland Plaza Redevelopment Corporation v. Greenberg, 594 S.W.2d 284, 288 (Mo. App. E.D. 1979). Determined that it is not necessary for every property within a Redevelopment Area to conform to the blight definition. A preponderance of blight conditions is adequate to designate an area for redevelopment.
4. State ex. Rel Atkinson v. Planned Industrial Expansion Authority, 517 S.W.2d 36 at 46 (Mo. banc 1975). Blight may also be found if the redevelopment of an area “could promote a higher level of economic activity, increased employment, and greater services to the public.” Tierney, 742 S.W.2d at 151.

5. The Missouri Court of Appeals Western District Opinion known as Great Rivers Habitat Alliance v. City of St. Peters, 246 S.W. 3d 556 (Mo. Ct. App. 2008).

There are a number of existing conditions in the Redevelopment Area which meet the legal definition of blight, therefore supporting a finding of “Blight” for the Redevelopment Area. These conditions include;

- Inadequate Street Layout,
- Unsanitary or unsafe conditions,
- Deteriorating Site Improvements,
- Existence of conditions which endanger life or property,
- Economic Liability/Under Utilization.

Inadequate Street Layout

In its present condition, the Redevelopment Area is accessed off several neighborhood streets and parkways. These include View High Drive and SW 3rd Street. Direct access to the interior portions of the Redevelopment Area is presently inadequate and limited. Lack of road infrastructure within the Redevelopment Area includes:

- Poor vehicular access in and around the Redevelopment Area. Vehicular access is effectively limited to access from the west (View High Drive) and the south (SW 3rd Street). Outside these roads, no internal road system exists and vehicular access to the interior portions of the site is limited. SW Kessler Drive to the east does provide access to residential development to the east, but terminates at the intersection of SW Mackenzie Drive (shown on Figure 9 below).



Figure 9 - Redevelopment Area, Lack of vehicular access.



Photo 10 – View north from SW Kessler Drive. SW Mackenzie Drive to the right.



Photo 2 – View north at the SW Kessler Drive termination location. Redevelopment Area immediately to the north.

- Lack of internal circulation. A complementary condition to access is circulation. Just as access is limited to the Redevelopment Area, circulation throughout the area is non-existent. No road or pedestrian infrastructure is present. Traversing the site is impossible unless by four-wheel drive vehicle or on foot.
- Limited points of ingress/egress for general vehicular access. As previously mentioned, vehicular access is effectively limited to the interior of the Redevelopment Area. The topography of the site is such that only four-wheel drive vehicular access is possible. Outside the perimeter road network, no internal road system exists and vehicular access to the interior portions of the site is limited at best.
- Limited points of ingress/egress for emergency vehicles. Limited access to vehicular traffic also means limited access to emergency vehicles. The Redevelopment Area does exhibit several features (namely unfenced/secured water bodies) which are unattended and could present personal hazardous conditions. In the event of an emergency within the Redevelopment Area, emergency vehicle access is effectively limited to either View High Drive or SW 3rd Street. Emergency response crews would have to differentiate which route to take to respond in a timely manner.

In order to alleviate this issue and to properly develop on the various property parcels, construction of various access roads and drives will be required. In its present condition, no street networks exist within the Redevelopment Area.

Based on the preceding observations, it is our opinion that the Redevelopment Area exhibits conditions which can reasonably conclude that “Inadequate Street Layout” is a condition prevalent throughout the Redevelopment Area and supportive of a blight finding.

Unsanitary or Unsafe Condition

In its present condition, the Redevelopment Area has several conditions which indicate the preponderance occurrence of unsanitary and/or unsafe conditions. Parcels 1 and 6: both have water bodies which are unsecured and readily accessible.

Parcel 1 (11101 NW View High Drive): Parcel number one (1) is approximately 22.5 acres in size and contains an approximate 2 acre farm pond in the north central portion of the parcel. This unsecured water feature could be potentially hazardous to un-authorized individuals. This pond is unfenced and accessible via four-wheel drive vehicle or on foot. Pedestrian accessibility is numerous, especially from the newly developed residential area to the east. Site inspection did not reveal any “No Trespassing” signage posted at this location, or any location within the Redevelopment Area. The pond is difficult to supervise due to its location on the property. Lack of supervision, underestimating the curiosity of adults/teenagers/children, and overestimating their sense of judgement all contribute to potential drowning hazards in farm ponds. In the event of an emergency, accidental drowning or other hazardous event, emergency vehicle access is effectively limited.



Figure 11 – Parcel 1 Pond location.



Photo 3 – View looking north at subject pond. Note lack of fencing and “No-Trespassing” signage.



Photo 4 - Close-up of subject pond. Location was readily accessible at time of inspection.

Parcel 6 (101 SW View High Drive): Parcel number six (6) is approximately 2.8 acres in size and contains two (2) unsecured water features which could potentially be hazardous to unauthorized individuals. These features include an abandoned/fenced septic pond and an out-of-commission, partially drained swimming pool.



Figure 12 – Parcel 6. Pond Pool Locations.

Septic Pond. The subject septic pond is rather small, approximately 900 square feet, depth is unknown. No history of construction or operation was available. Upon visual inspection, the bottom of the pond was not viewable due to cloudy water. The septic pond is surrounded by a 4' chain link fence with an unsecured gate on the south side. This gate was open during site investigations. No warning signage was present surrounding the septic pond. Besides the obvious drowning hazards associated with an unsecured and unmonitored body of water, certain biologic hazards are associated with exposure to sewage and wastewater. These

include water containing bacteria, funguses, parasite, and viruses that can cause intestinal, lung, and other infections. If proper personal protective equipment (PPE) is not utilized when working in and around these bodies of water, personal hazard potential is increased.

According to the City of Lee's Summit Municipal Code (Article II, Section 16-205), any pond or pool of "unwholesome, impure, stagnant or offensive water found upon any lot or piece of ground" is generally defined as a Nuisance.

Swimming Pool. Within the backyard of 101 SW View High Drive, an abandoned swimming pool was observed. The yard is fenced by a 4' tall wooden fence with access gates at both the north and south sides of the house. Upon inspection, access to the rear yard was readily provided. Presently the home is vacant and not occupied. No warning signage or "No Trespassing" signs were present. Additionally, no safety equipment (throwing ring bouys or other safety devices) was observed. Size of the pool was not determined; however it appears that it is partially filled with water. Bottom of the pool was observable. Besides the obvious drowning hazards associated with unsecured and unattended abandoned swimming pools, these conditions provide other potential public health hazards. These can include; breeding grounds for mosquitoes, which can potentially carry various virus including West Nile.

According to the City of Lee's Summit Municipal Code (Article II, Section 16-205), any pond or pool of "unwholesome, impure, stagnant or offensive water found upon any lot or piece of ground" is generally defined as a Nuisance.



Photo 5 - Septic Pond located on Parcel 6. Note fencing surrounding pond, but open gate and easily accessible.



Photo 6 – View of unsecured, unused pool located on Parcel 6. Note fencing surrounding lot, but backyard is easily accessible as the residence is vacant.

Based on the preceding observations, it is our opinion that the Redevelopment Area exhibits conditions which can reasonably conclude that an “Unsanitary or Unsafe Condition” is prevalent throughout the Redevelopment Area and supportive of a blight finding. This is further substantiated by Municipal Code definition of a public nuisance.

Deterioration of Site Improvements

All improvements within the Redevelopment Area are single-family residences. There are four single-family residences present, only two being inhabited at the present time. Indications are that a third residence will soon be vacated. Three of the homes are in fair condition and one is in poor condition (225 SW View High Drive). It appears that the residence on Parcel 2 has been abandoned for some time; however total length of abandonment is unknown. This parcel accounts for approximately 5% of the entire Redevelopment Area. Deterioration of the residence on Parcel 2 includes;

- Severely deteriorated roofing material. Wooden shake-shingle roof is severely deteriorated with many locations falling off the structure. Obvious holes within the roof are present and pose the potential for water intrusion into the structure.



Photo 7 – Roof and structure deterioration. Note boarded, broken window.

- Broken Windows. Several broken/boarded windows were observed upon site inspection. This structural envelope deterioration provides opportunity for water intrusion to occur. Additionally, this condition provides opportunity for rodent infiltration into the structure. Mice and juvenile rats can enter openings as small as ½" in diameter.



Photo 8 - View of the east side of vacant residence. Note boarded window.

- Unmaintained Landscaping. Upon site investigation, it was obvious that the structure has been vacant for many years. Landscaping throughout the entire property was severely overgrown and in some locations prohibited entry into the structure. Some overgrown vegetation appears to have grown thru the exterior structure envelope. In other locations, overgrown vegetation has contributed to a trip & fall hazard.

Another result of overgrown vegetation is the promotion of nesting habitat for rodents (rats, mice, other). Tall grass and overgrown shrubbery can protect rodents from predators and often these locations provide prime rodent habitat.



Photo 9 – View of overgrown ivy/vine landscaping at the garage location.



Photo 10 – Front door of subject residence.

- Scattered Trash and debris. Due to the vacant/abandoned nature of the residence, a significant amount of scattered trash and debris has accumulated throughout the property.
- Possible environmental hazards. Upon site inspection interior investigations of any improvements within the Redevelopment Area was not available. However, the basement area of 225 SW High Drive was observable through windows on the east side. Suspect mold was observed on window coverings on the interior of the residence. Presence of suspect mold can indicate the opportunity for excessive moisture, possibly from compromised exterior structure envelope systems (i.e. failing roofing, broken windows, etc.). The presence of mold within inhabited areas can cause certain health effects ranging from headaches to cancer.



Photo 11– View of suspect black mold (note black spots on interior curtains) on interior surfaces within the basement of 225 SW High Dr.

Based on the preceding observations, it is our opinion that the Redevelopment Area exhibits conditions which can reasonably conclude that “Deterioration of Site Improvements” has occurred and is prevalent throughout the Redevelopment Area and supportive of a blight finding. Please refer to Exhibit B – Photo Log for additional site improvement deterioration photos.

Existence of Conditions which Endanger Life or Property

As previously mentioned, various conditions are present within the Redevelopment Area which indicates the presence of conditions which endanger life or property, in this instance these conditions could conceivably endanger life in one manner or another. These conditions include:

Parcel 1: Presence of the aforementioned farm pond which is presently unsecured, unmonitored and unsupervised. The pond is difficult to supervise due to its location on the property. Lack of supervision, underestimating the curiosity of adults/teenagers/children, and overestimating their sense of judgement all contribute to potential drowning hazards in farm ponds. In the event of an emergency, accidental drowning or other hazardous event, emergency vehicle access is effectively limited

Parcel 2: Presence of suspect black mold within a vacant single-family residence is certainly an indication of the existence of possible conditions which endanger life.

Parcel 6: According to the City of Lee’s Summit Municipal Code (Article II, Section 16-205), any pond or pool of “unwholesome, impure, stagnant or offensive water found upon any lot or piece of ground” is generally defined as a Nuisance. The existence of the unsecured septic pond and abandoned swimming pool certainly indicates the presence of conditions which could potentially endanger life.

Our analysis indicates that four (4) statutorily defined blighting factors can be found within the Redevelopment Area, namely; Inadequate Street Layout, Unsanitary or Unsafe Conditions, Deterioration of Site Improvements, and Existence of Conditions which Endanger Life or Property. While the presence of only one of these conditions is enough to reasonably determine blight for an area, the presence of a majority of these factors is certainly enough to determine that the Redevelopment Area is blighted in accordance with RSMo 99.805 (1).

Additionally, we have determined that the previously discussed blighting factors present within the Redevelopment Area contribute to the following;

- Constituting an economic or social liability, and
- Being a menace to the public health, safety, morals or welfare.

Constituting an Economic or Social Liability

It is our opinion that blighting conditions present within the Redevelopment Area do constitute an Economic Liability. (See summary on following page).

Conditions that Constitute a Menace to the Public Health, Safety, Morals, or Welfare in its Present Condition and Use.

Inadequate street layout, unsanitary and unsafe conditions, and deterioration of site improvements are all evidence of blighting conditions within the Redevelopment Area. It is our opinion that the combination of these conditions do constitute a menace to public health, safety, morals or welfare in its present condition and use.

Economic Liability and Economic Underutilization

The existence of the previous statutorily identified conditions and the combination of such factors create an economic liability and economic underutilization for the Redevelopment Area. Economic liability creates an extraneous liability for the development of the Redevelopment Area. Several court cases have upheld the argument of economic liability and economic utilization as a blighting condition. For example, in Tierney v. Planned Industrial Expansion Authority of Kansas City, 742 S.W.2d 146, 151 (Mo. banc 1987) the court held that “the concept of urban redevelopment has gone far beyond ‘slum clearance’ and the concept of economic underutilization is a valid one.” Additionally, in State ex. Rel Atkinson v. Planned Industrial Expansion Authority, 517 S.W.2d 36 at 46 (Mo. banc 1975), if vacant land “no longer meets the economic and social needs of modern city life and progress,” the land can be considered blighted. Blight may also be found if the redevelopment of an area “could promote a higher level of economic activity, increased employment, and greater services to the public.” Tierney, 742 S.W.2d at 151.

In its existing present condition, the Redevelopment Area annually generates approximately \$4,807 in *ad valorem* taxes. Upon completion of the Redevelopment Projects within the Redevelopment Area (estimated completion time 2039), the estimated increase in *ad valorem* taxes averages approximately \$3,514,337¹ annually. The development of the Redevelopment Area will also generate significant employment opportunities for the area, including construction, retail, and service employees. However, employment estimates for all redevelopment projects are unknown. All of these economic benefits would be forgone without the use of tax increment financing to assist in the exceptional site improvement costs.

Please refer TIF Plan for current figures regarding increases in ad valorem taxes and employment.

An additional site condition which supports an economic liability for the Redevelopment Area is the extraordinary land development costs required to develop the area to its highest and best use. The topographical features of the Redevelopment Area combined with the lack of basic infrastructure (i.e. roads/utilities) within the Redevelopment Area are major factors

¹ Please refer to TIF Plan for current revenue figures.

contributing to the extraordinary land development costs. Infrastructure expenses to the area include improvements which are currently not in place, not planned without the consideration of this project, or are excessive compared typical project costs. These include:

Site Excavation. As mentioned, the topographical features of the Redevelopment Area consist of extreme variations in topography which lead to high hills in some locations and deep valleys in others. This extreme variation causes significant portions of the Redevelopment Area to need to be excavated and graded to fill the lower areas. These excavation and soil stabilization expenses will significantly increase the expense of developing the Redevelopment Area. Total site development costs related to excavating and site preparation are estimated to be approximately \$2,083,000+.

Sanitary Sewer. Presently the Redevelopment Area contains limited sanitary sewer system improvements. Sanitary sewer improvements include the construction of sewer lines and associated structures. Additionally significant upsizing and extensions of the sanitary sewer system are required as part of this Redevelopment Project. It is estimated that the sanitary sewer line extensions total around 3,050 linear feet of new service. Total sanitary sewer improvements relating to the subject project are estimated to be approximately \$1,383,000+.

Site Improvements. As part of this Redevelopment Plan, portions of the area will require significant site and roadway improvements. These include construction of site infrastructure, retaining walls and intersection improvements. Estimated site improvements in and around the subject project are approximately \$1,907,000+.

Water Service & Site Utilities. Currently limited utility services, and no water service exists to the interior of the Redevelopment Area. Water system improvements which are required are water mains and public extensions and fire hydrants. Site utility construction includes all basic utilities to complete site improvements. Estimates for water service improvements both on site and off site are approximately \$506,000+.

Please refer to Estimated Redevelopment Project Cost Budget within the Village at View High TIF Plan for current construction figures.

Clearly, the extraordinary land development costs associated with the dramatic topographical features of the Redevelopment Area, combined with the construction of streets/drives and various utilities within the area further represents an extraordinary land development expense and therefore contribute to an economic liability and finding of “blight” for the Redevelopment Area.

Blight Conclusion

The preceding observation analysis indicates that the Redevelopment Area suffers from several blighting factors. These factors are:

- **Inadequate Street Layout,**
- **Unsanitary or Unsafe Condition,**
- **Deterioration of Site Improvements,**
- **Existence of Conditions which Endanger Life or property,**
- **Economic Liability/Under Utilization.**

The preponderance of the blighting conditions observed in this analysis continues to hamper redevelopment of the site. Overcoming these conditions creates an extraneous liability for the development of the Redevelopment Area. Because of this condition, the development of any viable commercial facilities is diminished. It is our opinion that the Redevelopment Area constitutes a “Bighted Area” within the definition of Chapter 99 of the Missouri Revised Statutes.

Table 4 - Blight Conditions: Parcel by Parcel.

Lot	Tax ID Number	Size (sq. ft.)	Inadequate Street Layout	Unsanitary/Unsafe Conditions	Deterioration of Site Improv.	Econ. Liability
1	62-330-99-91-01-0-00-000	980,652	X	X		X
2	62-330-99-93-00-0-00-000	61,296	X	X	X	X
3	62-330-99-94-00-0-00-000	44,498	X			X
4	62-330-99-95-00-0-00-000	44,510	X			X
5	62-330-99-96-00-0-00-000	44,503	X			X
6	62-330-99-97-00-0-00-000	126,194	X	X		X
7	62-330-99-98-02-1-00-000	n/a	X			X
8	62-330-99-98-01-0-00-000	n/a	X			X
9	62-330-99-99-01-2-00-000	n/a				X
10	62-330-99-92-00-0-00-000	51,399				X

EXHIBIT A: Existing Parcel Ownership Information.



Figure 13 – Parcel Identification Map.

Table 5- Ownership Table.

Parcel ID #	Address	Jackson County Parcel #	Owner	Size (sq. ft.)
1	11101 NW View High Dr.	62-330-99-91-01-0-00-000	Mikes Farm, Inc. 11303 View High Dr. Kansas City, MO 64134	980,652
2	225 SW View High Dr.	62-330-99-93-00-0-00-000	John R. Bondon Trustee 11303 View High Dr. Kansas City, MO 64134	61,296
3	11401 SW View High Dr.	62-330-99-94-00-0-00-000	Richard & Robert Faulkner 11401 View High Drive Kansas City, MO 64134	44,498
4	11303 SW View High Dr. and 11903 SW View High Dr.	62-330-99-95-00-0-00-000	John R. Bondon Trustee 11303 View High Dr. Kansas City, MO 64134	44,510
5	11301 SW View High Dr.	62-330-99-96-00-0-00-000	Mikes Farm, Inc. 11303 View High Dr. Kansas City, MO 64134	44,503
6	101 SW View High Dr.	62-330-99-97-00-0-00-000	New Orleans, LLC PO Box 900 Independence, MO 64051	126,194
7	No Address Assigned	62-330-99-98-02-1-00-000	Mikes Farm, Inc. 11303 View High Dr. Kansas City, MO 64134	n/a
8	11345 View High Dr.	62-330-99-98-01-0-00-000	Parrot Properties, Inc. 11303 View High Dr. Kansas City, MO 64131	n/a
9	No Address Assigned	62-330-99-99-01-2-00-000	Mikes Farm, Inc. 11303 View High Dr. Kansas City, MO 64134	n/a
10	251 SW View High Dr.	62-330-99-92-00-0-00-000	David Cochran 251 SW View High Drive Lee's Summit, MO 64081	51,399
			Total Approx. Square Footage	1,353,051
			Total Approx. Acres	35+/-

Source: Jackson County Assessors Department, 2017

Redevelopment Legal Description

Village at View High Lot Descriptions:

Lot 1 Description

A tract of land being located in the Southwest Quarter of Section 3, Township 47 North, Range 32 West, being more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence South 87° 05' 51" East, a distance of 30.00 feet, to a point on the East right of way line of NW View High Drive; thence South 03° 19' 41" West, along said East right of way line, a distance of 818.21 feet, said point being the Point of Beginning of Lot 1; thence South 86° 28' 37" East, a distance of 271.87 feet; thence along a curve to the right, having a radius of 220.00 feet and an arc length of 345.65 feet; thence South 03° 32' 32" West, a distance of 258.62 feet; thence North 86° 27' 14" West, a distance of 245.40 feet; thence South 03° 32' 46" West, a distance of 211.39 feet; thence North 87° 12' 53" West, a distance of 243.95 feet, to a point on the East right of way line of View High Drive; thence North 03° 19' 41" East, along said East right of way line, a distance of 693.13 feet, returning to the Point of Beginning. Tract contains 276,664.92 square feet or 6.35 acres more or less.

Lot 2 Description

A tract of land being located in the Southwest Quarter of Section 3, Township 47 North, Range 32 West, being more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence South 87° 05' 51" East, a distance of 30.00 feet, to a point on the East right of way line of NW View High Drive; thence South 03° 19' 41" West, along said East right of way line, a distance of 818.21 feet; thence South 86° 28' 37" East, a distance of 271.87 feet; thence along a curve to the right, having a radius of 220.00 feet and an arc length of 345.65 feet; thence South 03° 32' 32" West, a distance of 258.62 feet; thence South 86° 27' 14" East, a distance of 60.00 feet, said point being the Point of Beginning of said Lot 2; thence continuing South 86° 27' 14" East, a distance of 595.72 feet; thence along a curve to the left, having a radius of 385.00 feet, and an arc length of 154.23 feet; thence South 38° 53' 54" East, a distance of 42.06 feet, to a point on the West line of Winterset Valley 10th Plat, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri; thence South 51° 06' 06" West, along said West line a distance of 599.08 feet; thence South 03° 29' 20" West, along said West line, a distance of 80.00 feet; thence South 45° 41' 55" West, a distance of 165.12 feet; thence North 44° 18' 05" West, a distance of 223.24 feet; thence along a curve to the right, having a radius of 170.00 feet and an arc length of 141.95 feet; thence North 03° 32' 32" East, a distance of 331.44 feet, returning to the Point of Beginning. Tract contains 263,533.33 square feet or 6.05 acres more or less.

Lot 3 Description

A tract of land being located in the Southwest Quarter of Section 3, Township 47 North, Range 32 West, being more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence South 87° 05' 51" East, a distance of 30.00 feet, to a point on the East right of way line of NW View High Drive; thence South 03° 19' 41" West, along said East right of way line, a distance of 1511.34 feet; thence South 87° 12' 53" East, a distance of 243.95 feet; thence South 03° 32' 46" West, a distance of 486.04 feet, said point being the Point of Beginning of said Lot 3; thence South 86° 30' 07" East, a distance of 625.85 feet; thence South 44° 18' 05" East, a distance of 120.81 feet, to a point on the West line of Winterset Valley 10th Plat, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri; thence South 16° 28' 44" East, along said West line a distance of 545.72 feet, to a point on the North right of way line of SW 3rd Street; thence North 87° 11' 19" West, along said North right of way line, a distance of 322.34 feet; thence North 02° 48' 41" East, a distance of 238.65 feet; thence North 87° 10' 59" West, a distance of 268.00 feet; thence North 02° 49' 18" East, a distance of 137.77 feet; thence North 86° 31' 15" West, a distance of 307.19 feet; thence North 03° 32' 46" East, a distance of 224.80 feet, returning to the Point of Beginning. Tract contains 293,084.48 square feet or 6.73 acres more or less.

Lot 4 Description

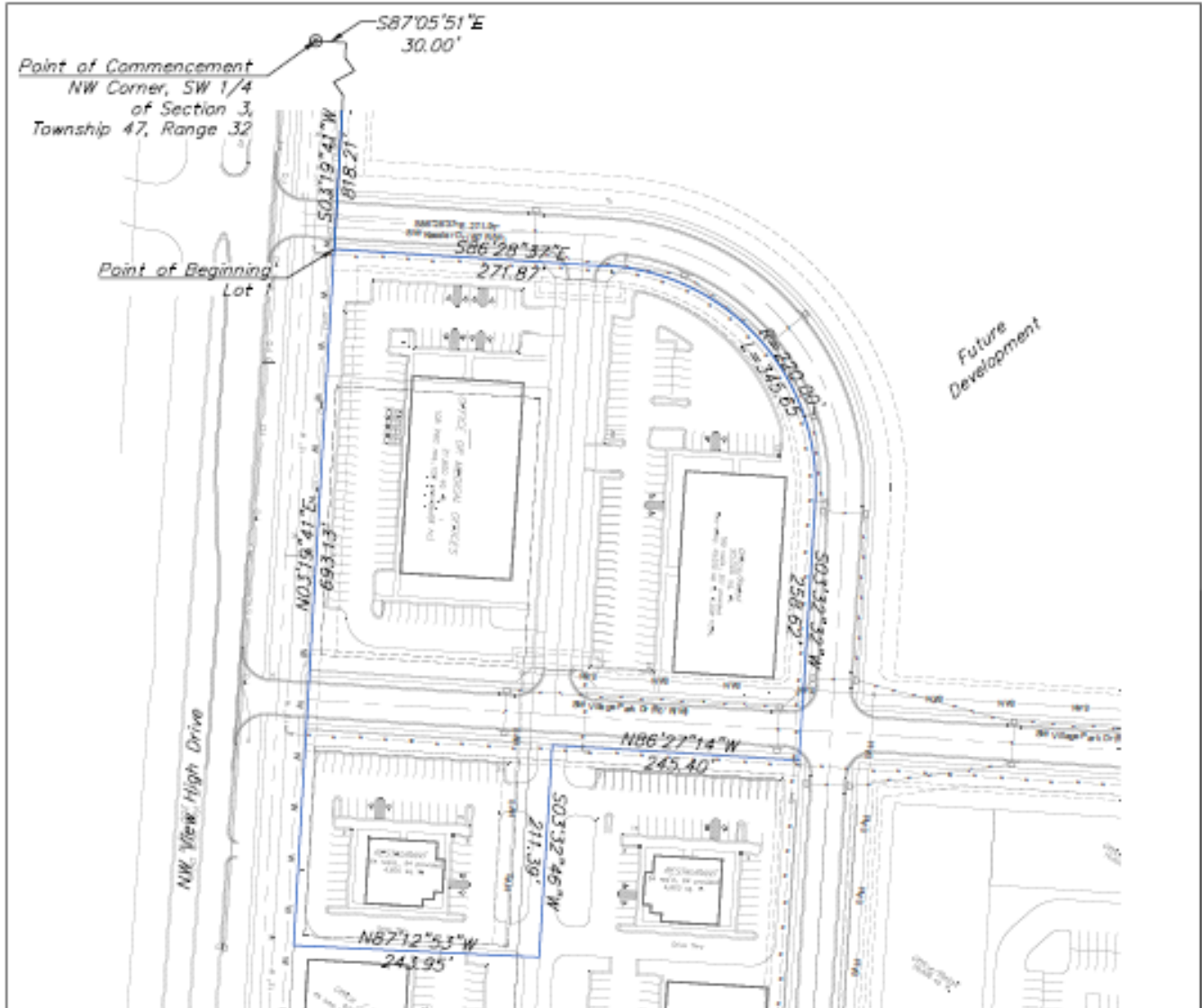
A tract of land being located in the Southwest Quarter of Section 3, Township 47 North, Range 32 West, being more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence South 87° 05' 51" East, a distance of 30.00 feet, to a point on the East right of way line of NW View High Drive; thence South 03° 19' 41" West, along said East right of way line, a distance of 1511.34 feet; thence South 87° 12' 53" East, a distance of 243.95 feet, said point being the Point of Beginning of said Lot 4; thence North 03° 32' 46" East, a distance of 211.39 feet; thence South 86° 27' 14" East, a distance of 305.40 feet; thence South 03° 32' 32" West, a distance of 331.44 feet; thence along a curve to the left, having a radius of 170.00 feet, and an arc length of 141.95 feet; thence South 44° 18' 05" East, a distance of 356.79 feet; thence North 86° 30' 07" West, a distance of 625.85 feet; thence North 03° 32' 46" East, a distance of 486.04 feet, returning to the Point of Beginning. Tract contains 260,235.04 square feet or 5.97 acres more or less.

Lot 5 Description

A tract of land being located in the Southwest Quarter of Section 3, Township 47 North, Range 32 West, being more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence South 87° 05' 51" East, a distance of 30.00 feet, to a point on the East right of way line of NW View High Drive; thence South 03° 19' 41" West, along said East right of way line, a distance of 1511.34 feet, said point being the Point of Beginning of said Lot 5; thence continuing South 03° 19' 41" West along said East right of way line, a distance of 876.23 feet; thence South 87° 11' 19" East, a distance of 272.50 feet; thence South 03° 19' 41" West, a distance of 189.50 feet, to the North right of way line of SW 3rd Street; thence South 87° 11' 19" East along said North right of way line, a distance of 40.82 feet; thence South 73° 09' 08" East, along said North right of way line, a distance of 61.85 feet; thence South 87° 11' 19" East, along said North right of way line, a distance of 265.00 feet; thence South 02° 48' 41" West, along said North right of way line, a distance 10.00 feet; thence South 87° 11' 19" East, along said North right of way line, a distance of 181.27 feet; thence North 02° 48' 41" East, a distance of 238.65 feet; thence North 87° 10' 59" West, a distance of 268.00 feet; thence North 02° 49' 18" East, a distance of 137.77 feet; thence North 86° 31' 15" West, a distance of 307.19 feet; thence North 03° 32' 46" East, a distance of 710.84 feet; thence North 87° 12' 53" West, a distance of 243.95 feet, returning to the Point of Beginning. Tract contains 381,716.11 square feet or 8.76 acres more or less.



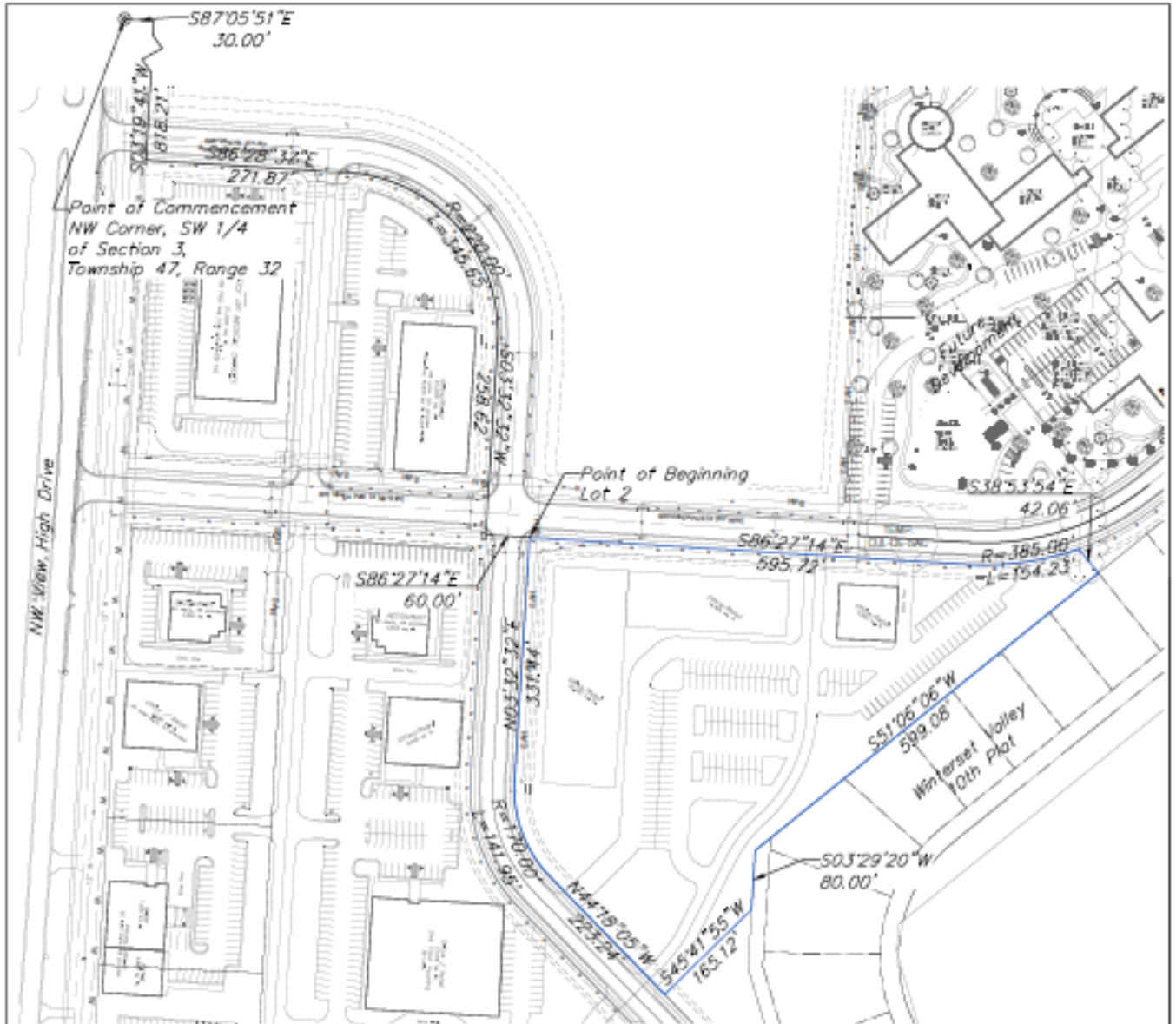
Lot 1 Description

A tract of land being located in the Southwest Quarter of Section 3, Township 47 North, Range 32 West, being more particularly described as follows:



Commencing at the Northeast corner of said Southwest Quarter; thence South 87° 05' 51" East, a distance of 30.00 feet, to a point on the East right of way line of NW View High Drive; thence South 03° 19' 41" West, along said East right of way line, a distance of 818.21 feet, said point being the Point of Beginning of Lot 1; thence South 86° 28' 32" East, a distance of 271.87 feet; thence along a curve to the right, having a radius of 220.00 feet and an arc length of 343.65 feet; thence South 03° 32' 32" West, a distance of 258.62 feet; thence North 86° 27' 14" West, a distance of 245.40 feet; thence South 03° 32' 46" West, a distance of 211.39 feet; thence North 87° 12' 53" West, a distance of 243.95 feet, to a point on the East right of way line of View High Drive; thence North 03° 19' 41" East, along said East right of way line, a distance of 693.13 feet, returning to the Point of Beginning. Tract contains 276,664.92 square feet or 6.35 acres more or less.

<p>Exemption Exhibit</p> <p>Village at View High</p> <p>SHEET 1 OF 1</p>	<p>DATE: 3/14/2017</p> <p>PROJECT NUMBER: Village at View High</p> <p>REV. TO Dwg: NA</p> <p>SCALE: 1"=150'</p>	<p>Lot Layout Exhibit</p> <p>Village at View High</p> <p>Lot 1</p> <p>Lee's Summit, Jackson County, Missouri</p>	 <p>ENGINEERING & SURVEYING</p> <p>30 SE 30TH STREET LEE'S SUMMIT, MO 64882 P: (816) 423-0888 F: (816) 423-0840</p>
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Lot 2 Description

A tract of land being located in the Southwest Quarter of Section 3, Township 47 North, Range 32 West, being more particularly described as follows:

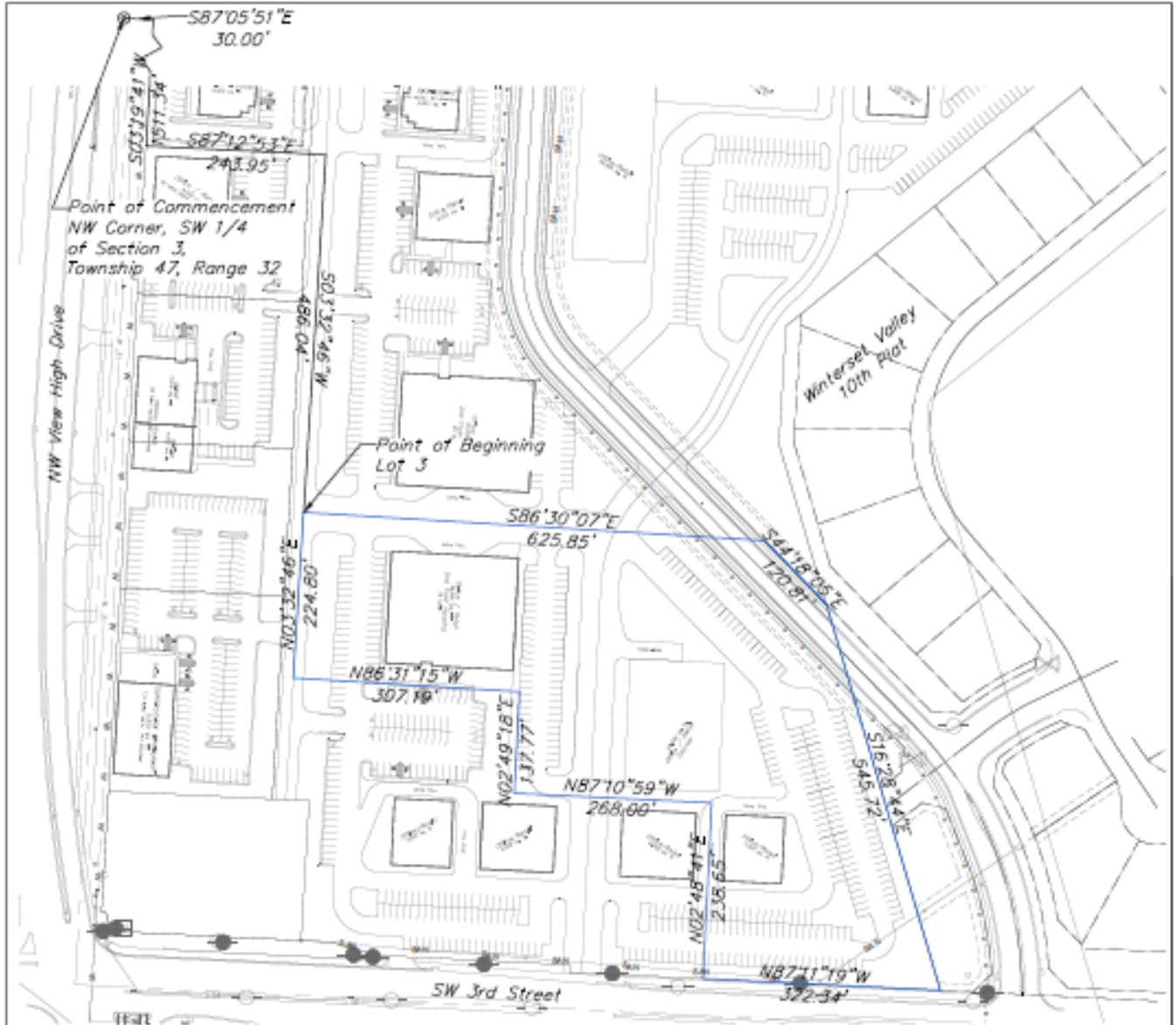
Commencing at the Northeast corner of said Southwest Quarter; thence South 87° 05' 51" East, a distance of 30.00 feet, to a point on the East right of way line of NW View High Drive; thence South 03° 19' 41" West, along said East right of way line, a distance of 818.21 feet; thence South 88° 28' 37" East, a distance of 271.87 feet; thence along a curve to the right, having a radius of 220.00 feet and an arc length of 343.65 feet; thence South 03° 32' 32" West, a distance of 258.62 feet; thence South 88° 27' 14" East, a distance of 60.00 feet, said point being the Point of Beginning of said Lot 2; thence continuing South 88° 27' 14" East, a distance of 595.72 feet; thence along a curve to the left, having a radius of 385.00 feet, and an arc length of 154.23 feet; thence South 38° 53' 54" East, a distance of 42.06 feet, to a point on the West line of Winterset Valley 10th Plat, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri; thence South 51° 06' 06" West, along said West line a distance of 599.08 feet; thence South 03° 29' 20" West, along said West line, a distance of 80.00 feet; thence South 45° 41' 55" West, a distance of 165.12 feet; thence North 44° 18' 05" West, a distance of 223.24 feet; thence along a curve to the right, having a radius of 170.00 feet and an arc length of 141.95 feet; thence North 03° 32' 32" East, a distance of 331.44 feet, returning to the Point of Beginning. Tract contains 263,533.33 square feet or 6.05 acres more or less.

Exessment Exhibit
Village at View High
SHEET 1 OF 1

DATE: 3/14/2017
PROJECT NUMBER: Village at View High
REV. TO DATE: N/A
SCALE: 1"=200'

Lot Layout Exhibit
Village at View High
Lot 2
Lee's Summit, Jackson County, Missouri

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
3030 30TH STREET
LEES SUMMIT, MO 64083
P: (816) 423-0888 F: (816) 423-0848



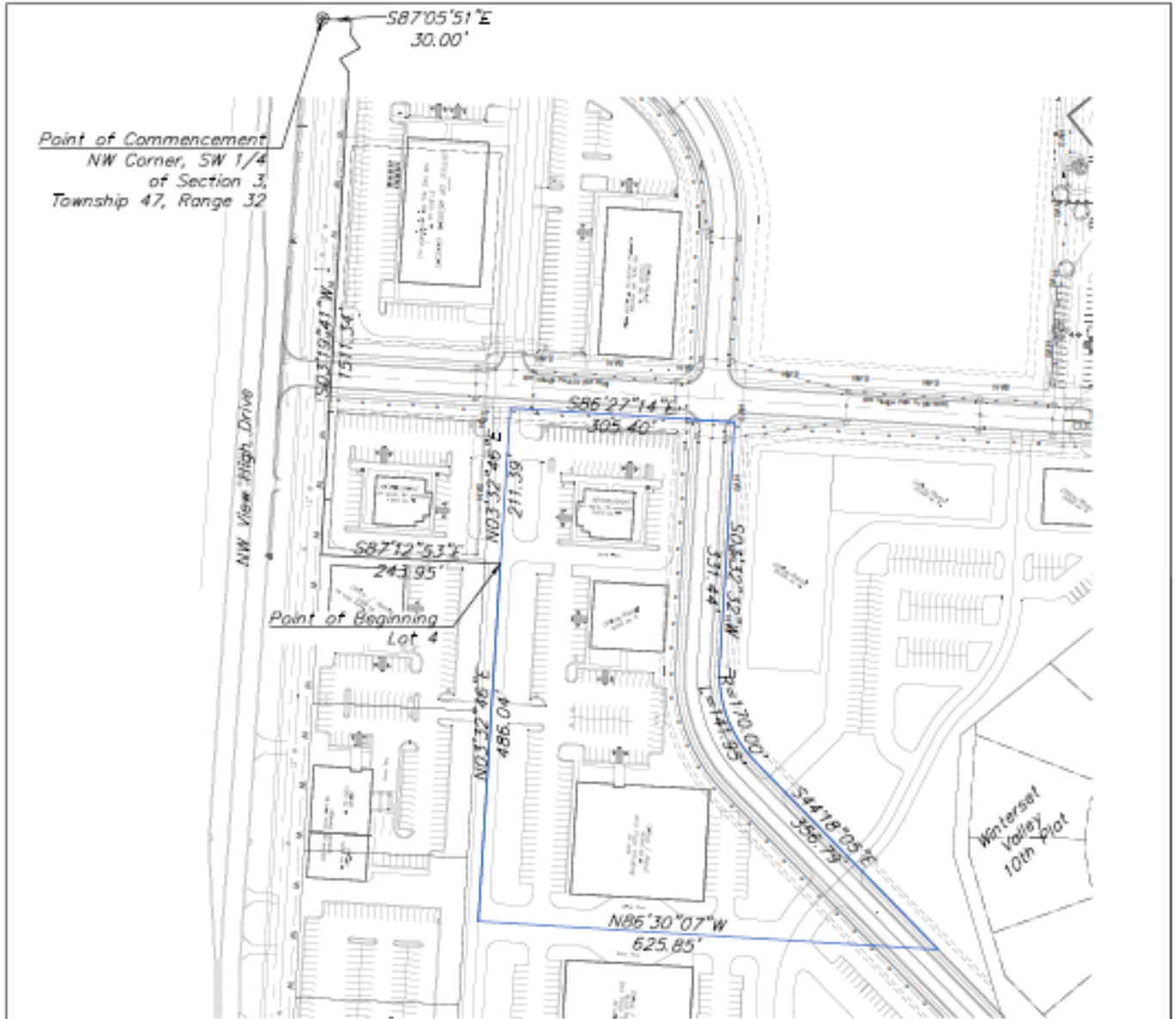
Lot 3 Description

A tract of land being located in the Southwest Quarter of Section 3, Township 47 North, Range 32 West, being more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter; thence South 87° 05' 51" East, a distance of 30.00 feet, to a point on the East right of way line of NW View High Drive; thence South 03° 19' 41" West, along said East right of way line, a distance of 1511.34 feet; thence South 87° 12' 53" East, a distance of 243.95 feet; thence South 03° 32' 46" West, a distance of 486.04 feet, said point being the Point of Beginning of said Lot 3; thence South 86° 30' 07" East, a distance of 625.85 feet; thence South 44° 18' 05" East, a distance of 120.81 feet, to a point on the West line of Winterset Valley 10th Plat, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri; thence South 16° 28' 44" East, along said West line a distance of 545.72 feet, to a point on the North right of way line of SW 3rd Street; thence North 87° 11' 19" West, along said North right of way line, a distance of 322.34 feet; thence North 02° 48' 41" East, a distance of 238.65 feet; thence North 87° 10' 59" West, a distance of 268.00 feet; thence North 02° 49' 18" East, a distance of 137.77 feet; thence North 85° 31' 15" West, a distance of 307.19 feet; thence North 03° 32' 46" East, a distance of 224.80 feet, returning to the Point of Beginning. Tract contains 293,084.48 square feet or 6.73 acres more or less.



<p>Examination Exhibit</p> <p>Village at View High</p> <p>SHEET 1 OF 1</p>	<p>DATE: 3/14/2017</p> <p>PROJECT NUMBER: Village at View High</p> <p>REV. TO DING: NA</p> <p>SCALE: 1"=200'</p>	<p>Lot Layout Exhibit</p> <p>Village at View High</p> <p>Lot 3</p> <p>Lee's Summit, Jackson County, Missouri</p>	 <p>ENGINEERING SOLUTIONS</p> <p>ENGINEERING & SURVEYING</p> <p>30 SE 10TH STREET LEE'S SUMMIT, MO 64082 P: (816) 421-9888 F: (816) 421-9848</p>
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Lot 4 Description

A tract of land being located in the Southwest Quarter of Section 3, Township 47 North, Range 32 West, being more particularly described as follows:



Commencing at the Northwest corner of said Southwest Quarter; thence South $87^{\circ} 05' 51''$ East, a distance of 30.00 feet to a point on the East right of way line of NW View High Drive; thence South $05^{\circ} 19' 41''$ West, along said East right of way line, a distance of 1511.34 feet; thence South $87^{\circ} 12' 53''$ East, a distance of 243.95 feet, said point being the Point of Beginning of said Lot 4; thence North $03^{\circ} 32' 46''$ East, a distance of 211.39 feet; thence South $86^{\circ} 27' 14''$ East, a distance of 305.40 feet; thence South $03^{\circ} 32' 32''$ West, a distance of 331.44 feet, thence along a curve to the left, having a radius of 170.00 feet, and an arc length of 141.95 feet; thence South $44^{\circ} 18' 05''$ East, a distance of 356.79 feet; thence North $86^{\circ} 30' 07''$ West, a distance of 625.85 feet; thence North $03^{\circ} 32' 46''$ East, a distance of 486.04 feet, returning to the Point of Beginning. Tract contains 260,235.04 square feet or 5.97 acres more or less.

Exasment Exhibit

Village at View High

SHEET 1 OF 1

DATE:

3/14/2017

PROJECT NUMBER:

Village at View High

REV. TO DATE:

NA

SCALE:

1"=200'

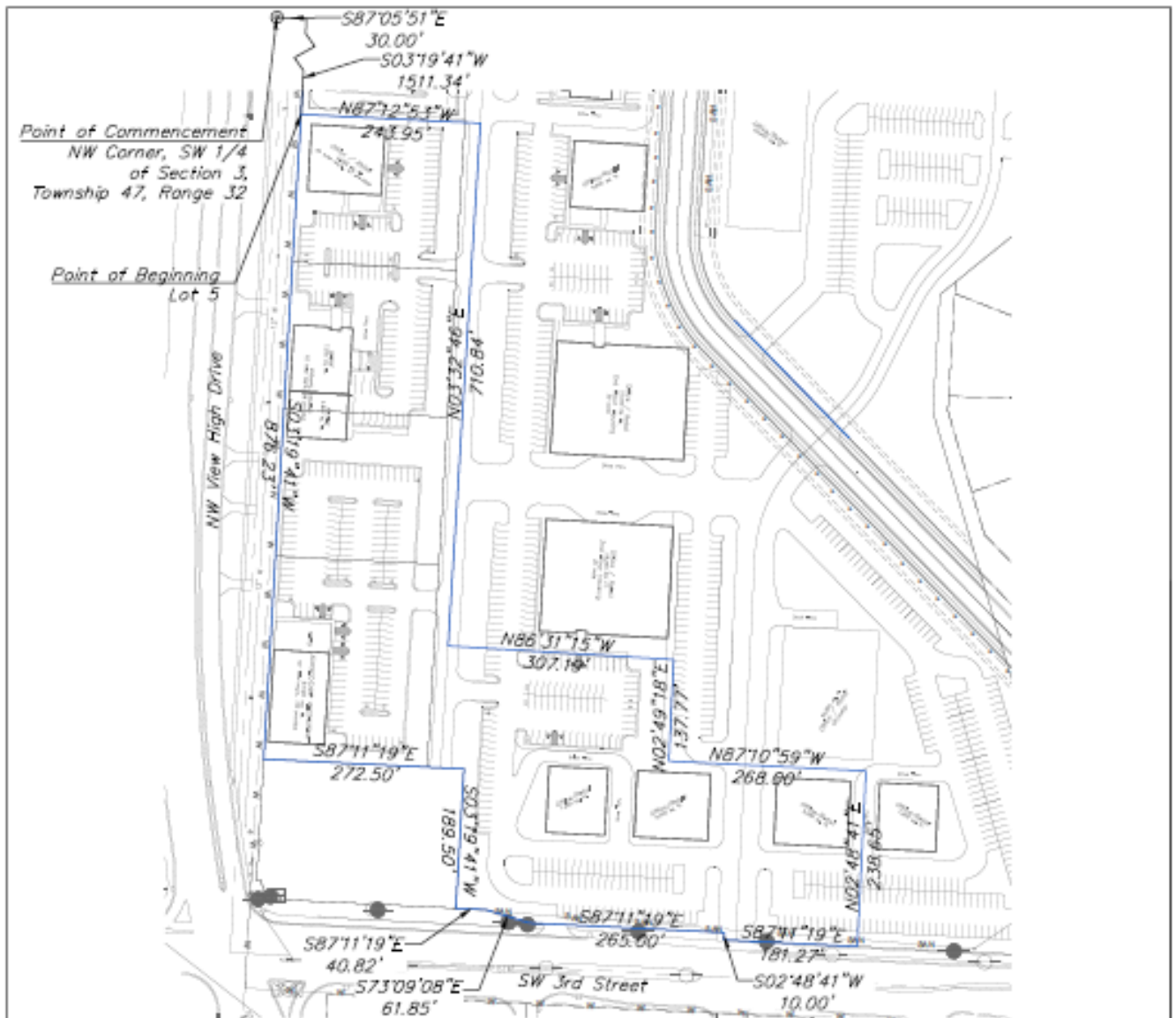
Lot Layout Exhibit

Village at View High

Lot 4

Lee's Summit, Jackson County, Missouri

 **ENGINEERING SOLUTIONS**
ENGINEERING & SURVEYING
30 SE 10TH STREET
LEE'S SUMMIT, MO 64082
P(816) 421-0888 F(816) 421-0848



Lot 5 Description

A tract of land being located in the Southwest Quarter of Section 3, Township 47 North, Range 32 West, being more particularly described as follows:

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<p>Exemption Exhibit</p> <p>Village at View High</p> <p>SHEET 1 OF 1</p>	<p>DATE: 3/14/2017</p> <p>PROJECT NUMBER: Village at View High</p> <p>REV. TO DWG: NA</p> <p>SCALE: 1"=200'</p>	<p>Lot Layout Exhibit</p> <p>Village at View High</p> <p>Lot 5</p> <p>Lee's Summit, Jackson County, Missouri</p>	<p>ENGINEERING SOLUTIONS</p> <p>ENGINEERING & SURVEYING</p> <p>3030 10TH STREET LEE'S SUMMIT, MO 64082 P(816) 421-0888 F(816) 421-0848</p>
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Redevelopment Project Area 6 Description

All of Lot 1, Berbiglia Heights - Lot 1, a subdivision in Lee's Summit, Missouri, as recorded in the Office of the Recorder, Jackson County, Missouri, as Document No. 1976/0253318, Book 34 at Page 112.

<p>RPA Exhibit</p> <p>Village at View High</p> <p>SHEET 1 OF 1</p>	<p>DATE: 4/11/2017</p> <p>PROJECT NUMBER: Village at View High REV. TO DWG.</p> <p>SCALE: N/A</p> <p>1"=200'</p>	<p>RPA Exhibit</p> <p>Village at View High</p> <p>Redevelopment Project Area 6</p> <p>Lee's Summit, Jackson County, Missouri</p>	 <p>ENGINEERING SOLUTIONS</p> <p>ENGINEERING & SURVEYING</p> <p>30 SE 10TH STREET LEE'S SUMMIT, MO 64082 P: (816) 423-3994 F: (816) 423-3999</p>
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Exhibit B: Photo Log

The following photograph log presents a review of the property tracts within the proposed Redevelopment Area. Photos indicate property condition, infrastructure condition, and also includes surrounding adjacent property. All photos were taken on February 21, 2017.



Photo 12 – View north of the southern border of the Redevelopment Area.
SW 3rd Street in the foreground.



Photo 13 – View north at the southern border of the Redevelopment Area.



Photo 14 – View of the eastern façade of 225 SW High Drive (Parcel #2).



Photo 15 – 11401 SW View High Drive (Parcel #3). View looking east.



Photo 16 – 11303 SW View High Drive (Parcel 4). View looking east.



Photo 17 – 101 SW View High Drive (Parcel 6). View looking north.



Photo 18 – View east at unused pool (101SW View High Drive). Note: unmaintained nature of yard.



Photo 19 – View of partially filled pool (101 SW View High Drive. Note lack of safety equipment, signage.



Photo 20 – Deteriorated/damaged fencing. Location - southern portion of the Redevelopment Area.



Photo 21 – View of gate access to septic pond. Gate is stuck open due to overgrown vegetation.



Photo 22 – View of the rear garage at 11303 SW View High Drive. Note severe cracking on driveway, a possible indication of possible foundation settling.



Photo 23 – View of accessory structure (11401 SW View High Dr.). Note severely deteriorated roof.



Figure 24 – Severely deteriorated accessory structure located on Parcel #1.

Exhibit C: Property Inspection Forms

Property / Facility Inspection Form						Tract 1					
Date 2/21/17			Inspector JPotter								
City Lee's Summit, Missouri			Project/Survey Area Village at View High TIF								
Address 11101 NW View High Drive			Parcel Number 62-330-99-91-01-0-00-000								
Building Type Vacant Land		# Stories		Building Material n/a		Basement:		Yes		x	No
Is Property improved		Yes	X	No		Property Size (Sq. Ft.)		980,652			
Property Condition											
Retaining Walls			None								
Private Sidewalks & Drives			None								
Lawns & Shrubs			Agricultural, appears to have been utilized for cattle grazing activities in the past.								
Excessive stored Vehicles (not for retail sales purposes)			None								
Open storage			None								
Accessory Structures			Yes, 1 small barn structure. in very poor condition.								
Public Sidewalks, Curbs, Gutter			Yes, along southern edge with SW 3 rd Street. Good Condition.								
Catch Basins			Yes, along southern edge with SW 3 rd Street. Good Condition.								
Street Lights			Yes, along southern edge with SW 3 rd Street. Good Condition.								
Street Conditions			SW 3 rd Street to the south. Good Condition.								

Comments:

	Condition	Condition Present	Comment
1.	Inadequate Street Layout	Y	Limited access to parcel available via SW 3 rd Street. No interior access unless via tractor or four-wheel drive or on foot.
2.	Unsanitary / Unsafe Condition	Y	Unsecured, unsupervised farm pond. No "No-Trespassing" signage present. Potential for unsafe condition due to possible drowning hazard.
3.	Deteriorated Site Improvements		
4.	Improper Subdivision		
5.	Obsolete Platting		
6.	Life Endangering Condition		
	-Fire		
	-Environmental		
	-Other		
7.	Retardation of Housing Accommodations		
8.	Economic Liability/Underutilization	Y	<p>The parcel's undeveloped nature and underperforming land use has a negative impact on the potential "highest and best use" of the site. This underperformance also affects the potential reinvestment to the site and surrounding property.</p> <p>Property is currently vacant and generates minimal revenue to the local taxing jurisdictions annually. It should be anticipated that a "higher and better use" could be identified to produce increased tax revenue to local jurisdictions. From this perspective, redevelopment of the property is essential.</p>
9.	Social Liability		
10.	Menace to Pub. Health, Sfty, Mrls, Wlfr		

Property / Facility Inspection Form						Tract 2				
Date 2/21/17			Inspector JPotter							
City Lee's Summit, Missouri			Project/Survey Area Village at View High TIF							
Address 225 SW View High Dr.			Parcel Number 62-330-99-93-00-0-00-000							
Building Type Single-Family, Vacant		# Stories 2		Building Material n/a		Basement:		x	Yes	No
Is Property improved		x	Yes		No		Property Size (Sq. Ft.) 61,296			

Property Condition		
Retaining Walls		Minor, fair condition.
Private Sidewalks & Drives		Overgrown, heavily weeded.
Lawns & Shrubs		Unmaintained, heavily overgrown.
Excessive stored Vehicles (not for retail sales purposes)		None
Open storage		Minor, more trash/debris.
Accessory Structures		Minor, dog house other.
Public Sidewalks, Curbs, Gutter		None
Catch Basins		None
Street Lights		None
Street Conditions		View High Drive to the west...good condition.

Comments: The parcel contains a single family residence that has been vacant for numerous years. No access available. All vegetation, landscaping is severely overgrown. Structure is in severely deteriorated condition. Roofing is in poor condition, most gutter systems are falling off building. Boarded/broken windows present.

	Condition	Condition Present	Comment
1.	Inadequate Street Layout	Y	Access (good) to View High Drive immediately west, however no access to remainder of Redevelopment Area to east.
2.	Unsanitary / Unsafe Condition	Y	Possible environmental issues (mold) observed in basement of residence.
3.	Deteriorated Site Improvements	Y	Exterior envelope of structure is severely deteriorated. Roofing in poor condition and numerous windows broken out and boarded up. Landscaping is severely overgrown and unmaintained.
4.	Improper Subdivision		
5.	Obsolete Platting		
6.	Life Endangering Condition		
	-Fire		
	-Environmental		
	-Other		
7.	Retardation of Housing Accommodations		
8.	Economic Liability/Underutilization	Y	The parcel's current underperforming land use has a negative impact on the potential "highest and best use" of the site and the area. This underperformance also affects the potential reinvestment to the site and surrounding property. Property is currently vacant and generates minimal revenue to the local taxing jurisdictions annually. It should be anticipated that a "higher and better use" could be identified to produce increased tax revenue to local jurisdictions. From this perspective, redevelopment of the property is essential.
9.	Social Liability		
10.	Menace to Pub. Health, Sfty, Mrls, Wlfr		

Property / Facility Inspection Form						Tract 3									
Date 2/21/17			Inspector JPotter												
City Lee's Summit, Missouri			Project/Survey Area		Village at View High TIF										
Address 11401 SW View High Dr.			Parcel Number		62-330-99-94-00-0-00-000										
Building Type		Single-family residence		# Stories 2		Building Material		n/a		Basement:		X	Yes		No
Is Property improved		X	Yes		No		Property Size (Sq. Ft.)		44,498						

Property Condition		
Retaining Walls		None
Private Sidewalks & Drives		Present, fair to good condition.
Lawns & Shrubs		Present, fair to good condition.
Excessive stored Vehicles (not for retail sales purposes)		None
Open storage		None
Accessory Structures		Yes, accessory structure along east fence line is in poor condition. Roof failing.
Public Sidewalks, Curbs, Gutter		None
Catch Basins		None
Street Lights		None
Street Conditions		View High Drive to the west. Good condition.

Comments: The parcel contains a single family residence that presently occupied, but will be vacated Spring 2017. No access was available. Accessory structure (barn/shed) to the rear (east side) of the property is in Poor condition. Roofing is deteriorating and windows broken out. Residence appears to be in Fair to Good condition.

	Condition	Condition Present	Comment
1.	Inadequate Street Layout	Y	Access (good) to View High Drive immediately west, however no access to remainder of Redevelopment Area to east.
2.	Unsanitary / Unsafe Condition		
3.	Deteriorated Site Improvements		
4.	Improper Subdivision		
5.	Obsolete Platting		
6.	Life Endangering Condition		
	-Fire		
	-Environmental		
	-Other		
7.	Retardation of Housing Accommodations		
8.	Economic Liability/Underutilization	Y	The parcel's current underperforming land use has a negative impact on the potential "highest and best use" of the site and the area. This underperformance also affects the potential reinvestment to the site and surrounding property. Property is currently vacant and generates minimal revenue to the local taxing jurisdictions annually. It should be anticipated that a "higher and better use" could be identified to produce increased tax revenue to local jurisdictions. From this perspective, redevelopment of the property is essential.
9.	Social Liability		
10.	Menace to Pub. Health, Sfty, Mrls, Wlfr		

Property / Facility Inspection Form						Tract 4										
Date 2/21/17			Inspector JPotter													
City Lee's Summit, Missouri			Project/Survey Area		Village at View High TIF											
Address 11303 SW View High Drive			Parcel Number		62-330-99-95-00-0-00-000											
Building Type		Single-family residential		# Stories	1		Building Material		n/a		Basement:		X	Yes		No
Is Property improved		X	Yes			No		Property Size (Sq. Ft.)		44,510						

Property Condition		
Retaining Walls		None
Private Sidewalks & Drives		Present, fair to good condition.
Lawns & Shrubs		Present, fair to good condition.
Excessive stored Vehicles (not for retail sales purposes)		None
Open storage		None
Accessory Structures		None
Public Sidewalks, Curbs, Gutter		None
Catch Basins		None
Street Lights		None
Street Conditions		View High Drive to the west. Good condition.

Comments: The parcel contains a single family residence that presently occupied. No access was available. Residence appears to be in Fair to Good condition.

	Condition	Condition Present	Comment
1.	Inadequate Street Layout	Y	Access (good) to View High Drive immediately west, however no access to remainder of Redevelopment Area to east.
2.	Unsanitary / Unsafe Condition		
3.	Deteriorated Site Improvements		
4.	Improper Subdivision		
5.	Obsolete Platting		
6.	Life Endangering Condition		
	-Fire		
	-Environmental		
	-Other		
7.	Retardation of Housing Accommodations		
8.	Economic Liability/Underutilization	Y	<p>The parcel's current underperforming land use has a negative impact on the potential "highest and best use" of the site and the area. This underperformance also affects the potential reinvestment to the site and surrounding property.</p> <p>Property is currently vacant and generates minimal revenue to the local taxing jurisdictions annually. It should be anticipated that a "higher and better use" could be identified to produce increased tax revenue to local jurisdictions. From this perspective, redevelopment of the property is essential.</p>
9.	Social Liability		
10.	Menace to Pub. Health, Sfty, Mrls, Wlfr		

Property / Facility Inspection Form						Tract 5															
Date 2/21/17			Inspector JPotter																		
City Lee's Summit, Missouri			Project/Survey Area				Village at View High TIF														
Address 11301 SW View High Drive			Parcel Number 62-330-99-96-00-0-00-000																		
Building Type		Undeveloped/Vacant		# Stories		n/a		Building Material		n/a		Basement:				Yes		x		No	
Is Property improved				Yes		X		No		Property Size (Sq. Ft.)		44,503									

Property Condition

Retaining Walls		None
Private Sidewalks & Drives		None
Lawns & Shrubs		None
Excessive stored Vehicles (not for retail sales purposes)		None
Open storage		None
Accessory Structures		None
Public Sidewalks, Curbs, Gutter		None
Catch Basins		None
Street Lights		None
Street Conditions		View High Drive to the west. Good condition.

Comments: This parcel is undeveloped.

	Condition	Condition Present	Comment
1.	Inadequate Street Layout	Y	Access (good) to View High Drive immediately west, however no access to remainder of Redevelopment Area to east.
2.	Unsanitary / Unsafe Condition		
3.	Deteriorated Site Improvements		
4.	Improper Subdivision		
5.	Obsolete Platting		
6.	Life Endangering Condition		
	-Fire		
	-Environmental		
	-Other		
7.	Retardation of Housing Accommodations		
8.	Economic Liability/Underutilization	Y	<p>The parcel's current underperforming land use has a negative impact on the potential "highest and best use" of the site and the area. This underperformance also affects the potential reinvestment to the site and surrounding property.</p> <p>Property is currently vacant and generates minimal revenue to the local taxing jurisdictions annually. It should be anticipated that a "higher and better use" could be identified to produce increased tax revenue to local jurisdictions. From this perspective, redevelopment of the property is essential.</p>
9.	Social Liability		
10.	Menace to Pub. Health, Sfty, Mrls, Wlfr		

Property / Facility Inspection Form						Tract 6							
Date 2/21/17			Inspector JPotter										
City Lee's Summit, Missouri			Project/Survey Village at View High TIF Area										
Address 101 SW View High Drive			Parcel Number 62-330-99-97-00-0-00-000										
Building Type		Single-Family Residence, Vacant		# Stories 2		Building Material n/a		Basement:		X	Yes		No
Is Property improved		X	Yes			No		Property Size (Sq. Ft.)		126,194			

Property Condition

Retaining Walls		Present, fair condition.
Private Sidewalks & Drives		Present, fair condition.
Lawns & Shrubs		Present, fair to poor condition.
Excessive stored Vehicles (not for retail sales purposes)		None
Open storage		None
Accessory Structures		None
Public Sidewalks, Curbs, Gutter		None
Catch Basins		None
Street Lights		None
Street Conditions		View High Drive to the west. Good condition.

Comments: The parcel contains a single family residence that currently vacant. Duration of vacancy is unknown. No access to interior of structure was available. Out of use swimming pool is present in the rear yard, access via south and north fence gates. No signage on fencing. Residence appears to be in Fair to Good condition. Septic pond located north of residence. Gate open and no signage on fence.

	Condition	Condition Present	Comment
1.	Inadequate Street Layout	Y	Access (good) to View High Drive immediately west, however no access to remainder of Redevelopment Area to east.
2.	Unsanitary / Unsafe Condition	Y	Presence of 2 unsecured water bodies (pool and septic pond). No warning signs present and site unmonitored. Potential for drowning hazards exist.
3.	Deteriorated Site Improvements		
4.	Improper Subdivision		
5.	Obsolete Platting		
6.	Life Endangering Condition		
	-Fire		
	-Environmental		
	-Other		
7.	Retardation of Housing Accommodations		
8.	Economic Liability/Underutilization	Y	The parcel's current underperforming land use has a negative impact on the potential "highest and best use" of the site and the area. This underperformance also affects the potential reinvestment to the site and surrounding property. Property is currently vacant and generates minimal revenue to the local taxing jurisdictions annually. It should be anticipated that a "higher and better use" could be identified to produce increased tax revenue to local jurisdictions. From this perspective, redevelopment of the property is essential.
9.	Social Liability		
10.	Menace to Pub. Health, Sfty, Mrls, Wlfr		

Property / Facility Inspection Form						Tract 7							
Date 2/21/17				Inspector JPotter									
City Lee's Summit, Missouri				Project/Survey Area Village at View High TIF									
Address No Address Assigned				Parcel Number 62-330-99-98-02-1-00-000									
Building Type undeveloped		# Stories n/a		Building Material n/a		Basement:		Yes		x		No	
Is Property improved		Yes		X		No		Property Size (Sq. Ft.)		n/a Part of a larger property parcel.			

Property Condition

Retaining Walls		None
Private Sidewalks & Drives		None
Lawns & Shrubs		None
Excessive stored Vehicles (not for retail sales purposes)		None
Open storage		None
Accessory Structures		None
Public Sidewalks, Curbs, Gutter		None
Catch Basins		None
Street Lights		None
Street Conditions		N/A

Comments: parcel part of a larger property parcel.

	Condition	Condition Present	Comment
1.	Inadequate Street Layout	Y	Parcel land-locked, no access. No street/road infrastructure to or within the parcel.
2.	Unsanitary / Unsafe Condition		
3.	Deteriorated Site Improvements		
4.	Improper Subdivision		
5.	Obsolete Platting		
6.	Life Endangering Condition		
	-Fire		
	-Environmental		
	-Other		
7.	Retardation of Housing Accommodations		
8.	Economic Liability/Underutilization	Y	<p>The parcel's undeveloped nature and underperforming land use has a negative impact on the potential "highest and best use" of the site. This underperformance also affects the potential reinvestment to the site and surrounding property.</p> <p>Property is currently vacant and generates minimal revenue to the local taxing jurisdictions annually. It should be anticipated that a "higher and better use" could be identified to produce increased tax revenue to local jurisdictions. From this perspective, redevelopment of the property is essential.</p>
9.	Social Liability		
10.	Menace to Pub. Health, Sfty, Mrls, Wlfr		

Property / Facility Inspection Form						Tract 8							
Date 2/21/17			Inspector JPotter										
City Lee's Summit, Missouri			Project/Survey Area Village at View High TIF										
Address 11345 View High Drive			Parcel Number 62-330-99-98-01-0-00-000										
Building Type undeveloped		# Stories n/a		Building Material n/a		Basement:		Yes		x		No	
Is Property improved		Yes		X		No		Property Size (Sq. Ft.)		n/a Part of a larger property parcel.			
Property Condition													
Retaining Walls			None										
Private Sidewalks & Drives			None										
Lawns & Shrubs			None										
Excessive stored Vehicles (not for retail sales purposes)			None										
Open storage			None										
Accessory Structures			None										
Public Sidewalks, Curbs, Gutter			None										
Catch Basins			None										
Street Lights			None										
Street Conditions			View High Drive to the west. Good condition.										

Comments: The parcel part of a larger property parcel.

	Condition	Condition Present	Comment
1.	Inadequate Street Layout	Y	Access (good) to View High Drive immediately west, however no access to remainder of Redevelopment Area to east.
2.	Unsanitary / Unsafe Condition		
3.	Deteriorated Site Improvements		
4.	Improper Subdivision		
5.	Obsolete Platting		
6.	Life Endangering Condition		
	-Fire		
	-Environmental		
	-Other		
7.	Retardation of Housing Accommodations		
8.	Economic Liability/Underutilization	Y	<p>The parcel's undeveloped nature and underperforming land use has a negative impact on the potential "highest and best use" of the site. This underperformance also affects the potential reinvestment to the site and surrounding property.</p> <p>Property is currently vacant and generates minimal revenue to the local taxing jurisdictions annually. It should be anticipated that a "higher and better use" could be identified to produce increased tax revenue to local jurisdictions. From this perspective, redevelopment of the property is essential.</p>
9.	Social Liability		
10.	Menace to Pub. Health, Sfty, Mrls, Wlfr		

Property / Facility Inspection Form						Tract 9				
Date 2/21/17			Inspector JPotter							
City Lee's Summit, Missouri			Project/Survey Area Village at View High TIF							
Address No Address Assigned			Parcel Number 62-330-99-99-01-2-00-000							
Building Type undeveloped		# Stories n/a		Building Material n/a		Basement:		Yes	x	No
Is Property improved		Yes	X	No		Property Size (Sq. Ft.)		n/a		

Property Condition		
Retaining Walls		None
Private Sidewalks & Drives		None
Lawns & Shrubs		None
Excessive stored Vehicles (not for retail sales purposes)		None
Open storage		None
Accessory Structures		None
Public Sidewalks, Curbs, Gutter		None
Catch Basins		None
Street Lights		None
Street Conditions		N/A

Comments: The parcel part of a larger property parcel.

	Condition	Condition Present	Comment
1.	Inadequate Street Layout		
2.	Unsanitary / Unsafe Condition		
3.	Deteriorated Site Improvements		
4.	Improper Subdivision		
5.	Obsolete Platting		
6.	Life Endangering Condition		
	-Fire		
	-Environmental		
	-Other		
7.	Retardation of Housing Accommodations		
8.	Economic Liability/Underutilization	Y	<p>The parcel's undeveloped nature and underperforming land use has a negative impact on the potential "highest and best use" of the site. This underperformance also affects the potential reinvestment to the site and surrounding property.</p> <p>Property is currently vacant and generates minimal revenue to the local taxing jurisdictions annually. It should be anticipated that a "higher and better use" could be identified to produce increased tax revenue to local jurisdictions. From this perspective, redevelopment of the property is essential.</p>
9.	Social Liability		
10.	Menace to Pub. Health, Sfty, Mrls, Wlfr		

Property / Facility Inspection Form						Tract 10					
Date 2/21/17			Inspector JPotter								
City Lee's Summit, Missouri			Project/Survey Village at View High TIF Area								
Address 251 SW View High Drive			Parcel Number 62-330-99-92-00-0-00-000								
Building Type Single-Family Residence, Vacant		# Stories 2		Building Material n/a		Basement:		X	Yes		No
Is Property improved		X	Yes	No	Property Size (Sq. Ft.)		51,399				

Property Condition		
Retaining Walls		Present, fair condition.
Private Sidewalks & Drives		Present, fair condition.
Lawns & Shrubs		Present, fair to poor condition.
Excessive stored Vehicles (not for retail sales purposes)		None
Open storage		None
Accessory Structures		None
Public Sidewalks, Curbs, Gutter		None
Catch Basins		None
Street Lights		None
Street Conditions		View High Drive to the west. Good condition.

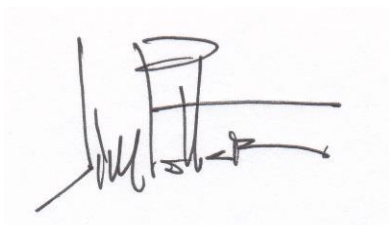
Comments: The parcel contains a single family residence that currently vacant. Duration of vacancy is unknown. No access to interior of structure was available. Residence appears to be in Fair to Good condition.

	Condition	Condition Present	Comment
1.	Inadequate Street Layout		
2.	Unsanitary / Unsafe Condition		
3.	Deteriorated Site Improvements		
4.	Improper Subdivision		
5.	Obsolete Platting		
6.	Life Endangering Condition		
	-Fire		
	-Environmental		
	-Other		
7.	Retardation of Housing Accommodations		
8.	Economic Liability/Underutilization	Y	<p>The parcel's current underperforming land use has a negative impact on the potential "highest and best use" of the site and the area. This underperformance also affects the potential reinvestment to the site and surrounding property.</p> <p>Property is currently vacant and generates minimal revenue to the local taxing jurisdictions annually. It should be anticipated that a "higher and better use" could be identified to produce increased tax revenue to local jurisdictions. From this perspective, redevelopment of the property is essential.</p>
9.	Social Liability		
10.	Menace to Pub. Health, Sfty, Mrls, Wlfr		

Exhibit D: Certification

I certify that, to the best of my knowledge and belief...

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
6. Jim Potter, AICP has made a personal inspection of the property that is the subject of this report on February 21, 2017.
7. This study is not based on a requested result or a specific conclusion.
8. I have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.



James Potter, AICP, LEED GA
Development Initiatives

Exhibit E: Assumptions and Limiting Conditions

This Blight Study is subject to the following limited conditions and assumptions:

1. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are Development Initiatives, unbiased professional analyses, opinions, and conclusions.
2. Information provided and utilized by various secondary sources is assumed to be accurate. Development Initiatives cannot guarantee information obtained from secondary sources.
3. The nature of real estate development is an unpredictable and often tumultuous. In particular, the natural course of development is difficult to predict and forecast. Development Initiatives deems our projections as reasonable considering the current and obtained information.
4. Development Initiatives has considered and analyzed the existing conditions concerning the subject property within the Redevelopment Area. We have considered these existing conditions while making our analysis and conclusions. However, it should be understood that conditions are subject to change without warning, and potential changes could substantially effect our recommendations.
5. Our analyses, opinions and conclusions were prepared in conformance with the Code of Professional Ethics and Standards of the American Institute of Certified Planners.

Partner Profile

Education

MASTER OF ARCHITECTURE,
UNIVERSITY OF KANSAS

B.G.S. ENVIRONMENTAL
STUDIES,
UNIVERSITY OF KANSAS

B.S. GEOGRAPHY, UNIVERSITY
OF KANSAS

Certifications

American Institute of Certified
Planners (AICP)
American Planning
Association

USGBC
LEED Green Associate

Kansas Licensed Real Estate
Salesperson

Missouri Licensed Real Estate
Salesperson

Professional Affiliations

MEMBER, AMERICAN PLANNING
ASSOCIATION (APA)

PRESIDENT ELECT,
KC METRO SECTION, APA

BOARD MEMBER,
RIVER MARKET CID

BOARD MEMBER,
SUSTAINABLE ADVISORY BOARD,
LEAWOOD, KS

Member, USGBC

James C. Potter, AICP, LEED GA

Jim is the founding partner at Development Initiatives and is responsible for instilling the firm's vision of excellence in the staff. His background has run the spectrum of urban redevelopment to community planning projects. From environmental due diligence activities to managing multi-million dollar bond projects, Jim has experience in a myriad of development functions.

Jim has degrees in Environmental Science and Geography, as well as a Master of Architecture, all from the University of Kansas. His past employment with the Kansas City Economic Development Corporation has educated Jim in the intricacies of 60 to 80 different City, State, and Federal tax incentives programs.

Since the establishment of Development Initiatives in 1999, Jim has coordinated numerous urban renewal and tax increment financing projects for countless communities across the Midwest. Jim uses his experience and relationships with local and state development officials to maximize the effectiveness of the projects he manages and the incentives sought on behalf of our clients.

Jim has yet another layer of expertise that he adds to DI's repertoire, real estate development. Potter has partnered in such notable residential projects as 4646 Broadway on the Plaza, City Homes in the River Market and the 5 Delaware Condominiums all in Kansas City.

Jim resides in Leawood, Kansas with his wife Amy and their 5 year old son, Hayden.

DEVELOPMENT INITIATIVES, BLIGHT/CONSERVATION-HISTORICAL PROJECT SUMMARY

- BLIGHT ANALYSIS (353), HILLYARD TIF, ST. JOSEPH, MO
- BLIGHT ANALYSIS (CID), INTERCONTINENTAL, KANSAS CITY, MO
- BLIGHT ANALYSIS (LCRA), 50/M-291 HIGHWAY URA EXPANSION, LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (CID), FLINT HILLS MALL, EMPORIA, KS
- BLIGHT ANALYSIS (CID), LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (353), DOWNTOWN RICHMOND, MO
- BLIGHT ANALYSIS (TIF), GATEWAY VILLAGE, GRANDVIEW, MO
- BLIGHT ANALYSIS (353), ALANA HOTEL APARTMENTS, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), MISSION FALLS TIF, MISSION, KS
- BLIGHT ANALYSIS (LCRA), EAST CROSSROADS URA, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), JOPLIN, MO
- BLIGHT ANALYSIS (TIF), ARROWHEAD POINTE, OSAGE BEACH, MO
- BLIGHT ANALYSIS (353), JKV, LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (353/CID), ROLLA, MO
- BLIGHT ANALYSIS (353), LIBERTY, MO
- BLIGHT ANALYSIS (EEZ), HOLT COUNTY, MO
- BLIGHT ANALYSIS (CID), LAKEWOOD CID, LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (CID), SOUTH GLENSTONE CID, SPRINGFIELD, MO
- BLIGHT ANALYSIS (353), RICHMOND, MO
- BLIGHT ANALYSIS (LCRA), 50/M-291, LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (LCRA), LAKEWOOD BUSINESS PARK, LEE'S SUMMIT, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), 18TH & MCGEE AMENDMENT, KANSAS CITY, MO
- BLIGHT ANALYSIS (LCRA), 36TH & GILLHAM, KANSAS CITY, MO
- BLIGHT ANALYSIS (CID), NOLAND FASHION SQUARE, INDEPENDENCE, MO
- BLIGHT ANALYSIS (353), HEER'S BUILDING, SPRINGFIELD, MO
- BLIGHT ANALYSIS (TIF), VIEW HIGH GREEN, LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (353), BELVOIR 353 PLAN, LIBERTY, MO
- BLIGHT ANALYSIS (TIF), BELVOIR TIF PLAN, LIBERTY, MO
- BLIGHT ANALYSIS (CID), SOUTH 63 CORRIDOR CID, CITY OF KIRKSVILLE, MO
- CONSERVATION ANALYSIS (TIF), WINCHESTER, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), CARONDELET, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), SUNRISE BEACH, MISSOURI
- BLIGHT ANALYSIS (353), CITY OF LEE'S SUMMIT, MISSOURI
- BLIGHT ANALYSIS (LCRA), DOWNTOWN CORE, CITY OF LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (LCRA), LICATA PLAN, CITY OF LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (353), CITY OF LIBERTY, MISSOURI
- BLIGHT ANALYSIS-PEER REVIEW (353), GRANDVIEW, MO
- BLIGHT ANALYSIS (CID), CROSSROADS SHOPPING CENTER, LIBERTY, MO
- BLIGHT ANALYSIS (TIF), HIGHWAY Y & 58, BELTON, MO
- BLIGHT ANALYSIS(CID), LIBERTY CORNERS SHOPPING CENTER, LIBERTY, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), VIVION CORRIDOR, KMCO
- BLIGHT ANALYSIS (TIF), SOUTH HIGHWAY 63 CORRIDOR, KIRKSVILLE, MISSOURI
- BLIGHT ANALYSIS-PEER REVIEW, (TIF), ATCHISON, MISSOURI
- BLIGHT ANALYSIS (TIF), HIGHPOINTE SHOPPING CENTER, OSAGE BEACH, MISSOURI
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), 39TH & STATE LINE, KCMO
- CONSERVATION ANALYSIS (MODESA), LAKE OZARK, MISSOURI

- BLIGHT ANALYSIS-PEER REVIEW, (TIF), MARINA VIEW, KIRKSVILLE, MISSOURI
- CONSERVATION ANALYSIS (TIF), CLAYTON, MISSOURI
- BLIGHT ANALYSIS, (TIF), DOGWOOD CENTRE, KIRKSVILLE, MISSOURI
- BLIGHT ANALYSIS, (TIF), BRISCOE TIF, LAKE OZARK, MISSOURI
- BLIGHT ANALYSIS, (TIF), US 54 & BUSINESS 54, LAKE OZARK, MISSOURI
- BLIGHT ANALYSIS, (TIF), QUADRA TIF, BELTON, MISSOURI
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), DODSON PIEA, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), CROSSROADS ARTS, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), CROSSROADS AMENDMENT, KCMO
- BLIGHT ANALYSIS, (TIF), ROGERS SPORTING GOODS, LIBERTY, MISSOURI
- BLIGHT ANALYSIS, (TIF), BELTON MARKETPLACE, BELTON, MISSOURI
- BLIGHT ANALYSIS-PEER REVIEW, (353), WESTFIELD CORPORATION, ST. CHARLES, MISSOURI
- BLIGHT ANALYSIS, (TIF), KANSAS CITY, MO SWOPE COMMUNITY BUILDERS
- CONSERVATION ANALYSIS, (TIF), LAKE LOTAWANA, MO
- BLIGHT ANALYSIS, (TIF), OSAGE BEACH, MO, OAK RIDGE LANDING DEVELOPMENT
- BLIGHT ANALYSIS, (TIF), LAKE OZARK, MO, STANTON DEVELOPMENT COMPANY
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), WASHINGTON 23 AMENDMENT, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), FILM ROW, KCMO
- CONSERVATION ANALYSIS, (TIF) , KANSAS CITY, MO, TIME EQUITIES, INC., NEW YORK, NY
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), VALENTINE/BROADWAY, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), WASHINGTON 23, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), BOULEVARD BREWING COMPANY, KCMO
- BLIGHT ANALYSIS (TIF), OZARK DIVERSIFIED DEVELOPERS, BRANSON, MO
- BLIGHT ANALYSIS (TIF), MCCOWN GORDON CONSTRUCTION, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), LEVITT ENTERPRISES, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), TIME EQUITIES, NY, NY
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), URBAN COEUR DEVELOPMENT, KCMO
- BLIGHT ANALYSIS (TIF), HOSPITALITY MANAGEMENT ASSOC., LINCOLN, NE
- BLIGHT ANALYSIS (TIF), HUSCH & EPPENBERGER, LLC, KANSAS CITY, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), KANSAS CITY NEIGHBORHOOD ALLIANCE, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), KING HERSHEY, ATTORNEYS AT LAW, KCMO
- BLIGHT ANALYSIS (TIF), LATHROP & GAGE, ATTORNEYS AT LAW, KCMO
- BLIGHT ANALYSIS (TIF), POLSINELLI SHALTON WELTE, ATTORNEYS AT LAW, KANSAS CITY, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), COMPASS ENVIRONMENTAL, CHICAGO, ILLINOIS
- BLIGHT ANALYSIS (TIF), DST REALTY, KANSAS CITY, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA) MCZ CENTRUM, CHICAGO, ILLINOIS
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA) UNION HILL DEVELOPMENT, KCMO
- BLIGHT STUDY AND ANALYSIS (TIF), GRAIN VALLEY, MISSOURI, WARD DEVELOPMENT COMPANY
- BLIGHT STUDY AND ANALYSIS, PERSHING STATION PARTNERS, KANSAS CITY, MISSOURI