



Exhibit A

Financial Incentive Pre-Application Worksheet

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

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

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

CONTACT PERSON: William Brown, Chief Operating Officer

DEVELOPMENT CENTER PROJECT NAME: Paragon Star Parking Garage

PROJECT TYPE:

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

- Industrial, Manufacturing, Technology SIC/NAICS code: _____
 - New building, no existing Missouri operations
 - New building, other Missouri operations already in existence
 - Expanding existing facility
 - Retaining existing facility
- Retail/Restaurant/Hotel SIC/NAICS code: _____
 - New freestanding building
 - New multi-use tenant building
 - Remodel, addition or expansion of existing building
- Office
 - New freestanding building
 - New multi-use tenant building
 - Remodel, addition or expansion of existing building
- Residential
 - New freestanding residential units
 - New residential units in a multi-use building
 - Remodel, addition or expansion of existing building
- Downtown
 - Remodel, addition or expansion of existing building
 - Exterior façade improvement
 - Construction of new building
- X Other Parking Garage

PROPERTY FOR WHICH INCENTIVES ARE BEING SOUGHT

Attach map and legal description of property. ADDRESS:

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

CURRENT PROPERTY OWNER: I-470 and View High CID

WILL APPLICANT BE PURCHASING THE PROPERTY: X YES NO

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

INVESTMENT

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

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

TIMELINE

Calendar year in which applicant plans to begin construction: 2022

Approximate opening date: November 2022

WAGE & BENEFITS

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

% of health care premium paid for by the employer: _____

TYPE OF FINANCIAL INCENTIVE DESIRED

TAX ABATEMENT

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

Special Assessment, Property Tax, Sales Tax

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

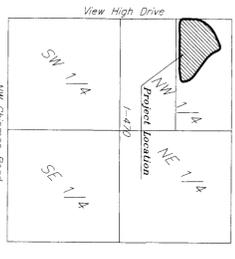
Local Incentive Tools

- Sales Tax Sharing Agreements
- Cost-Share Development Agreements

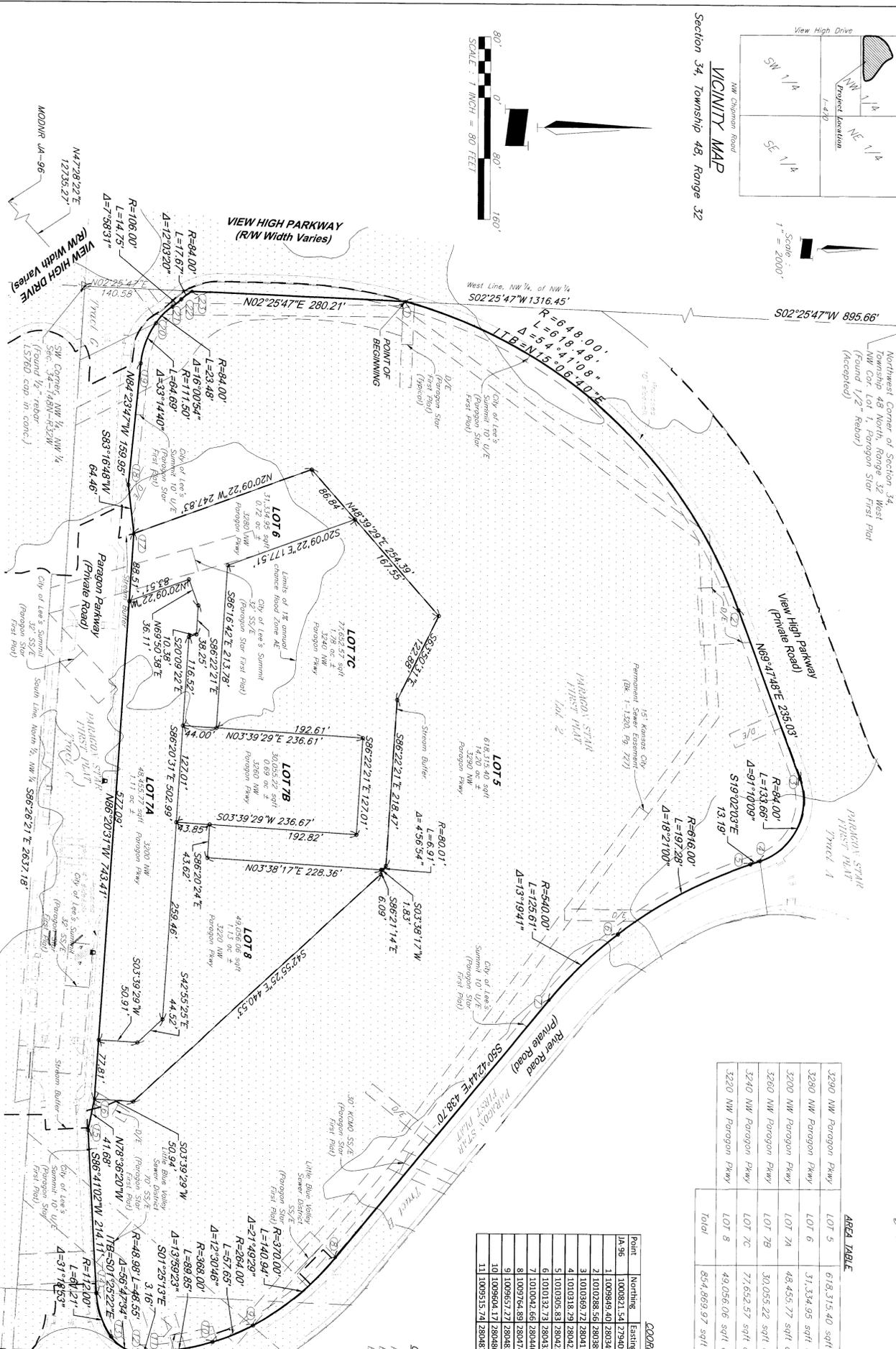
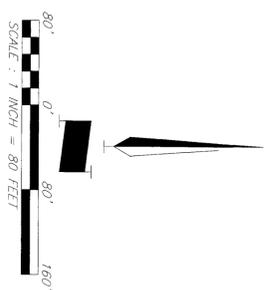
FINAL PLAT OF LOTS 5, 6, 7A, 7B, 7C, AND 8 PARAGON STAR FOURTH PLAT

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

DEVELOPER:
Paragon Star, LLC
601 Northwest Commerce Center
Lee's Summit, Missouri 64086
OWNER:
Lee's Summit and View High Community Improvement District
1220 SE Green Street
Lee's Summit, Missouri 64083
Director/Recorder of Deeds:
C. J. Warkfield
Deputy:
L. C. Warkfield
Recorder's Fee \$: 66.00



Section 34, Township 48, Range 32
VICINITY MAP
NW Chapman Road



AREA TABLE

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

CLOSURE SUMMARY

Point	Northing	Easting	Point	Northing	Easting
1A 96	1000882.54	2790491.51	12	1009512.58	2804874.77
2	1000849.40	2803989.54	13	1009412.07	2804853.66
3	1001050.58	2803985.09	14	1009451.41	2804796.48
4	1001033.28	2804224.49	15	1009439.03	2804582.75
5	1001030.83	2804224.80	16	1009447.26	2804541.85
6	1001031.73	2804331.64	17	1009494.69	2803780.05
7	1001042.66	2804408.77	18	1009487.14	2803746.05
8	1009764.89	2804748.29	19	1009502.76	2803756.88
9	1009657.27	2804831.95	20	1009526.89	2803517.83
10	1009604.17	2804860.09	21	1009543.96	2803501.53
11	1009551.74	2804874.69	22	1009555.40	2803492.59
			23	1009569.47	2803481.89

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

- RESTRICTION**
- A zero foot building line or setback line is hereby established as per PDP Ordinance No. 8644.
- BUILDING SETBACK LINES**
- Individual Lot owners shall not change or obstruct the drainage flow lines or paths on the lots unless specific application is made and approved by the City Engineer.
- REFERENCES**
- Unrecorded Certificate of Survey By Anderson Survey Company, Dated May 18, 1976 & Revised March 8, 1977
 - Unrecorded ALTA/ACSM Survey by George Butler and Associates Dated April 2, 2013 (JOB #12760)
 - Paragon Star First Plat
 - Special Warranty Deed, Document No. 2021E0010670

- NOTES**
- According to FEMA Flood Insurance Rate Map, Panel 404 of 625, Community-Panel Number 29095C0404, Map Revised January 20, 2017, the limits of 1% annual chance flood Zone AE are shown.
 - According to the Lee's Summit, Missouri website, the surveyed premises is Zoned Planned Mixed Use (PMX).
 - No oil or gas wells within the boundaries of this plat are listed within the "Oil and Gas Permits" database published by the Missouri Department of Natural Resources, dated "as of February 1, 2017".
 - Bearings and coordinates shown hereon are Missouri State Plane Coordinate System of 1983, West Zone, Global Positioning System Equipment (GPS) was used to determine Bearings and Coordinates shown hereon. We used MGD001's VRS GNSS cellular network reference station M05B and checked into DMR Control Point 44-96 (N10000821.5449, E2794091.5115). The coordinates are grid coordinates in U.S. feet. The calculated project combined adjusted factor is 0.999906488. Bearings shown hereon are based on the West line of the Northwest Quarter of the Northwest Quarter of Section 34, Township 48 North, Range 32 West having a bearing of South 02°25'47" West, between a found 3/4" rebar at the Northwest Corner of the Northwest Quarter of the Northwest Quarter, and a found 3/4" rebar with L5760 cap at the Southwest Corner.

Revised August 24, 2021 November 24, 2021
Job No. 12220.00 May 20, 2021 Drawn By: MAP

CONSULTING ENGINEERS / ARCHITECTS / LANDSCAPE ARCHITECTS / PLANNERS
ONE RENNER ROSE, 9801 RENNER BLVD, LENEXA, KS 66159 (620)949-0400
Surveyor Email: map@georgebutler.com

GEORGE BUTLER ASSOCIATES, INC.
City of Lee's Summit, Jackson County, Missouri

DESCRIPTION

A tract of land being all of Lot 2, Paragon Star First Plat, a subdivision in the North Half of Northwest Quarter of Section 34, Township 48 North, Range 32 West, within the Fifth Paragon Star Plat, in the City of Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of said Section 34; thence South 02°25'47" West, along the West line of said Section, a distance of 895.66 feet, to a point on a non-tangent line, said point also being the Point of Beginning; thence Northwesterly, departing said West line, along a curve to the right, having a radius of 648.00 feet, a central angle of 54°4'08", to a point on an initial tangent bearing of North 15°06'40" East, a distance of 618.48 feet, to a point of tangency; thence North 69°47'48" East, a distance of 235.03 feet, to a point of curvature; thence Northwesterly and Southwesterly, along a curve to the right, having a radius of 84.00 feet, a central angle of 91°10'09", a distance of 133.66 feet, to a point of tangency; thence South 19°22'03" West, a distance of 13.19 feet, to a point of curvature; thence Southwesterly, along a curve to the left, having a radius of 616.00 feet, a central angle of 182°1'0", a distance of 197.28 feet, to a point of tangency; thence Southwesterly, along a curve to the left, having a radius of 540.00 feet, a central angle of 153°42'44", a distance of 123.61 feet, to a point of tangency; thence South 50°12'24" East, a distance of 19.41 feet, to a point of curvature; thence Southwesterly, along a curve to the right, having a radius of 264.00 feet, and a central angle of 21°42'29", a distance of 140.94 feet, to a point of compound curvature; thence Southwesterly and Southerly, along a curve to the right, having a radius of 264.00 feet, and a central angle of 12°30'46", a distance of 57.65 feet, to a point of compound curvature; thence Southwesterly, along a curve to the right, having a radius of 368.00 feet, and a central angle of 1°59'23", a distance of 89.85 feet; thence South 01°25'13" East, a distance of 3.16 feet, to a point on a non-tangent line, thence Southwesterly and Southwesterly, along a curve to the right, having a radius of 48.98 feet, a central angle of 56°47'34", and whose initial tangent bearing is South 01°25'22" East, a distance of 48.55 feet, to a point of compound curvature; thence Southwesterly and West, a distance of 48.55 feet, to a point of tangency; thence Southwesterly and West, a distance of 61.21 feet, to a point of tangency; thence South 86°41'02" West, a distance of 214.11 feet; thence North 78°56'20" West, a distance of 41.68 feet; thence North 86°20'31" West, a distance of 743.41 feet, a distance of 159.99 feet, to a point of curvature; thence West, a distance of 64.46 feet; thence North 84°23'47" West, a distance of 13.50 feet, to a point of curvature; thence West, a distance of 64.69 feet, to a point of compound curvature; thence North 16°00'54", a distance of 23.48 feet, to a point of reverse curvature; thence Northwesterly, along a curve to the left, having a radius of 23.48 feet, to a point of reverse curvature, thence Northwesterly, along a curve to the left, having a radius of 23.48 feet, a central angle of 07°58'31", a distance of 167.00 feet, to a point of reverse curvature, thence Northwesterly, along a curve to the right, having a radius of 84.00 feet, a central angle of 17°03'20", to a point of tangency; thence North 02°25'47" East, along said West line, a distance of 14.75 feet, to the Point of Beginning, containing 854,869.97 square feet or 19.63 acres, more or less.

PLAT DEDICATION

I, the undersigned representative for the proprietor of the above described tract of land, have caused the same to be subdivided in the manner shown on the accompanying map, plan, and subdivision and plat shall hereafter be known as "PARAGON STAR FOURTH PLAT, Lots 5, 6, 7A, 7B, 7C, 8".

IN TESTIMONY WHEREOF, I, 10th day of December, 2021, have hereon signed these my presents to be signed this 10th day of December, 2021.

By: Stephanie Ann Franklin, My Commission Expires: 03-24-2025
Executive Director, Lee's Summit and View High Community Improvement District

STATE OF Missouri,) SS
COUNTY OF Jackson

BE IT REMEMBERED, that on this 10th day of December, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared William Brown, Executive Director, Lee's Summit and View High Community Improvement District who is known to me to be such officer and who is known to me to be the same person who executed the foregoing instrument and who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and he acknowledged the execution of the same to be the free act and deed of said limited liability company.

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

Stephanie Ann Franklin My Commission Expires: 03-24-2025
Notary Public
Plat Name

APPROVED:
MAYOR AND CITY COUNCIL:

William A. Baird 1/13/22
MAYOR
Stacy Kambada 1/13/22
CITY CLERK
George M. Engler III, P.E. 1-12-2022
PUBLIC WORKS/ENGINEERING
Michael D. Loy 1-12-2022
CITY ENGINEER

DEVELOPMENT SERVICES
Don A. Egan, P.E. 1-11-2022
DIRECTOR
PLANNING COMMISSION
Don A. Egan 1-11-2022
SECRETARY (PLANNING COMMISSION)
JACKSON COUNTY ASSESSOR OFFICE
Wendy L. Burt 2/12/2022
ASSESSOR

SURVEYOR'S CERTIFICATION: I hereby certify that during the month of May 2021, a boundary survey was performed by me or under my direct supervision and the survey was executed in accordance with the current Missouri Minimum Standards for Urban Property Boundary Surveys as established by the Missouri Department of Geospatial Information and Land Surveying under the laws of the State of Missouri.



SHEET 1 OF 1

FINAL PLAT OF LOTS 5, 6, 7A, 7B, 7C, AND 8
PARAGON STAR FOURTH PLAT
Replat of all of Lot 2,
Paragon Star First Plat
City of Lee's Summit, Jackson County, Missouri