Received in the Office
of the Lee's Summit City Clerk
on June 15, 2026 at 4:58pm

PETITION FOR ESTABLISHMENT OF THE

ARBORSIDE COMMUNITY IMPROVEMENT DISTRICT

CITY OF LEE'S SUMMIT, MISSOURI

PETITION FOR THE CREATION OF

THE ARBORSIDE COMMUNITY IMPROVEMENT DISTRICT

To the Mayor and City Council of the City of Lee's Summit, Missouri:

The undersigned real property owners (collectively, the "Petitioner"), pursuant to RSMo Section 67.1421, being the owners of:

(1) one hundred percent (100%) by assessed value of the real property; and

(2) one hundred percent (100%) per capita of all owners of real property

within the boundaries of the hereinafter described proposed community improvement district, does hereby petition and request that the City Council of the City of Lee's Summit, Missouri create a community improvement district as described herein under the authority of Sections 67.1401 to 67.1571, RSMo (the "CID Act"). In support of this petition, the Petitioner sets forth the following information in compliance with the CID Act:

1. District Name. The name for the proposed community improvement district ("CID" or "District") is:

   The Arborside Community Improvement District.

2. Legal Description and Map. A legal description and map generally depicting the boundaries of the proposed District are attached hereto as **Exhibit A** and **Exhibit B**, respectively. The proposed district consists of 1120+/- acres and is located entirely within the City of Lee's Summit, Missouri.

3. Five-Year Plan. A five-year plan as required by the CID Act is attached hereto as **Exhibit C** (the "Five Year Plan").

4. Form of District. The proposed district will be established as a political subdivision of the State of Missouri under the CID Act.

5. Board of Directors.

   a. Number. The District shall be governed by a Board of Directors (the "Board") consisting of five (5) members, whom shall be appointed in accordance with this petition.

   b. Qualifications. Each Member of the Board ("Director") shall meet the following requirements:

      (1) be at least 18 years of age;

      (2) be and must declare to be either an owner of real property within the District ("Owner") or an authorized representative of an Owner, an owner of a business operating within the District ("Operator"), or a registered voter ("Resident") residing within the District, as provided in the CID Act;

      (3) be and have been a resident of the State of Missouri for at least one year immediately preceding the date upon which he or she takes office in accordance with Article VII, Section 8 of the Missouri Constitution; and

(4) except for the initial directors named in this Petition, be appointed with consideration to a slate that is submitted to the Mayor as described in this Petition.

c. Initial Directors. The initial directors ("Initial Directors") and their respective terms shall be:

i. Mike VanBuskirk - Owner's Representative, four (4) year term

ii. Andrew Felker - Owner's Representative, four (4) year term

iii. Dean Lyman - Owner's Representative, two (2) year term

iv. * Ryan Elam – City's Representative, two (2) year term

v. * Michael Park – City's Representative, two (2) year term

If there are no registered voters residing in the District on the date this Petition is filed with the City Clerk, at least one Director must be a resident of Lee's Summit, Missouri that is registered to vote, has no financial interest in any real property or business within the District, and is not related (second degree blood or marriage) to any owner of real estate or any business in the CID. The Director(s) identified with an "*" above satisfy such additional qualification requirements.

d. Terms. Initial Directors shall serve for the term set forth above. Each Successor Director shall serve a four (4) year term or until his/her successor is appointed in accordance with this Petition. If, for any reason, a Director cannot serve his/her term, the remaining Directors shall elect an Interim Director to fill the vacancy of the unexpired term.

Notwithstanding anything to the contrary, any Director's failure to meet the qualification requirements set forth above, either in a Director's individual capacity or in a Director's representative capacity, shall constitute cause for the Board to take appropriate action to remove said Director.

e. Successor Directors. Successor Directors shall be appointed by the Mayor with the consent of the City Council by resolution. The Executive Director of the District may submit a proposed slate of successor directors to the City of Lee's Summit, Missouri's City Clerk (the "City Clerk"), which slate may be comprised of any individuals that meet the criteria stated in this Petition in the discretion of the Executive Director. Upon receipt of a slate of Successor Directors, the City Clerk shall promptly deliver the slate to the Mayor for consideration. The slate shall serve as a non-binding recommendation of persons to be appointed by the Mayor.

f. Representatives. Two of the five director positions on the Board shall each be occupied at all times by City representatives who shall be City staff members that are designated by the City for such director positions (each a "City Representative"). Each City Representative shall be designated by separate instrument as a representative of the Petitioner and a representative of all successors in interest to Petitioner in any land within the District.

6. Assessed Value. The total assessed value of all real property in the District is $61,555.

7. Blight Remediation. Petitioner is seeking a determination by the City that the District is a blighted area under Section 67.1401.2(3) RSMo. and Section 99.805 RSMo. Attached hereto as **Exhibit D** is a blight study (the "Blight Study") providing evidence of the blighted condition of the property within the District.

The definition of "blighted area" under Section 67.1401.2(3) refers to Section 99.805 RSMo., so the Blight Study's reference to the latter section is the same as a reference to Section 67.1401.2(3).

8. Duration of District. The proposed length of time for the existence of the District is twenty-seven (27) years from the date upon which an ordinance is passed by the City Council establishing the District. The District may be terminated prior to the end of such term in accordance with the provisions of the CID Act and this Petition, and said term shall not be extended unless a new petition is submitted and approved pursuant to the terms of the CID Act.

9. Real Property and Business License Taxes. The District will not have the power to impose a real property tax levy or business license taxes.

10. Special Assessments. The District will have the power to impose special assessments (the "CID Special Assessments"). It is anticipated that the real property located within the District will be exempt from taxation pursuant to Section 99.300, et. al, RSMo (the "LCRA Act") and, accordingly, all owners of real property within the District will make payments-in-lieu-of-taxes ("PILOTs") in an amount to be agreed to by City and Petitioner in the form of CID Special Assessments, the term and amount of which will depend on the type of improvement constructed. The method of assessment shall be per square foot of fully enclosed constructed building area for non-residential property and per dwelling unit for residential property. The maximum CID Special Assessment Rate shall be $5 per square foot for non-residential property and $5000 per dwelling unit for residential property. The District may establish different classes of real property to implement the special assessments among such classes, using the method and maximum rate stated in this paragraph.

11. Sales Tax. The District will have the power to impose a sales and use tax. Qualified voters of the District may be asked to approve a sales and use tax of up to one percent (1%) ("District Sales Tax"), in accordance with the CID Act, to fund certain improvements within the District. Additional details about the District Sales Tax are set forth in the Five-Year Plan attached hereto as **Exhibit C**.

12. Borrowing Limits. Petitioner does not seek limitations on the borrowing capacity of the District.

13. Revenue Limits. Petitioner does not seek limitations on the revenue generation of the District.

14. Future Five Year Plans. The District shall submit future Five (5) Year Plans meeting the requirements of Section 67.1421.2(3)(d), RSMo (as amended or replaced from time to time) to the City for comment and review no earlier than 180 days and no later than 90 days prior to the expiration of each then-current Five (5) Year Plan.

15. Authority Limits. Petitioner does not seek limitations on the authority of the District, except as set forth in this Petition. The District will not fund any costs until a cooperative agreement is executed between the District, the City of Lee's Summit, and the master developer of the property within the District.

16. Right to Terminate. The property owners within the District shall have the right to petition the City Council to terminate the District at any time in accordance with the CID Act.

17. City Council Right to Audit. The City Council shall have the right to audit the books and records of the District at any time upon reasonable request.

18. **Revocation of Signatures. THE PETITIONER ACKNOWLEDGES THAT THE SIGNATURE OF THE SIGNER OF THIS PETITION MAY NOT BE WITHDRAWN FROM THIS PETITION LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE CITY CLERK.**

WHEREFORE, Petitioner respectfully requests that the City Council establish the requested Arborside Community Improvement District in accordance with the information set forth in this Petition and that the Mayor appoint and the City Council consent to the proposed members for the Board of Directors as set forth in this Petition and take all other appropriate and necessary action that is consistent with the CID Act to establish the requested district.

EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE ARBORSIDE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: LAND RESERVE, INC.

Owner's address: 51 South Main Street, Suite 300
Salt Lake City, Utah 84111

Owner's telephone number: (801) 321-8700

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Tyler Buswell

Title: President

Signer's telephone number: (801) 321-8700

Signer's mailing address: 51 South Main Street, Suite 300
Salt Lake City, Utah 84111

If owner is an individual: _____ Single _____Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

X	Corporation		General Partnership
	Limited Partnership		Limited Liability Company
	Partnership		Urban Redevelopment Corporation
	Not-for-Profit Corporation		Other _____

Map and parcel number(s):

43-700-02-05-02-0-00-000
43-700-02-05-01-0-00-000
52-200-01-03-01-1-00-000
52-100-02-01-00-0-00-000
52-240-01-01-01-0-00-000
52-100-03-01-00-0-00-000
52-600-02-01-00-0-00-000
52-600-01-01-01-0-00-000
43-700-02-05-02-0-00-000

Total Assessed Value: $61,555

By executing this petition, the undersigned represents and warrants that he is authorized to execute this petition on behalf of the property owner named immediately below.

LAND RESERVE, INC.,
a Utah corporation

By: _____
Name: Tyler L. Buswell
Title: President

Date: June 15th, 2026

STATE OF Utah)
) ss:
COUNTY OF Salt Lake)

On this 15th day of June 2026, before me appeared Tyler L. Buswell, to me personally known, who, being by me duly sworn did say that he is the President of LAND RESERVE, INC., a Utah corporation, and that said instrument was signed on behalf of said corporation, and said corporation acknowledged said instrument to be the free act and deed of said entity.

WITNESS my hand and official seal this 15th day of June, 2026.

_____
Notary Public

My Commission Expires:

January 09, 2027

JESSICA MICHELLE BLANCH
Notary Public - State of Utah
Comm. No. 728679
My Commission Expires on
Jan 9, 2027

EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE ARBORSIDE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: CITY OF LEE'S SUMMIT, MISSOURI

Owner's address: 220 SE GREEN STREET
LEE'S SUMMIT, MISSOURI 64063

Owner's telephone number: (816) 969-1000

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Mark Dunning

Title: City Manager

Signer's telephone number: 816-969-1026

Signer's mailing address: 220 SE Green Street
Lee's Summit, MO 64063

If owner is an individual: _____ Single _____ Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

	Corporation		General Partnership
	Limited Partnership		Limited Liability Company
	Partnership		Urban Redevelopment Corporation
	Not-for-Profit Corporation	X	Other - Municipality_

Map and parcel number(s)[1]:

N/A – *See footnote*

Total Assessed Value: $0

[1] All of City of Lee's Summit, Missouri's right-of-way interest in the public right of way described in Exhibit A below.

By executing this petition, the undersigned represents and warrants that he is authorized to execute this petition on behalf of the property owner named immediately below.

CITY OF LEE'S SUMMIT, MISSOURI,
a constitutional charter city and municipal corporation
duly organized and existing under the laws of the State of Missouri

By: _____
Name: Mark Dunning
Title: City Manager

Date: June 15, 2026

STATE OF MISSOURI)
) ss:
COUNTY OF JACKSON)

On this 15th day of June, 2026, before me appeared Mark Dunning, to me personally known, who, being by me duly sworn did say that he is the City Manager of the CITY OF LEE'S SUMMIT, MISSOURI, a constitutional charter city and municipal corporation duly organized and existing under the laws of the State of Missouri, and that said instrument was signed on behalf of said City, and said City acknowledged said instrument to be the free act and deed of said entity.

WITNESS my hand and official seal this 15th day of June, 2026.

_____
Notary Public

My Commission Expires:
4/9/2028

JULIE C. PRYOR
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES APRIL 9, 2028
JACKSON COUNTY
COMMISSION #12517227

ATTEST: _____
Deputy CITY CLERK:

LEE'S SUMMIT MISSOURI

EXHIBIT A

LEGAL DESCRIPTION OF
THE ARBORSIDE COMMUNITY IMPROVEMENT DISTRICT

A tract of land located in Sections 8,9,16, 17, 20, 21, 28 & 29 in Township 48 North, Range 31 West and being more particularly described as follows:

BEGINNING at the Southeast corner of the Northeast Quarter of said Section 28; thence North 01°46'04" East, along the Easterly line of said Northeast Quarter to the Northeast corner of said Section 28, a distance of 2679.62 feet; thence North 89°09'00" West, a distance of 1332.54 feet; thence North 01°55'01" East, a distance of 1993.26 feet; thence North 88°38'39" West, a distance of 1994.06 feet; thence North 01°49'15" East, a distance of 607.77 feet; thence North 12°03'05" West, a distance of 76.38 feet; thence North 02°05'22" East, a distance of 2621.63 feet; thence North 02°21'12" East, a distance of 2646.51 feet; thence North 02°22'43" East, a distance of 2672.59 feet; to the Northerly right-of-way of Northeast Woods Chapel Road; thence North 88°11'38" West, along said Northerly right-of-way, a distance of 1205.24 feet to the Easterly right-of-way of Northeast Lakewood Way, as it currently exists; thence North 02°46'55" East, along said Easterly right-of-way line, a distance of 331.93 feet; thence Northerly, continuing along said Easterly right-of-way line, along a curve to the Left, having a Chord Bearing of North 00°57'44" East, a Chord Distance of 48.25 feet, a Radius of 760.00 feet, an Arc Distance of 48.26 feet; thence South 89°16'08" West, continuing along said Easterly right-of-way line, a distance of 20.00 feet; thence Northelry, continuing along said Easterly right-of-way line, along a curve to the left, having a Chord Bearing of North 15°43'07" West, a Chord Distance of 379.60 feet, a Radius of 740.00 feet, an Arc Distance of 383.9 feet; thence North 88°11'52" West, a distance of 97.17 feet to the Westerly right-of-way line of said Northeast Lakewood Way; thence Southerly, along said Westerly right-of-way line, along a curve to the right, having a Chord Bearing of South 17°58'47" East, a Chord Distance of 388.64 feet, a Radius of 660.00 feet, an Arc Distance of 394.49 feet; thence South 89°08'35" West, continuing along said Westerly right-of-way line, a distance of 20.00 feet; thence Southerly, continuing along said Westerly right-of-way line, along a curve to the right, having a Chord Bearing of south 00°57'44" West, a Chord Distance of 40.63 feet, a radius of 640.00 feet, an Arc Distance of 40.64 feet; thence South 02°46'53" West, continuing along said Westerly right-of-way line, a distance of 334.02 feet to the Northerly right-of-way line of said Northeast Woods Chapel Road; thence North 88°11'29" West, along said Northerly right-of-way line, a distance of 402.50 feet; thence North 01°48'16" East, continuing along said Northerly right-of-way line, a distance of 10.00 feet; thence North 88°11'44" West, continuing along said Northerly right-of-way line, a distance of 100.00 feet; thence South 01°48'16" West, continuing along said Northerly right-of-way line, a distance of 10.00 feet; thence North 88°11'44" West, continuing along aid Northerly right-of-way line, a distance of 471.39 feet to the Easterly right-of-way line of Interstate 470; thence along said Easterly right-of-way line, the following bearings and distances; thence South 02°22'48" West, a distance of 29.86 feet; thence South 25°09'02" West, a distance of 61.54 feet; thence South 76°17'07" West, a distance of 172.62 feet; thence South 21°19'14" West, a distance of 492.15 feet; thence South 13°33'00" West, a distance of 344.76 feet; thence South 09°10'40" West, a distance of 500.4 feet; thence South 06°53'14" West, a distance of 493.70 feet; thence South 14°55'09" West, a distance of 107.35 feet; thence South 06°53'14" West, a distance of 2198.87 feet; thence South 83°15'03" East, a distance of 20.25 feet; thence South 08°55'30" East, a distance of 415.45 feet; thence South 19°48'57" East, a distance of 447.21 feet; thence South 11°22'09" East, a distance of 189.95 feet; thence South 88°17'53" East, a distance of 19.96 feet; thence South 01°39'27" West, a distance of 235.00 feet; thence South 46°55'12" West, a distance of 119.52 feet; thence South 37°08'02" West, a distance of 228.59 feet; thence South 24°22'18" West, a distance of 353.73 feet; thence South 16°36'11" West, a distance

of 204.52 feet; thence South 25°22’45” West, a distance of 275.58 feet; thence South 12°35’52” West, a distance of 100.50 feet; thence South 06°53’14” West, a distance of 795.00 feet; thence South 02°34’38” West, a distance of 545.54 feet to the Westerly right-of-way line of Northeast Rice Road; thence South 10°48’20” West, along the Westerly right-of-way line of said Rice Road a distance of 508.49 feet; thence South 01°36’47” West, continuing along said Westerly right-of-way line, a distance of 3515.42 feet; thence South 88°31’51” East, a distance of 1357.09 feet; thence South 88°34’57” East, a distance of 2660.20 feet; thence South 01°31’23” West, a distance of 1326.31 feet to the Southeast corner of the Northwest Quarter of said Section 28; thence South 01°38’59” West, a distance of 50.00 feet to the Southerly right-of-way line of Northeast Colbern Road; thence South 88°19’43” East, along said Southerly right-of-way line, a distance of 549.67 feet; thence Southerly, along a curve to the right, having a Chord Bearing of South 43°20’17” East, a Chord Distance of 21.21 feet, a Radius of 15.00 feet, an Arc Distance of 23.56 feet to the Westerly right-of-way line of Northeast Todd George Road; thence South 01°39’03” West, along said Westerly right-of-way line, a distance of 595.04 feet; thence South 88°20’49” East, a distance of 100.00 feet to the Easterly right-of-way line of said Northeast Todd George Road; thence North 01°39’07” East, along said Easterly right-of-way line, a distance of 610.00 feet to the Southerly right-of-way line of Said Northeast Colbern Road; thence the following bearings and distance along said Southerly right-of-way line; thence South 88°21’36” East, a distance of 665.00 feet; thence North 01°35’44” East, a distance of 10.00 feet; thence South 88°20’16” East, a distance of 910.35 feet; thence North 01°59’00” East, a distance of 0.97 feet; thence South 88°20’16” East, a distance of 217.00 feet; thence South 01°59’00” West, a distance of 0.98 feet; thence South 88°20’28” East, a distance of 201.53 feet; thence North 01°45’58” East, a distance of 40.00 feet to the Point of Beginning;

LESS AND EXCEPT THE FEE SIMPLE INTEREST IN THE PUBLIC RIGHT OF WAY FOR NE WOODS CHAPEL ROAD, NE TODD GEORGE ROAD, NE STROTHER ROAD, NE LIENWEBER ROAD, NE RICE ROAD, NE COLBERN ROAD, AND ALL OTHER STREETS AND ROADS NOW EXISTING OR HEREAFTER CREATED, IT BEING THE PETITIONER’S INTENT THAT THE LEGAL DESCRIPTION FOR THE PROPERTY WITHIN PUBLIC RIGHT OF WAY ONLY INCLUDE THE CITY OF LEE’S SUMMIT’S, AND ANY OTHER GOVERNMENTAL AUTHORITY’S, RIGHT OF WAY INTEREST IN SUCH PUBLIC RIGHT OF WAY AND NOT THE FEE SIMPLE INTEREST IN SUCH PUBLIC RIGHT OF WAY;

containing 48,788,673.85 Square feet or 1,120.03 Acres more or less.

EXHIBIT B

GENERAL BOUNDARY MAP OF
THE ARBORSIDE COMMUNITY IMPROVEMENT DISTRICT

(Attached)

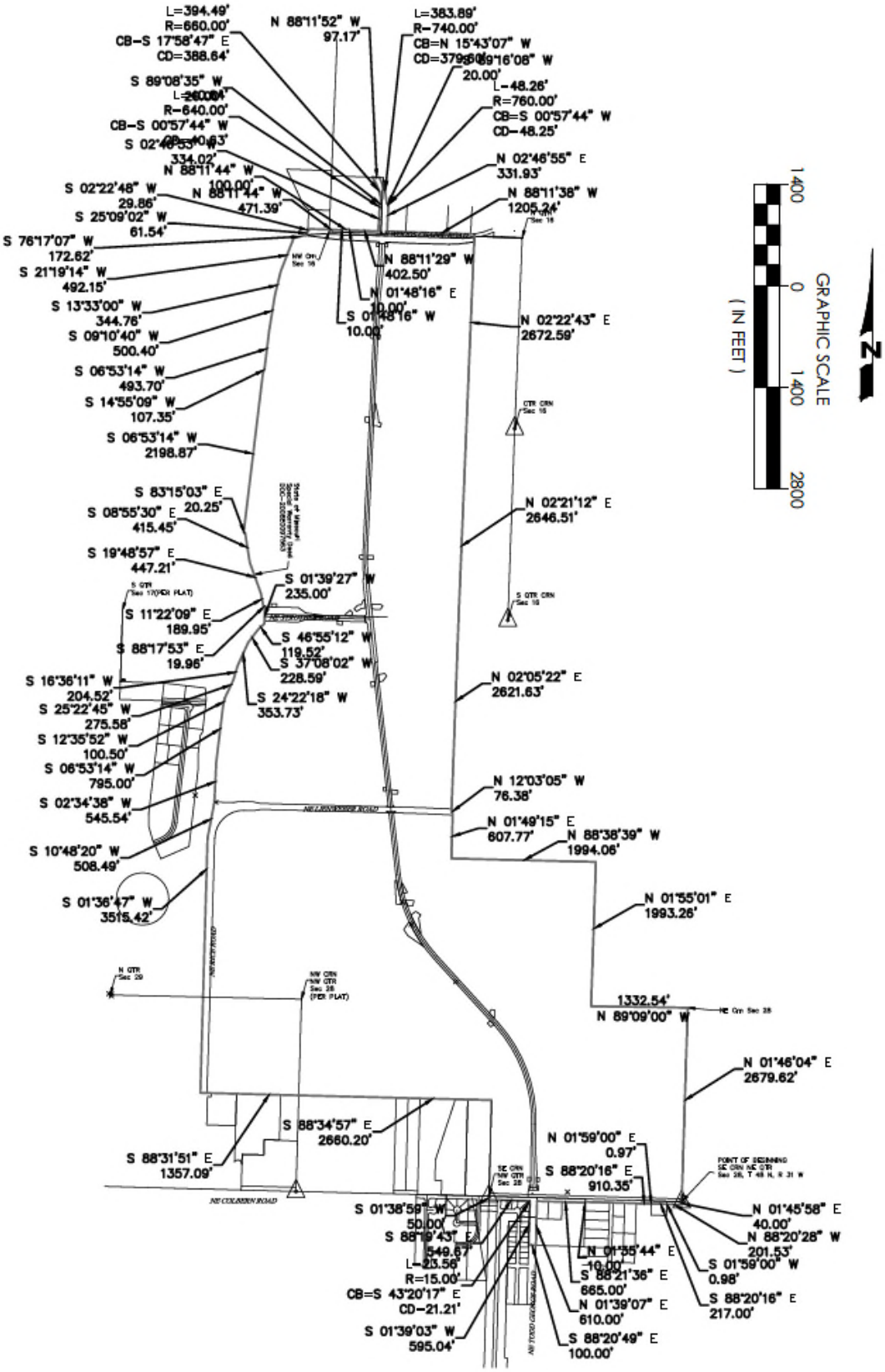

L=394.49'
R=660.00'
CB=S 17°58'47" E
CD=388.64'
N 88°11'52" W
97.17'
L=383.89'
R=740.00'
CB=N 15°43'07" W
CD=379.60'
S 89°08'35" W
R=640.00'
CB=S 00°57'44" W
S 02°46'53" W
334.02'
N 88°11'44" W
100.00'
S 02°22'48" W
29.86'
N 88°11'44" W
471.39'
S 25°09'02" W
61.54'
S 76°17'07" W
172.62'
S 21°19'14" W
492.15'
S 13°33'00" W
344.76'
S 09°10'40" W
500.40'
S 06°53'14" W
493.70'
S 14°55'09" W
107.35'
S 06°53'14" W
2198.87'
S 83°15'03" E
20.25'
S 08°55'30" E
415.45'
S 19°48'57" E
447.21'
S 01°39'27" W
235.00'
S 11°22'09" E
189.95'
S 88°17'53" E
19.96'
S 46°55'12" W
119.52'
S 37°08'02" W
228.59'
S 16°36'11" W
204.52'
S 24°22'18" W
353.73'
S 25°22'45" W
275.58'
S 12°35'52" W
100.50'
S 06°53'14" W
795.00'
S 02°34'38" W
545.54'
S 10°48'20" W
508.49'
S 01°36'47" W
3515.42'
N 88°11'29" W
402.50'
N 01°48'16" E
10.00'
S 01°48'16" W
10.00'
N 02°22'43" E
2672.59'
N 02°21'12" E
2646.51'
N 02°05'22" E
2621.63'
N 12°03'05" W
76.38'
N 01°49'15" E
607.77'
N 88°38'39" W
1994.06'
N 01°55'01" E
1993.26'
1332.54'
N 89°09'00" W
N 01°46'04" E
2679.62'
S 88°34'57" E
2660.20'
S 88°31'51" E
1357.09'
N 01°59'00" E
0.97'
S 88°20'16" E
910.35'
S 01°38'58" W
50.00'
S 88°19'43" E
549.67'
L=23.56'
R=15.00'
CB=S 43°20'17" E
CD=21.21'
S 01°39'03" W
595.04'
N 01°35'44" E
10.00'
S 88°21'36" E
665.00'
N 01°39'07" E
610.00'
S 88°20'49" E
100.00'
N 01°45'58" E
40.00'
N 88°20'28" W
201.53'
S 01°59'00" W
0.98'
S 88°20'16" E
217.00'
1400
0
1400
2800
GRAPHIC SCALE
(IN FEET)
N

EXHIBIT C
FIVE YEAR PLAN

(Attached)

FIVE YEAR DISTRICT MANAGEMENT PLAN

OF THE

ARBORSIDE COMMUNITY IMPROVEMENT DISTRICT

CITY OF LEE'S SUMMIT, MISSOURI

The information and details outlined in the following pages represent the strategies, and activities that it is anticipated will be undertaken during the initial five-year duration of the Arborside Community Improvement District in Lee's Summit, Missouri. It is an integral and composite part of the petition to establish the Arborside Community Improvement District.

Introduction

The Arborside Community Improvement District (the "District") is created pursuant to Section 67.1401 through 67.1571 of the Revised Statutes of Missouri (the "CID Act"). Section 67.1421, RSMo, requires that the petition for the creation of the District be accompanied by a five-year plan which includes a description of the purposes of the proposed district, the services it will provide, the improvements it will make and an estimate of the costs of these services and improvements to be incurred. This Five-Year District Management Plan (the "Plan") is intended to satisfy this statutory requirement and is appended to the Petition for Formation of the District as an integral part thereof.

Section 1 - Why Create a Community Improvement District?

The District will encompass 1120+/- acres of land located in Lee's Summit, Missouri, which land generally lies east of Interstate 470, west of Lake Jacomo, north of NE Colbern Road, and south of NE Woods Chapel Road (the "Development"). The purpose of the District is to undertake certain improvements within the District, as discussed below, and to use or make available its revenue to pay the costs thereof, including without limitation debt service on any notes, bonds or other obligations issued and outstanding from time to time to finance all or any of such costs.

Section 2 - What is a Community Improvement District?

A community improvement district is an entity that is separate from the City of Lee's Summit and is formed by the adoption of an ordinance by the City Council following a public hearing before the City Council regarding formation of the District. A CID may take the form of a political subdivision of the State of Missouri, or a nonprofit corporation that is formed and operated under Missouri corporation laws. CIDs are empowered to provide a variety of services and to construct and/or finance a number of different public improvements, and in a blighted area, private improvements, as set forth more particularly in the CID Act. CIDs derive their revenue from taxes and assessments levied within the boundaries of the CID. Such revenues are then used to pay the costs of the services or improvements. A CID is operated and managed by a board of directors, whose members may be appointed or elected. Board members serve for a designated period of time, and the Board positions are again elected or appointed at the expiration of each term as provided in the petition creating such CID.

Section 3 - Management Plan Summary

The District in this case will take the form of a separate political subdivision of the State of Missouri, which will be governed by a Board of Directors that will consist of five (5) members appointed by the Mayor of Lee's Summit with the consent of the City Council upon consideration of a slate submitted in accordance with the Petition.

District Formation:

CID formation requires submission of signed petitions from a group of property owners:

- collectively owning more than fifty percent (50%) by assessed value of the real property within the District, and
- representing more than fifty percent (50%) per capita of all owners of real property within the District.

In this case, the Petition to which this Plan is attached has been signed by the owners of 100% of the assessed value and 100% of the per capita property owners within the District.

Location:

The Development is generally located east of Interstate 470, west of Lake Jacomo, north of NE Colbern Road, and south of NE Woods Chapel Road in Lee's Summit, Missouri and consists of approximately 1120+/- acres, as more particularly described in the Petition.

Assessed Value of District:

The total assessed value of the properties within the District on the date of the Petition is $61,555.

Improvements and Services:

The purpose of the District is to provide funding for the construction of certain public improvements within the District's boundaries. The improvements initially contemplated include construction of new public roadways, utility infrastructure, and stormwater detention and retention facilities (the "Improvements"). The specific items comprising the Improvements may be modified from those listed herein, as allowed pursuant to a cooperative agreement between the District, City and developer of the project. The costs of the Improvements to be financed by the District shall include all costs associated with design, architecture, engineering, development, and costs incurred to finance such Improvements, and the legal and administrative costs of same. The District may also provide funding for the District's formation and its ongoing operation and administration costs on an annual basis.

It is also anticipated that all costs, including attorneys' fees, associated with formation of the District, including, but not limited to, the preparation of the CID Petition, the negotiation and drafting of any agreements entered into upon formation of the District in furtherance of the District's purposes, and the initial implementation of the District ("Formation Costs") will be reimbursed to the advancing party, or paid directly, from funds generated by the District.

The District will enter into a cooperative agreement with the City and the developer of the project, and such agreement will set forth the restrictions and limitations associated with funding the Improvements and the approval of any additional improvements that are not set forth in this initial Five-Year Plan. The cooperative agreement may also contain provisions which permit the District to fund services after all Improvement Costs have been reimbursed to the appropriate party.

Method of Financing:

1. District Sales and Use Tax - It is proposed that the District will impose a sales and use tax of up to one percent (1%) (the "District Sales Tax"), which is in addition to any other state, county or city sales and use tax. The District Sales Tax is payable on the same retail sales that are subject to taxation pursuant to Sections 144.010 to 144.525, RSMo, except sales of motor vehicles, trailers, boats or outboard motors, and sales to or by public utilities and providers of communications, cable, or video services.

2. Special Assessment – It is proposed that the District will levy a special assessment (the "Special Assessment") upon property within the District. The District shall report the Special Assessment to the Jackson County, Missouri Collector (the "Collector") who shall then collect the Special Assessments from owners of property located within the District.

All costs of the District shall be financed in the manner and amount determined by the Board of Directors from the amounts on deposit with the CID. Amounts advanced to the District by the Petitioner, or its successors or assigns, to cover the costs contemplated hereunder will be reimbursed by the District upon the availability of funds. All financing costs, including interest costs, associated with any loan obtained by the District, or notes, bonds, or other obligations issued by District to finance Improvements may be paid from District Sales Tax revenues and Special Assessment revenues.

Estimated Costs:

Attached as **Exhibit A** to this Plan is a table setting forth the estimated cost of the Improvements and the Services, and a table setting forth the projected cash flow for the first five years of the District's existence.

City Services:

The CID Act mandates that existing City services will continue to be provided within a CID at the same level as before the District was created (unless services are decreased throughout the City) and that District services shall be in addition to existing City services. The District anticipates that City services will continue to be provided within the District at the same level as before the District was created, and the District will not cause the level of City services within the District to diminish.

Duration:

The District will operate for a maximum term of twenty-seven (27) years from the date upon which an ordinance is passed by the City Council establishing the District. Subject to the contractual rights of any third parties, the District may be terminated prior to the end of such maximum term if the Improvements have been completed and the costs thereof paid for or reimbursed in full with District Sales Tax revenue and/or Special Assessments. The petition process must be repeated for the District to continue beyond such maximum term.

Section 4
District Boundaries

The legal description of the District is attached as Exhibit A to the Petition.

Section 5
Facilities to Be Provided

As explained above, during the first five years, the purpose of the District is to provide revenue sources in support of contracting with any private property owner to effectuate the Improvements.

Section 6
Governing the Community Improvement District

City Council:

Following the submission of the Petition, the City Council will conduct a public hearing and then consider an ordinance to create the District.

Board of Directors for District:

The District will be governed by a Board of Directors that will consist of five members. The initial directors are named in the petition, and successor directors shall be appointed by the Mayor of Lee's Summit with the consent of the City Council pursuant to the terms of the Petition. It is anticipated that if the District submits names of suggested successor directors to the City in writing at least thirty (30) days prior to the expiration date of the terms of the applicable directors, the Mayor shall appoint such directors as successor directors, with the consent of the City Council, upon consideration of the slate of recommended directors. If any suggested directors are not suitable, the Mayor may provide the District with a reasonable written explanation regarding why such suggested successor directors do not meet applicable legal requirements or lack the competency to serve as directors.

The Petition provides that two of the five Board positions will be permanently occupied by City Representatives, who will be City staff members designated by the City. The bylaws of the District shall provide for the election of an interim director by the remaining directors to fill a position that is vacated during the initial two-year term or any subsequent four-year term of such Director position.

Annual Budget:

The District's budgets will be proposed and approved annually, within the limitations set forth in this Plan, by the District's Board of Directors. Budgets will be submitted annually to the City of Lee's Summit for review and comment in accordance with the CID Act. The District will operate at all times in accordance with the District Rules and Regulations (Section 7) and the Bylaws of the District.

Section 7
District Rules and Regulations

1. The District shall operate at all times in accordance with Bylaws that may be adopted by the Board of Directors. The District shall at all times conduct its proceedings in accordance with Robert's Rules of Order, except as otherwise provided in any Bylaws.

2. The Board of Directors of the District will meet at least on an annual basis.

EXHIBIT A TO FIVE YEAR PLAN OF THE
ARBORSIDE COMMUNITY IMPROVEMENT DISTRICT

ESTIMATED COSTS OF IMPROVEMENTS[2]

Item[3]	Cost[4]
Public Roadways, Utility Infrastructure, Stormwater Detention and Retention	$103,023,762

Subtotal:	**$103,023,762**
District Formation Costs:	**$35,000**
Annual Operating Costs (5 years)	**$20,000 (per year)**
Grand Total:	**$103,158,762**

CASH FLOW PROJECTION[5]

CID Year	District Sales Tax Revenue and Special Assessments
1	$1,838,709
2	$2,264,776
3	$4,560,086
4	$5,175,349
5	$6,835,229

[2] These costs are estimates and may fluctuate based on actual costs incurred for purposes permitted under the CID Act. Costs to be funded by the District will be limited as set forth in a cooperative agreement among the City of Lee's Summit, the District and the master developer of the property within the District.
[3] Only items permitted by the CID Act shall be eligible to be financed with District Sales Tax and Special Assessments.
[4] Excludes financing costs incurred to undertake such costs.
[5] Any annual revenue generated will be utilized to pay any costs of the District as approved in the District annual budget.

EXHIBIT D

BLIGHT STUDY

[SEE ATTACHED]

Blight Study

for the

Arborside Redevelopment Area

Lee's Summit,
Missouri

May 15, 2026

Prepared by:

Polsinelli PC

BLIGHT STUDY

Arborside Redevelopment Area, Lee's Summit, Missouri

I. Introduction

Purpose

This analysis has been prepared to determine whether the Arborside Redevelopment Area in Lee's Summit, Missouri is "blighted" as defined in RSMo. Section 99.320(3) of the Land Clearance for Redevelopment Authority Law (the "***LCRA Law***"). The property evaluated by this study is generally located east of Interstate 470, west of Lake Jacomo, north of NE Colbern Road, and south of NE Woods Chapel Road in the City of Lee's Summit, Missouri (the "***Study Area***").

Study Area

The Study Area is comprised of eight (8) parcels of land located in the City of Lee's Summit, Jackson County, Missouri. The Study Area consists of vacant ground and comprises approximately 1,063 +/- acres. A legal description and map of the Study Area are attached as **Exhibit A** and **Exhibit B**, respectively.

Statutory Analysis

The LCRA Law defines a "Blighted area" as "the same meaning as defined pursuant to Section 99.805" [of the Missouri Revised Statutes]. Section 99.805 of the Missouri Revised Statutes defines a "Blighted area" as "*an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision or housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use*."

An investigation of the presence of these factors within the Study Area is included below.

II. Study Area Data

The Study Area is generally located in the northern portion of the corporate limits of Lee's Summit, Missouri and lies east of Interstate 470, west of Lake Jacomo, north of NE Colbern Road, and south of NE Woods Chapel Road, as shown below:

Land Area

According to Jackson County records, the eight (8) parcels that constitute the Study Area are as follows:

Jackson County, MO Parcel #	**Acreage**
43-700-02-05-02-0-00-000	175.05
43-700-02-05-01-0-00-000	152.10
52-200-01-03-01-1-00-000	118.19
52-100-02-01-00-0-00-000	61.96
52-240-01-01-01-0-00-000	204.18
52-100-03-01-00-0-00-000	116.76
52-600-02-01-00-0-00-000	104.17
52-600-01-01-01-0-00-000	130.29
TOTAL	**1,063**

Ownership and Current Use

According to Jackson County records, all land within the Study Area is owned by Land Reserve, Inc., a Utah corporation, and is currently being utilized as unimproved agricultural land.

Access

Currently, the Study Area has access points on NE Todd George Parkway, NE Rice Road, and NE Colbern Road.

Any future development of the Study Area will require design and construction of roads to facilitate proper access to and across the Study Area. It is anticipated that future access to all parts of the Study Area will require improvements to all of the following public streets:

- Intersection of NE Colbern Road and NE Todd George Parkway
- NE Todd George Parkway from NE Colbern Road to NE Strother Road
- NE Todd George Parkway from NE Strother Road to NE Woods Chapel Road
- Intersection of NE Woods Chapel Road and NE Todd George Parkway
- NE Strother Road from Interstate 470 to NE Todd George Parkway
- Leinweber Road from Lake Jacomo to NE Todd George Parkway
- Leinweber Road from NE Todd George Parkway
- NE Rice Road to NE Todd George Parkway

Furthermore, development of the Study Area will also require the construction of multiple private drives or streets within future development projects to provide full accessibility to all property within all parts of the Study Area. Moreover, it is anticipated that development of the Study Area will require construction of one or more traffic signals, including the installation of a traffic signal at the intersection of NE Todd George Parkway and NE Strother Road.

Other Public Infrastructure Improvements

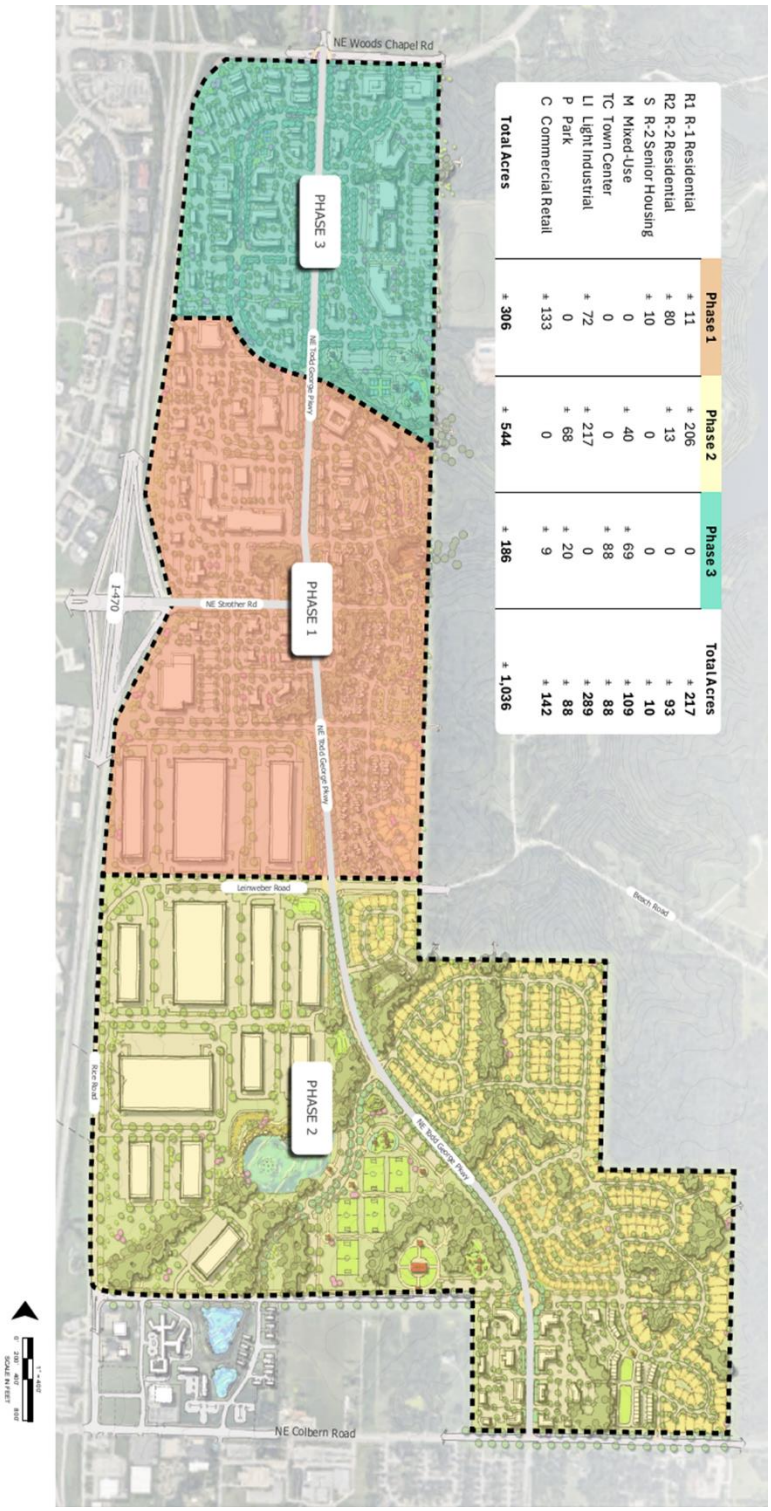
Any future development of the Study Area will require significant upgrades to the sanitary sewer, stormwater, water, and electrical infrastructure.

The cost of addressing all necessary access issues and other public infrastructure improvements will impose a formidable financial hurdle for any potential developer of the Study Area. An engineer's estimate of the cost of constructing the necessary improvements at the time this Study was prepared is $103,023,762, as set forth below.

Access Improvements / Roadway Construction	$39,927,750
Sanitary Sewer Improvements	$34,026,000
Stormwater Detention and Retention Improvements	$1,776,225
Water Main Improvements	$6,264,000
Electrical Improvements	$3,859,160
Contingency	$17,170,627
TOTAL:	**$103,023,762**

Site Plan for Proposed Redevelopment

The conceptual site plan included with the LCRA Redevelopment Plan for the Study Area is depicted below.



III. Blight Analysis

As discussed above, the LCRA Law defines a "Blighted area" as "the same meaning as defined pursuant to Section 99.805" [of the Missouri Revised Statutes]. Section 99.805 of the Missouri Revised Statutes defines a "Blighted area" as "*an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision or housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use*."

The following study has been prepared pursuant to the statutory factors described above and accordingly concludes that the Study Area is a blighted area within the meaning of the LCRA Law.

Component 1: Insanitary of Unsafe Conditions

The Study Area lacks adequate lighting and security as there are no lights installed around the perimeter nor on the interior of the Study Area. Also, the Study Area is completely unsecured, allowing trespassers to wander on to the site unimpeded.

Trespassers are illegally dumping trash within the Study Area.

Additionally, the overgrown vegetation on the periphery of the Study Area that immediately abuts the public street right-of-way and adjacent to an interstate corridor that generates tens of thousands of vehicle trips per day. creates an undeveloped rural setting within a developed and urbanized region of the City (often called "leapfrog development"), thereby creating enhanced life safety risks for drivers as deer and other wildlife can emerge onto the adjacent roadways with no time for drivers to react.

See Figures 1 – 5 below.

FIGURE 1

LACK OF SECURITY AND LIGHTING AT STUDY AREA

Unsecured and Unlit Property Boundary along NE Todd George Parkway

Unsecured and Unlit Property Boundary along Leinweber Road

FIGURE 2

LACK OF SECURITY AND LIGHTING AT STUDY AREA

Unsecured and Unlit Property Boundary along NE Rice Road

Unsecured and Unlit Property Boundary along NE Strother Road

FIGURE 3

TRASH AND ILLEGAL DUMPING

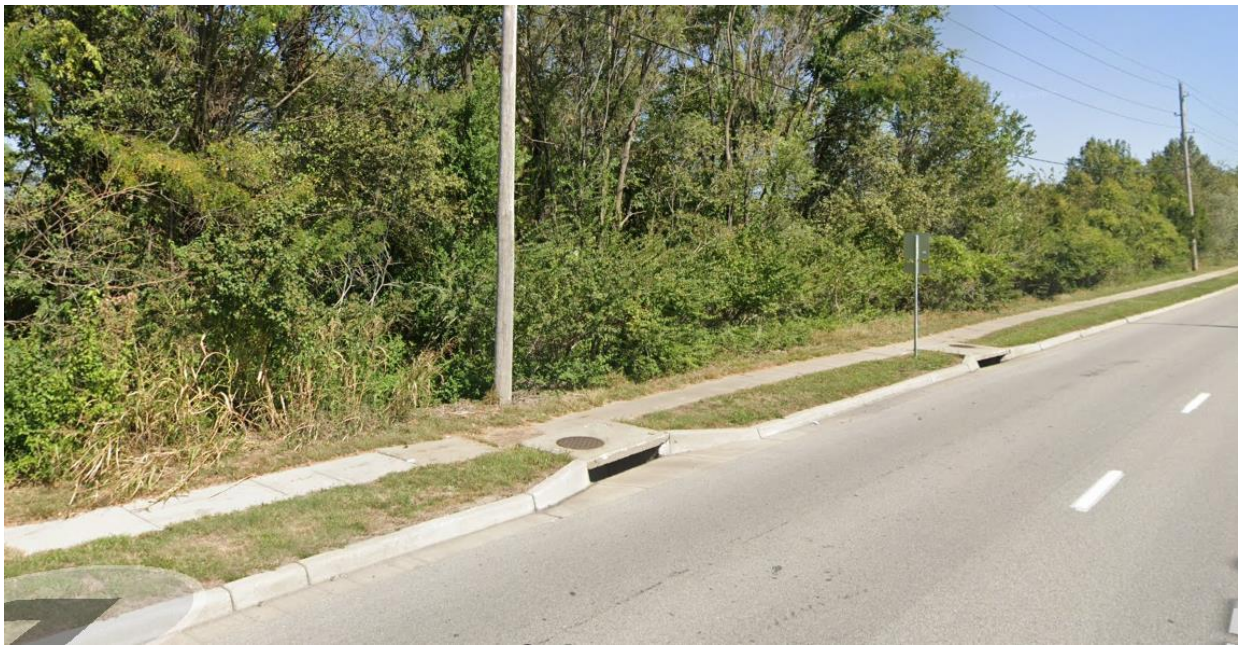
Littering Upon Study Area

Illegal Dumping Within Study Area

FIGURE 4

OVERGROWN VEGETATION

Overgrown Vegetation Along Public Road



Overgrown Vegetation Along NE Colbern Road

FIGURE 5

OVERGROWN VEGETATION

Overgrown Vegetation Along NE Todd George Parkway

Overgrown Vegetation Along NE Rice Road

Component 2: Deterioration of Site Improvements

This factor was not found to be applicable within the Study Area.

Component 3: Existence of Conditions which Endanger Life or Property by Fire and Other Causes

The Study Area lacks adequate access, which endangers both life and property, as there is no paved access to the Study Area. As demonstrated below, the only access points which are unpaved, are grossly inadequate and will not afford emergency vehicles proper access to the Study Area. Emergency vehicle access may be needed for grassfires or other events within the property that cannot be accessed without additional road network and capacity.

Additionally, the lack of acceleration and deceleration lanes serving the Study Area could pose life endangerment risks for anyone accessing the Study Area.

See Figures 6 – 7 below.

FIGURE 6

INADEQUATE ACCESS

Unpaved Access Point from NE Todd George Parkway

Unpaved Access Point from NE Rice Road

FIGURE 7

INADEQUATE ACCESS AND LACK OF ACCELERATION AND DECELERATION LANES

Unpaved Access Point from NE Colbern Road

Lack of Acceleration and Deceleration Lanes

Conclusion

The above analysis indicates that two of the three statutorily-defined conditions of blight – a clear predominance – are present in the Study Area. These components include:

1. Insanitary or unsafe conditions
2. Existence of conditions which endanger life or property by fire or other causes

As a result of the preponderance of the factors above, the Study Area constitutes an economic and social liability in its present condition and use.

The concept of property becoming an economic liability for a municipality, and the fact that property can become economic underutilized in relation to the development and urbanization of surrounding property is recognized as a basis for blight by the Missouri Supreme Court in the case of *Tierney v. Planned Industrial Expansion Authority of Kansas City*, 742 S.W.2d 146, 151 (Mo. banc 1987). In *Tierney*, the Court evaluated whether the planned condemnation of an otherwise usable building met the definition of "blight" under the Planned Industrial Expansion Authority Act, set forth at Sections 100.310, *et seq*., RSMo (the "PIEA Act"), which used a definition of "blighted area" that is substantially similar to the current statutory definition of blight. This allows for comparisons today.

The *Tierney* Court started by noting that it was commanded by Section 100.610, RSMo, to construe the act "liberally to effectuate the purposes of the law." *Tierney*, 742 S.W.2d at 149. The LCRA Act similarly provides that it "should be construed liberally to effectuate the purposes thereof", which is to declare that designated areas are blighted and implement a redevelopment plan to cure the blight. § 99.650, RSMo.

The property at issue in *Tierney* was added to a redevelopment area that had been previously declared to be blighted property by the City Council of Kansas City. In the *Tierney* opinion, the Court discussed the purposes of the PIEA Act and condemnation actions that may be prosecuted to take ownership of property after paying just compensation, in order to cure the blighting influences within the entire area that has been declared blighted. The Court stated: "Whether a particular area is blighted, furthermore, is a matter for the legislative body to resolve. Its authority controls unless its decision is shown to be so arbitrary and unreasonable as to amount to an abuse of the legislative process." *Tierney*, 742 S.W.2d at 150.

The facts of the *Tierney* case show that the property in question was not itself declared to be blighted by the City Council, but instead was an "unblighted property" that was added to the PIEA redevelopment area that was previously declared to be blighted. The Couty cited to two prior cases for the proposition that a blighted area may include parcels which are not themselves blighted if these parcels are necessary to provide a tract of sufficient size or accessibility to attract redevelopers. *Id*. at 151. The Court then stated that existing uses of property which physically inhibit other, more economically intense uses is a valid consideration when evaluating a prior legislative blight finding. *Id*. at 151. The Court rejected the argument that property added to a pre-existing blighted redevelopment area needs to be specifically accompanied by a finding of "necessity" for adding that specific parcel, given that the City Council is "entitled to consider the area as a whole." *Id*. at 151.

The party challenging the finding in *Tierney* argued that all land could be put to a higher and better use, and that "the concept of economic underutilization is so broad as to confer upon the legislative authority and PIEA the unlimited discretion to take one person's property for the benefit of another…." Tierney, 742 S.W.2d at 151. The Court explicitly rejected this argument and stated "the concept of urban redevelopment has gone far beyond 'slum clearance' and the concept of economic underutilization is a valid one." *Tierney*, 742 S.W.2d at 151. The court reviewed the facts and concluded:

> We need not repeat all of the evidence which was before the city council tending to show that redevelopment of this area could promote a higher level of economic activity, increased employment, and greater services to the public. Industrial development is a proper public purpose. We do not sit as a court of appeal over the decisions of the council. The burden is on the owners to show that the finding of blight constitutes an arbitrary or unreasonable abuse of the legislative authority.

Tierney, 742 S.W.2d at 151.

If vacant land "no longer meets the economic and social needs of modern city life and progress," the land can be considered blighted. *State ex. rel. Atkinson v. Planned Industrial Expansion Authority*, 517 S.W.2d 36, 46 (Mo. banc 1975). Further, the Missouri Court have determined that an otherwise viable use of a property may be considered blighted if it suffers from economic underutilization. *Crestwood Commons Redevelopment Corporation v. 66 Drive-In. Inc.*, 812 S.W. 2d 903, 910 (MO. App. E.D.1991). The Court in *Crestwood Commons* determined that blight exists to the extent an area is being utilized for less than its potential from an economic standpoint. In the Crestwood case, the Court explained how a review of the City's decision is conducted on appeal:

> [T]he courts cannot interfere with a discretionary exercise of judgment in determining a condition of blight in a given area. Id. Unless it appears that the conclusion of the Board of Aldermen in the respect in issue is clearly arbitrary, we cannot substitute our opinion for that of the Board. Id. If the Board's action is reasonably doubtful or even fairly debatable we cannot substitute our opinion for that of the Board.
>
> The evidence here did not compel a conclusion that the area was blighted and the proposed redevelopment plan necessary and in the public interest. Similarly, the evidence did not compel a decision that it was not. There was room for reasonable differences and fair debate on the issue. From the evidence, the Board reasonably could have concluded both that the area was blighted … and that a redevelopment plan was necessary.

Crestwood Commons, 812 S.W.2d at 910.

The Study Area remains largely undeveloped, but flanked by an interstate corridor that created tens of thousands of daily vehicle trips, and the surrounding land in Lee's Summit around the Study Area is developed. The Jackson County park property to the east inhibits development to the east. Presently, the Study Area generates only around $6,000 in annual real property taxes. If the LCRA Redevelopment Plan submitted to the City is fully implemented, in the year following completion of the project there will be an estimated $5,000,000 in real estate taxes. Additionally, the Study Area may produce more than $50,000,000 per year in sales revenues after substantial build-out, resulting in a substantial source of revenue for the City of Lee's Summit and Jackson County.

However, as described above, the Study Area requires an estimated $103,000,000 of primary regional public infrastructure improvements to develop the site. This immense investment in public infrastructure improvements is an additional, and perhaps the most determinative, factor as to why the Study Area has remained undeveloped for decades.

The stagnant nature of the Study Area's real property taxes and total lack of sales taxes, coupled with the presence of the blighting factors and public infrastructure costs discussed above, are clear indicators that the Study Area is not being utilized for its highest and best use. The result is less tax revenue for the taxing jurisdictions to provide services to the public, which is a clear economic liability to taxpayers. The Study

Area "could promote a higher level of economic activity, increased employment and greater services to the public," thus falling within the definition of a blighted area.

To achieve the Study Area's highest, best, and most productive use, and to transform the Study Area into an attractive and appealing development, significant financial investment by a developer to remove the Study Area's blight will be required.

As a result of the factors detailed in this report, the Study Area constitutes an economic and social liability in its present condition and use, and as a result, constitutes a "blighted area" according to the definition provided in Section 99.805(1) of the Missouri Revised Statutes.

* * *

EXHIBIT A

LEGAL DESCRIPTION OF STUDY AREA

[SEE ATTACHED]

TRACT I:

ALL THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 17, THE WEST 1/2 OF SECTION 16, THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF SECTION 20, AND THE WEST 1/2 OF THE NORTH 1/2 OF SECTION 21, ALL IN TOWNSHIP 48 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 2° 31' 20" WEST, ALONG THE WEST LINE OF SAID SECTION 16, 30.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED, WHICH POINT IS ON THE SOUTH RIGHT-OF-WAY LINE OF WOODS CHAPEL ROAD; THENCE SOUTH 88° 03' 21" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, PARALLEL TO AND 30.00 FEET DISTANT FROM THE CENTER LINE OF SAID WOODS CHAPEL ROAD, 176.30 FEET; THENCE SOUTH 1° 56' 39" WEST, 10.00 FEET; THENCE SOUTH 88° 03' 21" EAST, PARALLEL TO AND 40.00 FEET DISTANT FROM SAID CENTER LINE, 100.00 FEET; THENCE NORTH 1° 56' 39" EAST, 10.00 FEET TO A POINT 30.00 FEET DISTANT FROM SAID CENTER LINE; THENCE SOUTH 88° 03' 21' EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, PARALLEL TO AND 30.00 FEET DISTANT FROM SAID CENTER LINE, 1627.54 FEET TO A POINT OF CURVATURE; THENCE NORTHEAST, ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 849.14 FEET AND A CENTRAL ANGLE OF 6° 46' 43", AN ARC DISTANCE OF 100.46 FEET TO A POINT 660.00 FEET WEST OF THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE SOUTH 2° 22' 43' WEST, PARALLEL TO SAID EAST LINE, 2613.71 FEET TO A POINT 660.00 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE SOUTH 2° 21' 12" WEST, PARALLEL TO THE EAST LINE OF SAID 1/4 SECTION, 2646.51 FEET TO A POINT 660.00 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE SOUTH 2° 05' 22" WEST, PARALLEL TO THE EAST LINE OF SAID 1/4 SECTION, 2621.63 FEET TO A POINT 660.00 FEET WEST OF SAID EAST LINE, WHICH POINT IS ON THE NORTH RIGHT-OF-WAY LINE OF LEINWEBER ROAD, 40.00 FEET DISTANT FROM THE NEW CENTER LINE THEREOF, AND WHICH POINT IS ALSO 27.77 FEET NORTH OF THE SOUTH LINE OF SAID 1/4 SECTION; THENCE NORTH 87° 14' 14" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, PARALLEL TO AND 40.00 FEET DISTANT FROM SAID NEW CENTER LINE, 372.60 FEET TO AN ANGLE POINT; THENCE NORTH 88° 28' 41" WEST, ALONG SAID NORTH RIGHT-OF-WAY, PARALLEL TO AND 40.00 FEET DISTANT FROM SAID NEW CENTER LINE, 2271.60 FEET; THENCE NORTH 77° 02' 25" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 101.98 FEET TO A POINT 60.00 FEET DISTANT FROM SAID NEW CENTER LINE; THENCE NORTH 88° 21' 11" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, PARALLEL TO AND 60.00 FEET DISTANT FROM NEW SAID CENTER LINE, 130.40 FEET TO A POINT OF CURVATURE ON LEINWEBER ROAD AT STATION 8+69.00; THENCE WESTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 518.37 FEET, AND A CENTRAL ANGLE OF 15° 12' 00", AN ARC DISTANCE OF 137.52 FEET; THENCE NORTH 88° 32' 56" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 261.81 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF INTERSTATE ROUTE NO. 470, SAID POINT BEING 171.00 FEET DISTANT FROM AND OPPOSITE STATION 594+64.00 ON THE CENTER LINE OF SAID INTERSTATE

ROUTE NO. 470; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE ROUTE NO. 470 THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 2° 34' 38" EAST, 545.54 FEET TO A POINT 130.00 FEET DISTANT FROM AND OPPOSITE STATION 600+05.00 ON SAID CENTER LINE; THENCE NORTH 6° 53' 14" EAST, 795.00 FEET TO A POINT 130.00 FEET DISTANT FROM AND OPPOSITE STATION 608+00.00 ON SAID CENTER LINE; THENCE NORTH 12° 35' 52" EAST, 100.50 FEET TO A POINT 140.00 FEET DISTANT FROM AND OPPOSITE STATION 609+00.00 ON SAID CENTER LINE; THENCE NORTH 6° 53' 14" EAST, 1173.28 FEET TO A POINT 140.00 FEET DISTANT FROM AND OPPOSITE STATION 620+73.28 ON SAID CENTER LINE; THENCE NORTH 10° 40' 21" EAST, 227.20 FEET TO A POINT. 155.00 FEET DISTANT FROM AND OPPOSITE STATION 623+00.00 ON SAID CENTER LINE; THENCE NORTH 6° 53' 14" EAST, 200.00 FEET TO A POINT 155.00 FEET DISTANT FROM AND OPPOSITE STATION 625+00.00 ON SAID CENTER LINE; THENCE NORTH 0° 12' 52" WEST, 242.66 FEET TO A POINT 125.00 FEET DISTANT FROM AND OPPOSITE STATION 627+40.80 ON SAID CENTER LINE; THENCE NORTH 6° 53' 14" EAST, 2659.20 FEET TO A POINT 125.00 FEET DISTANT FROM AND OPPOSITE STATION 654+00.00 ON SAID CENTER LINE; THENCE NORTH 14° 55' 09" EAST, 107.35 FEET TO A POINT 140.00 FEET DISTANT FROM AND OPPOSITE STATION 655+06.30 ON SAID CENTER LINE; THENCE NORTH 6° 53' 14" EAST, 493.70 FEET TO A POINT 140.00 FEET DISTANT FROM AND OPPOSITE STATION 660+00.00 ON SAID CENTER LINE; THENCE NORTH 9° 10' 40", EAST, 500.40 FEET TO A POINT 160.00 FEET DISTANT FROM AND OPPOSITE STATION 665+00.00 ON SAID CENTER LINE; THENCE NORTH 13° 33' 00" EAST, 344.76 FEET TO A POINT 200.00 FEET DISTANT FROM AND OPPOSITE STATION 668+42.43 ON SAID CENTER LINE; THENCE NORTH 21° 19' 14" EAST, 492.15 FEET TO A POINT 350.00 FEET DISTANT FROM AND OPPOSITE STATION 672+80.00 ON SAID CENTER LINE; THENCE NORTH 76° 17' 07" EAST, 197.56 FEET TO A POINT 50.47 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, AND WHICH POINT IS OPPOSITE STATION 15+45.00 ON THE CENTER LINE OF WOODS CHAPEL ROAD; THENCE NORTH 86° 15' 15" EAST, 206.03 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF WOODS CHAPEL ROAD, 30.00 FEET DISTANT FROM THE CENTER LINE THEREOF; THENCE SOUTH 88° 02' 21" EAST(TITLE CALLS FOR NORTH 88°02'21" EAST), ALONG SAID SOUTH RIGHT-OF-WAY LINE, PARALLEL TO AND 30.00 FEET DISTANT FROM SAID CENTER LINE, 90.07 FEET TO THE POINT OF BEGINNING.

TRACT 2:

ALL THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF SECTION 20, THE SOUTH 1/2 OF SECTION 21, THE NORTHEAST 1/4 OF SECTION 29 AND THE NORTH 1/2 OF SECTION 28, ALL IN TOWNSHIP 48 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, LYING SOUTH OF LEINWEBER ROAD, NORTH OF COLBERN ROAD AND EAST OF OLD MISSOURI ROUTE NO. 291, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 1° 48' 58" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, 2627.97 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COLBERN ROAD, 40.00 FEET DISTANT FROM THE CENTER LINE THEREOF; THENCE NORTH 88° 12' 11" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, PARALLEL AND 40.00 FEET DISTANT FROM SAID CENTER LINE, 2659.50 FEET TO A POINT ON THE WEST LINE OF SAID 1/4 SECTION; THENCE NORTH 1° 47' 40" EAST, ALONG THE WEST LINE OF SAID 1/4 SECTION, 1286.61 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE NORTH 88° 27' 45" WEST, ALONG THE SOUTH LINE OF SAID 1/2-1/4 SECTION,

2663.33 FEET TO THE SOUTHWEST CORNER THEREOF, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE NORTH 88°38' 59" WEST, ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION, 1257.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OLD MISSOURI ROUTE NO. 291, SAID POINT BEING 60.00 FEET DISTANT FROM THE CENTER LINE THEREOF; THENCE NORTH 1° 50' 33" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, PARALLEL TO AND 60.00 FEET DISTANT FROM SAID CENTER LINE, 1247.37 FEET TO A POINT 60.00 FEET DISTANT FROM AND OPPOSITE STATION 284+51.90 ON SAID CENTER LINE; THENCE NORTH 1° 41' 49" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, PARALLEL TO AND 60.00 FEET DISTANT FROM SAID CENTER LINE, 2273.96 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 398.37 FEET, AND A CENTRAL ANGLE OF 89° 57' 00", AN ARC DISTANCE OF 625.41 FEET TO A POINT OF TANGENCY ON THE SOUTH RIGHT-OF-WAY LINE OF LEINWEBER ROAD, 60.00 FEET DISTANT FROM THE NEW CENTER LINE THEREOF; THENCE SOUTH 88° 21' 11" EAST, TANGENT TO THE LAST DESCRIBED CURVE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, PARALLEL TO AND 60.00 FEET DISTANT FROM SAID NEW CENTER LINE, 130.40 FEET; THENCE NORTH 80° 19' 44" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 101.97 FEET TO A POINT 40.00 FEET DISTANT FROM SAID NOW CENTER LINE; THENCE SOUTH 88° 28' 41" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, PARALLEL TO AND 40.00 FEET DISTANT FROM SAID NEW CENTER LINE, 2270.90 FEET TO AN ANGLE POINT; THENCE SOUTH 87° 14' 14" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, PARALLEL TO AND 40.00 FEET DISTANT FROM SAID NEW CENTER LINE, 372.79 FEET TO A POINT 52.23 FEET SOUTH OF THE NORTH LINE AND 660.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE SOUTH 1° 58' 18" WEST, PARALLEL TO AND 660.00 FEET WEST OF THE EAST LINE OF SAID 1/4 SECTION, 607.77 FEET; THENCE SOUTH 88° 28' 25" EAST, PARALLEL TO AND 660.00 FEET SOUTH OF THE NORTH LINE OF SAID 1/4 SECTION, 660.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE SOUTH 88° 30' 11" EAST, PARALLEL TO AND 660.00 FEET SOUTH OF THE NORTH LINE OF SAID 1/4 SECTION, 1334.06 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4; THENCE SOUTH 2° 04' 04" WEST, ALONG SAID EAST LINE OF SAID 1/2-1/4 SECTION, 1993.26 FEET TO THE SOUTHEAST CORNER OF SAID 1/2-1/4 SECTION, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID SECTION 28; THENCE SOUTH 88° 34' 10" EAST, ALONG THE NORTH LINE OF SAID SECTION 28, 1329.92 FEET TO THE POINT OF BEGINNING.

EXCEPT 23.75 Acres deeded to the city of Lee's Summit in Special Warranty Deed as Document 2008E0097719
AND
EXCEPT 10.19 Acres deeded to the State of Missouri in Special Warranty Deed as Document 2008E0097563
AND
EXCEPT 4.13 Acres Deeded to the city of Lee's Summit in Right of Way Deed as Document 2007E0081037
AND
EXCEPT 0.22 Acres Deeded to the city of Lee's Summit in Right of Way Deed as Document 199910050890

Said Tract 1 and 2, have a combined 46,368,226.08 Square feet or 1064.47 acres more or less.

EXHIBIT B

MAP OF STUDY AREA