

AN ORDINANCE APPROVING THE PETITION TO ADD PROPERTY TO THE SUMMIT FAIR COMMUNITY IMPROVEMENT DISTRICT AND AUTHORIZE A SALES TAX AND SPECIAL ASSESSMENTS ON SUCH ADDED PROPERTY.

WHEREAS, the Summit Fair Community Improvement District (the "District") was formed on April 17, 2008, pursuant to Ordinance No. 6619; and,

WHEREAS, property owners adjacent to the District have filed with the Lee's Summit City Clerk (the "City Clerk") a petition for the addition of property to the District pursuant to section 67.1441, RSMo (the "Petition"); and,

WHEREAS, the City Clerk verified that the Petition substantially complies with sections 67.1401 to 67.1571 RSMo, 2000, as amended (the "CID Act"), submitted the verified Petition to the City Council and set a public hearing with all proper notice being given in accordance with the CID Act or other applicable law; and,

WHEREAS, the District adopted a resolution on June 4, 2012, which consented to the addition of property as required by Section 67.1441.2, RSMo; and,

WHEREAS, none of the signatures of the signers of the Petition were withdrawn within seven days after the Petition was filed with the City Clerk; and,

WHEREAS, on June 7, 2012, the City Council held a public hearing at which all persons interested in the Petition were allowed an opportunity to speak; and,

WHEREAS, the Petition being fully heard before the City Council, the City now desires to approve the Petition.

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

SECTION 1. That the Petition attached hereto as Exhibit 1 is hereby approved and the District boundaries shall hereafter include the real property described in Exhibit A to the Petition.

SECTION 2. That City officers and agents are each hereby authorized and directed to take such action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 3. That all ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. That this Ordinance shall be in full force and effect from and after its passage, adoption, and approval by the Mayor.

BILL NO. 12-64

ORDINANCE NO. 7194

PASSED by the City Council for the City of Lee's Summit, Missouri, this 7th day of June, 2012.

Randall L. Rhoads
Mayor Randall L. Rhoads

ATTEST:

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

APPROVED by the Mayor of said City this 11th day of June, 2012.

Randall L. Rhoads
Mayor Randall L. Rhoads

ATTEST:

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

APPROVED AS TO FORM:

John L. Mautino
Deputy City Attorney John L. Mautino

EXHIBIT 1

PETITION TO ADD PROPERTY

**SUMMIT FAIR
COMMUNITY IMPROVEMENT DISTRICT**

**Petition to Add Property to the Summit Fair Community Improvement District
and Authorize a Sales Tax and Special Assessments on such Added Property**

Lee's Summit, Jackson County, Missouri

May 16, 2012

**FILED IN THE OFFICE
OF THE CITY CLERK
DATE: 5-16-12
TIME: 4:30pm
City of Lee's Summit, Missouri**

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EXHIBITS

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EXHIBIT B	Boundary Map of Property to be Added to District
EXHIBIT C	Legal Description of Entire District (If Property is Added)
EXHIBIT D	District Boundary Map (If Property is Added)
EXHIBIT E	Estimated Costs – First Five Years of CID
EXHIBIT F	Special Assessment Petition

**PETITION TO ADD PROPERTY TO
THE SUMMIT FAIR COMMUNITY IMPROVEMENT DISTRICT
AND
TO AUTHORIZE A SALES TAX AND SPECIAL ASSESSMENTS**

TO THE GOVERNING BODY OF THE CITY OF LEE'S SUMMIT, MO (the "*City*"):

The undersigned are or represent (i) the property owners collectively owning more than fifty percent by assessed value of the real property proposed to be added to the Summit Fair Community Improvement District (the "*District*"), which real property is legally described on Exhibit A attached to this Petition to Add Property to the District (the "*Petition*") and incorporated herein by reference (the "*Property*") and (ii) more than fifty percent per capita of all owners of the Property, and hereby petition and request that the City add the Property to the Summit Fair Community Improvement District pursuant to the provisions of the Community Improvement District Act, Sections 67.1401 to 67.1571, Revised Statutes of Missouri, as amended (the "*Act*").

I. Description of the District

A. Name of the District:

The Summit Fair Community Improvement District was established by Ordinance No. 6619 by the City Council of the City effective April 17, 2008 pursuant to a Second Amended Petition for the Establishment of a Community Improvement District filed April 15, 2008 (the "*Original CID Petition*"). Property was added to the District by Ordinance No. 6889 by the City Council of the City effective February 4, 2010, pursuant to an Amended Petition to Add Property that the Summit Fair Community District filed January 13, 2010 (the "*First Petition to Add Property*"). The undersigned propose to have the Property added to the District.

B. Legal Description and Boundary Map:

The existing District contains a total of approximately 57.87 acres, is generally located east of Highway 50 between Chipman Road and Ward Road, and is located in Lee's Summit, Jackson County, Missouri. The legal description of the Property to be added to the District is attached to this Petition as Exhibit A. A map generally depicting the Property is shown on Exhibit B attached hereto and incorporated herein by reference. If the Property is added to the District, the legal description of the entire District (if the Property is added to the District) is attached to this Petition as Exhibit C and incorporated herein by reference. A map generally depicting the boundary of the entire District (if the Property is added to the District) is shown on Exhibit D attached hereto and incorporated herein by reference.

II. Petitioners

The undersigned are or represent (i) the property owners collectively owning more than fifty percent by assessed value of the Property proposed to be added to the District; and (ii) more than fifty percent per capita of all owners of the Property proposed to be added to the District.

III. Five-Year Plan

A. Purposes of the District: As stated in the Original CID Petition, the purposes of the District are to:

1. Provide or cause to be provided for the benefit of the District certain services (the "*Eligible Services*") described in Paragraph B of this Section;
2. Provide or cause to be provided for the benefit of the District certain improvements (the "*Eligible Improvements*") described in Paragraph C of this Section;

3. Authorize and collect a sales and use tax on all retail sales within the District which are subject to taxation pursuant to Sections 144.010 to 144.525 of the Revised Statutes of Missouri, except sales of motor vehicles, trailers, boats and outboard motors and sales to public utilities, to finance the costs of the Eligible Services and Eligible Improvements and other costs incurred by the District to carry out its purposes;
4. Levy and collect special assessments, if authorized by the Directors;
5. Issue obligations ("*CID Obligations*"), including without limitation bonds, to finance the costs of the Eligible Services and Eligible Improvements, and any other costs incurred by the District to carry out its purposes, including without limitation the costs of issuance, capitalized interest and a debt service reserve fund related to the issuance of CID Obligations;
6. Fix rents, fees or other charges in accordance with the Act;
7. Acquire by purchase, lease, gift, grant, bequest, devise, or otherwise, any real property within its boundaries, personal property, or any interest in such property; and,
8. Exercise any authorized purpose of the District pursuant to and in accordance with the Act.

As stated in the Original CID Petition, the District's purposes shall be implemented according to the provisions of Section 67.1461 of the Act.

As stated in the Original CID Petition, the District will serve as an economic development tool that allows landowners in the District to:

1. Coordinate efforts to improve the District and meet the District purposes;
2. Plan Eligible Services and/or Eligible Improvements which are deemed by

the District to be necessary and desirable to the economic viability of the District;

3. Implement the Eligible Services and Eligible Improvements; and,
4. Share the costs incurred by the District through sales taxes and/or special assessments which are imposed and collected in accordance with the Original CID Petition, the First Petition to Add Property, this Petition and the Act.

B. Services

As stated in the Original CID Petition, the Eligible Services shall generally include, but are not limited to, the following:

1. The District may hire or contract for personnel and incur expenses to staff, operate and provide services to the District.
2. The District may provide or contract for cleaning and maintenance services to improve or maintain the appearance of the District. Such services may include, but are not limited to:
 - a. litter removal and cleaning;
 - b. sidewalk, drive, road and street sweeping;
 - c. landscape planting, care, maintenance and replacement;
 - d. graffiti removal; and,
 - e. other beautification efforts to improve the appearance and image of the District.
3. The District may hire or contract for security personnel and purchase, lease, or otherwise provide security equipment and facilities for the protection of property and persons within the District.

4. The District may provide or contract for any and all other services authorized under the Act.

C. Improvements

As stated in the Original CID Petition, the Eligible Improvements shall generally include, but are not limited to:

1. Site work, streetscape and landscape improvements;
2. Drainage, water, storm and sewer systems;
3. Sidewalks, streets, traffic signals, parking lots and other site improvements;
and,
4. Any other improvements authorized under the Act.

D. Estimated Costs

As stated in the Original CID Petition, the estimated initial costs of the Eligible Services and Eligible Improvements and other costs associated with the exercise of the powers and purposes of the District, including, but not limited to, land acquisition, are \$65,558,239 and are shown on Exhibit E attached hereto and incorporated herein by reference.

IV. Governance of the District

A. Type of District

As stated in the Original CID Petition, the District has been established as a separate political subdivision and has all of the powers granted to and/or exercisable by a community improvement district according to the Act, except to the extent its powers were expressly limited by the Original CID Petition and the First Petition to Add Property.

B. Board of Directors

As stated in the Original CID Petition, the District is being governed by a board of directors (the "*Board*").

1. Number

As stated in the Original CID Petition, the Board currently consists of five (5) directors, (individually, a "*Director*" and collectively, the "*Directors*").

2. Qualifications

As stated in the Original CID Petition, each Director must meet the following requirements:

- (a) Be at least 18 years of age;
- (b) Be either, as defined in the Act, (1) an owner of real property within the District; or (2) an owner of a business operating within the District; and
- (c) Has resided in the State of Missouri for at least one year prior to their election, and in accordance with Article 7, Section 8 of the Constitution of the State of Missouri.

3. Initial Directors and Successor Directors

The initial Directors ("*Initial Directors*") serving on the Board, and their respective terms, were stated in the Original CID Petition. As stated in the Original CID Petition, successor Directors (other than the interim directors addressed in this paragraph) shall be elected at large in accordance with Section 67.1451 of the Act. As stated in the Original CID Petition, if for any reason a Director is not able to serve his or her full term, the remaining Directors shall elect an interim director to fill the vacancy for the unexpired term.

V. Real Property Taxes

As stated in the Original CID Petition, the District has no power to levy a real estate tax.

VI. Special Assessments

Pursuant to the Original CID Petition and the Special Assessment Petition that was attached as Exhibit E to the Original CID Petition, the District has authority to levy special assessments against real property within the District up to an amount not to exceed \$1.24 per square foot of building floor area. The District, by Resolution No. 08-04 adopted October 10, 2008, levied a special assessment against all of the property in the District in an amount equal to \$1.24 per square foot of building floor area. The First Petition to Add Property extended the District's authority to levy the special assessment to the property added to the District by the First Petition to Add Property and the District, by Resolution No. 10-05 adopted March 20, 2010, levied a special assessment against the property added to the District by the First Petition to Add Property in an amount equal to \$1.24 per square foot of building floor area. Petitioners understand and acknowledge that the revenue generated by the District's special assessments is being used to pay for costs incurred by the District that benefit the property within the District, including without limitation, the Eligible Services, the Eligible Improvements, and certain other costs, services and improvements permitted by the Act and Petitioners further acknowledge that the Property will be benefitted by such services and improvements and desires to have the District's special assessments levied against the Property in an amount equal to \$1.24 per square foot of building floor area. The Petitioners intend to execute a Special Assessment Petition in the form attached to this Petition as Exhibit F to authorize the District's special assessment of \$1.24 per square foot of building floor area to be levied against the Property.

VII. Sales Taxes

As stated in the Original CID Petition, the District may by Resolution impose a sales tax, not to exceed one percent (1%) upon all eligible retail sales within the District, as provided in the Act. The District, by Resolution No. 08-08 adopted October 10, 2008, imposed a 1% sales tax on all retail sales made in the District which are subject to taxation under Sections 144.010 – 144.525, R.S.Mo., except sales of motor vehicles, trailers, boats or outboard motors and sales to public utilities. The 1% sales tax was approved by the qualified voters of the District pursuant to Section 67.1545 R.S.Mo. and the Missouri Department of Revenue notified the District that the 1% sales tax would be implemented and become effective July 1, 2009 with an expiration date of June 30, 2044. The First Petition to Add Property extended the sales tax to cover the property added to the District by the First Petition to Add Property. Petitioners desire to have the Property subject to the District's 1% sales tax and understand that the Property, upon being added to the District, will immediately become subject to the District's 1% sales tax on all retail sales made in the Property which are subject to taxation under Sections 144.010 – 144.525 R.S.Mo., except sales of motor vehicles, trailers, boats and outboard motors and sales to public utilities, without any further action by, or consent of, the Petitioners.

VIII. CID Revenues

Notwithstanding anything to the contrary contained in this Petition, any and all revenues generated by any one or more of the assessments, taxes or other funding methods specifically authorized pursuant to the CID Act (the "CID Revenues") may be used to provide funds to accomplish any power, duty or purpose of the District; provided, however, that all or part of the CID Revenues generated may be first pledged by the District for the payment of any Obligations issued as part of the Lee's Summit East Tax Increment Financing Plan (the "TIF Plan") or to fund "CID Reimbursable Project Costs", as provided in the TIF Plan.

IX. Assessed Value

The total assessed value of the Property is \$93.41 according to the tax records of Jackson County, Missouri.

X. Time of Existence of District

As stated in the Original CID Petition, the District will continue to exist and function for a period of not less than 23 years following the effective date of Ordinance No. 6619, the Ordinance establishing the District, and shall continue perpetually until terminated as provided in Section 67.1481 of the Act.

XI. Blight Determination

Petitioners are not seeking a separate determination that the Property is a blighted area. The property in the District, with the exception of the Property, is part of a Tax Increment Financing District and a determination of blight was made by the Tax Increment Financing Commission of Lee's Summit, Missouri, and the City Council of Lee's Summit, Missouri, pursuant to Ordinance No. 6263 on August 24, 2006, in accordance with RSMo Sections 99.800 to 99.865. Pursuant to Section 67.1401[2](3)(b) of the Act, the property currently in the District, with the exception of the Property, qualifies as a "blighted area," as defined therein.

XII. Limitations on Borrower Capacity or Revenue Generation

Except as expressly stated in the Original CID Petition, there are no limitations on the borrowing capacity or the amount of revenue that may be generated by the District.

XIII. Request To Add Property to the District

By execution and submission of this Petition, the Petitioners request that the City Council add the Property to the District as set out in this Petition.

XIV. Notice to Petitioners

The signature of the Petitioners signing this Petition may not be withdrawn later than (7) days after this Petition is filed with the City Clerk.

XV. Severability

If any provisions of this Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.

EXECUTION PAGE FOR PETITION TO ADD PROPERTY

I request that the City Council of the City of Lee's Summit, Missouri add the Property to the Summit Fair Community Improvement District, according to the preceding Petition, and authorize the District to levy a sales tax and special assessments against the Property as provided herein and in the Act.

Name of Owner: CBL Lee's Summit East, LLC

Owner's Telephone Number: (423) 855-0001

Owner's Mailing Address: 2030 Hamilton Place Boulevard, Suite 500
Chattanooga, Tennessee 37421

If signer is different from owner,

Name of Signer:

State basis of legal authority to sign:

Signer's Telephone Number:

Signer's Mailing Address:

If the owner is an individual, state if the owner is single or married:

If the owner is not an individual, state what type of entity: Limited Liability Company

The map number, parcel numbers, and assessed value of the property owned: The Owner owns the portion of the Property (to the center-line of the right-of-way) abutting the following parcel(s) of property owned by Owner, as identified by Map ID Number and Parcel ID Number:

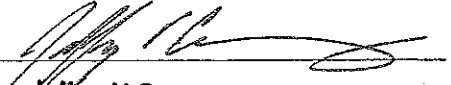
<u>51-700</u>	<u>51-700-04-16-00-0-00-000</u>	<u>N/A</u>
Map ID Number	Parcel ID Number	Assessed Value

Note: The portion of the Property owned by Owner that is proposed to be added to the District has been dedicated to the City as right of way for public streets and, according to the tax records of the County, has an assessed value of \$0.

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 above.

CBL Lee's Summit East, LLC

**By: CBL & Associates Management, Inc.,
Sole member**

Signature: 
Name: Jeffery V. Curry
Title: Chief Legal Officer

Date: May 11, 2012

STATE OF TENNESSEE)
) ss.
COUNTY OF HAMILTON)

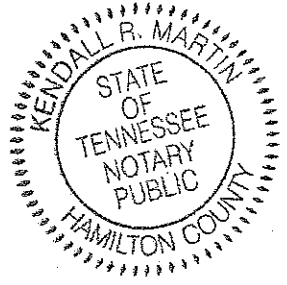
On this the 11th day of May, 2012, before me, a Notary Public, in and for the County and State aforesaid, came Jeffery V. Curry, Chief Legal Officer of CBL & Associates Management, Inc., the sole member of CBL Lee's Summit East, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Missouri, known to me to be the same person who executed the within instrument on behalf of said entity, and such person duly acknowledged the execution of the same to be the act and deed of said entity.

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

Kendall R. Martin
Notary Public

Kendall R. Martin

My Commission Expires: 1/22/2014



EXECUTION PAGE FOR PETITION TO ADD PROPERTY

I request that the City Council of the City of Lee's Summit, Missouri add the Property to the Summit Fair Community Improvement District, according to the preceding Petition, and authorize the District to levy a sales tax and special assessments against the Property as provided herein and in the Act.

Name of Owner: Townsend Summit LLC

Owner's Telephone Number: (410) 321-1900

Owner's Mailing Address: 11311 McCormick Road, Suite 470
Hunt Valley, MD 21031

If signer is different from owner,

Name of Signer:

State basis of legal authority to sign:

Signer's Telephone Number:

Signer's Mailing Address:

If the owner is an individual, state if the owner is single or married:

If the owner is not an individual, state what type of entity: Limited Liability Company

The map number, parcel numbers, and assessed value of the property owned: The Owner owns the portion of the Property (to the center-line of the right-of-way) abutting the following parcel(s) of property owned by Owner, as identified by Map ID Number and Parcel ID Number:

51-700	51-700-04-12-00-0-00-000	<u>N/A</u>
51-700	51-700-04-13-00-0-00-000	<u>N/A</u>
51-700	51-700-04-14-00-0-00-000	<u>N/A</u>
51-700	51-700-04-15-00-0-00-000	<u>N/A</u>
<u>52-900</u>	<u>52-900-03-48-00-0-00-000</u>	<u>N/A</u>
Map ID Number	Parcel ID Number	Assessed Value

Note: The portion of the Property owned by Owner described above has been dedicated to the City as right of way for public streets and, according to the tax records of the County, has an assessed value of \$0.

The Owner also owns the portion of the Property (such portion being referred to as the "Townsend Parcel") that is legally described as: All that part of Lot 13, Summit Fair, Second Plat, Lots 8, 10 through 14 and Tract C, a subdivision in the City of Lee's Summit, Jackson County, Missouri, described as follows:

COMMENCING at the Southwest corner of Lot 13 of said Summit Fair, Second Plat; thence in a Northwesterly direction along the West line of said Lot 13 and along a curve to the left whose initial tangent bears North 14 degrees 25 minutes 35 seconds West, having a radius of 754.50 feet, through a central angle of 2 degrees 51 minutes 14 seconds, an arc distance of 37.58 feet to a point; thence North 17 degrees 16 minutes 49 seconds West along the West line of said Lot 13 a distance of 3.86 feet to a point; thence North 5 degrees 01 minutes 57 seconds East along the West line of said Lot 13 a distance of 38.58 feet to the **POINT OF BEGINNING**; thence North 62 degrees 07 minutes 23 Seconds East along the North line of said Lot 13 a distance of 15.44 feet to a point; thence South 27 degrees 52 minutes 37 seconds East a distance of 10.00 feet to a point; thence South 62 degrees 07 minutes 23 seconds West a distance of 10.00 feet to a point; thence North 56 degrees 25 minutes 20 seconds West a distance of 11.38 feet to the **POINT OF BEGINNING**.

The Townsend Parcel is part of the parcel identified by Map ID Number 51-700 and Parcel ID Number 51-700-04-13-00-0-00-000 and the Townsend Parcel has an assessed value estimated to be \$93.41 based on the tax records of the County.

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

Townsend Summit, LLC

By: [Signature]
Name: DAVID TOWNSEND
Title: PRESIDENT

Date: MAY 10, 2012

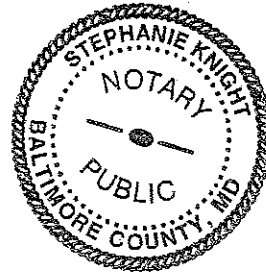
STATE OF MARYLAND)
) ss.
COUNTY OF BALTIMORE)

Before me personally appeared DAVID TOWNSEND, to me personally known to be the PRESIDENT of Townsend Summit LLC and who executed the foregoing instrument on behalf of said limited liability company.

WITNESS my hand and official seal this 10TH day of MAY, 2012.

Stephanie Knight
Notary Public

My Commission Expires: December 20, 2012



EXECUTION PAGE FOR PETITION TO ADD PROPERTY

I request that the City Council of the City of Lee's Summit, Missouri add the Property to the Summit Fair Community Improvement District, according to the preceding Petition, and authorize the District to levy a sales tax and special assessments against the Property as provided herein and in the Act.

Name of Owner: City of Lee's Summit, Missouri

Owner's Telephone Number: 816-969-1000

Owner's Mailing Address: City Hall
220 SE Green Street
Lee's Summit, MO 64063

If signer is different from owner,

Name of Signer:

State basis of legal authority to sign:

Signer's Telephone Number:

Signer's Mailing Address:

If the owner is an individual, state if the owner is single or married:

If the owner is not an individual, state what type of entity: Municipal Corporation

The map number, parcel numbers, and assessed value of the property owned: The Owner owns the portion of the Property (to the center-line of the right-of-way) abutting the following parcel(s) of property owned by Owner, as identified by Map ID Number and Parcel ID Number:

<u>51-700</u>	<u>51-700-04-10-00-0-00-000</u>	<u>N/A</u>
Map ID Number	Parcel ID Number	Assessed Value

Note: The portion of the Property owned by Owner that is proposed to be added to the District has been dedicated to the City as right of way for public streets and, according to the tax records of the County, has an assessed value of \$0.

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

City of Lee's Summit, Missouri,
a Municipal corporation

By: Randall L. Rhoads
Name: RANDALL L. RHOADS
Title: MAYOR

Date: 5/16/2012

Attested: Denise R. Chisum
DENISE R. CHISUM, City Clerk

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

BE IT REMEMBERED that on the 16 day of May, 2012, before me, the undersigned Notary Public in and for the county and state aforesaid, personally appeared Randall L Rhoads and Denise R. Chisum, to me personally known, who being by me duly sworn did say that they are Mayor and City Clerk, respectively, of the City of Lee's Summit, Missouri, a Missouri constitutional chapter city and political subdivision existing under and by virtue of the laws of the State of Missouri, and that the seal affixed to this Petition is the sale of said city and that said Petition was signed and sealed on behalf of the said city by authority of its city council, and said Randall L. Rhoads and Denise R. Chisum acknowledged said Petition to be the free and deed of said city.

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

Jina M. McPherson-Bellamy
Notary Public
Jina M. McPherson-Bellamy

My Commission Expires: 4/3/2016



JINA M. MCPHERSON-BELLAMY
My Commission Expires
April 3, 2016
Jackson County
Commission #12479932

EXHIBIT A

Legal Description of Property to be Added to District

WARD ROAD ROW TRACT

All that part of Ward Road Right of Way as established in Summit Fair, Second Plat, Lots 8, 10 through 14 and Tract C, all that part of Ward Road Right of Way and all of Tract I, Summit Fair, Third Plat, Lots 15-27 and Tracts F-I, together with a unplatted portions of land, land and subdivisions all lying in the North half of Section 36, Township 48 North, Range 32 West and the Southwest Quarter of Section 30, Township 48 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, described as follows:

COMMENCING at the Southeast corner of the Southeast Quarter of Section 36, Township 48 North, Range 32 West; thence North 86 degrees 50 minutes 12 seconds West along the South line of the Southeast Quarter of said Section 36 a distance of 196.82 feet to a point; thence North 3 degrees 09 minutes 48 seconds East a distance of 33.50 feet to the POINT OF BEGINNING; thence North 86 degrees 50 minutes 12 Seconds West a distance of 173.82 feet to a point; thence North 3 degrees 09 minutes 48 seconds East a distance of 61.50 feet a point; thence North 48 degrees 26 minutes 03 seconds East a distance of 38.61 feet to a point on the West right of way line of Ward Road as established in said Summit Fair Second Plat; thence North 3 degrees 26 minutes 03 seconds East a distance of 163.70 feet to a point; thence in a Northeasterly direction along the West right of way of said Ward Road and along a curve to the right, having a radius of 760.00 feet, through a central angle of 27 degrees 58 minutes 24 seconds, an arc distance of 371.05 feet to a point; thence North 31 degrees 24 minutes 27 seconds East along the West right of way line of said Ward Road a distance of 132.80 feet to a point; thence in a Northeasterly, Northerly and Northwesterly direction along the West right of way line of said Ward Road and along a curve to the left, having a radius of 1514.91 feet, through a central angle of 66 degrees 11 minutes 16 seconds, an arc distance of 1750.01 feet to a point; thence North 34 degrees 46 minutes 49 seconds West along the Westerly right of way line of said Ward Road a distance of 283.97 feet to a point; thence in a Northwesterly direction along the Westerly right of way line of said Ward Road and along a curve to the left, having a radius of 1102.91 feet, through a central angle of 1 degree 28 minutes 15 seconds, an arc distance of 28.31 feet to a point; thence North 85 degrees 23 minutes 52 seconds West along the Westerly right of way line of said Ward Road a distance of 33.13 feet to a point; thence North 38 degrees 51 minutes 13 seconds West along the Westerly right of way line of said Ward Road a distance of 50.20 feet to a point; thence North 2 degrees 38 minutes 26 seconds East along the Westerly right of way line of said Ward Road a distance of 36.30 feet to a point; thence in a Northwesterly direction along the Southwesterly right of way line of said Ward Road and along a curve to the left whose initial tangent bears North 41 degrees 27 minutes 25 seconds West, having a radius of 1102.91 feet, through a central angle of 47 degrees 26 minutes 22 seconds, an arc distance of 913.18 feet to a point; thence South 44 degrees 15 minutes 09 seconds West along the Southerly right of way of said Ward Road a distance of 34.61 feet to a point; thence South 87 degrees 43 minutes 46 seconds West along the Southerly right of way line of said Ward Road a distance of 80.11 feet to a point; thence North 48 degrees 24 minutes 00 seconds West along the Southerly right of way line of said Ward Road a distance of 34.35 feet to a point; thence in a Southwesterly direction along the Southerly right of

way line of said Ward Road and along a curve to the left whose initial tangent bears South 84 degrees 20 minutes 50 seconds West, having a radius of 1102.91 feet, through a central angle of 24 degrees 13 minutes 51 seconds, an arc distance of 466.43 feet to a point; thence South 60 degrees 06 minutes 59 seconds West along the Southerly right of way line of said Ward Road a distance of 100.00 feet to a point on the Southerly right of way line of said Ward Road as established by the Final Plat of said Summit Fair Third Plat; thence in a Southwesterly direction along the Southerly right of way line of said Ward Road and along a curve to the right, having a radius of 788.00 feet, through a central angle of 15 degrees 35 minutes 12 seconds, an arc distance of 214.37 feet to a point; thence South 62 degrees 07 minutes 23 seconds West along the Southerly right of way line of said Ward Road a distance of 44.73 feet to a point; thence South 72 degrees 06 minutes 10 seconds West a distance of 132.91 feet to a point on the Southerly right of way line of said Ward Road; thence North 86 degrees 24 minutes 23 seconds West along the Southerly right of way line of said Ward Road a distance of 121.85 feet to a point; thence in a Northwesterly direction along the Southerly right of way line of said Ward Road and along a curve to the right, having a radius of 598.00 feet, through a central angle of 20 degrees 25 minutes 33 seconds, an arc distance of 213.19 feet to a point of compound curvature; thence continuing along the Southerly right of way line of said Ward Road and along a curve to the right, having a radius of 310.00 feet, through a central angle of 22 degrees 16 minutes 04 seconds, an arc distance of 120.48 feet to a point; thence North 51 degrees 27 minutes 37 seconds West along the Southerly right of way line of said Ward Road a distance of 41.87 feet to a point on the Northerly line of Lot 24A of Minor Plat of Summit Fair, Lots 22A and 24A, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence South 83 degrees 33 minutes 51 seconds West along the Northerly line of said Lot 24A and the South line of Tract I, Summit Fair, Third Plat, Lots 15-27 and Tracts F-I, a subdivision in the City of Lee's Summit, Jackson County, Missouri a distance of 177.78 feet to a point; thence South 60 degrees 49 minutes 08 seconds West along the South line of said Tract I a distance of 197.19 feet to the Southwest corner thereof; thence in a Northeasterly direction along the West line of said Tract I and along a curve to the left whose initial tangent bears North 14 degrees 50 minutes 32 seconds East, having a radius of 1104.93 feet, through a central angle of 7 degrees 19 minutes 13 seconds, an arc distance of 141.17 feet to a point; thence North 7 degrees 32 minutes 32 seconds East along the West line of said Tract I a distance of 180.60 feet to a point; thence in a Northeasterly direction along the West line of said Tract I and along a curve to the right, having a radius of 613.94 feet, through a central angle of 2 degrees 14 minutes 20 seconds, an arc distance of 23.99 feet to the Northwest corner thereof; thence North 76 degrees 56 minutes 09 seconds East along the North line of said Tract I and its prolongation a distance of 103.85 feet to a point; thence in a Northwesterly direction along a curve to the right whose initial tangent bears North 19 degrees 12 minutes 11 seconds West, having a radius of 575.00 feet, through a central angle of 5 degrees 28 minutes 25 seconds, an arc distance of 54.93 feet to a point; thence North 13 degrees 43 minutes 46 seconds West a distance of 267.69 feet to a point; thence North 76 degrees 16 minutes 14 seconds East a distance of 150.00 feet to a point; thence South 13 degrees 43 minutes 46 seconds East a distance of 267.69 feet to a point; thence in a Southeasterly direction along a curve to the left, having a radius of 425.00 feet, through a central angle of 16 degrees 20 minutes 00 seconds, an arc distance of 121.15 feet to a point on the Northerly line of Lot 8 of said Summit Fair, Second Plat; thence South 76 degrees 18 minutes 18 seconds West along the Northerly line of said Lot 8 a distance of 12.15 feet to Westernmost corner thereof, said point also lying on the Northerly right of way line of said Ward Road; thence in a Southeasterly direction along the Northerly right of way of said

Ward Road and along a curve to the left whose initial tangent bears South 30 degrees 23 minutes 30 seconds East, having a radius of 464.00 feet, through a central angle of 51 degrees 28 minutes 55 seconds, an arc distance of 416.92 feet to a point; thence South 81 degrees 52 minutes 24 seconds East along the Northerly right of way line of said Ward Road a distance of 61.06 feet to a point; thence in a Northeasterly direction along the Northerly right of way line of said Ward Road and along a curve to the left whose initial tangent bears South 89 degrees 22 minutes 12 seconds East, having a radius of 468.00 feet, through a central angle of 11 degrees 46 minutes 05 seconds, an arc distance of 96.12 feet to a point; thence North 78 degrees 51 minutes 43 seconds East along the Northerly right of way line of said Ward Road a distance of 99.48 feet to a point; thence in a Northeasterly direction along the Northerly right of way line of said Ward Road and along a curve to the left, having a radius of 668.00 feet, through a central angle of 18 degrees 44 minutes 44 seconds, an arc distance of 218.55 feet to a point; thence North 60 degrees 06 minutes 59 seconds East along the Northerly right of way line of said Ward Road a distance of 100.00 feet to a point; thence in a Northeasterly, Easterly and Southeasterly direction along the Northerly right of way line of said Ward Road and along a curve to the right, having a radius of 1222.91 feet, through a central angle of 85 degrees 06 minutes 12 seconds, an arc distance of 1816.43 feet to a point; thence South 34 degrees 46 minutes 49 seconds East along the Northeasterly right of way line of said Ward Road a distance of 283.97 feet to a point; thence in a Southeasterly, Southerly and Southwesterly direction along the Easterly right of way line of said Ward Road and along a curve to the right, having a radius of 1634.91 feet, through a central angle of 66 degrees 11 minutes 16 seconds, an arc distance of 1888.64 feet to a point; thence South 31 degrees 24 minutes 27 seconds West along the East right of way line of said Ward Road a distance of 132.80 feet to a point; thence in a Southwesterly direction along the East right of way line of said Ward Road and along a curve to the left, having a radius of 640.00 feet, through a central angle of 27 degrees 58 minutes 24 seconds, an arc distance of 312.46 feet to a point; thence South 3 degrees 26 minutes 03 seconds West along the East right of way line of said Ward Road a distance of 163.67 feet to a point; thence South 41 degrees 33 minutes 57 seconds East a distance of 37.50 feet to a point; thence South 3 degrees 09 minutes 48 seconds West a distance of 61.50 feet to the POINT OF BEGINNING.

MoDOT TRACT

All that part of the Southwest Quarter of Section 36, Township 48 North, Range 32 West, in the City of Lee's Summit, Jackson County, Missouri, described as follows:

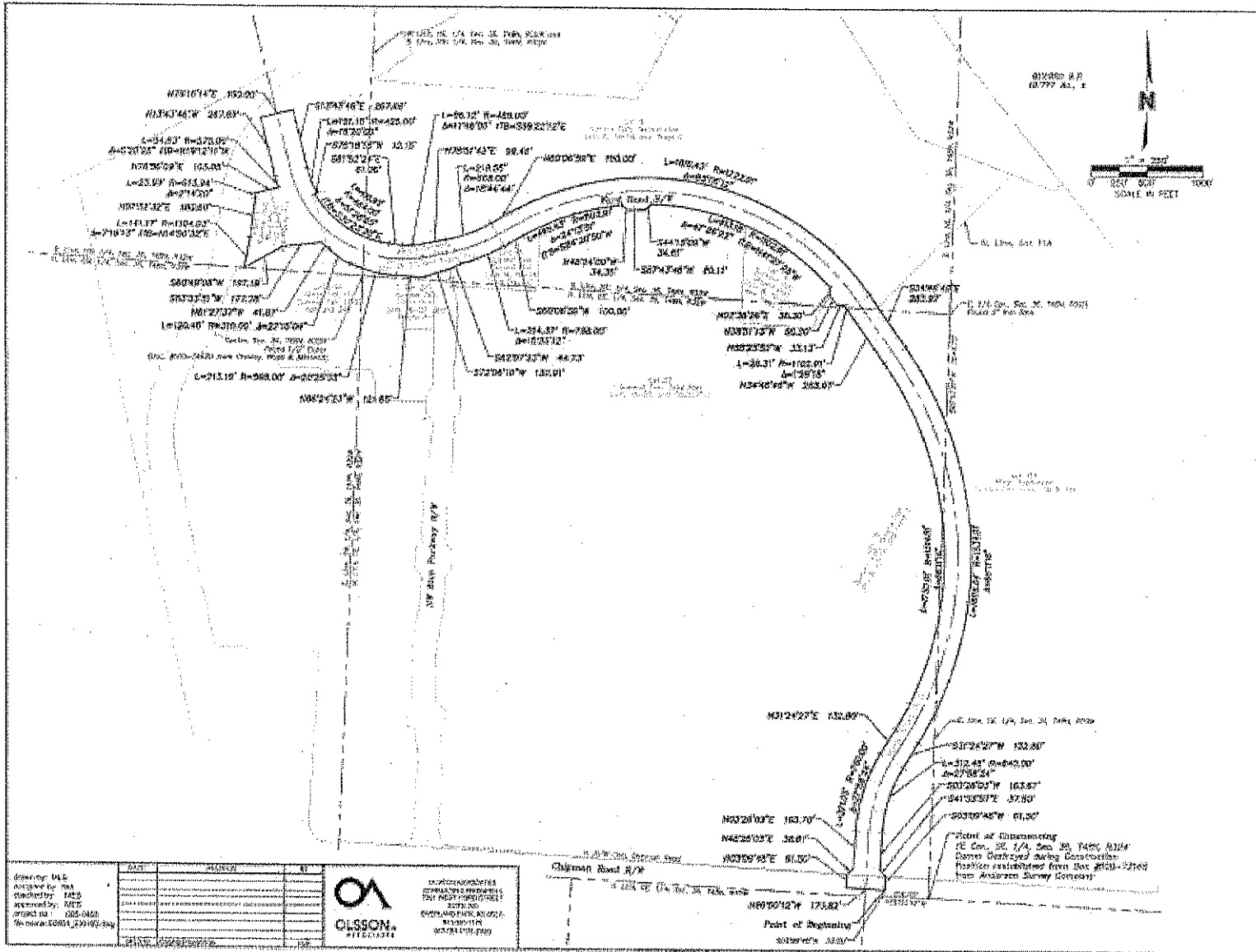
COMMENCING at the Northwest corner of the Southwest Quarter of Section 36, Township 48 North, Range 32 West; thence South 86 degrees 30 minutes 58 seconds East along the North line of the Southwest Quarter of said Section 36 a distance of 1971.74 feet to a point; thence South 3 degrees 29 minutes 02 seconds West a distance of 306.26 feet to a point on the East right of way line of U.S. Highway 50, the POINT OF BEGINNING; thence in a Southwesterly direction along a curve to the left whose initial tangent bears South 11 degrees 58 minutes 15 seconds West, having a radius of 1370.40 feet, through a central angle of 9 degrees 04 minutes 55 seconds, an arc distance of 217.22 feet to a point; thence South 2 degrees 53 minutes 20 seconds West a distance of 849.93 feet to a point on the East right of way of U.S. Highway 50; thence North 11 degrees 39 minutes 12 seconds West along the East right of way line of U.S. Highway 50 a distance of 494.82 feet to a point; thence in a Northeasterly direction along a curve to the right, having a radius of 639.94 feet, through a central angle of 41 degrees 22 minutes 41 seconds, an arc distance of 462.15 feet to a point; thence North 36 degrees 55 minutes 30 seconds East a distance of 166.17 feet to the POINT OF BEGINNING.

TOWNSEND TRACT

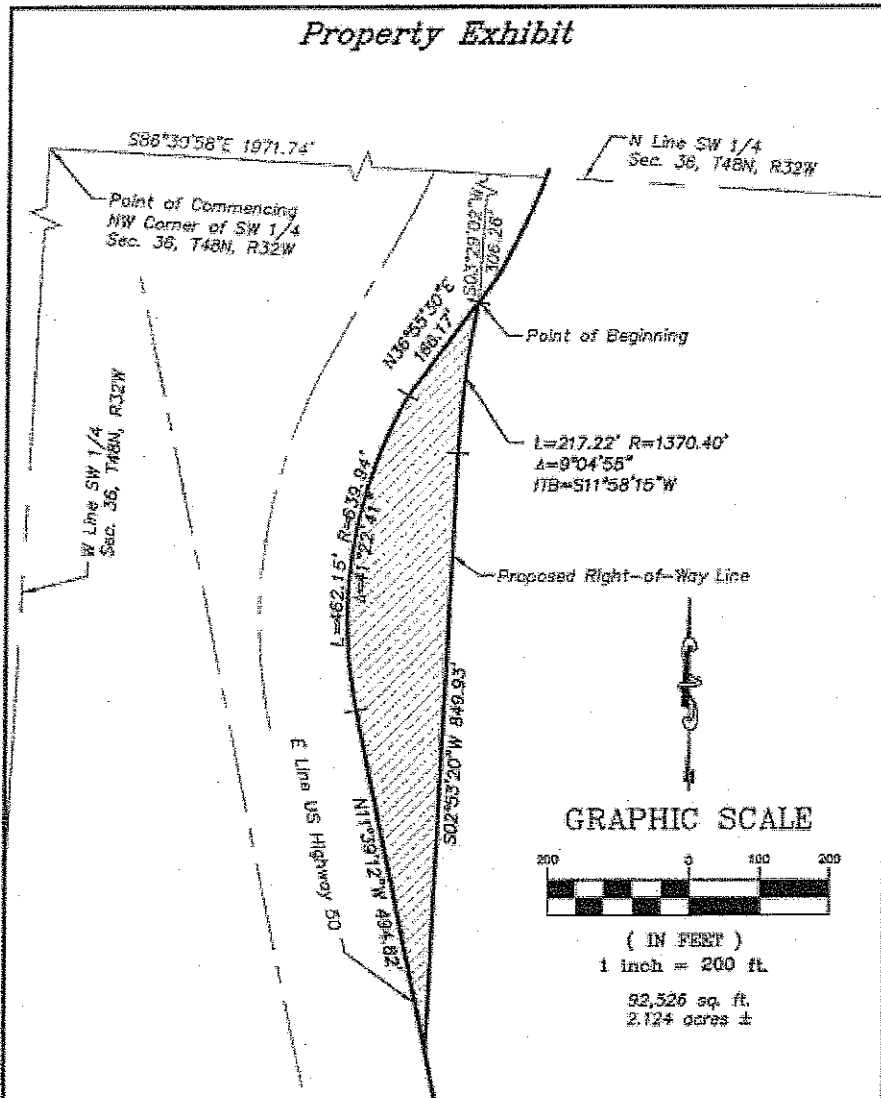
All that part of Lot 13, Summit Fair, Second Plat, Lots 8, 10 through 14 and Tract C, a subdivision in the City of Lee's Summit, Jackson County, Missouri, described as follows:

COMMENCING at the Southwest corner of Lot 13 of said Summit Fair, Second Plat; thence in a Northwesterly direction along the West line of said Lot 13 and along a curve to the left whose initial tangent bears North 14 degrees 25 minutes 35 seconds West, having a radius of 754.50 feet, through a central angle of 2 degrees 51 minutes 14 seconds, an arc distance of 37.58 feet to a point; thence North 17 degrees 16 minutes 49 seconds West along the West line of said Lot 13 a distance of 3.86 feet to a point; thence North 5 degrees 01 minutes 57 seconds East along the West line of said Lot 13 a distance of 38.58 feet to the POINT OF BEGINNING; thence North 62 degrees 07 minutes 23 Seconds East along the North line of said Lot 13 a distance of 15.44 feet to a point; thence South 27 degrees 52 minutes 37 seconds East a distance of 10.00 feet to a point; thence South 62 degrees 07 minutes 23 seconds West a distance of 10.00 feet to a point; thence North 56 degrees 25 minutes 20 seconds West a distance of 11.38 feet to the POINT OF BEGINNING.

EXHIBIT B
Boundary Map of Property to be Added to the District



Property Exhibit



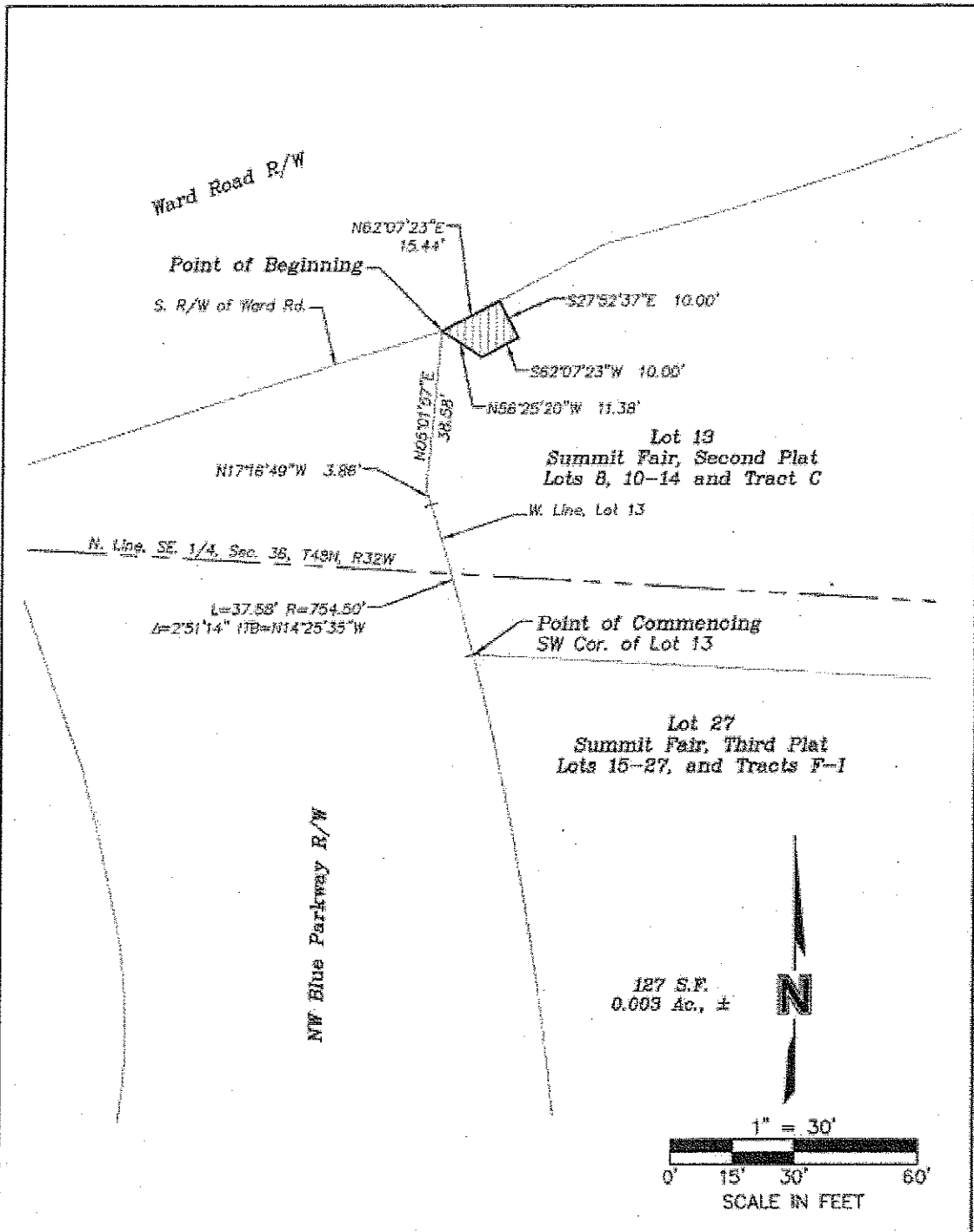
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

92,526 sq. ft.
2.124 acres ±

drawn by: JAC	DATE:	REVISION:	BY:	OLSSON ASSOCIATES CONSULTING ENGINEERS 7301 WEST 133RD STREET SUITE 200 OVERLAND PARK, KS 66213 913-381-1170 913-381-1174 (FAX)
surveyed by: N/A				
checked by: MEB				
approved by: MEB				
project no.: 2005-0451				
file name: 50451_EXH15.dwg	04/27/12	Original Preparation	MJB	
	08/17/08	Original Preparation	JAC	



PROJECT NO: 2005-0451
 DRAWN BY: MLS
 DATE: 04/28/12

Property Exhibit

MOLSSON
 ASSOCIATES

7381 West 133rd Street
 Suite 200
 Overland Park, KS 66210-4750
 TEL 913-281-1970
 FAX 913-281-1775

EXHIBIT
 68

EXHIBIT C
Legal Description of Entire District
(If Property is Added)

All that part of Ward Road Right of Way and all that part of Lot 13, Summit Fair, Second Plat, Lots 8, 10 through 14 and Tract C, all that part of Ward Road Right of Way and all of Lots 17, 18, 20, 21, 23, 25, 26, Tracts F, G, I and NW Blue Parkway right of way, Summit Fair, Third Plat, Lots 15-27 and Tracts F-I, all of Lot 22A and Lot 24A, Minor Plat of Summit Fair Lots 22A and 24A, all of Lots 28-30 Summit Fair Minor Plat, together with a unplatted portions of land, land and subdivisions all lying in the North half of Section 36, Township 48 North, Range 32 West and the Southwest Quarter of Section 30, Township 48 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, described as follows:

COMMENCING at the Southeast corner of the Southeast Quarter of Section 36, Township 48 North, Range 32 West; thence North 86 degrees 50 minutes 12 seconds West along the South line of the Southeast Quarter of said Section 36 a distance of 196.82 feet to a point; thence North 3 degrees 09 minutes 48 seconds East a distance of 33.50 feet to the POINT OF BEGINNING; thence North 86 degrees 50 minutes 12 Seconds West a distance of 173.82 feet to a point; thence North 3 degrees 09 minutes 48 seconds East a distance of 61.50 feet a point; thence North 48 degrees 26 minutes 03 seconds East a distance of 38.61 feet to a point on the West right of way line of Ward Road as established in said Summit Fair Second Plat; thence North 3 degrees 26 minutes 03 seconds East along the West right of way line of said Ward Road a distance of 163.70 feet to a point; thence in a Northeasterly direction along the West right of way of said Ward Road and along a curve to the right, having a radius of 760.00 feet, through a central angle of 27 degrees 58 minutes 24 seconds, an arc distance of 371.05 feet to a point; thence North 31 degrees 24 minutes 27 seconds East along the West right of way line of said Ward Road a distance of 132.80 feet to a point; thence in a Northeasterly, Northerly and Northwesterly direction along the West right of way line of said Ward Road and along a curve to the left, having a radius of 1514.91 feet, through a central angle of 66 degrees 11 minutes 16 seconds, an arc distance of 1750.01 feet to a point; thence North 34 degrees 46 minutes 49 seconds West along the Westerly right of way line of said Ward Road a distance of 283.97 feet to a point; thence in a Northwesterly direction along the Westerly right of way line of said Ward Road and along a curve to the left, having a radius of 1102.91 feet, through a central angle of 1 degree 28 minutes 15 seconds, an arc distance of 28.31 feet to a point; thence North 85 degrees 23 minutes 52 seconds West along the Westerly right of way line of said Ward Road a distance of 33.13 feet to a point; thence North 38 degrees 51 minutes 13 seconds West along the Westerly right of way line of said Ward Road a distance of 50.20 feet to a point; thence North 2 degrees 38 minutes 26 seconds East along the Westerly right of way line of said Ward Road a distance of 36.30 feet to a point; thence in a Northwesterly direction along the Southwesterly right of way line of said Ward Road and along a curve to the left whose initial tangent bears North 41 degrees 27 minutes 25 seconds West, having a radius of 1102.91 feet, through a central angle of 47 degrees 26 minutes 22 seconds, an arc distance of 913.18 feet to a point; thence South 44 degrees 15 minutes 09 seconds West along the Southerly right of way of said Ward Road a distance of 34.61 feet to a point; thence South 87 degrees 43 minutes 46 seconds West along the Southerly right of way line of said Ward Road a distance of 80.11 feet to a point; thence North 48 degrees 24 minutes 00 seconds West along the Southerly right of way line of said Ward Road a distance of 34.35 feet to a point; thence in a Southwesterly direction along the Southerly right of way line of said Ward Road and along a curve to the left whose initial tangent bears South 84 degrees 20 minutes 50 seconds West, having a radius of

1102.91 feet, through a central angle of 24 degrees 13 minutes 51 seconds, an arc distance of 466.43 feet to a point; thence South 60 degrees 06 minutes 59 seconds West along the Southerly right of way line of said Ward Road a distance of 100.00 feet to a point on the Southerly right of way line of said Ward Road as established by the Final Plat of said Summit Fair, Third Plat; thence in a Southwesterly direction along the Southerly right of way line of said Ward Road and along a curve to the right, having a radius of 788.00 feet, through a central angle of 15 degrees 35 minutes 12 seconds, an arc distance of 214.37 feet to a point; thence South 62 degrees 07 minutes 23 seconds West along the Southerly right of way line of said Ward Road a distance of 29.29 feet to a point; thence South 27 degrees 52 minutes 37 seconds East a distance of 10.00 feet to a point; thence South 62 degrees 07 minutes 23 seconds West a distance of 10.00 feet to a point; thence North 56 degrees 25 minutes 20 seconds West a distance of 11.38 feet to a point on the East right of way line of NW Blue Parkway; thence South 5 degrees 01 minutes 57 seconds West along the East right of way line of NW Blue Parkway a distance of 38.58 feet to a point; thence South 17 degrees 16 minutes 49 seconds East along the East right of way line of NW Blue Parkway a distance of 3.86 feet to a point; thence in a Southeasterly direction along the East right of way line of NW Blue Parkway and along a curve to the right, having a radius of 754.50 feet, through a central angle of 12 degrees 45 minutes 54 seconds, an arc distance of 168.09 feet to a point; thence South 4 degrees 52 minutes 05 seconds West along the East right of way line of NW Blue Parkway a distance of 138.37 feet to a point; thence South 2 degrees 59 minutes 20 seconds West along the East right of way line of NW Blue Parkway a distance of 179.69 feet to a point; thence South 2 degrees 32 minutes 21 seconds East along the East right of way line of NW Blue Parkway a distance of 11.29 feet to a point; thence South 44 degrees 10 minutes 24 seconds East along the East right of way line of NW Blue Parkway a distance of 42.89 feet to a point; thence South 0 degrees 49 minutes 36 seconds West along the East right of way line of NW Blue Parkway a distance of 65.74 feet to a point; thence South 45 degrees 49 minutes 36 seconds West along the East right of way line of NW Blue Parkway a distance of 35.33 feet to a point; thence South 2 degrees 59 minutes 20 seconds West along the East right of way line of NW Blue Parkway a distance of 209.62 feet to a point; thence South 7 degrees 33 minutes 46 seconds West along the East right of way line of NW Blue Parkway a distance of 137.94 feet to a point; thence South 2 degrees 59 minutes 20 seconds West along the East right of way line of NW Blue Parkway a distance of 230.49 feet to a point; thence South 41 degrees 45 minutes 25 seconds East along the East right of way line of NW Blue Parkway a distance of 48.75 feet to a point; thence South 3 degrees 14 minutes 35 seconds West along the East right of way line of NW Blue Parkway a distance of 86.74 feet to a point; thence South 48 degrees 14 minutes 35 seconds West along the East right of way line of NW Blue Parkway a distance of 33.63 feet to a point; thence in a Southwesterly direction along the East right of way line of NW Blue Parkway and along a curve to the right whose initial tangent bears South 4 degrees 06 minutes 04 seconds West, having a radius of 5060.00 feet, through a central angle of 1 degree 52 minutes 25 seconds, an arc distance of 165.47 feet to a point; thence South 10 degrees 19 minutes 20 seconds West along the East right of way line of NW Blue Parkway a distance of 137.77 feet to a point; thence in a Southeasterly direction along the East right of way line of NW Blue Parkway and along a curve to the left whose initial tangent bears South 4 degrees 45 minutes 45 seconds West, having a radius of 2451.00 feet, through a central angle of 6 degrees 19 minutes 51 seconds, an arc distance of 270.82 feet to a point; thence South 44 degrees 31 minutes 23 seconds East along the East right of way line of NW Blue Parkway a distance of 49.28 feet to a point; thence South 89 degrees 31 minutes 23 seconds East along the East right of way line of NW Blue Parkway a distance of 4.98 feet to a point; thence South 0 degrees 12 minutes 02 seconds East along the East right of way line of NW Blue Parkway a distance of 24.57 feet to the Northwest corner of Lot 17 of said

Summit Fair, Third Plat; thence South 87 degrees 00 minutes 45 seconds East along the North line of said Lot 17 a distance of 6.25 feet to a point; thence in a Southeasterly direction along the North line of said Lot 17 and along a curve to the right, having a radius of 75.00 feet, through a central angle of 44 degrees 53 minutes 24 seconds, an arc distance of 58.76 feet to a point; thence South 42 degrees 07 minutes 21 seconds East along the North line of said Lot 17 a distance of 163.74 feet to a point; thence in a Southeasterly direction along the North line of said Lot 17 and along a curve to the left, having a radius of 39.00 feet, through a central angle of 44 degrees 54 minutes 14 seconds, an arc distance of 30.57 feet to a point; thence South 87 degrees 01 minutes 35 seconds East along the North line of said Lot 17 a distance of 38.08 feet to the Northeast corner thereof; thence South 3 degrees 11 minutes 02 seconds West along the East line of Lots 17 and 18 of said Summit Fair, Third Plat a distance of 449.13 feet to the Southeast corner of said Lot 18, said point also lying on the Easterly right of way line of NW Blue Parkway; thence South 86 degrees 50 minutes 12 seconds East along the Easterly right of way of NW Blue Parkway a distance of 141.56 feet to a point; thence South 3 degrees 09 minutes 48 seconds West along the Easterly right of way line of NW Blue Parkway a distance of 9.00 feet to a point on the North right of way line of Chipman Road; thence North 86 degrees 50 minutes 12 seconds West along the North right of way line of Chipman Road a distance of 928.71 feet to the Southwest corner of Tract F of said Summit Fair, Third Plat; thence in a Northwesterly direction along the West line of said Tract F and along a curve to the right whose initial tangent bears North 39 degrees 45 minutes 03 seconds West, having a radius of 151.50 feet, through a central angle of 33 degrees 18 minutes 20 seconds, an arc distance of 88.07 feet to a point; thence North 3 degrees 24 minutes 34 seconds East along the West line of Tract F, Tract G and Lots 20 and 21 of said Summit Fair, Third Plat a distance of 773.35 feet to a point on the South line of Lot 22A, of said Minor Plat of Summit Fair; thence North 86 degrees 35 minutes 26 seconds West along the Southerly line of said Lot 22A a distance of 469.87 feet to a point on the East right of way line of U.S. Highway 50; thence North 11 degrees 26 minutes 06 seconds West along the East right of way line of U.S. Highway 50 a distance of 282.11 feet to a point; thence North 11 degrees 39 minutes 12 seconds West along the East right of way line of U. S. Highway 50 a distance of 558.10 feet to a point; thence in a Northeasterly direction along the East right of way of U.S. Highway 50 and along a curve to the right, having a radius of 639.94 feet, through a central angle of 41 degrees 22 minutes 41 seconds, an arc distance of 462.15 feet to a point; thence North 36 degrees 55 minutes 30 seconds East along the East right of way line of U.S. Highway 50 a distance of 166.17 feet to a point; thence in a Northeasterly direction along the East right of way line U.S. Highway 50 and along a curve to the right whose initial tangent bears North 11 degrees 58 minutes 15 seconds East, having a radius of 1370.40 feet, through a central angle of 12 degrees 01 minutes 17 seconds, an arc distance of 287.52 feet to a point; thence North 60 degrees 49 minutes 08 seconds East along the East right of way line of U.S. Highway 50 a distance of 51.35 feet to the Southwest corner of Tract I, Summit Fair, Third Plat, Lots 15-27 and Tracts F-I; thence in a Northeasterly direction along the West line of said Tract I and along a curve to the left whose initial tangent bears North 14 degrees 50 minutes 32 seconds East, having a radius of 1104.93 feet, through a central angle of 7 degrees 19 minutes 13 seconds, an arc distance of 141.17 feet to a point; thence North 7 degrees 32 minutes 32 seconds East along the West line of said Tract I a distance of 180.60 feet to a point; thence in a Northeasterly direction along the West line of said Tract I and along a curve to the right, having a radius of 613.94 feet, through a central angle of 2 degrees 14 minutes 20 seconds, an arc distance of 23.99 feet to the Northwest corner thereof; thence North 76 degrees 56 minutes 09 seconds East along the North line of said Tract I and its prolongation a distance of 103.85 feet to a point; thence in a Northwesterly direction along a curve to the right whose initial tangent bears North 19 degrees 12 minutes 11 seconds West, having a radius of

575.00 feet, through a central angle of 5 degrees 28 minutes 25 seconds, an arc distance of 54.93 feet to a point; thence North 13 degrees 43 minutes 46 seconds West a distance of 267.69 feet to a point; thence North 76 degrees 16 minutes 14 seconds East a distance of 150.00 feet to a point; thence South 13 degrees 43 minutes 46 seconds East a distance of 267.69 feet to a point; thence in a Southeasterly direction along a curve to the left, having a radius of 425.00 feet, through a central angle of 16 degrees 20 minutes 00 seconds, an arc distance of 121.15 feet to a point on the Northerly line of Lot 8 of said Summit Fair, Second Plat; thence South 76 degrees 18 minutes 18 seconds West along the Northerly line of said Lot 8 a distance of 12.15 feet to the Westernmost corner thereof, said point also lying on the Northerly right of way line of said Ward Road; thence in a Southeasterly direction along the Northerly right of way of said Ward Road and along a curve to the left whose initial tangent bears South 30 degrees 23 minutes 30 seconds East, having a radius of 464.00 feet, through a central angle of 51 degrees 28 minutes 55 seconds, an arc distance of 416.92 feet to a point; thence South 81 degrees 52 minutes 24 seconds East along the Northerly right of way line of said Ward Road a distance of 61.06 feet to a point; thence in a Northeasterly direction along the Northerly right of way line of said Ward Road and along a curve to the left whose initial tangent bears South 89 degrees 22 minutes 12 seconds East, having a radius of 468.00 feet, through a central angle of 11 degrees 46 minutes 05 seconds, an arc distance of 96.12 feet to a point; thence North 78 degrees 51 minutes 43 seconds East along the Northerly right of way line of said Ward Road a distance of 99.48 feet to a point; thence in a Northeasterly direction along the Northerly right of way line of said Ward Road and along a curve to the left, having a radius of 668.00 feet, through a central angle of 18 degrees 44 minutes 44 seconds, an arc distance of 218.55 feet to a point; thence North 60 degrees 06 minutes 59 seconds East along the Northerly right of way line of said Ward Road a distance of 100.00 feet to a point; thence in a Northeasterly, Easterly and Southeasterly direction along the Northerly right of way line of said Ward Road and along a curve to the right, having a radius of 1222.91 feet, through a central angle of 85 degrees 06 minutes 12 seconds, an arc distance of 1816.43 feet to a point; thence South 34 degrees 46 minutes 49 seconds East along the Northeasterly right of way line of said Ward Road a distance of 283.97 feet to a point; thence in a Southeasterly, Southerly and Southwesterly direction along the Easterly right of way line of said Ward Road and along a curve to the right, having a radius of 1634.91 feet, through a central angle of 66 degrees 11 minutes 16 seconds, an arc distance of 1888.64 feet to a point; thence South 31 degrees 24 minutes 27 seconds West along the East right of way line of said Ward Road a distance of 132.80 feet to a point; thence in a Southwesterly direction along the East right of way line of said Ward Road and along a curve to the left, having a radius of 640.00 feet, through a central angle of 27 degrees 58 minutes 24 seconds, an arc distance of 312.46 feet to a point; thence South 3 degrees 26 minutes 03 seconds West along the East right of way line of said Ward Road a distance of 163.67 feet to a point; thence South 41 degrees 33 minutes 57 seconds East a distance of 37.50 feet to a point; thence South 3 degrees 09 minutes 48 seconds West a distance of 61.50 feet to the POINT OF BEGINNING.

EXHIBIT D

District Boundary Map (If Property is Added)

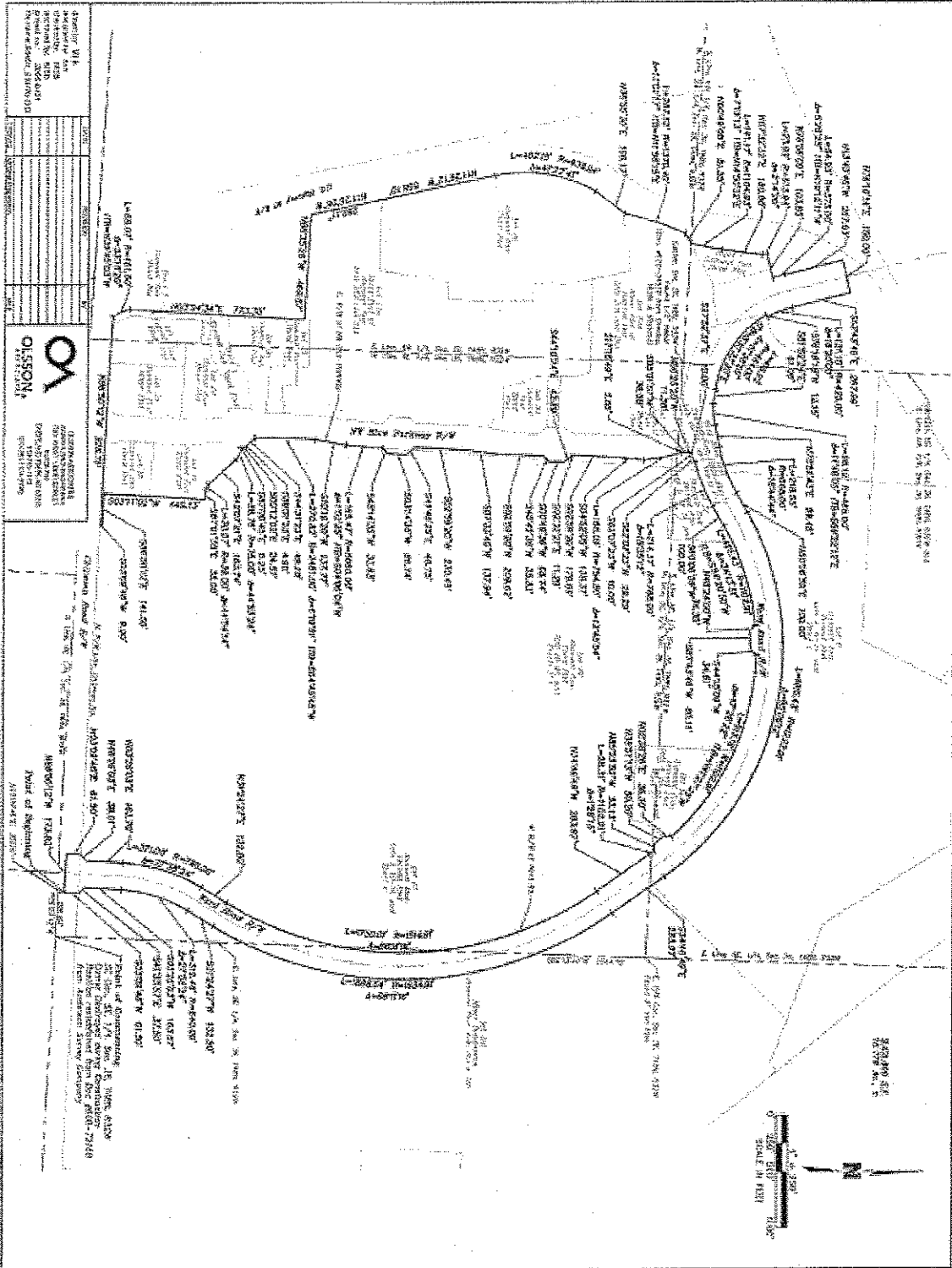


EXHIBIT E

Estimated Costs – First Five Years of CID

Eligible Service/Improvement	1% Sales Tax	Special Assessment	Total
1. Land	\$2,225,740	\$0	\$2,225,740
2. Site/Landscape	\$3,824,449	\$0	\$3,824,449
3. Land for Ward Road (I-470 to Blue Parkway)	\$0	\$751,994	\$751,994
4. Land for Blue Pkwy Realignment N. of Chipman	\$1,857,368	\$0	\$1,857,368
5. Demolition – North of Chipman (Blue Parkway)	\$247,468	\$0	\$247,468
6. Blue Parkway (North of Chipman)	\$8,067,268	\$87,358	\$8,154,626
7. Ward Road & Associated Utility Relocations	\$19,269	\$4,248,006	\$4,267,275
8. Bond Issuance Expenses, Reserve Funds, etc.	\$3,735,759	\$1,170,155	\$4,905,914
9. Interest	\$20,590,116	\$10,483,291	\$31,073,407
10. Common Area Maintenance/Operating Costs	\$0	\$4,250,000	\$4,250,000
11. Security Personnel, Equipment and Facilities	\$0	\$1,000,000	\$1,000,000
12. Other Eligible Expenses	\$0	\$1,000,000	\$1,000,000
13. TIF Shortfall Contingency	\$2,000,000	\$0	\$2,000,000
TOTAL	\$42,567,436	\$22,990,804	\$65,558,239

NOTES:

- (1) The Site/Landscape CID reimbursements are anticipated to fund streetscape, landscape, drainage, water, storm and sewer systems, sidewalks, streets, traffic signals, parking lots, earthwork and other site improvement costs.
- (2) Items 10 and 11 represent annually recurring costs and include the total amount for the first five years.
- (3) CID Revenue shall first be used to pay required minimum annual debt service on any bonds or other obligations issued to fund capital costs (Items 1, 2, 3, 4, 5, 6, 7, 8 and 9 and any part of 12 considered a capital cost). Non-capital costs (Items 10, 11 and any non-capital component of 12) shall be funded from any excess CID revenue not pledged to pay the required minimum annual debt service on the bonds or other obligations.
- (4) The total combined costs for Items 1, 2, 3, 4, 5, 6 and 7 shall not exceed \$19,865,751.
- (5) Notwithstanding Note (4), the TIF Shortfall Contingency (Item 13) may be used to fund any TIF Reimbursable Project Costs identified in the Lee's Summit East TIF Plan provided that the total principal amount of any bonds or other obligations issued to fund TIF Reimbursable Project Costs are less than \$31,999,782, plus all related bond-financing costs, reserves, capitalized interest, etc.
- (6) None of the costs in Items 10 and 11 will be payable from bond proceeds.

EXHIBIT F

Special Assessment Petition

The Summit Fair Community Improvement District (the "District") shall be authorized to levy special assessments against the Property legally described in Exhibit A of the Petition to Add Property to the District for the purpose of providing revenue for costs incurred by the District, including, without limitation, site work, streetscape and landscape; drainage, water, storm and sewer systems; sidewalks; streets; traffic signals; parking lots and other site improvements; cleaning and maintenance services, including but not limited to litter removal and cleaning, sidewalk, drive road and street sweeping, landscape planting, care, maintenance and replacement, graffiti removal, and other beautification efforts; security personnel, equipment and facilities; other district personnel costs; and, any other services or improvements authorized by the Community Improvement District Act, Sections 67.1401 to 67.1571, Revised Statutes of Missouri, as amended, all as set out in the Amended Petition to Add Property to the District and the Original CID Petition.

The special assessments may be levied against the Property because such property receives benefit as a result of such service and/or projects, the costs of which shall be allocated among the Property and the other property with the District which has previously been determined to receive a benefit from such service and/or projects in an amount not to exceed \$1.24 per square foot of building floor area.

The authorization to levy the special assessment shall expire on December 31, 2012.

By filing this petition, it is acknowledged that the Property is benefited or presumed to be benefited.