

**PETITION TO ADD PROPERTY AND  
AMEND THE ORIGINAL PETITION FOR THE  
BLUE PARKWAY AND COLBERN ROAD  
COMMUNITY IMPROVEMENT DISTRICT**

To the City Council of the City of Lee's Summit, Jackson County, Missouri (the "**City**"):

The Blue Parkway and Colbern Road Community Improvement District (the "**District**") was formed by approval of the Petition for Formation of the District (the "**Formation Petition**") through the adoption of Ordinance No. 7165 on March 22, 2012 (the "**Formation Ordinance**") and, upon the City's Clerk's receipt of a petition from property owners adjacent to the District (the "**Amended Formation Petition**") and pursuant to Ordinance No.7187 on May 17, 2012 (the "**Amended Formation Ordinance**"), additional property was added to the District (the "**Amended District**").

Pursuant to this Petition to add additional property to the Amended District and to further amend the Amended Formation Petition (the "**Amended Petition**"), the undersigned, and collectively representing:

- (1) (A) the owners collectively owning more than fifty percent by assessed value of the real property that is proposed to be added to the Amended District (the "**Additional Property**") and (B) more than fifty percent per capita of all owners of the Additional Property, as required by Section 67.1441, RSMo, and
- (2) (A) the owners collectively owning more than fifty percent of aggregate assessed value of the (i) Additional Property and (ii) the real property within the existing Amended District and (B) more than fifty percent per capita of all owners of (i) the Additional Property and (ii) the real property within the existing Amended District.

do hereby petition and request that the City Council of the City of Lee's Summit (the "**City Council**") amend the Amended Formation Petition in certain respects and add property to the Amended District pursuant to Section 67.1441, RSMo, as further described in this Amended Petition.

Section 67.1441.2, RSMo, provides that a proper petition to add property to a community improvement district is one which meets the requirements of Section 67.1421, RSMo, which requirements shall only apply as to the real property proposed to be added to the district. Accordingly, this Amended Petition contains the information required by Section 67.1421 as it relates to the property proposed to be added to the District. The Formation Petition, as approved by the Formation Ordinance, and amended by the Amended Formation Petition, as approved Amended Formation Ordinance, remains unmodified except as specified in this Amended Petition.

- A. Proposed District Name. The name of the district is the Blue Parkway and Colbern Road Community Improvement District (the "**District**") and this name shall remain unchanged
- B. Legal Description and Map. A legal description of the real property already within the Amended District boundaries (the "**Original Property**") is attached as **Exhibit A**. A legal description of the real property to be added to the Amended District (the "**Additional Property**") is attached hereto as **Exhibit B**. A map depicting the boundaries of the Original Property and the Additional Property is attached as **Exhibit C**. The Original Property and the Additional Property are located entirely within the corporate boundaries of the City.

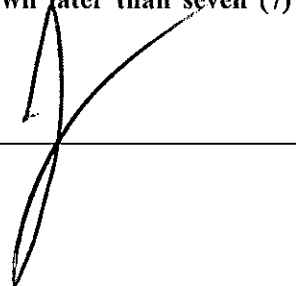
- C. Five Year Plan. The original five year plan for the District has expired and a new plan may be approved by the District Board of Directors at their discretion.
- D. Establishment as Political Subdivision. No change – see Formation Petition.
- E. Appointment of Directors. The District is will be governed by a Board of Directors consisting of 5 members. The current Board of Directors will continue to serve their terms until expiration or resignation, and successor directors will continue to be appointed according to the Formation Petition and Amended Formation Petition and the requirements of the CID Act.
- F. Total Assessed Value. The total assessed value of the Additional Property is Ninety-Four Thousand Seven Hundred Seventy-Seven Dollars (\$94,770). Parcel ownership and assessed value information is attached as **Exhibit D**.
- G. Blighted Area Determination. The undersigned are seeking a blight determination for the District, which shall be based upon the Discovery Park Blight Study prepared by Valbridge Property Advisors as of September 6, 2022. The Blight Study is attached as **Exhibit E** attached hereto.
- H. Term of Existence. The proposed maximum length of time for the existence of the District is twenty-seven (27) years from the date of the Ordinance approving this Amended Petition.
- I. Sales Tax. No change -- see Formation Petition. The sales tax authorized by the Formation Petition and the Formation Ordinance shall apply to the Additional Property.
- J. Real Estate Tax and Business License Tax. No change – see Formation Petition.
- K. Maximum Special Assessment. No change -- see Formation Petition. The special assessments authorized by the Formation Petition and the Formation Ordinance shall apply to the Additional Property, and the special assessments which apply to any property within the District may be amended at the discretion of the District Board of Directors. The undersigned acknowledge that the special assessments authorized by the Formation Petition and the Formation Ordinance have been approved by the District board pursuant to Section 67.1521, RSMo.
- L. No Borrowing Capacity Limitation. No change – see Formation Petition.
- M. No Revenue Limitations. No change – see Formation Petition.
- N. No Power Limitation. No change – see Formation Petition.
- O. Petitioner Withdrawal Right Notice. **THE SIGNATURES OF THE SIGNERS OF THIS PETITION MAY NOT BE WITHDRAWN FROM THIS PETITION LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE CITY CLERK.**



By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above. The undersigned also acknowledges that the signature may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.

Date: 11-15-22

Signature: \_\_\_\_\_



STATE OF MISSOURI    )  
                                  ) ss.  
COUNTY OF BOONE    )

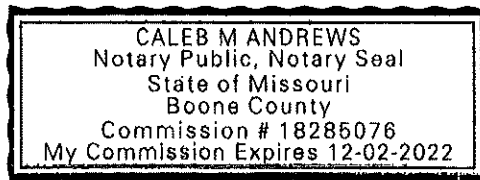
On this 15 day of November, 2022 before me appeared Jon Odle, to me personally known, who, being by me duly sworn did say that he is the manager of Discovery Park Lee's Summit LLC, and that said instrument was signed in behalf of said limited liability company by authority of Members, and said Jon Odle acknowledged said instrument to be the free act and deed of said limited liability company and I have been advised by Jon Odle and do verily believe that said limited liability company has no seal.

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

Caleb M. Andrews  
Notary Public:

My Commission Expires:

12-02-2022





By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above. The undersigned also acknowledges that the signature may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.

Date: 11-15-22

Signature: \_\_\_\_\_  
*[Handwritten Signature]*

**ACKNOWLEDGMENT**

STATE OF MISSOURI    )  
                                  ) ss.  
COUNTY OF BOONE    )

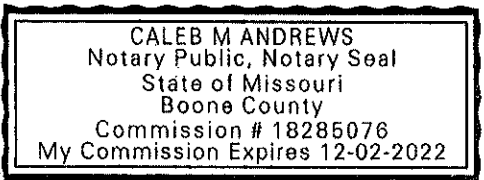
On this 15 day of November, 2022 before me appeared Don Odle to me personally known, who, being by me duly sworn did say that he is the manager of Discovery Park Lee's Summit LLC, and that said instrument was signed in behalf of said limited liability company by authority of Members, and said Don Odle acknowledged said instrument to be the free act and deed of said limited liability company and I have been advised by Don Odle and do verily believe that said limited liability company has no seal.

*[Handwritten Signature: Caleb M Andrews]*

Notary Public Signature

Caleb Andrews  
Printed or Typed Name

12-02-2022  
My Commission Expires



**EXECUTION PAGE FOR PETITION  
TO ADD PROPERTY AND  
AMEND THE ORIGINAL PETITION FOR THE  
BLUE PARKWAY AND COLBERN ROAD  
COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Discovery Park Lee's Summit LLC  
Owner's telephone number: (573) 424-4746  
Owner's mailing address: 4240 Phillips Farm Road, Suite 109  
Columbia, MO 64063

***IF SIGNER IS DIFFERENT FROM OWNER:***

Name of signer: Jon Odle  
State basis of legal authority to sign: Signer is the \_\_\_\_\_ of the Owner and has been generally authorized under the Owner's Limited Liability Company Agreement to sign on its behalf.  
Signer's telephone number: 4240 Phillips Farm Road, Suite 109  
Columbia, MO 64063

If owner is an individual:       Single                               Married

If owner is not an individual,  
state what type of entity:       Corporation                               General Partnership

Limited Partnership                      X Limited Liability Company

Partnership                               Urban Redevelopment  
      Corporation

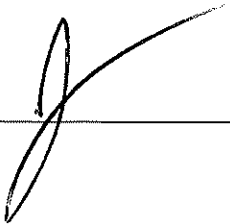
Not-for-profit Corporation       Other \_\_\_\_\_

Map and parcel numbers:      52-400-04-02-00-0-00-000

Assessed value:      \$21,430.00

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above. The undersigned also acknowledges that the signature may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.

Date: 11-15-22

Signature: \_\_\_\_\_  


**ACKNOWLEDGMENT**

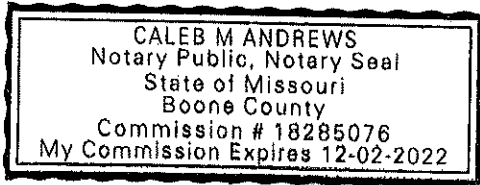
STATE OF MISSOURI    )  
                                  ) ss.  
COUNTY OF BOONE    )

On this 15 day of November, 2022, before me appeared Jon Odle, to me personally known, who, being by me duly sworn did say that he is the Manager of **Discovery Park Lee's Summit LLC**, and that said instrument was signed in behalf of said limited liability company by authority of Members, and said Jon Odle acknowledged said instrument to be the free act and deed of said limited liability company and I have been advised by Jon Odle and do verily believe that said limited liability company has no seal.

  
\_\_\_\_\_  
Notary Public Signature

Caleb Andrews  
\_\_\_\_\_  
Printed or Typed Name

12-02-2022  
\_\_\_\_\_  
My Commission Expires







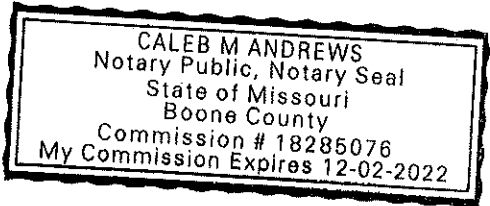
STATE OF MISSOURI    )  
                                  ) ss.  
COUNTY OF BOONE    )

On this 15 day of November, 2022 before me appeared Jon Odle, to me personally known, who, being by me duly sworn did say that he is the manager of Discovery Park Lee's Summit LLC, and that said instrument was signed in behalf of said limited liability company by authority of Members, and said Jon Odle acknowledged said instrument to be the free act and deed of said limited liability company and I have been advised by Jon Odle and do verily believe that said limited liability company has no seal.

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

  
\_\_\_\_\_  
Notary Public:

My Commission Expires:  
12-02-2022





Assessed value: \$71,172.88 (The property included within the District is a portion of a larger tract. The assessed value for this Petition was calculated by dividing the square footage of the included area by the square footage of the larger tract, and multiplying that ratio by the assessed value of the larger tract.)

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above. The undersigned also acknowledges that the signature may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.

Date: 11/30/22 Signature: Mark Dunning

**ACKNOWLEDGMENT**

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF JACKSON )

On this 30<sup>th</sup> day of November, 2022, before me, a Notary Public, personally appeared Mark Dunning, of the City of Lee's Summit, known to me to be the person described in the foregoing instrument and who, pursuant to due authority, executed the same on behalf of the City.

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



JULIE C. PRYOR  
My Commission Expires  
April 9, 2024  
Jackson County  
Commission #12517227

Julie C. Pryor  
Notary Public Signature

Julie C. Pryor  
Printed or Typed Name

4/9/2024  
My Commission Expires

ATTEST: Julie Fowler Grewer  
CITY CLERK:





Date: 11/30/22

Signature: Mark Dunning

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF JACKSON )

On this 30<sup>th</sup> day of November, 2022, before me, a Notary Public, personally appeared Mark Dunning, of the City of Lee's Summit, known to me to be the person described in the foregoing instrument and who, pursuant to due authority, executed the same on behalf of the City.

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

Julie C. Pryor  
Notary Public:

My Commission Expires:  
4/9/2024



JULIE C. PRYOR  
My Commission Expires  
April 9, 2024  
Jackson County  
Commission #12517227

ATTEST: Justin Fowler Acuni  
CITY CLERK:



**EXECUTION PAGE FOR PETITION  
TO ADD PROPERTY AND  
AMEND THE ORIGINAL PETITION FOR THE  
BLUE PARKWAY AND COLBERN ROAD  
COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Unity School of Christianity  
 Owner's telephone number: (816) 524-3550  
 Owner's mailing address: 1901 Northwest Blue Parkway, Unity Village, MO 64065

***IF SIGNER IS DIFFERENT FROM OWNER:***

Name of signer: Guy Swanson  
 State basis of legal authority to sign: Signer is the President and COO of the Owner and has been generally authorized under the Owner's Bylaws to sign on its behalf.  
 Signer's telephone number: (816) 524-3550  
 Signer's mailing address: 1901 Northwest Blue Parkway, Unity Village, MO 64065

If owner is an individual:	Single	Married
If owner is not an individual, state what type of entity:	Corporation	General Partnership
	Limited Partnership	Limited Liability Company
	Partnership	Urban Redevelopment Corporation
	<input checked="" type="checkbox"/> Not-for-profit Corporation	Other _____

Map and parcel numbers: 51-700-02-04-00-0-00-000  
 51-700-02-44-00-0-00-000

Assessed value: \$15,295.00

**By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above. The undersigned also acknowledges that the signature may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.**

Date: 11/17/2022 Signature: 

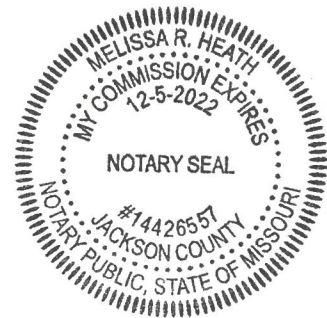
STATE OF MISSOURI    )  
  ) ss.  
COUNTY OF JACKSON    )

On this 11<sup>th</sup> day of November, 2022 before me, a Notary Public, personally appeared Guy Swanson, of Unity, known to me to be the person described in the foregoing instrument and who, pursuant to due authority, executed the same on behalf of \_\_\_\_\_.

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

Melissa R. Heath  
Notary Public:

My Commission Expires:  
12-5-22





**EXECUTION PAGE FOR PETITION  
TO ADD PROPERTY AND  
AMEND THE ORIGINAL PETITION FOR THE  
BLUE PARKWAY AND COLBERN ROAD  
COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Unity Realty LLC  
 Owner's telephone number: (816) 524-3550  
 Owner's mailing address: 1901 NW Blue Parkway, Unity Village, MO 64065

***IF SIGNER IS DIFFERENT FROM OWNER:***

Name of signer: Guy Swanson  
 State basis of legal authority to sign: Signer is the President and COO of the Owner and has been generally authorized under the Owner's Bylaws to sign on its behalf.  
 Signer's telephone number: (816) 524-3550  
 Signer's mailing address: 1901 NW Blue Parkway, Unity Village, MO 64065

If owner is an individual:	Single	Married
If owner is not an individual, state what type of entity:	Corporation	General Partnership
	Limited Partnership	Limited Liability Company
	Partnership	Urban Redevelopment Corporation
	Not-for-profit Corporation	Other _____

Map and parcel numbers:  
 51-600-03-12-00-0-00-000  
 51-600-03-07-02-0-00-000  
 51-600-04-04-00-0-00-000  
 51-600-04-05-00-0-00-000  
 51-600-04-11-00-0-00-000  
 51-600-04-06-00-0-00-000  
 51-600-04-10-00-0-00-000  
 52-400-03-03-00-0-00-000

Assessed value: \$25,184.00



**EXECUTION PAGE FOR PETITION  
TO ADD PROPERTY AND  
AMEND THE ORIGINAL PETITION FOR THE  
BLUE PARKWAY AND COLBERN ROAD  
COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Bernell K. Rice  
Owner's telephone number: \_\_\_\_\_  
Owner's mailing address: PO Box 213, Lee's Summit, MO 64063

***IF SIGNER IS DIFFERENT FROM OWNER:***

Name of signer: Bernell K. Rice  
State basis of legal authority to sign: Signer is the Owner.  
Signer's telephone number: \_\_\_\_\_  
Signer's mailing address: \_\_\_\_\_

- If owner is an individual:       Single                               Married
- If owner is not an individual,  
state what type of entity:       Corporation                               General Partnership
- Limited Partnership                       Limited Liability Company
- Partnership                                       Urban Redevelopment  
      Corporation
- Not-for-profit Corporation       Other \_\_\_\_\_

Map and parcel numbers:      51-700-01-19-00-0-00-000  
Assessed value:      \$718.00

**By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above. The undersigned also acknowledges that the signature may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.**

Date: 11/23/2022                              Signature: Bernell K. Rice



**EXECUTION PAGE FOR PETITION  
TO ADD PROPERTY AND  
AMEND THE ORIGINAL PETITION FOR THE  
BLUE PARKWAY AND COLBERN ROAD  
COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: MENC LLC  
Owner's telephone number: (816) 589-3674  
Owner's mailing address: 1621 NW Blue Parkway, Blue Springs, MO 64086

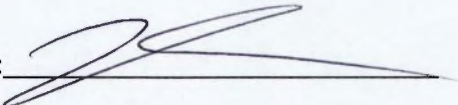
***IF SIGNER IS DIFFERENT FROM OWNER:***

Name of signer: \_\_\_\_\_  
State basis of legal authority to sign: Signer is the Owner.  
Signer's telephone number: \_\_\_\_\_  
Signer's mailing address: \_\_\_\_\_

- If owner is an individual:       Single                               Married
- If owner is not an individual,  
state what type of entity:       Corporation                               General Partnership
- Limited Partnership                       Limited Liability Company
- Partnership                                       Urban Redevelopment  
      Corporation
- Not-for-profit Corporation       Other \_\_\_\_\_

Map and parcel numbers:                      51-600-03-15-00-0-00-000  
Assessed value:                                      \$357,440.00

**By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above. The undersigned also acknowledges that the signature may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.**

Date: 12/2/22                                      Signature: 



## EXHIBIT A

### LEGAL DESCRIPTION OF ORIGINAL PROPERTY

#### Residential Dwelling Tract:

A tract of land in the Southeast Quarter of Section 25 Township 48 North, Range 32 West of the 5th Principal Meridian in Unity Village, Jackson County, Missouri being bounded and described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 87°08'05" West, along the South line of said Southeast Quarter, 713.66 feet to a point on the East right-of-way line of N. Main Street, as now established; thence North 26°17'16" West, along said East right-of-way line, 1,427.71 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the right, being tangent to the last described course with a radius of 1,116.30 feet, a central angle of 04°01'09" and an arc distance of 78.31 feet to the Point of Beginning of the tract of land to be herein described: thence continuing Northerly, along said East right-of-way line and curve, having a central angle of 17°00'31", and an arc distance of 331.38 feet; thence North 05°15'35" West, , continuing along said East right-of-way line and it's Northerly prolongation, 187.50 feet; thence North 84°44'25" East, continuing along said North right-of-way line, 193.00 feet; thence South 05°15'35" East, continuing along said North right-of-way line, 15.00 feet; thence North 84°44'25" East, continuing along said North right-of-way line, 217.51 feet; thence South 02°32'25" West, 543.50 feet; thence North 87°27'35" West, 290.61 feet to the Point of Beginning. Containing 191,213 square feet or 4.39 acres, more or less.

#### 1400 North Douglas Corporation Tract:

A portion of Parcel No. 52-900-02-05-00-0-00-000, as follows:

All that part of the North ½ of Section 31, Township 48, Range 31 located within Lee's Summit North Industrial Park, 1<sup>st</sup> Plat, a subdivision located in Lee's Summit, Jackson County, Missouri, more particularly described as follows:

The Westerly most 80 feet of Lot 1, Lee's Summit North Industrial Park, First Plat, a subdivision in Lee's Summit, Jackson County, Missouri.

And

A tract of land in the Southwest Quarter and the Southeast Quarter of Section 25, the Southwest Quarter of Section 30 and the Northwest Quarter and the Northeast Quarter of Section 36, all in Township 48 North, Range 32 West of the 5th Principal Meridian and the Northwest Quarter of Section 31, Township 48 North, Range 31 West of the 5th Principal Meridian in the City of Unity Village and the City of Lee's Summit, Jackson County, Missouri being bounded and described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 25, said corner also being the Northwest corner of "UNITY GARDENS", a subdivision of land in said Lee's Summit; thence South 02°34'25" West, along the West line of said "UNITY GARDENS", 1,221.14 feet to a point on the Northeasterly right-of-way line of Missouri Highway 50, as now established; thence Northwesterly, along said Northeasterly right-of-way line, on a curve to the right, having an initial tangent bearing of North 40°45'36" West with a radius of 683.94 feet, a central angle of 21°47'10" and an arc distance of 260.06 feet; thence North 05°30'24" West, continuing along said Northeasterly right-of-way line, 79.18 feet; thence North 06°48'45" West, continuing along said Northeasterly right-of-way line, 206.37 feet; thence North 12°22'26" West, continuing along said Northeasterly right-of-way line, 500.00 feet; thence North 16°37'05" West, continuing along said Northeasterly right-of-way line, 260.32 feet to a point on the South line of the Southwest Quarter of the Southwest Quarter of said Section 25; thence North 86°17'42" West,

along said South line, 251.68 feet; to a point on the West edge of the Southbound lane of Missouri Highway 50, as now established; thence North 11°31'45" West, along said West edge 395.76 feet; thence North 11°58'04" West, continuing along said West edge, 286.03 feet; thence North 11°25'25" West, continuing along said West edge, 425.61 feet; thence North 11°46'03" West, continuing along said West edge, 285.83 feet; thence North 88°11'21" East, 547.44 feet to a point on the East right-of-way line of Blue Parkway, as now established; thence South 28°02'40" East, along said East right-of-way line, 22.81 feet to a point on the North right-of-way line of NE Colbern Road, as now established; thence North 84°44'25" East, along said North right-of-way line, 1,771.34 feet; thence North 05°15'35" West, continuing along said North right-of-way line, 15.00 feet; thence North 84°44'25" East, continuing along said North right-of-way line, 400.00 feet; thence North 05°15'35" West, continuing along said North right-of-way line, 30.00 feet; thence North 84°44'25" East, continuing along said North right-of-way line, 250.00 feet; thence South 05°15'35" East, continuing along said North right-of-way line, 15.00 feet; thence North 84°44'25" East, continuing along said North right-of-way line, 300.00 feet; thence South 05°15'35" East, continuing along said North right-of-way line, 15.00 feet; thence North 84°44'25" East, continuing along said North right-of-way line, 300 feet; thence South 05°15'35" East, continuing along said North right-of-way, 15.00 feet; thence North 84°44'25" East, continuing along said North right-of-way, 2,519.90 feet; thence Easterly, continuing along said North right-of-way, on a curve to the left, being tangent to the last described course with a radius of 2,824.93 feet, a central angle of 12°44'58" and an arc distance of 628.60 feet; thence North 71°59'27" East, continuing along said North right-of-way, 377.80 feet; thence Easterly, continuing along said North right-of-way, along a curve to the right, being tangent to the last described course with a radius of 2,904.93 feet, a central angle of 09°55'57" and an arc distance of 503.58 feet to a point on the East line of said Southwest Quarter; thence South 01°36'59" West, along said East line, 2,644.06 feet to the Southeast corner of said Southwest Quarter, said corner also being a point on the North line of "LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT", a subdivision in said Lee's Summit; thence North 87°55'04" West, along said North line, said North line also being the South line of the Southwest Quarter of said Section 30, 276.78 feet to the Northeast corner of Lot 12, "LEE'S SUMMIT NORTH INDUSTRIAL PARK, SEVENTH PLAT LOTS 9, 11 & 12", a subdivision of land in said Lee's Summit; thence South 02°05'32" West, along the East line of said Lot 12, 49.53 feet to the Southeast corner of said Lot 12; thence North 88°00'15" West, along the South line of said Lot 12, 1,781.36 feet; thence North 01°59'45" East, continuing along said South line, 25.00 feet; thence Southwesterly, continuing along said South line, on a curve to the left, having an initial tangent bearing of North 88°00'15" West with a radius of 712.27 feet, a central angle of 69°07'43" and an arc distance of 859.37 feet; thence South 22°52'04" West, continuing along said South line, 126.10 feet to the Southwest corner of said Lot 12, said corner also being a point on the Northeasterly right-of-way line of Main Street, as now established; thence North 55°52'27" West, along said Northeasterly right-of-way line, 361.20 feet to a point on the North line of said Lot 12; thence South 63°42'42" West, 161.20 feet to a point on the Southwesterly right of way of the Missouri Pacific Railroad; thence North 26°17'16" West, along said Southwesterly right-of-way line, 525.18 feet; thence North 63°42'42" East, 100.00 feet to a point on the Northeasterly right of way of said Missouri Pacific Railroad; thence North 73°52'34" East, 130.07 feet to a point on the South line of the Southeast Quarter of said Section 25; thence North 87°08'05" West, along said South line, 412.58 feet to a point on the Southwesterly right-of-way line of Ward Road, as now established, said point also being the Southeast corner of Tract 2 as described in Document No. 2005i0045503, recorded in Jackson County, Missouri; thence North 34°09'30" West, along said Southwesterly right-of-way line, 414.70 feet to a point on the West line of the East One-Half of said Southeast Quarter; thence South 02°37'31" West, along said West line, 330.00 feet to the Southwest Corner of said East One-Half; thence North 87°08'05" West, along the South line of said Southwest Quarter, 1308.33 feet to the Southeast corner of the Southwest Quarter of said Section 25; thence North 86°14'22" West, along the South line of the Southeast Quarter of the Southwest Quarter of said Section 25, 1,306.00 feet to the Point of Beginning.

Except: (Residential Apartment Area)



A tract of land as described in "Memorandum of Lease" recorded in Book 1724 at Page 653 described as follows:

All that part of the Southwest Quarter of Section 25, Township 48, Range 32 described as follows: Beginning at a point in the centerline of Colburn Road, as said road is now established, said point being 1,251.11 feet Easterly of the center line of the Northbound slab of U.S. Highway No. 50 as said Highway is now established, as measured along the center line of said Colburn Road; thence Easterly along the center line of said Colburn Road a distance of 514.76 feet; thence deflecting 97 degrees 48 minutes to the right a distance of 500.37 feet; thence Westerly at right angles to the last described course a distance of 510 feet; thence Northerly at right angles to the last described course a distance of 430.51 feet to the point of beginning, except that part in Colburn Road, all in Unity Village, Jackson County, Missouri.

Also Including: All that part of Colburn Road lying Northerly and adjacent to the above described tract of land described in "Memorandum of Lease" recorded in Book 1724 at Page 653.

Also Except: (Residential Dwelling Area)

A tract of land in the Southeast Quarter of Section 25 Township 48 North, Range 32 West of the 5th Principal Meridian in Unity Village, Jackson County, Missouri being bounded and described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North  $87^{\circ}08'05''$  West, along the South line of said Southeast Quarter, 713.66 feet to a point on the East right-of-way line of N. Main Street, as now established; thence North  $26^{\circ}17'16''$  West, along said East right-of-way line, 1,427.71 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the right, being tangent to the last described course with a radius of 1,116.30 feet, a central angle of  $04^{\circ}01'09''$  and an arc distance of 78.31 feet to the Point of Beginning of the tract of land to be herein described: thence continuing Northerly, along said East right-of-way line and curve, having a central angle of  $17^{\circ}00'31''$ , and an arc distance of 331.38 feet; thence North  $05^{\circ}15'35''$  West, continuing along said East right-of-way line and it's Northerly prolongation, 187.50 feet; thence North  $84^{\circ}44'25''$  East, continuing along said North right-of-way line, 193.00 feet; thence South  $05^{\circ}15'35''$  East, continuing along said North right-of-way line, 15.00 feet; thence North  $84^{\circ}44'25''$  East, continuing along said North right-of-way line, 217.51 feet; thence South  $02^{\circ}32'25''$  West, 543.50 feet; thence North  $87^{\circ}27'35''$  West, 290.61 feet to the Point of Beginning.

The remaining area contains 331.2 acres more or less.

## EXHIBIT B

### LEGAL DESCRIPTION OF PROPERTY TO BE ADDED TO THE DISTRICT

A tract of land in the Northeast Quarter, the Southeast Quarter, the Southwest Quarter and the Northwest Quarter of Section 30, Township 48 North, Range 31 West; and the Southeast Quarter and the Southwest Quarter of Section 19, Township 48 North, Range 31 West; and the Southeast Quarter of Section 25, Township 48 North, Range 32 West; and the Northeast Quarter of Section 36, Township 48 North, Range 32 West of the 5th Principal Meridian in the City of Unity Village and the City of Lee's Summit, Jackson County, Missouri, including a portion of NW Colbern Road right of way that adjoins part of the property, all being bounded and described by or under the direct supervision of Jason S Roudebush, P.L.S. 2002014092 as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 30, said point also being the Southwest corner of the Southeast Quarter of said Section 30; thence North 01°36'54" East, on the East line of said Southwest Quarter, said line also being the West line of the Southeast Quarter of said Section 30, 1,633.15 feet to a point on the Northerly right-of-way line of Interstate Highway No. 470 as established by the Report of Commissioners, Case 741042, recorded as Document No. 1971I0086010, in Book I258 at Page 1207, said point also being the Point of Beginning of the tract of land to be herein described: thence South 72°07'30" West, on said Northerly right-of-way line, 388.59 feet; thence South 64°17'45" West, on said Northerly right-of-way line, 403.76 feet; thence South 72°07'30" West, on said Northerly right-of-way line, 400.00 feet; thence South 83°46'34" West, on said Northerly right-of-way line, 123.79 feet; thence Westerly on said Northerly right-of-way line, on a curve to the left having an initial tangent bearing of South 72°07'29" West with a radius of 5,879.58 feet, a central angle of 01°47'15" and an arc distance of 183.44 feet; thence South 64°11'08" West, on said Northerly right-of-way line, 308.18 feet; thence Southwesterly on said Northerly right-of-way line, on a curve to the left having an initial tangent bearing of South 67°20'14" West with a radius of 5,854.58 feet, a central angle of 06°45'11" and an arc distance of 690.04 feet; thence South 60°35'03" West, on said Northerly right-of-way line, 324.69 feet; thence South 71°53'38" West, on said Northerly right-of-way line, 101.98 feet; thence South 60°35'03" West, on said Northerly right-of-way line, 600.00 feet to a point on the Northerly right-of-way line of Interstate Highway No. 470 as established by Document No. 1970I0073237, in Book I220 at Page 1331, thence South 73°58'35" West, on said Northerly right-of-way line 164.60 feet to a point on the Easterly right-of-way line of NW Main Street also known as Old Lee's Summit Road as now established; thence North 26°17'46" West, on said Easterly right-of-way line, 1,447.40 feet; thence Northerly, on said Easterly right-of-way line, on a curve to the right being tangent to the last described course with a radius of 1,116.30 feet, a central angle of 21°01'41" and an arc distance of 409.69 feet; thence North 05°16'05" West, on said Easterly right-of-way line, 77.50 feet to a point on the Southerly right-of-way line of NW Colbern Road as now established; thence North 05°16'05" West, on the Northerly extension of said Easterly right-of-way line, 110.00 feet to a point on the Northerly right-of-way line of NW Colbern Road as now established; thence North 84°43'55" East, on said Northerly right-of-way line, 193.00 feet; thence South 05°16'05" East, on said Northerly right-of-way line, 15.00 feet; thence North 84°43'55" East, on said Northerly right-of-way line, 2,519.90 feet; thence Easterly on said Northerly right-of-way line, on a curve to the left being tangent to the last described course with a radius of 2,824.93 feet, a central angle of 12°44'58" and an arc distance of 628.60 feet; thence North 71°58'57" East, on said Northerly right-of-way line, 349.26 feet; thence Easterly on said Northerly right-of-way line, on a curve to the right having an initial tangent bearing of North 72°21'56" East with a radius of 3,540.32 feet, a central angle of 08°36'31" and an arc distance of 531.93 feet to the Northeast corner of last said Southwest Quarter and the Northwest corner of last said Southeast Quarter, said point also being the Southwest corner of the Northeast Quarter of said Section 30, (said point also being commonly referred to as the Center of said Section 30); thence North 01°37'22" East, on the West line of the Northeast Quarter of said Section 30, a distance of 1,328.05 feet to the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 30; thence North 87°32'28" West, along the South line of the Northeast Quarter of the Northwest Quarter of said Section 30, 1286.57 feet to the Southwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 30; thence North 02°00'34" East, along the

West line of the Northeast Quarter of the Northwest Quarter of said Section 30, 1330.41 feet to the Northwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 30 (said point also being the Southwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 30); thence North 02°24'51" East, along the West line of the Southeast Quarter of the Southwest Quarter of said Section 30, 1330.83 feet to the Northwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 30; thence South 87°20'12" East, along the North line of the Southeast Quarter of the Southwest Quarter of said Section 30, 404.18 feet to a point on the Westerly right of way line of NE Lee's Summit Road as established by Document No. 2015E0017982 (Permanent right-of-way #2); thence South 16°57'32" East, on said Westerly right of way line, 226.12 feet; thence Southeasterly on said Westerly right of way line, along a curve to the left being tangent to the last described course with a radius of 1258.00 feet, a central angle of 37°36'40" and an arc distance of 825.80 feet; thence South 54°34'12" East, on said Westerly right of way line, 1258.30 feet; thence Southeasterly on said Westerly right-of-way line, also being the Westerly right-of-way line of NE Douglas Street as established by said Document 2015E0017982 (Permanent right-of-way #2) on a curve to the right being tangent to the last described course with a radius of 1,142.00 feet, a central angle of 56°01'43" and an arc distance of 1,116.74 feet; thence South 01°27'31" West on said Westerly right-of-way line as established by said Document 2015E0017982 (Permanent right-of-way #2 and Permanent right-of way #1), 1,436.85 feet; thence South 46°40'17" West, on said Westerly right-of-way line as established by said Document 2015E0017982 (Permanent right-of-way #1), 35.22 feet; thence South 00°24'20" East, 173.38 feet to a point on the Westerly right-of-way line of NE Douglas Street established by said Report of Commissioners Case 741042, recorded as Document No. 1971I0086010, in Book I258 at Page 1207; thence South 01°29'58" West, on said Westerly right-of-way line, 280.00 feet to a point on the aforesaid Northwesterly right-of-way line of Interstate Highway No. 470; thence South 57°43'10" West, on said Northwesterly right-of-way line, 134.56 feet; thence South 64°30'32" West, on said Northwesterly right-of-way line, 434.06 feet; thence South 63°04'56" West, on said Northwesterly right-of-way line, 254.50 feet; thence South 69°50'03" West, 250.20 feet; thence South 72°07'30" West, 311.41 feet to the Point of Beginning. Containing 12,279,266 square feet or 281.893 acres more or less.

**EXHIBIT C**

**MAP DEPICTING THE ADDITIONAL PROPERTY AND THE ORIGINAL PROPERTY**



**EXHIBIT D**

**PARCEL OWNERSHIP AND ASSESSED VALUE INFORMATION  
FOR ADDITIONAL PROPERTY**

<b><u>Owner Name</u></b>	<b><u>Parcel Number</u></b>	<b><u>Assessed Value</u></b>
Discovery Park Lee's Summit LLC	52-300-03-07-00-0-00-000	\$19,933
	52-300-04-24-00-0-00-000	\$16,150
	51-600-04-08-02-0-00-000	\$26,967
	52-400-01-16-02-0-00-000	\$3,367
	52-400-01-16-01-0-00-000	\$229
	52-300-03-18-00-0-00-000	\$8
	51-600-04-08-01-0-00-000	\$1,700
	51-700-01-02-00-0-00-000	\$320
	52-400-03-02-00-0-00-000	\$3,683
	52-400-01-16-03-0-00-000	\$983
	52-400-04-02-00-0-00-000	\$21,430
<b>Total:</b>		<b>\$94,770</b>

**EXHIBIT E**  
**BLIGHT STUDY**