

AN ORDINANCE APPROVING THE PETITION TO ADD PROPERTY TO THE SUMMIT FAIR COMMUNITY IMPROVEMENT DISTRICT, PROVIDE FOR COSTS RELATED TO THE ADDED PROPERTY AND AUTHORIZE A SALES TAX ON SUCH ADDED PROPERTY.

WHEREAS, Sections 67.1401 to 67.1571 RSMo, 2000, as amended (the "CID Act"), authorize the governing body of any city, upon presentation of a proper petition requesting the addition of property to an existing community improvement district and after a public hearing, to adopt an ordinance which expands the boundaries of an existing district, provide for the reimbursement of costs related to the added property, and impose a sales tax within the area added to the district; and,

WHEREAS, the City of Lee's Summit, Missouri (the "City") is a charter city and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and,

WHEREAS, the Summit Fair Community Improvement District (the "District") was approved by the City Council through the adoption of Ordinance No. 6619 on April 23, 2008; and,

WHEREAS, a Petition to Add Property to the Summit Fair Community Improvement District, Provide for Costs Related to the Added Property, and Authorize a Sales Tax on the Added Property (the "Petition"), was filed with the Lee's Summit City Clerk (the "City Clerk"); and,

WHEREAS, the City Clerk verified that the Petition substantially complies with 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WHEREAS, none of the signatures of the signers of the Petition were withdrawn within seven days after the Petition was filed with the City Clerk; and,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, all the real property that is proposed to be added to the District by the Petition is entirely located within the City of Lee's Summit; and,

WHEREAS, on March 6, 2014, the City Council held a public hearing at which all persons interested in the formation of the District 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 and make such other findings as necessary in connection with the Petition.

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

SECTION 1. All terms used in this Ordinance shall be construed as defined in the CID Act and the Petition.

SECTION 2. The City Clerk has verified that the Petition substantially complies with all submission requirements of the CID Act.

SECTION 3. The Petition, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, is hereby approved, the property described in the Petition is hereby added to the District, the costs described in the Petition are hereby approved as authorized costs to be funded by the District and the District sales tax is hereby imposed within the property that is added to the District.

SECTION 4. The City Council hereby declares that a portion of the property that is being added to the District by this Ordinance which portion is legally described in Ordinance No. 7438 approved on March 20, 2014 that approved the First Amendment to the Lee's Summit East Amended and Restated Tax Increment Financing Plan (the "First Amendment") and that was analyzed in the Blight Study dated December 18, 2013, submitted as Exhibit 9A to the First Amendment, is hereby declared to be a blighted area under the CID Act.


SECTION 5. In connection with the property that is added to the District by this ordinance, the City Clerk is hereby directed to amend the report that is filed with the Missouri Department of Economic Development (the "Department") in accordance with subsection 6 of Section 67.1421 of the CID Act, provide notice to the Missouri Department of Revenue regarding the property added to the District by this ordinance for the purpose of imposing the District sales tax in the added area, and take such other actions that are deemed necessary to implement the District with respect to the property added to the District..

SECTION 6. City officers and agents of the City 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 7. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

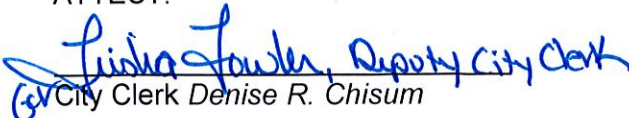
SECTION 8. This Ordinance shall be in full force and effect from and after its passage, adoption, and approval by the Mayor.

PASSED by the City Council for the City of Lee's Summit, Missouri, this 15th day of may, 2014.



Mayor Randall L. Rhoads

ATTEST:

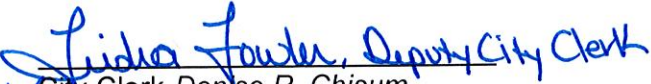

City Clerk Denise R. Chisum

APPROVED by the Mayor of said city this 21st day of May, 2014.



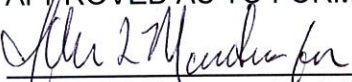
Mayor Randall L. Rhoads

ATTEST:



City Clerk Denise R. Chisum

APPROVED AS TO FORM:



Acting City Attorney Rich Wood

EXHIBIT A

PETITION TO ADD PROPERTY TO THE DISTRICT

[attached]

**SUMMIT FAIR
COMMUNITY IMPROVEMENT DISTRICT**

**Petition to Add Property to the Summit Fair Community Improvement District,
Provide for Costs Related to the Added Property
and Authorize a Sales Tax on such Added Property**

Lee's Summit, Jackson County, Missouri

February 13, 2014

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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 – Summit Place Property

**PETITION TO ADD PROPERTY TO
THE SUMMIT FAIR COMMUNITY IMPROVEMENT DISTRICT,
PROVIDE FOR COSTS RELATED TO THE ADDED PROPERTY
AND TO AUTHORIZE A SALES TAX ON SUCH ADDED PROPERTY**

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 "*Summit Place Property*") and (ii) more than fifty percent per capita of all owners of the Summit Place Property, and hereby petition and request that the City add the Summit Place 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 (i) by Ordinance No. 6889 by the City Council of the City effective February 4, 2010, pursuant to an Amended Petition to Add Property to the Summit Fair Community District filed January 13, 2010 (the "*First Petition to Add Property*"), and (ii) by Ordinance No. 7194 by the City Council of the City effective June 7, 2012, pursuant to a Petition to Add Property to the Summit Fair Community Improvement District filed

May 16, 2012 (the “*Second Petition to Add Property*”). The undersigned propose to have the Summit Place Property added to the District.

B. Legal Description and Boundary Map:

The existing District contains a total of approximately 78.78 acres, is generally located south of I-470, east of Highway 50 and north of Chipman Road and is located in Lee’s Summit, Jackson County, Missouri. The Summit Place Property contains approximately 61.56 acres and the legal description of the Summit Place Property is attached to this Petition as Exhibit A. A map generally depicting the Summit Place Property is shown on Exhibit B attached hereto and incorporated herein by reference. If the Summit Place Property is added to the District, the legal description of the entire District (after the Summit Place 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 (after the Summit Place 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 Summit Place Property; and (ii) more than fifty percent per capita of all owners of the Summit Place Property.

III. Five-Year Plan

A. The purposes of the District with respect to Summit Place Property are to:

1. Provide or cause to be provided for the benefit of the Summit Place Property certain services (the “*Eligible Services*”) described in Paragraph B of this Section;

2. Provide or cause to be provided for the benefit of the Summit Place Property 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, including the Summit Place Property, 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 or outboard motors and sales to or by public utilities and providers of communications, cable, or video services, to finance the costs of the Eligible Services, Eligible Improvements, the costs of other services and improvements in the District and other costs incurred by the District to carry out its purposes;
4. Issue obligations (“*CID Obligations*”), including without limitation bonds, to finance the costs of the Eligible Services, Eligible Improvements, and other services and improvements in the District, 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;
5. Fix rents, fees or other charges in accordance with the Act;
6. 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,
7. Exercise any authorized purpose of the District pursuant to and in accordance with the Act.

The District's purposes shall be implemented according to the provisions of Section 67.1461 of the Act.

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 for the Summit Place Property and plan other services and improvements within the District 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 other services and improvements within the District; and,
4. Share the costs incurred by the District with respect to the Summit Place Property and other property in the District through sales taxes which are imposed and collected in accordance with the Original CID Petition, the First Petition to Add Property, the Second Petition to Add Property, this Petition and the Act.

B. Services

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.
 - f. maintenance of drainage, water, storm and sewer systems and facilities within the District, including, without limitation, the storm water drainage box culvert and related storm sewer facilities associated with all global detention basins currently, or in the future, on the Summit Place Property.
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

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, including, without limitation, the storm water drainage box culvert and related storm sewer facilities associated with the global detention basin on the Summit Place Property;
3. Sidewalks, streets, traffic signals, parking lots and other site and off-site improvements, including, without limitation, the widening of a portion of Ward Road to four lanes, adding traffic signals, entrances into the Summit Place Property and entrance realignment into the Summit Tech Center; and,
4. Any other improvements authorized under the Act.

D. Estimated Costs

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 in connection with the Summit Place Property are \$6,751,508 and are shown on Exhibit E attached hereto and incorporated herein by reference.

IV. Governance of the District

A. Type of District

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, the First Petition to Add Property, the Second Petition to Add Property and this Petition.

B. Board of Directors

The District is being governed by a board of directors (the "*Board*").

1. Number

The Board currently consists of five (5) directors, (individually, a “*Director*” and collectively, the “*Directors*”).

2. Qualifications

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. 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. 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

The District has no power to levy a real estate tax.

VI. Special Assessments

Petitioners are requesting that the District's special assessments not be levied against the Summit Place 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 or by public utilities and providers of communications, cable or video services. 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. The Second Petition to Add Property extended the sales tax to cover the property added to the District by the Second Petition to Add Property. Petitioners desire to have the Summit Place Property subject to the District's 1% sales tax and understand that the Summit Place 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 Summit Place Property 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 or by public utilities and providers of communications, cable, or video services, 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 Petitioners request that all or part of the CID Revenues generated within the Summit Place Property first be pledged by the District for the payment of any CID Obligations issued for the Summit Place Property as part of the Lee's Summit East Amended and Restated Tax Increment Financing Plan, as the same may be amended by the pending First Amendment to Lee's Summit East Amended and Restated Tax Increment Financing Plan that has been submitted for consideration and approval by the Tax Increment Financing Commission of Lee's Summit, Missouri (the "*TIF Commission*") and the City (the Lee's Summit East Amended and Restated Tax Increment Financing Plan, as amended, is referred to herein as the "*TIF Plan*") or to fund "CID Reimbursable Project Costs" for the Summit Place Property, as provided in the TIF Plan. Petitioners further request that any CID Revenues generated within the Summit Place Property in excess of 100% of the funds necessary for payment of principal and interest on CID Obligations issued for the Summit Place Property may be used by, or as directed by, the District in any order as designated by the District (i) for reserves, including but not limited to capital improvement reserves, (ii) for eligible CID Reimbursable Project Costs for the Summit Place Property, (iii) to redeem CID Obligations for the Summit Place Property in advance of their maturities, (iv) to pay for CID Reimbursable Project Costs in other parts of the District, and/or (v) to pay debt service on CID Obligations issued or to be issued for other costs of improvements and services in the District including, without limitation, the Special Assessment

and Sales Tax Revenue Bonds (Summit Fair Community Improvement District Project) Series 2012 in the aggregate principal amount of \$11,850,000.

IX. Assessed Value

The total assessed value of the Summit Place Property is approximately \$93,007 according to the tax records of Jackson County, Missouri.

X. Time of Existence of District

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 currently in the District, with the exception of the property added by the Second Petition to Add Property, is part of a Tax Increment Financing District and a determination of blight was made by the TIF Commission, 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 (the "TIF Act"). Pursuant to Section 67.1401[2](3)(b) of the Act, the property currently in the District, with the exception of the property added by the Second Petition to Add Property, qualifies as a "blighted area," as defined therein. In addition, the proposed First Amendment to Lee's Summit East Amended and Restated Tax Increment Financing Plan requests the TIF Commission and City Council make a determination that a portion of the Summit Place Property described in the proposed First Amendment to Lee's Summit East Amended and Restated Tax Increment Financing Plan as Project Area 2A and Project Area 2B be found to be blighted in accordance with the TIF Act.

XII. Limitations on Borrower Capacity or Revenue Generation

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 Summit Place 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 Summit Place Property to the Summit Fair Community Improvement District, according to the preceding Petition, and authorize the District to levy a sales tax against the Summit Place 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:

51-700	51-700-04-11-00-0-00-000	\$18,000
<u>51-700</u>	<u>51-700-04-12-00-0-00-000</u>	<u>\$42,399*</u>
Map ID Number	Parcel ID Number	Assessed Value

*NOTE: The total assessed value for the property with the Parcel ID Number 51-700-04-12-00-0-00-000 is \$55,788. Approximately, seventy-six percent (76%) of that parcel is located within the boundaries of the Summit Place Property. Therefore, the assessed value of the portion of the property within the District is approximately \$42,399.

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: 2/13/14

STATE OF Colorado)
) ss.
COUNTY OF Eagle)

ARACELI S. GERSTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124056577
MY COMMISSION EXPIRES AUGUST 30, 2016

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

WITNESS my hand and official seal this 13 day of February 2014.

[Signature]
Notary Public

My Commission Expires: August 30 2016

EXECUTION PAGE FOR PETITION TO ADD PROPERTY

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

Name of Owner: DWT Summit Technology, 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 Corporation

The map number, parcel numbers, and assessed value of the property owned:

<u>51-700</u>	<u>51-700-01-71-00-0-00-000</u>	<u>\$32,576</u>
Map ID Number	Parcel ID Number	Assessed Value

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.

DWT Summit Technology, LLC

By: [Signature]
Name: David Townsend
Title: President

Date: 2/13/14

ARACELI S. GERSTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2012-4056577
MY COMMISSION EXPIRES AUGUST 30, 2016

STATE OF Colorado)
) ss.
COUNTY OF Eagle)

Before me personally appeared David Townsend ~~to me personally known to be the~~
~~of DWT Summit Technology, LLC,~~ and who executed the foregoing
instrument on behalf of said limited liability company.

WITNESS my hand and official seal this 13 day of February, 2014.

[Signature]
Notary Public

My Commission Expires: August 30 2016

EXHIBIT A

Legal Description of Property to be Added to District

All of Lot 2, Fleck, Lucy and Lilly, part of Lot 8, all of Lot 12, and all of Tract C, Summit Fair, Second Plat, subdivisions lying in Section 36, Township 48 North, Range 32 West and the West half of Section 31, Township 48 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, described as follows:

BEGINNING at the Northwest corner of Lot 2, Fleck, Lucy and Lilly Subdivision, said point also lying on the Northerly line of Lot 12, Summit Fair, Second Plat; thence South 86 degrees 30 minutes 12 seconds East along the North line of said Lot 2 a distance of 394.19 feet to the Northeast corner thereof, said point also lying on the Northwesterly line of Lot 8 of said Summit Fair, Second Plat; thence North 26 degrees 54 minutes 55 seconds East along the Northwesterly line of said Lot 8 a distance of 381.52 feet to a point; thence North 9 degrees 24 minutes 29 seconds East along the Northwesterly line of Lot 8 and Tract C of said Summit Fair Second Plat a distance of 231.51 feet to a point; thence North 71 degrees 06 minutes 16 seconds East along the Northwesterly line of said Tract C a distance of 86.54 feet to a point; thence North 52 degrees 57 minutes 47 seconds East along the Northwesterly line of said Tract C a distance of 270.29 feet to the Northernmost corner thereof; thence South 26 degrees 14 minutes 39 seconds East along the Northeasterly line of said Tract C a distance of 216.43 feet to a point; thence in a Southeasterly direction along the Northeasterly line of said Tract C and along a curve to the left, having a radius of 6081.13 feet, through a central angle of 12 degrees 20 minutes 00 seconds, an arc distance of 1309.01 feet to a point; thence South 38 degrees 34 minutes 39 seconds East along the Northeasterly line of said Tract C a distance of 516.60 feet to the Easternmost corner thereof; thence South 59 degrees 47 minutes 28 seconds West along the Southerly line of said Tract C a distance of 49.84 feet to the Southernmost corner thereof; thence North 69 degrees 18 minutes 06 seconds West along the Southwesterly line of said Tract C a distance of 655.52 feet to a point; thence North 31 degrees 56 minutes 46 seconds West along the Southwesterly line of said Tract C a distance of 335.90 feet to a point; thence South 35 degrees 34 minutes 22 seconds West a distance of 767.63 feet to a point on the South line of said Lot 8; thence in a Northwesterly, Westerly and Southwesterly direction along the South line of said Lot 8 and along a curve to the left whose initial tangent bears North 60 degrees 57 minutes 35 seconds West, having a radius of 1222.91 feet, through a central angle of 58 degrees 55 minutes 26 seconds, an arc distance of 1257.66 feet to a point; thence South 60 degrees 06 minutes 59 seconds West along the South line of said Lot 8 a distance of 100.00 feet to a point; thence in a Southwesterly direction along the South line of said Lot 8 and along a curve to the right, 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 South 78 degrees 51 minutes 43 seconds West along the South line of said Lot 8 a distance of 99.48 feet to a point; thence in a Southwesterly direction along the South line of said Lot 8 and along a curve to the right, 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

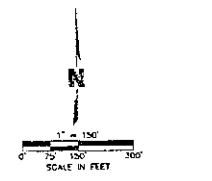
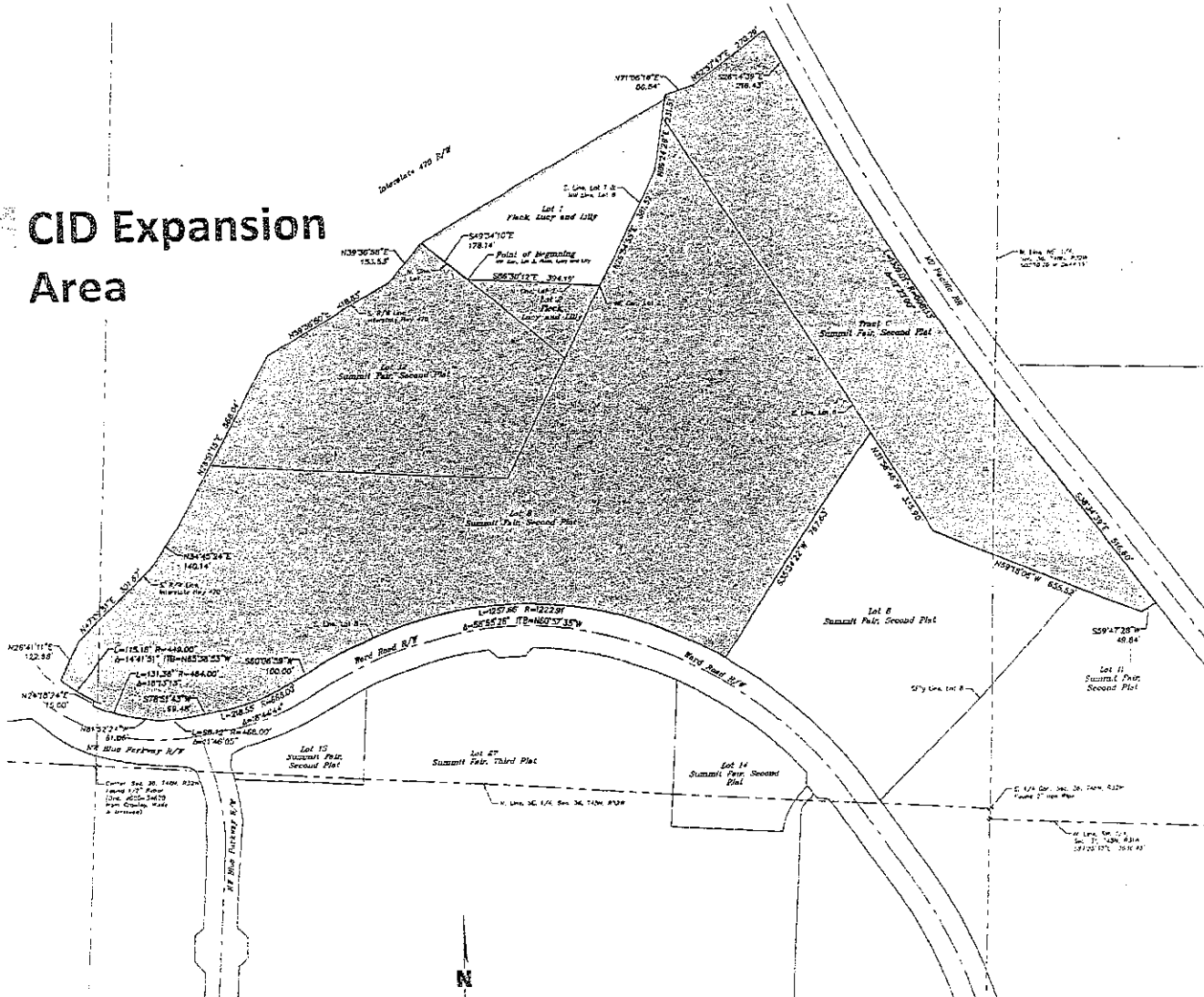
point; thence North 81 degrees 52 minutes 24 seconds West along the South line of said Lot 8 a distance of 61.06 feet to a point; thence in a Northwesterly direction along the South line of said Lot 8 and along a curve to the right, having a radius of 464.00 feet, through a central angle of 16 degrees 13 minutes 13 seconds, an arc distance of 131.36 feet to a point on the Southeasterly right of way line of Interstate Highway 470; thence North 24 degrees 18 minutes 24 seconds East along the Southeasterly right of way line of Interstate Highway 470 a distance of 15.00 feet to a point; thence in a Northwesterly direction along the Southeasterly right of way line of Interstate Highway 470 and along a curve to the right whose initial tangent bears North 65 degrees 38 minutes 53 seconds West, having a radius of 449.00 feet, through a central angle of 14 degrees 41 minutes 51 seconds, an arc distance of 115.18 feet to a point; thence North 26 degrees 41 minutes 11 seconds East along the Southeasterly right of way line of Interstate Highway 470 a distance of 122.68 feet to a point; thence North 47 degrees 09 minutes 51 seconds East along the Southeasterly right of way line of Interstate Highway 470 a distance of 301.67 feet to a point; thence North 34 degrees 45 minutes 24 seconds East along the Southeasterly right of way line of Interstate Highway 470 a distance of 140.14 feet to a point; thence North 28 degrees 51 minutes 15 seconds East along the Southeasterly right of way line of Interstate Highway 470 a distance of 568.04 feet to a point; thence North 59 degrees 36 minutes 50 seconds East along the Southeasterly right of way line of Interstate Highway 470 a distance of 418.83 feet to a point; thence North 39 degrees 36 minutes 58 seconds East along the Southeasterly right of way line of Interstate Highway 470 a distance of 153.53 feet to the Northernmost corner of said Lot 12; thence South 49 degrees 34 minutes 10 seconds East along the Northeasterly line of said Lot 12 a distance of 178.14 feet to the POINT OF BEGINNING and containing 2,681,465 Square Feet or 61.558 Acres, more or less.

EXHIBIT B

Boundary Map of Property to be Added to District

[SEE ATTACHED]

CID Expansion Area



6600
 2,681,465 Square Feet or 51,558 Acres, more or less.

OLSSON ASSOCIATES

200 University Avenue
 University Park, PA 15801
 Tel: 812.261.1111
 Fax: 812.261.1111
 www.olsson.com

REV	DATE	DESCRIPTION

REVISIONS

CID Expansion Area Exhibit
 2014
 Lee S. Summit, Missouri

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SHEET 1 of 1

EXHIBIT C

Legal Description of Entire District (If Property is Added)

All that part of Ward Road right of way, all that part of Lots 8 and 13, all of Lot 12, **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, H, 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, 29 and 30 **Summit Fair Minor Plat, Lots, 28, 29 and 30**, all of Lot 2, **Fleck, Lucy and Lilly** subdivision, 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 as established by the final Plat of said Summit Fair, Third Plat; thence South 5 degrees 01 minutes 57 seconds West along the East right of way line of said 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 said 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 said 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 said 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 said 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 said 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 said 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 said 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 said 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 said 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 said 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 said 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 said 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 said 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 said 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 said 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 said 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 said 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 said 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 said 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 said 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 said NW Blue Parkway; thence South 86 degrees 50 minutes 12 seconds East along the Easterly right of way of said 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 said 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 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; thence South 76 degrees 18 minutes 18 seconds West a distance of 12.15 feet to a point 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 35 degrees 15 minutes 42 seconds, an arc distance of 285.56 feet to a point on the Southeasterly right of way line of Interstate Highway 470; thence North 24 degrees 18 minutes 24 seconds East along the Southeasterly right of way line of Interstate Highway 470 a distance of 15.00 feet to a point; thence in a Northwesterly direction along the Southeasterly right of way line of Interstate Highway 470 and along a curve to the right whose initial tangent bears North 65 degrees 38 minutes 53 seconds West, having a radius of 449.00 feet, through a central angle of 14 degrees 41 minutes 51 seconds, an arc distance of 115.18 feet to a point; thence North 26 degrees 41 minutes 11 seconds East along the Southeasterly right of way line of Interstate Highway 470 a distance of 122.68 feet to a point; thence North 47 degrees 09 minutes 51 seconds East along the Southeasterly right of way line of Interstate Highway 470 a distance of 301.67 feet to a point; thence North 34 degrees 45 minutes 24 seconds East along the Southeasterly right of way line of Interstate Highway 470 a distance of 140.14 feet to a point; thence North 28 degrees 51 minutes 15 seconds East along the Southeasterly right of way line of Interstate Highway 470 a distance of 568.04 feet to a point; thence North 59 degrees 36 minutes 50 seconds East along the Southeasterly right of way line of Interstate Highway 470 a distance of 418.83 feet to a point; thence North 39 degrees 36 minutes 58 seconds East along the Southeasterly right of way line of Interstate Highway 470 a distance of 153.53 feet to the Northernmost corner of said Lot 12 of said Summit Fair, Second Plat; thence South 49 degrees 34 minutes 10 seconds East along the Northeasterly line of said Lot 12 a distance of 178.14 feet to the Northwest corner of Lot 2, Fleck, Lucy and Lilly subdivision; thence South 86 degrees 30 minutes 12 seconds East along the North line of said Lot 2 a distance of 394.19 feet to the Northeast corner thereof, said point also lying on the Northwesterly line of

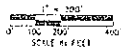
Lot 8 of said Summit Fair, Second Plat; thence North 26 degrees 54 minutes 55 seconds East along the Northwesterly line of said Lot 8 a distance of 381.52 feet to a point; thence North 9 degrees 24 minutes 29 seconds East along the Northwesterly line of Lot 8 and Tract C of said Summit Fair Second Plat a distance of 231.51 feet to a point; thence North 71 degrees 06 minutes 16 seconds East along the Northwesterly line of said Tract C a distance of 86.54 feet to a point; thence North 52 degrees 57 minutes 47 seconds East along the Northwesterly line of said Tract C a distance of 270.29 feet to the Northernmost corner thereof; thence South 26 degrees 14 minutes 39 seconds East along the Northeasterly line of said Tract C a distance of 216.43 feet to a point; thence in a Southeasterly direction along the Northeasterly line of said Tract C and along a curve to the left, having a radius of 6081.13 feet, through a central angle of 12 degrees 20 minutes 00 seconds, an arc distance of 1309.01 feet to a point; thence South 38 degrees 34 minutes 39 seconds East along the Northeasterly line of said Tract C a distance of 516.60 feet to the Easternmost corner thereof; thence South 59 degrees 47 minutes 28 seconds West along the Southerly line of said Tract C a distance of 49.84 feet to the Southernmost corner thereof; thence North 69 degrees 18 minutes 06 seconds West along the Southwesterly line of said Tract C a distance of 655.52 feet to a point; thence North 31 degrees 56 minutes 46 seconds West along the Southwesterly line of said Tract C a distance of 335.90 feet to a point; thence South 35 degrees 34 minutes 22 seconds West a distance of 767.63 feet to a point on the North line of said Ward Road; thence in a Southeasterly direction along the Northerly right of way line of said Ward Road and along a curve to the right whose initial tangent bears South 60 degrees 57 minutes 35 seconds East, having a radius of 1222.91 feet, through a central angle of 26 degrees 10 minutes 46 seconds, an arc distance of 558.77 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 and containing 6,113,047 Square Feet or 140.3362 Acres, more or less.

EXHIBIT D

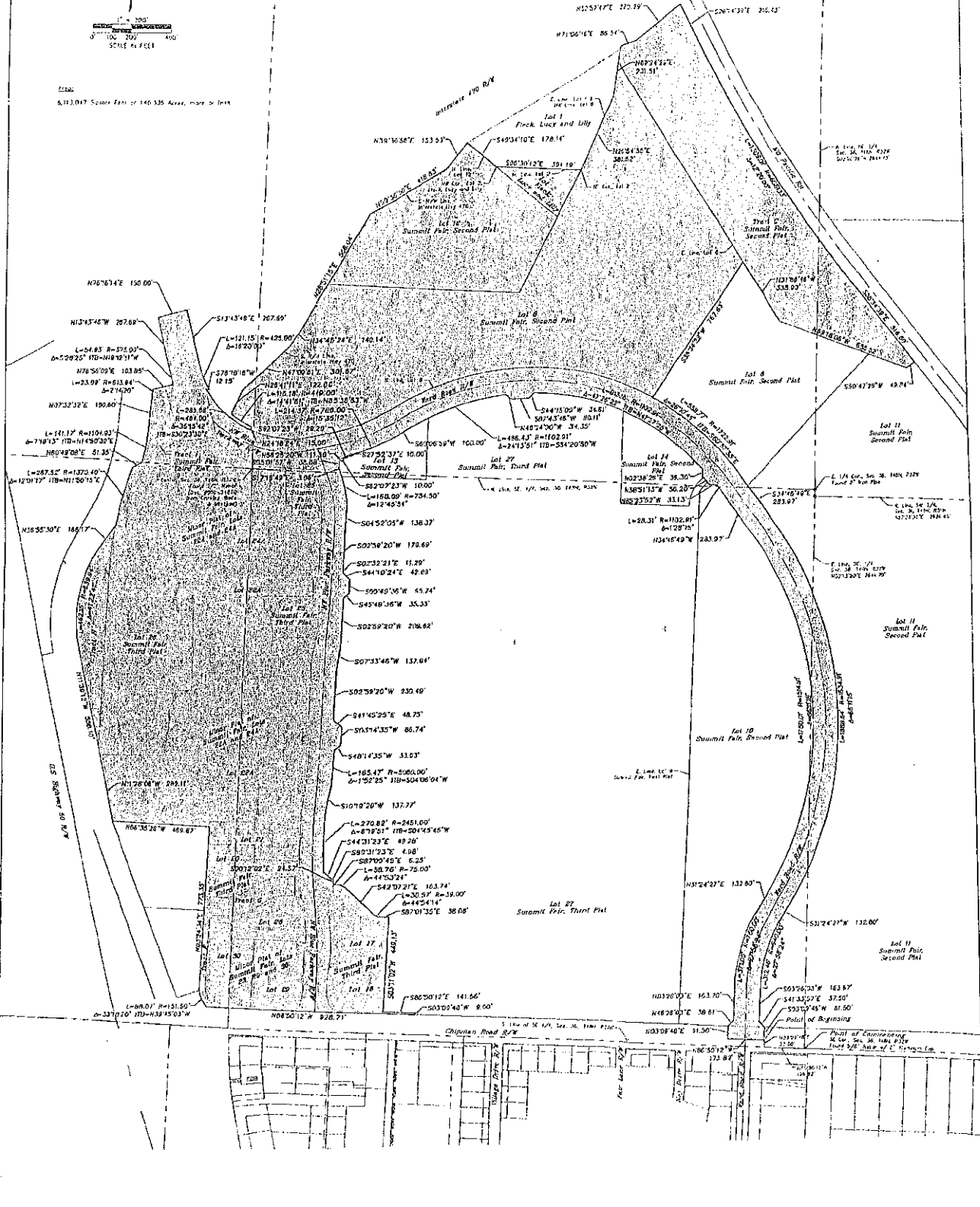
**District Boundary Map
(If Property is Added)**

[SEE ATTACHED]

Entire CID Area



Scale: 6,113.047 Square Feet of 140.135 Acres, more or less



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SHEET

Overall CID Area		NO. 1	DATE	REVISIONS/RECOMMEND	BY

Lee's Summit, Missouri

2014

REVISIONS



7349 West 131st Street, Suite 200, Overland Park, KS 66204-1270
 Tel: 913-881-1110 Fax: 913-881-1116
 www.molsson.com

EXHIBIT E

Estimated Costs – Summit Place Property

Eligible Service/Improvement	1% Sales Tax
1. General Conditions ¹	\$38,273
2. Site Improvements ²	\$3,684,880
3. Off-Site Improvements ³	\$2,425,378
4. Professional Services	\$396,769
5. Interest Carry	\$63,497
6. Closing and Financing Costs	\$42,960
7. General Contingency	\$99,301
TOTAL	\$6,751,508

NOTES:

- (1) General Conditions include the District's share of, among other things, predevelopment costs associated with the planning approvals and community improvement district approvals, job site trailers, security, temporary storage, marketing and taxes and insurance during construction.
- (2) Site improvements include on-site costs associated with constructing and maintaining the storm water drainage box culvert and related storm sewer facilities associated with the global detention basin located on the Summit Place Property.
- (3) Off-site improvements are within the boundaries of the District and include costs associated with widening a portion of Ward Road to four lanes, adding additional traffic signals, entrances into the Summit Place project from Ward Road and entrances into the Summit Tech Center from Ward Road.
- (4) Amounts set forth above totaling approximately \$6.75 million, are net estimated cost reimbursements and do not include (other than certain limited interest and financing costs during the construction and ramp-up period to stabilization) interest expenses, financing expenses, fees, or costs of issuance for bonds or any other financing instrument, all of which are eligible costs associated with the Eligible Improvements or Eligible Services.