

AN ORDINANCE APPROVING THE PETITION FOR ESTABLISHMENT OF THE NEW LONGVIEW COMMUNITY IMPROVEMENT DISTRICT.

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 formation and after a public hearing, to adopt an ordinance establishing a community improvement 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, several property owners within the proposed community improvement district have filed with the Lee's Summit City Clerk (the "City Clerk") a petition for the establishment of a community improvement district pursuant to the CID Act (the "Petition"), entitled the Petition for the Establishment of the New Longview Community Improvement District (the "District"); 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WHEREAS, none of the signatures of the signers of the Petition were withdrawn within seven days after the Petition was filed with the City Clerk; and,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 included in the District is entirely located within the City of Lee's Summit; and,

WHEREAS, on February 5, 2019, the City Council held a public hearing, after notice in accordance with the CID Act, at which all persons interested in the formation of the District were allowed an opportunity to speak; and,

WHEREAS, the Petition to establish the District being fully heard before the City Council, the City now desires to establish the District and make such other findings as necessary.

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 District is hereby approved and shall be established within the City as a political subdivision of the State of Missouri, as provided in the Petition, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference. The District includes the contiguous tracts of real estate as described in the attached Petition and shown on the map set forth in the attached Petition.

SECTION 4. As set forth in the Petition, the District shall be governed by a board of directors consisting of five (5) members, with the initial members being named in the Petition and whose successors shall be appointed as provided in the Petition.

SECTION 5. The District's Board of Directors shall have authority to establish a sales tax within the District as set forth in the Petition and in conformance with the CID Act.

SECTION 6. The District shall have and possess such powers authorized under the CID Act, as limited in the Petition.

SECTION 7. The life of the District shall begin on the effective date of this Ordinance and shall continue for a period of thirty (30) years, unless the CID is terminated prior to the established expiration date in accordance with the provisions of the CID Act.

SECTION 8. The City Clerk is hereby directed to prepare and file with the Missouri Department of Economic Development (the "Department") the report specified in subsection 6 of Section 67.1421 of the CID Act, substantially in the form provided by the Department.

SECTION 9. Approval of the Petition and the District by this Ordinance is conditioned upon the District entering into a cooperative agreement with the City, upon terms and conditions mutually acceptable to the City and District, which provides for implementation of the District, maintenance of the public improvements that are funded by the District, the process for reimbursement of eligible District costs and expenses and other matters as mutually determined by the City and District. No payment or reimbursement of District costs and expenses shall occur and no disbursement of District revenues shall occur until the cooperative agreement is approved and executed by the City and the District. Failure of the District to enter into such agreement within six (6) months following the effective date of this Ordinance shall nullify and render void the approvals granted in this Ordinance upon such declaration by the City Council.

SECTION 10. 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 11. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 12. 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 19th day of February, 2019.



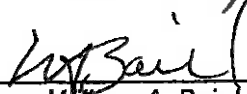
Mayor William A. Baird

ATTEST:



City Clerk Trisha Fowler Arcuri

APPROVED by the Mayor of said city this 22nd day of February, 2019.




Mayor William A. Baird

ATTEST:



City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:



City Attorney Brian W. Head

**EXHIBIT A
CID PETITION**

[Attached]

**PETITION FOR ESTABLISHMENT OF THE
NEW LONGVIEW COMMUNITY IMPROVEMENT DISTRICT
CITY OF LEE'S SUMMIT, MISSOURI**

**PETITION FOR THE CREATION OF THE
NEW LONGVIEW COMMUNITY IMPROVEMENT DISTRICT**

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

The undersigned real property owners (the "Petitioners"), being the owners of more than:

- (1) fifty percent (50%) by assessed value of the real property; and
- (2) fifty percent (50%) per capita of all owners of real property

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

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

New Longview Community Improvement District.
2. Legal Description and Map. A legal description and map generally depicting the boundaries of the proposed District are attached hereto as Exhibit A and Exhibit B, respectively. The proposed district consists of approximately 35 acres and is located entirely within the City of Lee's Summit, Missouri.
3. Five-Year Plan. A five-year plan as required by the CID Act is attached hereto as Exhibit C (the "Five Year Plan").
4. Form of District. The proposed District will be established as a political subdivision of the State of Missouri under the CID Act.
5. Board of Directors.
 - a. Number. The District shall be governed by a Board of Directors (the "Board") consisting of five (5) members, whom shall be appointed by the municipality in accordance with this petition.
 - b. Qualifications. Each Member of the Board ("Director") shall meet the following requirements:
 - (1) be at least 18 years of age;
 - (2) be and must declare to be either an owner of real property within the District ("Owner") or an authorized representative of an Owner, an owner of a business operating within the District ("Operator"), or a registered voter ("Resident") residing within the District, as provided in the CID Act;
 - (3) be and have been a resident of the State of Missouri for at least one year immediately preceding the date upon which he or she takes office in accordance with Article VII, Section 8 of the Missouri Constitution; and
 - (4) except for the initial slate of directors named in this Petition, be appointed according to a slate submitted as described in this Petition.

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

- i. Caleb Holmes – Owner’s Representative, Four (4) year term
- ii. Evan Welsh – Owner’s Representative, Four (4) year term
- iii. Jennifer Metz – Owner’s Representative, Four (4) year term
- iv. Mike Jenkins – Owner’s Representative, Two (2) year term
- v. Mark Dunning – City Representative, Two (2) year term

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

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

e. Successor Directors. Successor Directors shall be appointed by the Mayor with the consent of the City Council by resolution. The Executive Director of the District will submit a proposed slate of successor directors to the City of Lee’s Summit, Missouri’s City Clerk (the "City Clerk") for a non-binding recommendation regarding the appointment of successor directors, which slate may be comprised of any individuals that meet the above-listed criteria in the discretion of the Executive Director. Upon receipt of a slate of Successor Directors, the City Clerk shall promptly deliver the slate to the Mayor and the Mayor shall appoint the Successor Directors with the consent of the City Council.

6. Assessed Value. The total assessed value of all real property in the District is \$4,208,209. The official total assessed valuation for the District may change by the time the District is created.

7. Duration of District. The proposed length of time for the existence of the District is thirty (30) years from the date upon which the CID sales tax is levied within the District pursuant to this Petition. The District may be terminated prior to the end of such term in accordance with the provisions of the CID Act.

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

9. Special Assessments. The District will not have the power to impose a special assessment.

10. Sales Tax. Qualified voters of the District may be asked to approve a sales tax of up to one percent (1%) ("District Sales Tax"), in accordance with the CID Act, to fund certain improvements within the District and/or to pay the costs of services provided by the District. Additional details about the District Sales Tax are set forth in the Five Year Plan attached hereto as Exhibit C. It is anticipated that the District will not consent to the capture of its District Sales Tax as economic activity taxes subject to deposit into a special allocation fund for any TIF redevelopment project area within any TIF redevelopment area formed under the Real Property Tax Increment Allocation Act, RSMO 99.800 to 99.865.

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

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

13. Authority Limits. Petitioner does not seek limitations on the authority of the District, except as set forth in this Petition.
14. Blight. Petitioner does not seek a finding of blight under this Petition.
15. Revocation of Signatures. **THE PETITIONERS ACKNOWLEDGES THAT THE SIGNATURE OF THE SIGNER OF THIS PETITION MAY NOT BE WITHDRAWN FROM THIS PETITION LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE CITY CLERK.**

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

**EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
NEW LONGVIEW COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: M-III Longview LLC

Owner's address: 4220 Shawnee Mission Parkway, Suite 200 B, Fairway, KS 66205

Owner's telephone number: 816-285-3872

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Corey Walker

Title: Senior Vice President of Platform Ventures, LLC, manager of
Platform Investments, LLC, manager of M-III Longview LLC

Signer's telephone number: 816-285-3878

Signer's mailing address: 4220 Shawnee Mission Parkway, Suite 200 B, Fairway, KS 66205

If owner is an individual: Single Married

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

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input checked="" type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other

Map and parcel number(s)*: 62-420-04-01-00-0-00-000; 62-420-09-01-00-0-00-000; 62-420-98-16-00-0-00-000; 62-420-98-15-00-0-00-000; 62-420-98-13-00-0-00-000; 62-420-98-12-00-0-00-000; 62-420-98-97-00-0-00-000; 62-420-98-08-00-0-00-000; 62-420-98-11-00-0-00-000; 62-420-29-08-00-0-00-000; 62-420-29-04-00-0-00-000; 62-420-29-05-00-0-00-000; 62-420-29-06-00-0-00-000; 62-420-29-07-00-0-00-000; 62-420-29-09-00-0-00-000; 62-420-30-01-00-0-00-000

Total Assessed Value**: \$1,059,847

[Signature follows on separate page.]

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 below.

M-III LONGVIEW LLC,
a Delaware limited liability company
By: Platform Investments, LLC, its manager
By: By: Platform Ventures, LLC, its manager

By: *Corey Walker*
Name: Corey Walker
Title: Senior Vice President

Date: _____

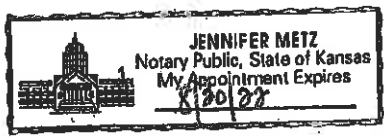
STATE OF KANSAS)
) ss:
COUNTY OF JOHNSON)

On this 10th day of January, 2019, before me appeared Corey Walker, to me personally known, who, being by me duly sworn did say that he is the Senior Vice President of Platform Ventures, LLC, manager of Platform Investments, LLC, manager of M-III Longview LLC, a Delaware limited liability company, and that said instrument was signed on behalf of said corporation, and said corporation acknowledged said instrument to be the free act and deed of said entity.

WITNESS my hand and official seal this 10th day of January, 2019.

My Commission Expires: 8/20/22

Jennifer Metz
Notary Public



**EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
NEW LONGVIEW COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Hawthorn Bank, formerly known as Citizens Union State Bank and Trust

Owner's address: 300 SW Longview Blvd., Lee's Summit, MO 64081

Owner's telephone number: 816-347-8100

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Keith A. Asef

Title: President – NW Region

Signer's telephone number: 816-347-8100

Signer's mailing address: 300 SW Longview Blvd., Lee's Summit, MO 64081

If owner is an individual: Single Married

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

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other

Map and parcel number(s)*: 62-420-09-02-00-0-00-000

Total Assessed Value**: \$487,645

[Signature follows on separate page.]

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 below.

HAWTHORN BANK

By: [Signature]
Name: KEITH A ASEI
Title: PRESIDENT - NW REGION

Date: 1-8-2019

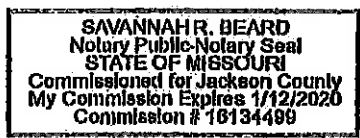
STATE OF MISSOURI)
COUNTY OF Jackson) ss:

On this 8th day of January, 2019, before me appeared Keith A. Asei, to me personally known, who, being by me duly sworn did say that he/she is the Regional President of Hawthorn Bank, and that said instrument was signed on behalf of said bank, and said bank acknowledged said instrument to be the free act and deed of said entity.

WITNESS my hand and official seal this 8th day of January, 2019.

My Commission Expires: 1/12/20

[Signature]
Notary Public



**EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
NEW LONGVIEW COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Gale Communities, Inc.

Owner's address: 400 SW Longview Blvd., Ste 109, Lee's Summit, MO 64081

Owner's telephone number: 816-645-2336

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: G. David Gale

Title: President

Signer's telephone number: 816-645-2336

Signer's mailing address: 400 SW Longview Blvd., Suite 109, Lee's Summit, MO 64081

If owner is an individual: Single Married

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

<input checked="" type="checkbox"/>	Corporation		General Partnership
	Limited Partnership		Limited Liability Company
	Partnership		Urban Redevelopment Corporation
	Not-for-Profit Corporation		Other

Map and parcel number(s)*: 62-420-09-03-00-0-00-000; 62-420-15-01-01-0-00-000; 62-420-15-01-02-0-00-000

Total Assessed Value**: \$1,547,773

[Signature follows on separate page.]

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 below.

GALE COMMUNITIES, INC.,
a Missouri corporation

By: [Signature]
Name: G. David Gale
Title: President

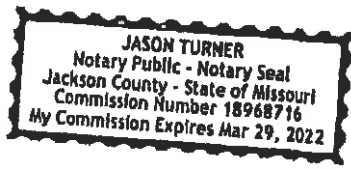
Date: 1.12.18.

STATE OF MISSOURI)
) ss:
COUNTY OF JACKSON)

On this 12th day of January, 2019, before me appeared G. David Gale, to me personally known, who, being by me duly sworn did say that he is the President of Gale Communities, Inc., a Missouri corporation, and that said instrument was signed on behalf of said corporation, and said corporation acknowledged said instrument to be the free act and deed of said entity.

WITNESS my hand and official seal this 12th day of January, 2019.

My Commission Expires: March 29, 2022 [Signature]
Notary Public



**EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
NEW LONGVIEW COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: NLVC, LLC

Owner's address: 3152 SW Grandstand Cir., Lee's Summit, MO 64081

Owner's telephone number: 816-589-4415

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Russell G. Pearson

Title: Sole Member of Box Real Estate Development LLC, manager of
NLVC, LLC

Signer's telephone number: 816-589-4415

Signer's mailing address: 3152 SW Grandstand Cir., Lee's Summit, MO 64081

If owner is an individual: Single Married

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

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input checked="" type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other

Map and parcel number(s)*: 62-420-97-01-00-0-00-000

Total Assessed Value**: \$99,424

[Signature follows on separate page.]

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 below.

NLVC, LLC,
a Missouri limited liability company
By: Box Real Estate Development LLC, its manager

By: Russell G. Pearson
Name: Russell G. Pearson
Title: Sole Member

Date: 1/8/18

STATE OF MISSOURI ~~Missouri~~ Kansas)
) ss:
COUNTY OF JACKSON Johnson)

On this 8th day of January, 2019, before me appeared Russell G. Pearson, to me personally known, who, being by me duly sworn did say that he is the Sole Member of Box Real Estate Development LLC, manager of NLVC, LLC, a Missouri limited liability company, and that said instrument was signed on behalf of said company, and said company acknowledged said instrument to be the free act and deed of said entity.

WITNESS my hand and official seal this 8th day of January, 2019.

My Commission Expires: 2-18-19

Amy L. Spires
Notary Public



**EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
NEW LONGVIEW COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: FSD New Longview, LLC

Owner's address: 465 First Street West, Second Floor, Sonoma, CA 95476

Owner's telephone number: 602-714-3099

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: SG Ellison

Title: President

Signer's telephone number: 707-938-9600

Signer's mailing address: 465 First Street West, Second Floor, Sonoma, CA 95476

If owner is an individual: Single Married

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

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input checked="" type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other

Map and parcel number(s)*: 62-420-98-07-00-0-00-000

Total Assessed Value**: \$820

[Signature follows on separate page.]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California

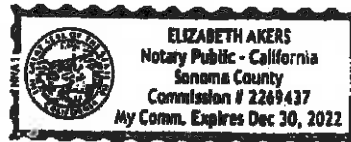
County of Sonoma

On January 14, 2019, before me, Elizabeth Akers, Notary Public, personally appeared SG Ellison, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to within the instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity, and that by his/~~her~~/~~their~~ signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Elizabeth Akers
Notary Public



NOTARY SEAL

EXHIBIT A

Legal Description of New Longview Community Improvement District

NEW LONGVIEW CID
Project No. 018-2866
November 19, 2018

Property Description

A tract of land in the Southwest Quarter of Section 3 and the Northwest Quarter of Section 10, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri, being bounded and described as follows: Beginning at the Southwest corner of said Southwest Quarter point also being the Northwest corner of said Northwest Quarter; thence South 87°11'20" East, on the South line of the said Southwest quarter of Section 3, and the North line of the said Northwest quarter of Section 10, 1172.61 feet; thence leaving said line North 02°48'40" East, 50.00 feet to the Southwest corner of Tract B10, WINTERSET VALLEY 10th PLAT, a subdivision of land recorded on Document Number 2014E0094859 in the Jackson County Recorder of Deeds Office; thence continuing South 87°11'20" East on the South line of said Winterset Valley 10th Plat, 44.36 feet; thence North 45°49'13" East on said South line of Winterset Valley 10th Plat, 16.42 feet; thence South 87°11'20" East on said South line of Winterset Valley 10th Plat, 138.33 feet; thence leaving said South line, South 02°48'40" West, 112.01 feet to a point on the South right-of-way line of said Southwest 3rd Street, point also being on the North line of Lot 1, NEW LONGVIEW COMMERCIAL DISTRICT FOURTH PLAT, LOT 1, a subdivision of land recorded on Document Number 2016E0046879 in said Jackson County Recorder of Deeds Office; thence North 87°11'20" West on said North line, 45.30 feet to the Northwest corner of said Lot 1 point also being on the Easterly right-of-way line of Southwest Kessler Drive, as now established; thence South 02°48'40" West on the West line of said Lot 1 and said Easterly right-of-way line, 167.31 feet; thence North 87°11'20" West on the West line of said Lot 1 and said Easterly right-of-way line, 12.00 feet; thence South 02°48'40" West on the West line of said Lot 1 and said Easterly right-of-way line, 164.68 feet to the Southwest corner of said Lot 1; thence leaving said Easterly right-of-way line, South 87°11'21" East on the South line of said Lot 1, 606.38 feet to a point on the Westerly line of BRIDLEWOOD 4th PLAT, a subdivision of land recorded in Book 169 on Page 63 of said Jackson County Recorder of Deeds Office; thence South 03°11'11" West on the West line of said Bridlewood 4th Plat and the West line of BRIDLEWOOD 5th PLAT, a subdivision of land recorded in Book 71 on Page 18 in said Jackson County Recorder of Deeds Office, 439.82 feet to the Northeast corner of Tract A, KESSLER RIDGE AT NEW LONGVIEW - FIRST PLAT, a subdivision of land Recorded on Document Number 2016E0123272 in said Jackson County Recorder of Deeds Office; thence North 86°48'44" West on the North line of said Tract A, 461.29 feet to the Northwest corner of said Tract A, point also being on the Easterly right-of-way line of said Southwest Kessler Drive; thence Northwesterly on said Easterly right-of-way line, with a curve to the left having an initial tangent bearing of North 31°35'13" West with a radius of 310.00 feet, a central angle of 05°37'55" and an arc distance of 30.47 feet; thence North 37°13'07" West on said Easterly right-of-way line, 123.26 feet; thence Northwesterly on said Easterly right-of-way line with a curve to the right being tangent to the last described course with a radius of 190.00 feet, a central angle of 02°01'30" and an arc distance of 6.71 feet; thence leaving said Easterly right-of-way line, North 87°00'49" West, 71.34 feet to a point on the Westerly right-of-way line of said Southwest Kessler Drive point also being the Southeast corner of Lot 1A, FASCINATION AT NEW LONGVIEW LOTS 1A-1E, INCLUSIVE TRACT A, a subdivision of land Recorded on Document Number 2018E0034938 in said Jackson County Recorder of Deeds Office; thence continuing North 87°00'49" West, on the South line of said Lot 1A, 117.45 feet; thence South 58°23'30" West on the South line of said Fascination at New Longview Lots 1A-1E, Inclusive Tract A, 407.26 feet; thence South 31°36'30" East on said South line, 49.74 feet; thence South 58°52'01" West on said South line, 143.96 feet to the Southwest corner of Lot 1E of said Fascination at New Longview Lots 1A-1E, Inclusive Tract A point also on the Easterly right-of-way line of Southwest Longview Boulevard as now established; thence leaving said Easterly right-of-way line, South 61°02'01" West, 116.09 feet to the Southeast corner of Lot 7, TOWER PARK COMMERCIAL - PHASE 2 LOTS 5, 6, 7 AND TRACTS A and B, a subdivision of land Recorded on Document

Number 2005I0090051 of said Jackson County Recorders of Deeds Office point also on the Westerly right-of-way line of said Southwest Longview Boulevard; thence South 58°46'36" West on the South line of said Lot 7, 34.91 feet; thence Southwesterly on the South line of Lot 7 with a curve to the left being tangent to the last described course with a radius of 130.00 feet, a central angle of 38°14'59" and an arc distance of 86.79 feet to the Southwest corner of said Lot 7; thence North 31°13'52" West on the West line of said Lot 7, 280.78 feet to the Northwest corner of said Lot 7 point also being on the Southerly right-of-way line of Southwest Sensation Drive, as now established; thence continuing North 31°13'52" West, 60.00 feet to a point on the Northerly right-of-way line of said Southwest Sensation Drive, point also on the Southerly line of Lot 3, TOWER PARK COMMERCIAL - PHASE 2 LOTS 3, 4 AND TRACT J, a subdivision of land recorded on Document Number 2004I0107121 in said Jackson County Recorder of Deeds Office; thence South 58°46'36" West on the South line of said Lot 3 and the said Northerly right-of-way line, 139.54 feet; thence North 31°13'27" West on said South line, 72.72 feet; thence North 58°46'33" East on said South line, 20.00 feet; thence North 31°13'27" West on said South line, 50.00 feet; thence North 86°44'52" West on said South line, 172.98 feet to the Southwest corner of said Lot 3, point also being on the Easterly right-of-way line of Southwest Longview Road, as now established, thence continuing North 86°44'52" West, 30.00 feet to a point on the West line of said Northwest Quarter; thence North 03°15'11" East on said West line, 876.09 feet to the Point of Beginning. Containing 1,470,815 square feet or 33.77 acres, more or less.

Less and except the fee simple interest in the public right of way for SW 3rd Street, it being the petitioners' intent that the legal description for the property within public right of way for SW 3rd Street only include the City of Lee's Summit's, and any other governmental authority's, right of way interest in such public right of way and not the fee simple interest in such public right of way.

EXHIBIT B

General Boundary Map of the New Longview Community Improvement District

**EXHIBIT C
FIVE YEAR PLAN**

The estimated initial costs of the improvements associated with the exercise of the powers and purposes of the District are shown in the tables below.

Budgeted Expenditures – From District Revenue

Use	Amount	Comments
Activity Plaza (Fascination at NLV Tract A) Central Green / Hardscape / Landscape Adjacent Streetscape along Fascination/Longview Blvd Pedestrian Connectivity Surface Parking	\$ 2,250,000	Saddle Plaza - Base
Offsite Sitework Obligations	\$ 330,000	3rd St / Kessler Drive Traffic Signal & Other
Grading, Paving & Utilities	\$ 300,000	ROW & shared parking stalls
Professional Fees	\$ 300,000	legal, consulting, traffic study, other
Remaining Streetscape & Landscape Balance of Fascination / Kessler	\$ 250,000	ROW & common areas
North Arch	\$ 50,000	maintenance & upkeep as needed
Contingency	\$ 500,000	general contingency
Total (w/ surface parking)	\$ 3,980,000	
Structured Parking	\$ 1,500,000	Lot 1D - 160 deck parking spots
Grand Total (w/ structured parking)	\$ 5,480,000	

Notes:

- (1) Amounts set forth above totaling approximately \$5.5 million, are net estimated cost reimbursements and do not include interest expenses, financing expenses, fees, or costs of issuance for bonds or any other financing instrument, all of which are eligible costs of the District and which may be funded pursuant to the terms of a Cooperative Agreement between the City and the District.
- (2) The cost estimates set forth in this Exhibit are reasonable best estimates at the time of approval of this District and it is agreed to and understood that such estimates are subject to change as part of the development process and in accordance with the terms of a Cooperative Agreement between the City and the District. The amounts set forth in the above line items are not caps or limitations on such line items. Any such limitation on reimbursement shall only be subject to statutory restrictions and the terms of a Cooperative Agreement between the City and the District.

General Description of Public Improvements to be Funded by the District:

The District will fund the budgeted expenditures as set forth above and other improvements and services, which are necessary to carry out the purposes of the District, as authorized by the CID Act and this Petition and as allowed by the terms of a Cooperative Agreement between the City and the District.

The estimated revenues of the District are shown in the table below. It is expected that the revenue of the District will be used to administer the District and pledged to repay obligations issued by or on behalf of the District to fund the costs of services and improvements.

NEW LONGVIEW CID			
			SPECIAL DISTRICTS
	Year	Lagged CID Taxable Sales	CID Sales Tax Revenue
			1.000%
1	2020	\$ 22,994,126	\$ 223,043
2	2021	\$ 23,339,038	\$ 226,389
3	2022	\$ 25,779,124	\$ 250,058
4	2023	\$ 26,165,811	\$ 253,808
5	2024	\$ 26,558,298	\$ 257,615
6	2025	\$ 26,956,672	\$ 261,480
7	2026	\$ 27,361,022	\$ 265,402
8	2027	\$ 27,771,438	\$ 269,383
9	2028	\$ 28,188,009	\$ 273,424
10	2029	\$ 28,610,829	\$ 277,525
11	2030	\$ 29,039,992	\$ 281,688
12	2031	\$ 29,475,592	\$ 285,913
13	2032	\$ 29,917,726	\$ 290,202
14	2033	\$ 30,366,491	\$ 294,555
15	2034	\$ 30,821,989	\$ 298,973
16	2035	\$ 31,284,319	\$ 303,458
17	2036	\$ 31,753,583	\$ 308,010
18	2037	\$ 32,229,887	\$ 312,630
19	2038	\$ 32,713,335	\$ 317,319
20	2039	\$ 33,204,035	\$ 322,079
21	2040	\$ 33,702,096	\$ 326,910
22	2041	\$ 34,207,627	\$ 331,814
23	2042	\$ 34,720,742	\$ 336,791
24	2043	\$ 35,241,553	\$ 341,843
25	2044	\$ 35,770,176	\$ 346,971
26	2045	\$ 36,306,729	\$ 352,175
27	2046	\$ 36,851,330	\$ 357,458
28	2047	\$ 37,404,100	\$ 362,820
29	2048	\$ 37,965,161	\$ 368,262
30	2049	\$ 38,534,639	\$ 373,786
TOTAL			\$ 9,071,784
NPV	5.00%		\$ 4,180,906

Notes:

- 1) Taxable Sales growth rate from stabilization 1.50%
- 2) Administration fees 1.00%
- 3) Retailer Holdback 2.00%
- 4) Retail Vacancy (excludes theater) 5.00%
- 5) CID Sales Tax Implementation - Assumption 10/1/2019
- 6) CID Revenues lagged 3 months

