

Capitalized terms shall have the meaning set forth in <u>Article II</u> of the New Longview Tax Increment Financing Plan (the "**Redevelopment Plan**").

BACKGROUND

The Redevelopment Plan was adopted by the Lee's Summit City Council on December 21, 2015, by Ordinance No. 7779. The Redevelopment Area contains approximately 107 acres of land generally located southeast of the intersection of Northwest View High Drive and Southwest 3rd Street in northwestern Lee's Summit. The initial Redevelopment Plan includes fifteen Redevelopment Project Areas and TIF Revenues will be collected in those areas for the purpose of funding the Historic Preservation Improvements until the expiration of each Redevelopment Project Area in accordance with the TIF Act. The Redevelopment Plan was amended by ordinance in January 2019 for the purpose of providing additional funding for the lake rehabilitation and pergola, and combines those two reimbursable items into one collective project so the developer has more flexibility to receive TIF reimbursement for the combined "Lake & Pergola project."

SUMMARY OF THE SECOND AMENDMENT

This Second Amendment revises the boundaries of Redevelopment Projects C, F, H and J by dividing each of those redevelopment project areas into two new redevelopment project areas. These changes result in no net increase in the total Reimbursable Project Costs to be funded by the Plan, and the maximum amount of Reimbursable Project Costs to be funded by the Plan remains the same as when the Plan was approved by the City Council in 2015.

The adjustment to the Redevelopment Project Areas will allow the City to activate the collection of TIF revenues within each of the new project areas on independent schedules based on when development occurs in each of the new project areas. This Second Amendment does not increase the overall TIF budget and keeps the total reimbursement at \$16,939,463.

This amendment also clarifies the boundaries of Redevelopment Project G. This Redevelopment Project Area is not amended, but is clarified to match the actual platted lot pursuant to the Final Plat of FASCINATION AT NEW LONGVIEW.

REVISIONS TO THE PLAN

No changes to the text of the Redevelopment Plan are required for this Second Amendment.

REVISIONS TO THE PLAN EXHIBITS

Exhibit 2B is amended pursuant to the attached legal descriptions for Redevelopment Projects C1, C2, F1, F2, H1, H2, J1 and J2, and the corrected legal description of Redevelopment Project G, along with the maps depicting approximate areas of the new Redevelopment Projects. The legal descriptions for each of the Redevelopment Projects shall control the areas of the new Redevelopment Projects and the attached maps are designed to illustrate the areas but are not necessarily precise as to the actual boundaries.

EXHIBIT 2B

LEGAL DESCRIPTIONS AND MAPS OF REDEVELOPMENT PROJECT AREAS C1, C2, F1, F2, H1, H2, J1 AND J2 AND CORRECTED DESCRIPTION OF REDEVELOPMENT PROJECT AREA G

Each of the Redevelopment Projects C, F, H and J are divided into two separate Redevelopment Projects that are labeled C1, C2, F1, F2, H1, H2, J1 and J2, and the legal description for Redevelopment Project G (already activated) is corrected to match the platted lot dimensions.

REDEVELOPMENT PROJECT AREA C1

Lot 44 of the Final Plat of "New Longview Commercial District, Second Plat, Lot 44, Tracts A and B" a plat approved by the City of Lee's Summit and recorded on December 9, 2007, containing 35,890 square feet or 0.824 acres, more or less.

REDEVELOPMENT PROJECT AREA C2

Lot 43 of the Final Plat of "New Longview Commercial District, Third Plat, Lots 42, 43, 51-54, Tracts C, D and E" a plat approved by the City of Lee's Summit and recorded on February 16, 2010, containing 12,697 square feet or 0.291 acres, more or less.

REDEVELOPMENT PROJECT AREA F1

Lot 1D of the Final Plat of "FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)" a plat approved by the City of Lee's Summit, Missouri and recorded on April 23, 2018, containing 24,473 square feet or 0.56 acres, more or less,

and

Tract A of the Final Plat of "FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)" a plat approved by the City of Lee's Summit, Missouri and recorded on April 23, 2018, containing 43,231 square feet or 0.99 acres, more or less.

REDEVELOPMENT PROJECT AREA F2

Lot 1E of the Final Plat of "FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)" a plat approved by the City of Lee's Summit, Missouri and recorded on April 23, 2018, containing 88,449 square feet or 2.03 acres, more or less.

REDEVELOPMENT PROJECT AREA G

Lot 1C of the Final Plat of "FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)" a plat approved by the City of Lee's Summit, Missouri and recorded on April 23, 2018, containing 69,767 square feet or 1.60 acres, more or less.

REDEVELOPMENT PROJECT AREA H1

Lot 1B of the Final Plat of "FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)" a plat approved by the City of Lee's Summit, Missouri and recorded on April 23, 2018, containing 32,485 square feet or 0.75 acres, more or less.

REDEVELOPMENT PROJECT AREA H2

Lot 1A of the Final Plat of "FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)" a plat approved by the City of Lee's Summit, Missouri and recorded on April 23, 2018, containing 51,713 square feet or 1.19 acres, more or less.

REDEVELOPMENT PROJECT AREA J1

Lot 1 of the Final Plat of "KESSLER VIEW, FIRST PLAT, LOT 1" a plat approved by the City of Lee's Summit, Missouri and recorded on January 14, 2019, containing 57,264 square feet or 1.31 acres, more or less.

REDEVELOPMENT PROJECT AREA J2

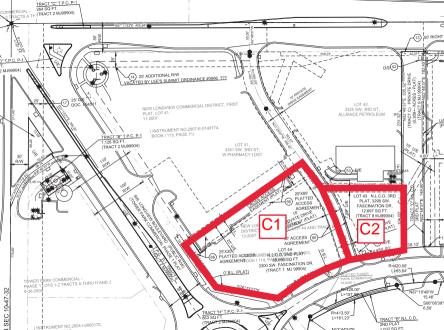
A tract of land in the Northwest Quarter of Section 10, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri, being

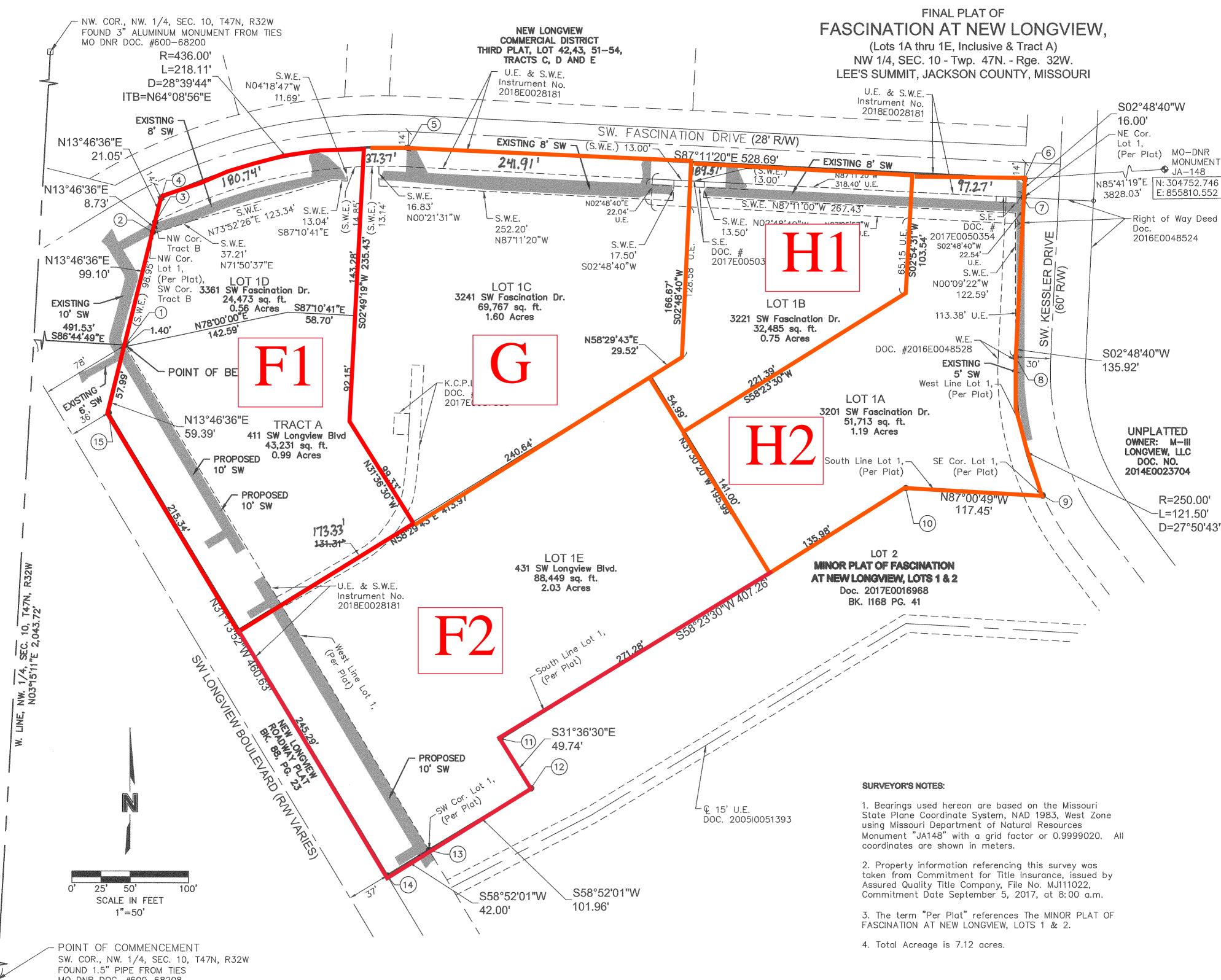
bounded and described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence North 87°11'22" West, 740.90 feet; thence South 02°48'38" West, 50.00 feet to a point on the Southerly right-of-way line of SW 3rd Street, as now established; thence South 03°11'08" West, 332.00 feet to the Point of Beginning of the tract of land to be herein described; thence South 03°11'08" West, 292.71 feet; thence North 83°07'40" West, 267.38 feet; thence Westerly, along a curve to the left, having an initial tangent bearing of North 85°34'58" West with a radius of 425.00 feet, a central angle of 36°52'50" and an arc distance of 273.57 feet; thence Westerly, along a curve to the right, having a common tangent with the last described course with a radius of 15.00 feet, a central angle of 78°58'10" and an arc distance of 20.67 feet; thence Northerly, along a curve to the right, having a common tangent with the last described course with a radius of 198.58 feet, a central angle of 45°52'06" and an arc distance of 158.97 feet; thence North 02°48'40" East, 208.16 feet; thence South 87°11'20" East, 606.38 feet to the Point of Beginning,

less and excluding

Lot 1 of the Final Plat of "KESSLER VIEW, FIRST PLAT, LOT 1" a plat approved by the City of Lee's Summit, Missouri and recorded on January 14, 2019,

containing 120,589 square feet or 2.77 acres, more or less.





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A tract of land in the Northwest Quarter of Section I.V., (winstip 4 North, Rating 22 Mest of the Sat Thistopher Meridian in Lee's Summit, Jackson County, Missouri being bounded and described as follows: Commencing at the Northeast corner of said Northwest Quarter, 1,349,45 feet to a point on the Westerly extension of Lot 1, MINOR PLAT NEW LONGVIEW COMMERCIAL DISTRICT, FOURTH PLAT, LOT 1, a subdivision in said Lee's Summit recorded as Instrument Number 2016E0046879 in Book 162, at Page 62 in Jackson County Recorder of Deeds Office; thence leaving said North line, South 02*48*40" West, along said Westerly extension and said Westerly line of said Lot 1, 381.99 feet to the Southwest corner of said Lot 1, also being the Point of Beginning of the tract of land to be herein described; thence leaving said Westerly line, South 02*48*40" West. A tract of land in the Northwest Quarter of Section 10, Township 47 North, Runge being the Point of Beginning of the tract of land to be herein described; thence leaving said Westerly line, South 8711'20" East, on the South line of said Lot 1, 194.50 feet; thence leaving said South line, South 02'48'40" West, 239.53 feet; thence South 52'46'53" West, 165.40 feet to a point on the Existing Easterly right-of-way line of SW Kessler Drive, as established by Right-of-Way Deed recorded as Instrument Number 2016E0048542 in said Jackson County Recorder of Deeds Office; thence North 37'13'07" West, on said Existing Easterly right-of-way line, as 16.28 feet; thence Northerly, on said Existing Easterly right-of-way line, on a curve to the right being tangent to the last described course with a radius of 190.00 feet, a central angle of 40'01'47" and an arc distance of 132.74 feet; thence North 02'48'40" East on said Existing Easterly right-of-way line, 135.92 feet to the Northeast corner of said Right-of-Way Deed, also being the Southeast corner of SW Kessler Drive as established by New Longview Commercial District, Third Plat, Lots 42, 43, 51-54, Tract C, D and E, a subdivision in said Lee's Summit recorded as Instrument Number 2010E0015502 in Book 131 at Page 76 in said Jackson County Recorder of Deeds Office; thence North 02'48'40" East, on said Existing Easterly right-of-way line, 60.01 feet to the Point of Beginning. Containing 57,264 square feet or 1.31 acres, more or less.

PLAT DEDICATION:

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

MINOR PLAT OF KESSLER VIEW 1ST PLAT, LOT 1

EASEMENT DEDICATION:

An easement is hereby granted to City of Lee's Summit, Missouri to locate, construct and maintain or to authorize the location, construction and maintenance of poles, wires, anchors, conduits, and/or structure for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any or all of them, upon, or under those areas outlined or designated upon this plot as "Utility Easement" (U.E.), or within any street or thoroughfore dedicated to public use on this plot. The grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law including without limitation, Section 527.188 RSMo. (2006) any right to request restoration of rights previously transferred and vacation of

SIDEWALK EASEMENT

SIDEWALK EASEMENT:
The undersigned hereby dedicates a permanent Sidewalk Easement (S.W.E.) over and across the land hereinafter specifically described, for the purpose of constructing, using, replacing, and maintaining a public sidewalk and appurtenant work in any part of the easement, including the right to repair, maintain and replace the sidewalk, and for any reconstruction and future expansion of such facility within the area of the easement.

BUILDING LINES:

Buildings lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be constructed between this line and the street right-of-way line.

According to "Flood Insurance Rate Map" Community Panel 29095C0412G, revised January 20, 2017, as published by the Federal Emergency Management Agency, this property lies within "Zone X" (Areas determined to be outside the 0.2%

OIL AND GAS WELLS:
There is no visible evidence, this date, of abandon oil or gas wells located within the property boundary, as identified in Missouri Department of Natural Resources, State Oil and Gas Council — Wells as of February 1, 2017.

Individual lot owner(s) shall not change or obstruct the drainage flow lines or paths on the lots as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer.

IN WITNESS WHEREOF:

M-III LONGVIEW, LLC., a limited liability company has caused these presents to be executed this $3 \frac{74}{2}$ day of $\sqrt{\frac{1}{2} \frac{1}{2} \frac{1}{2} \frac{1}{2}}$ day of $\sqrt{\frac{1}{2} \frac{1}{2} \frac{1}{2} \frac{1}{2}}$ 2019.

M-III LONGVIEW, LLC BY: PLATFORM INVESTMENTS, LLC, its manager BY: PLATFORM VENTURES, LLC, its manager

Corey Walker, Senior Vice President

STATE OF _ Kansus___

IN WITNESS WHEREOF:

I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

My Commission Expires: 8/20/27

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Notory Public

This plat and survey of MINOR PLAT OF KESSLER VIEW 1ST PLAT, LOT 1 were executed by Olsson, 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of MINOR PLAT OF KESSLER VIEW 1ST PLAT, LOT 1 subdivision is I REALBH LERHIF: that the Fiat of MINOR PLAT OF RESILER VIEW 1ST PLAT, LOT I Subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Surveyors and Landscape Architects and the Missouri Department of Agriculture. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.



Olsson, MO CLS 366 ish, MO PLS 2002014092 Jason S. Roudebush December 13, 2018

SO TEL 816.361.1 FAX 816.361.1

DATE OF SURVEY

12-13-2018

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