
**PETITION FOR ESTABLISHMENT OF THE
291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT
CITY OF LEE'S SUMMIT, MISSOURI**



CITY OF LEE'S SUMMIT, MO
RECEIVED IN THE OFFICE OF THE
CITY CLERK

DATE: 12-16-24

TIME: 5:04pm

SIGNED: [Signature]

**PETITION FOR THE CREATION OF THE
291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT**

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

The undersigned real property owners (collectively, the "Petitioner"), pursuant to RSMo Section 67.1421, being the owners of:

- (1) More than fifty percent (50%) by assessed value of the real property; and
- (2) More than 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 CIDAct:

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

291 South Regional 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 373.25+/- acres, including public right-of-way within the District, and is located entirely within the City of Lee's Summit, Missouri. The District area includes an estimate of approximately 142 acres of right-of-way at the time this petition is filed, and 231 acres of property not in rights-of-way, which may be adjusted throughout the life of the District based on vacation of rights-of-way by and dedication of rights-of-way to governmental entities within the District boundaries.

3. Five-Year Plan.

a. **Purposes**. The purposes of the District are to:

- (1) Provide or cause to be provided for the benefit of the District certain services (the "Eligible Services") described in Paragraph c of this Section;
- (2) Provide or cause to be provided for the benefit of the District certain improvements (the "Eligible Improvements") described in Paragraphs d and e of this Section and on **Exhibit C**;
- (3) Authorize and collect a sales and use tax on all retail sales within the District, which are subject to taxation pursuant to Sections 144.010 to 144.525 of the Revised Statutes of Missouri, except sales of motor vehicles, trailers, boats 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) Acquire by purchase, lease, gift, grant, bequest, devise, or otherwise, any real property within its boundaries, personal property, or any interest in such property;
 - (6) Exercise any authorized purpose of the District pursuant to and in accordance with the Act and in accordance with any contract the District enters into with the developer of the Eligible Improvements and other parties.
- b. **Implementation of Purposes.** 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 accomplish the District purposes;
 - (2) Plan Eligible Services and/or Eligible Improvements for the property within the District 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 as allowed by the CID Act; and,
 - (4) Share the costs incurred by the District with respect to the property within the District through sales and use taxes, which are imposed and collected in accordance with this Petition and the CID Act.
- c. **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;
 - e) other beautification efforts to improve the appearance and image of the District; and
 - f) maintenance of drainage, water, storm and sewer systems and facilities within the District.
 - (3) The District may hire or contract for security personnel and purchase, lease, or otherwise provide security equipment and facilities for the protection of property and persons within the District.

- (4) The District may provide or contract for any and all other services authorized under the CID Act.
- d. **Improvements.** The Eligible Improvements the District plans to make from the list of allowable improvements under Section 67.1461 RSMo are expected to generally include, those improvements described on **Exhibit C** and :
- (1) Within its boundaries, the following public improvements:
 - a) Pedestrian malls, shopping malls and plazas;
 - b) Parks, lawns, trees and any other landscape;
 - c) Drainage, water, storm and sewer systems;
 - d) Roads, streets, sidewalks, ramps, alleys, traffic signs, traffic signals, utilities, parking lots, and other related site work and site improvements, including, without limitation:
 - i. Oldham Parkway Relocation
 - ii. 291 North Interchange Improvements
 - iii. Third Street Interchange Improvements
 - e) Streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls, and barriers;
 - (2) Within its blighted area, demolition, removal, renovation, reconstruction or rehabilitation of buildings and structures; and
 - (3) Any other improvements authorized under the CID Act.
- e. **Estimated Costs and Sources of Funds.** An estimate of the costs of the Eligible Services and Eligible Improvements to be incurred are set forth in **Exhibit C**. These costs are estimates only and may fluctuate based on the rate of inflation, market conditions, economic conditions, and actual revenues and costs incurred for purposes permitted under the CID Act. The anticipated sources of funds to pay such costs are the proceeds of the sales and use tax described herein. The anticipated term of such sources of funds is 27 years from the approval of this Petition by ordinance of the City.
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 seven (7) members, whom shall be appointed in accordance with this petition.

b. Qualifications.

i) Except for the Director elected to the Board pursuant to the requirements of Section 67.1451.2(3) of the CID Act (the "Regional Director") at all times when the requirements of Section 67.1451.2(3) of the CID Act are applicable, each 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) at least four (4) Directors shall be an employee or elected or appointed official of the City of Lee's Summit, Missouri who is named in this petition or designated in writing by the City to serve as a Director for this District.

ii) The Regional Director shall meet the requirements set forth in Section 67.1451.2(3) of the CID Act at all times when the requirements of Section 67.1451.2(3) of the CID Act are applicable.

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

- i. Andy Mitchell – Oldham Investors, LLC, Representative, four (4) year term
- ii. Aaron Francis - Oldham Investors, LLC, Representative, four (4) year term
- iii. Ryan Elam – City's Representative, four (4) year term
- iv. Michael Park – City's Representative, two (2) year term
- v. Briana Burrichter – City's Representative, two (2) year term
- vi. Donna Lake – City's Representative, two (2) year term
- vii. To be appointed by the Mayor – Regional Director, two (2) year term

d. Terms. Initial Directors shall serve for the term set forth above. Each Successor Director 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. Interested persons may provide recommendations to the Mayor regarding successor director(s) by sending correspondence to the City of Lee's Summit, Missouri's City Clerk (the "City Clerk"). Recommendations shall serve as a non-binding recommendations for appointment of successor directors by the Mayor.
6. Assessed Value. The total assessed value of all real property in the District is \$34,390,417.
7. Blight Determination and Public Purpose. The District is a blighted area under Section 67.1401.2(3), RSMo, of the CID Act as the District is located within a Land Clearance for Redevelopment Authority urban renewal area. Further, a Blight Study, dated July 9, 2024, prepared by Sterrett Urban, LLC, has been prepared for a portion of the District area ("Oldham Village Area") which was filed with the City Clerk as an Exhibit 6 to the Oldham Village Tax Increment Financing Plan, demonstrating that the Oldham Village Area is a blighted area under the CID Act. Petitioner is seeking a determination that the District, and the Oldham Village Area within the District, is a blighted area within the meaning of the CID Act. In order to permit the District to expend its revenues or loan its revenues pursuant to a contract entered into in accordance with Section 67.1461.2(2), RSMo, Petitioner further requests the City Council determine that the use of District revenues as described in this Petition herein and pursuant to contracts to finance the demolition, removal, renovation, reconstruction or rehabilitation of buildings and structures within the District, and the Oldham Village Area within the District, and related improvements and structures is reasonably anticipated to remediate the blighting conditions within the District, including the Oldham Village Area, and will serve a public purpose.
8. Duration of District. The proposed length of time for the existence of the District is twenty-seven (27) years from the date upon which an ordinance is passed by the City Council establishing the District. The District may be terminated prior to the end of such term in accordance with the provisions of the CID Act and this Petition, and said term shall not be extended unless a new petition is submitted and approved pursuant to the terms of the CID Act.
9. Real Property and Business License Taxes. The District will not have the power to impose a real property tax levy or business license taxes.
10. Special Assessments. The District will not levy special assessments.
11. Sales Tax. Qualified voters of the District may be asked to approve a sales and use tax of up to one percent (1%) ("District Sales Tax"), in accordance with the CID Act, to fund blight remediation, Eligible Services, Eligible Improvements and other costs associated with the exercise of the powers and purposes and creation of the District.
12. Borrowing Limits. Petitioner does not seek limitations on the borrowing capacity of the District.
13. Revenue Limits. Petitioner does not seek limitations on the revenue generation of the District.
14. Reserved.

15. Authority Limits. Petitioner does not seek limitations on the authority of the District, except as set forth in this Petition. The District shall have the full range of powers authorized under the provisions of the CID Act, except as limited by this Petition. The District will not fund any costs until a cooperative agreement is executed between the District, the City of Lee's Summit and the developer of record for the redevelopment project being undertaken by Oldham Investors, LLC, within the boundaries of the District.
16. City Council Right to Audit. The City Council shall have the right to audit the books and records of the District at any time upon reasonable request.
17. 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.
18. **Revocation of Signatures. THE PETITIONER ACKNOWLEDGES THAT THE SIGNATURES OF THE SIGNERS OF THIS PETITION MAY NOT BE WITHDRAWN FROM THIS PETITION LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE CITY CLERK.**

WHEREFORE, Petitioner respectfully requests that the City Council establish the requested 291 South Regional 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.

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[SIGNATURE PAGE FOLLOWS]

EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Abundant Life Baptist Church of Lee's Summit, Missouri

Owner's address: 414 SW Persels, Lee's Summit, MO, 64081

Owner's telephone number: 816-554-8181

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

Title: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: _____ Single _____ Married

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

☐	Corporation	☐	General Partnership
☐	Limited Partnership	☐	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☒	Not-for-Profit Corporation	☐	Other

Map and parcel number(s): 61-440-09-42-00-0-00-000

61-440-09-46-00-0-00-000

Total Assessed value: \$ 15,998,858.00

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

Date: 12-12-2024
Missouri,

Abundant Life Baptist Church of Lee's Summit,

a Missouri nonprofit corporation

By: Cory D. Weeda

Name: Cory D. Weeda

Title: Chief Operating Officer

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

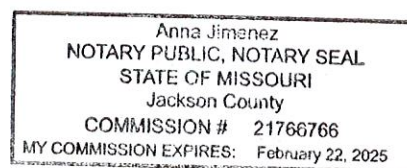
Before me personally appeared Cory Weeda, to me personally known to be the individual described in and who executed the foregoing instrument. Witness my hand and official seal this 12th day of December, 2024.

Anna Jimenez
Notary Public

My Commission Expires:

2/22/25

{LR: 00857165.7 }



Anna Jimenez
NOTARY PUBLIC, NOTARY SEAL
STATE OF MISSOURI
Jackson County
COMMISSION # 21766766
MY COMMISSION EXPIRES: February 22, 2025

EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT

Name of owner: LS 291 Development, LLC

Owner's address: 13626 W 87th St. Pkwy, Lenexa, KS, 66215

Owner's telephone number: 913 706 4619

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Daniel W. Craig

Title: Manager

Signer's telephone number: 913 706 4619

Signer's mailing address: 3519 W 63rd St., S.M., KS 66208

If owner is an individual: _____ Single _____ Married

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

☐	Corporation	☐	General Partnership
☐	Limited Partnership	☒	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☐	Not-for-Profit Corporation	☐	Other

Map and parcel number(s): 61-500-03-49-00-0-00-000
61-500-03-50-00-0-00-000

Total Assessed value: \$1,839.00

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

Date: 12/12/2024

LS 291 Development, LLC,
a Missouri limited liability company

By: Daniel W. Craig

Name: Daniel W. Craig

Title: Manager

STATE OF MISSOURI)

) ss.

COUNTY OF JACKSON)

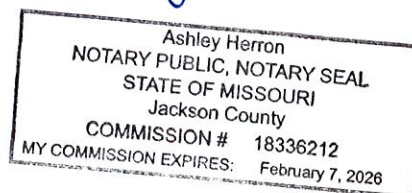
Before me personally appeared Dan Craig, to me personally known to be the individual described in and who executed the foregoing instrument. Witness my hand and official seal this 12th day of December, 2024.

Ashley Herron
Notary Public

My Commission Expires:

2/7/26

{LR: 00857165.7 }



EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Market Street Investors, LLC

Owner's address: 7200 W. 132nd Street, Suite 150, Overland Park, KS 66213

Owner's telephone number: 913-662-2630

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

Title: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: _____ Single _____ Married

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

☐	Corporation	☐	General Partnership
☐	Limited Partnership	☒	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☐	Not-for-Profit Corporation	☐	Other

Map and parcel number(s): 61-500-03-75-00-0-00-000

Total Assessed value: \$140,000.00

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

Date: 12/12/24

Market Street Investors, LLC,
a Missouri limited liability company

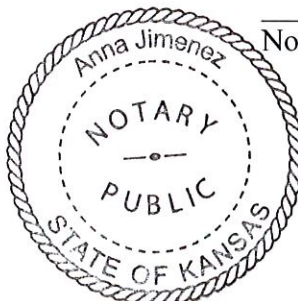
By: [Signature]
Name: Matthew Pennington
Title: Manager

Kansas
STATE OF ~~MISSOURI~~)
Johnson) ss.
COUNTY OF ~~JACKSON~~)

Before me personally appeared Matthew Pennington, to me personally known to be the individual described in and who executed the foregoing instrument. Witness my hand and official seal this 12th day of December, 2024.

My Commission Expires:

4/16/2025



Anna Jimenez
Notary Public

EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Market Street Investors One, LLC

Owner's address: 7200 W. 132nd Street, Suite 150, Overland Park, KS 66213

Owner's telephone number: 913-662-2630

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

Title: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: _____ Single _____ Married

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

☐	Corporation	☐	General Partnership
☐	Limited Partnership	☒	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☐	Not-for-Profit Corporation	☐	Other

Map and parcel number(s): 61-500-03-74-00-0-00-000

Total Assessed value: \$178,016.00

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

Date: 12/12/24

Market Street Investors One, LLC,
a Missouri limited liability company

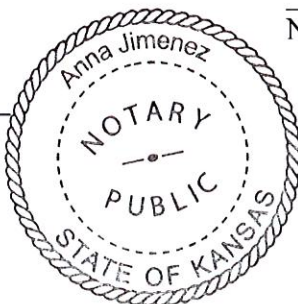
By: [Signature]
Name: Matt Pennington
Title: Manager

Kansas
STATE OF ~~MISSOURI~~)
Johnson) ss.
COUNTY OF ~~JACKSON~~)

Before me personally appeared Matthew Pennington, to me personally known to be the individual described in and who executed the foregoing instrument. Witness my hand and official seal this 12th day of December, 2024.

My Commission Expires:

4/16/2025



Anna Jimenez
Notary Public

EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Oldham Investors, LLC

Owner's address: 7200 W. 132nd Street, Suite 150, Overland Park, KS 66213

Owner's telephone number: 913-662-2630

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

Title: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: _____ Single _____ Married

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

☐	Corporation	☐	General Partnership
☐	Limited Partnership	☒	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☐	Not-for-Profit Corporation	☐	Other

Map and parcel number(s): 61-440-01-05-00-0-00-000

Total Assessed value: \$877,760.00

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

Date: 12/12/24

Oldham Investors, LLC,
a Missouri limited liability company

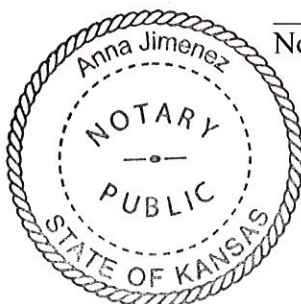
By: [Signature]
Name: Matthew Pennington
Title: Manager

Kansas
STATE OF ~~MISSOURI~~)
Johnson) ss.
COUNTY OF ~~JACKSON~~)

Before me personally appeared Matthew Pennington, to me personally known to be the individual described in and who executed the foregoing instrument. Witness my hand and official seal this 12th day of December, 2024.

My Commission Expires:

4/16/2025



Anna Jimenez
Notary Public

EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Oldham Investors One, LLC

Owner's address: 7200 W. 132nd Street, Suite 150, Overland Park, KS 66213

Owner's telephone number: 913-662-2630

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

Title: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: _____ Single _____ Married

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

☐	Corporation	☐	General Partnership
☐	Limited Partnership	☒	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☐	Not-for-Profit Corporation	☐	Other

Map and parcel number(s): 61-500-03-63-00-0-00-000

Total Assessed value: \$118,432.00

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

Date: 12/12/24

Oldham Investors One, LLC,
a Missouri limited liability company

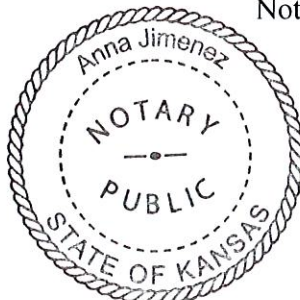
By: [Signature]
Name: Matthew Pennington
Title: Manager

Kansas
STATE OF ~~MISSOURI~~)
Johnson) ss.
COUNTY OF ~~JACKSON~~)

Before me personally appeared Matthew Pennington, to me personally known to be the individual described in and who executed the foregoing instrument. Witness my hand and official seal this 12th day of December, 2024.

Anna Jimenez
Notary Public

My Commission Expires:
4/16/2025



EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Oldham Investors Two, LLC

Owner's address: 7200 W. 132nd Street, Suite 150, Overland Park, KS 66213

Owner's telephone number: 913-662-2630

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

Title: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: _____ Single _____ Married

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

☐	Corporation	☐	General Partnership
☐	Limited Partnership	☒	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☐	Not-for-Profit Corporation	☐	Other

Map and parcel number(s): 61-500-03-76-01-0-00-000

Total Assessed value: \$28,000.00

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

Date: 12/12/24

Oldham Investors Two, LLC
a Missouri limited liability company

By: [Signature]
Name: Matthew Pennington
Title: Manager

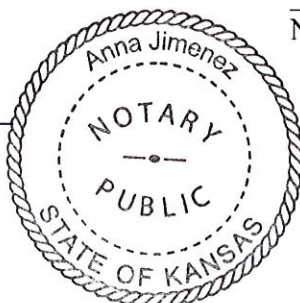
Kansas
STATE OF ~~MISSOURI~~)
Johnson) ss.
COUNTY OF ~~JACKSON~~)

Before me personally appeared Matthew Pennington, to me personally known to be the individual described in and who executed the foregoing instrument. Witness my hand and official seal this 12th day of December, 2024.

Anna Jimenez
Notary Public

My Commission Expires:

4/16/2025



**EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Oldham Investors Three, LLC

Owner's address: 7200 W. 132nd Street, Suite 150, Overland Park, KS 66213

Owner's telephone number: 913-662-2630

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

Title: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: _____ Single _____ Married

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

☐	Corporation	☐	General Partnership
☐	Limited Partnership	☒	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☐	Not-for-Profit Corporation	☐	Other

Map and parcel number(s): 61-440-09-38-00-0-00-000

Total Assessed value: \$576,000.00

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

Date: 12/12/24

Oldham Investors Three, LLC,
a Missouri limited liability company

By: [Signature]
Name: Matthew Pennington
Title: Manager

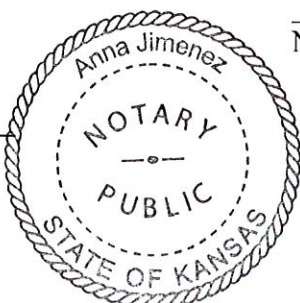
Kansas
STATE OF ~~MISSOURI~~)
Johnson) ss.
COUNTY OF ~~JACKSON~~)

Before me personally appeared Matthew Pennington, to me personally known to be the individual described in and who executed the foregoing instrument. Witness my hand and official seal this 12th day of December, 2024.

My Commission Expires:

4/16/2025

Anna Jimenez
Notary Public



**EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Oldham Investors Four, LLC

Owner's address: 7200 W. 132nd Street, Suite 150, Overland Park, KS 66213

Owner's telephone number: 913-662-2630

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

Title: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: _____ Single _____ Married

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

☐	Corporation	☐	General Partnership
☐	Limited Partnership	☒	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☐	Not-for-Profit Corporation	☐	Other

Map and parcel number(s): 61-500-03-45-00-0-00-000

Total Assessed value: \$66,016.00

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

Date: 12/12/24

Oldham Investors Four, LLC,
a Missouri limited liability company

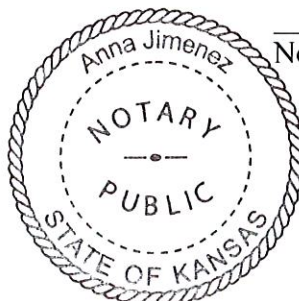
By: _____
Name: Matthew Pennington
Title: Manager

Kansas
STATE OF ~~MISSOURI~~)
Johnson) ss.
COUNTY OF JACKSON)

Before me personally appeared Matthew Pennington, to me personally known to be the individual described in and who executed the foregoing instrument. Witness my hand and official seal this 12th day of December, 2024.

My Commission Expires:

4/16/2025



Anna Jimenez
Notary Public

EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Oldham Investors Five, LLC

Owner's address: 7200 W. 132nd Street, Suite 150, Overland Park, KS 66213

Owner's telephone number: 913-662-2630

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

Title: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: _____ Single _____ Married

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

☐	Corporation	☐	General Partnership
☐	Limited Partnership	☒	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☐	Not-for-Profit Corporation	☐	Other

Map and parcel number(s): 61-500-03-35-00-0-00-000

Total Assessed value: \$72,800.00

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

Date: 12/12/24

Oldham Investors Five, LLC,
a Missouri limited liability company

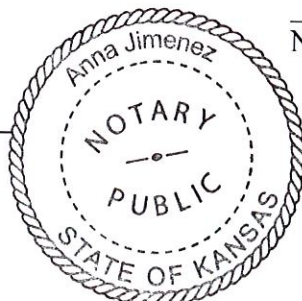
By: [Signature]
Name: Matthew Pennington
Title: Manager

STATE OF Kansas)
Johnson) ss.
COUNTY OF JACKSON)

Before me personally appeared Matthew Pennington, to me personally known to be the individual described in and who executed the foregoing instrument. Witness my hand and official seal this 12th day of December, 2024.

My Commission Expires:

4/16/2025



Anna Jimenez
Notary Public

EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Oldham Investors Six, LLC

Owner's address: 7200 W. 132nd Street, Suite 150, Overland Park, KS 66213

Owner's telephone number: 913-662-2630

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

Title: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: _____ Single _____ Married

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

☐	Corporation	☐	General Partnership
☐	Limited Partnership	☒	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☐	Not-for-Profit Corporation	☐	Other

Map and parcel number(s): 61-500-03-34-00-0-00-000

Total Assessed value: \$54,816.00

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

Date: 12/12/24

Oldham Investors Six, LLC,
a Missouri limited liability company

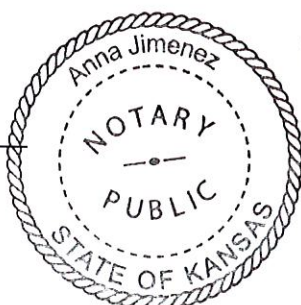
By: [Signature]
Name: Matthew Pennington
Title: Manager

Kansas
STATE OF MISSOURI)
Johnson) ss.
COUNTY OF JACKSON)

Before me personally appeared Matthew Pennington, to me personally known to be the individual described in and who executed the foregoing instrument. Witness my hand and official seal this 12th day of December, 2024.

My Commission Expires:

4/16/2025



Anna Jimenez
Notary Public

EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Oldham Investors Seven, LLC

Owner's address: 7200 W. 132nd Street, Suite 150, Overland Park, KS 66213

Owner's telephone number: 913-662-2630

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

Title: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: _____ Single _____ Married

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

☐	Corporation	☐	General Partnership
☐	Limited Partnership	☒	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☐	Not-for-Profit Corporation	☐	Other

Map and parcel number(s): 61-500-03-64-00-0-00-000

Total Assessed value: \$68,800.00

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

Date: 12/12/24

Oldham Investors Seven, LLC,
a Missouri limited liability company

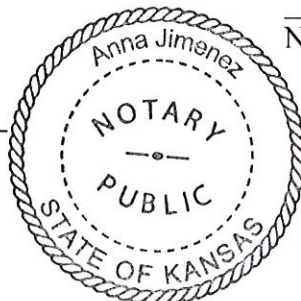
By: _____
Name: Matthew Pennington
Title: Manager

Kansas
STATE OF ~~MISSOURI~~)
Johnson) ss.
COUNTY OF ~~JACKSON~~)

Before me personally appeared Matthew Pennington, to me personally known to be the individual described in and who executed the foregoing instrument. Witness my hand and official seal this 12th day of December, 2024.

My Commission Expires:

4/16/2025



Anna Jimenez
Notary Public

EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT

Name of owner: R P Fields Investments, LLC

Owner's address: 1301 Tabitha Lane, Greenwood, MO, 64034

Owner's telephone number: (816) 305-2815

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

Title: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: _____ Single _____ Married

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

☐	Corporation	☐	General Partnership
☐	Limited Partnership	☒	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☐	Not-for-Profit Corporation	☐	Other

Map and parcel number(s): 61-500-03-40-00-0-00-000

Total Assessed value: \$110,784.00

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

Date: 12/12/2024

R P Fields Investments, LLC,
a Missouri limited liability company

By: Paula Fields
Name: Paula Fields
Title: CEO

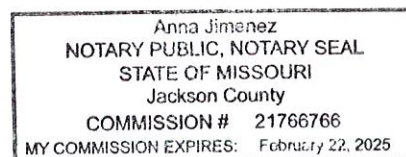
STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared Paula Fields, to me personally known to be the individual described in and who executed the foregoing instrument. Witness my hand and official seal this 12th day of December, 2024.

Anna Jimenez
Notary Public

My Commission Expires:
2/22/25

{LR: 00857165.7 }



EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Rynard Investment Properties, LLC

Owner's address: 312 SW Greenwich Dr. Ste. 196, Lee's Summit, MO, 64082

Owner's telephone number: 816 500 5342

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

Title: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: _____ Single _____ Married

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

☐	Corporation	☐	General Partnership
☐	Limited Partnership	☒	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☐	Not-for-Profit Corporation	☐	Other

Map and parcel number(s): 61-500-03-39-02-0-00-000

Total Assessed value: \$46,400.00

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

Date: 12/12/24

Rynard Investment Properties, LLC,
a Missouri limited liability company

By: [Signature]
Name: Zachary Rynard
Title: Member

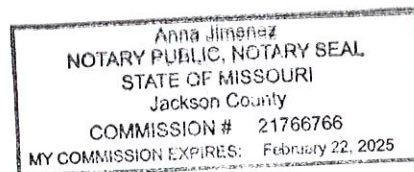
STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared Zachary Rynard, to me personally known to be the individual described in and who executed the foregoing instrument. Witness my hand and official seal this 12th day of December, 2024.

[Signature]
Notary Public

My Commission Expires:
4/22/25

{LR: 00857165.7 }



EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT

Name of owner: S A Electric Inc.

Owner's address: 813 N Wigwam Trl., Independence, MO, 64056

Owner's telephone number: 816-254-2407

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

Title: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: _____ Single _____ Married

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

☒	Corporation	☐	General Partnership
☐	Limited Partnership	☐	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☐	Not-for-Profit Corporation	☐	Other

Map and parcel number(s): 61-500-03-41-02-0-00-000

Total Assessed value: \$44,000.00

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

Date: 12-12-24

S A Electric Inc.,

a MO corporation

By: Brad Pettet

Name: Brad Pettet

Title: owner

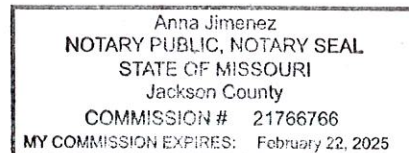
STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared Brad Pettet, to me personally known to be the individual described in and who executed the foregoing instrument. Witness my hand and official seal this 12th day of December, 2024.

Anna Jimenez
Notary Public

My Commission Expires:
2/22/25

{LR: 00857165.7 }



EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Sandra K Smith

Owner's address: 5242 County Road 14002, Adrian, MO, 64720

Owner's telephone number: 816-524-2525

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

Title: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: ✓ Single _____ Married

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

☐	Corporation	☐	General Partnership
☐	Limited Partnership	☐	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☐	Not-for-Profit Corporation	☒	Other

Map and parcel number(s): 61-500-03-54-02-0-00-000

Total Assessed value: \$53,184.00

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

Date: 12.12.24

Sandra K Smith,
an individual

By: *Sandra K. Smith*
Name: Sandra K. Smith
Title: Owner

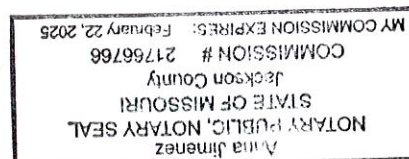
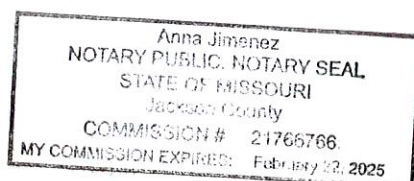
STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared Sandra Smith, to me personally known to be the individual described in and who executed the foregoing instrument. Witness my hand and official seal this 12th day of December, 2024.

Anna Jimenez
Notary Public

My Commission Expires:
2/22/25

{LR: 00857165.7 }



EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Summit Park Church

Owner's address: 425 SW Oldham Pkwy, Lee's Summit, MO, 64081

Owner's telephone number: 816.343.4438

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

Title: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: _____ Single _____ Married

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

☐	Corporation	☐	General Partnership
☐	Limited Partnership	☐	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☒	Not-for-Profit Corporation	☐	Other

Map and parcel number(s): 61-410-22-06-00-0-00-000

61-410-23-03-00-0-00-000

Total Assessed value: \$1,877,920.00

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

Date: 12.12.24

Summit Park Church,
a Missouri nonprofit corporation

By: [Signature]
Name: SCOTT OBREMSKI
Title: LEAD PASTOR

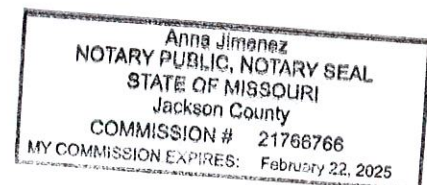
STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared Scott Obremski, to me personally known to be the individual described in and who executed the foregoing instrument. Witness my hand and official seal this 12th day of December, 2024.

Anna Jimenez
Notary Public

My Commission Expires:
2/22/25

{LR: 00857165.7 }



EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Taylor Family Asset Protection Trust Dated August 2, 2022

Owner's address: 201 ^{SE} Breon Bay, Lee's Summit, MO, 64063

Owner's telephone number: 816-522-4346

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

Title: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: _____ Single _____ Married

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

☐	Corporation	☐	General Partnership
☐	Limited Partnership	☐	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☐	Not-for-Profit Corporation	☒	Other

Map and parcel number(s): 61-440-09-28-00-0-00-000

Total Assessed value: \$30,514.00

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

Date: 12-12-24

Taylor Family Asset Protection Trust Dated August 2, 2022,

By: J 22

Name: Jennifer Smead

Title: Co-Trustee

By: _____

Name: Casey D. Taylor

Title: Co-Trustee

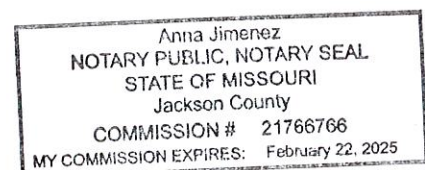
STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared Jennifer Smead, to me personally known to be the individual described in and who executed the foregoing instrument. Witness my hand and official seal this 12th day of December, 2024.

Anna Jimenez
Notary Public

My Commission Expires: 2/22/25

{LR: 00857165.7 }



EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE
291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT

Name of owner: City of Lee's Summit Missouri

Owner's address: 220 SE Green St, Lee's Summit, MO, 64063

Owner's telephone number: 816 969 1010

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: MARK DUNNING

Title: CITY MANAGER

Signer's telephone number: 816 969 1010

Signer's mailing address: 220 SE GREEN ST, LEE'S SUMMIT, MO 64063

If owner is an individual: _____ Single _____ Married

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

☐	Corporation	☐	General Partnership
☐	Limited Partnership	☐	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☐	Not-for-Profit Corporation	☒	Other <u>MUNICIPALITY</u>

Map and parcel number(s): 61-500-03-54-01-0-00-000

Total Assessed value: \$ 27,200.00

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

Date: DECEMBER 16, 2024

City of Lee's Summit Missouri,
a Municipal corporation

By: Mark Dunning
Name: MARK DUNNING
Title: CITY MANAGER



STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

ATTEST:

Stacy Lombardo
CITY CLERK: Deputy

Before me personally appeared MARK DUNNING, to me personally known to be the individual described in and who executed the foregoing instrument. Witness my hand and official seal this 16th day of DECEMBER, 2024.

DONNA L. LEE
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: February 09, 2025
Commission Number: 17588841

Donna L. Lee
Notary Public

My Commission Expires:

02-09-2025

Approved as to Form:
[Signature]
Office of the City Attorney

EXHIBIT A

Legal Description of the Community Improvement District

[Attached]

Exhibit A
Legal Description of 291 South Regional CID

Parcel #1 [NW quadrant of Highway 50 and 291 North]

Parcel ID: 61-510-02-40-00-0-00-000

Owner: State of Missouri

COMMENCING AT THE SOUTHWEST CORNER OF LOT 5A OF POLK ADDITION LOTS 5A AND 5B, A LEES SUMMIT SUBDIVISION, THENCE WEST TO A POINT ON THE WESTERLY ROW LINE OF MO RTE 291, THENCE SOUTH ALONG SAID WESTERLY ROW LINE TO THE NORTHEAST CORNER OF AN UNPLATTED TRACT OF LAND OWNED BY THE STATE OF MISSOURI, SAID NORTHEAST CORNER ALSO BEING THE POINT OF BEGINNING, THENCE WEST ALONG THE NORTH LINE, THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT TO A POINT ON THE NORTHERLY ROW OF SE BLUE PKWY, THENCE EAST 420 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERN EDGE OF THE SOUTHBOUND MO RTE 291 TO WESTBOUND SE US 50 HWY RAMP, THENCE NORTH 280 FEET, MORE OR LESS, TO THE SE CORNER OF THE PREVIOUS UNPLATTED TRACT OF LAND OWNED BY THE STATE OF MISSOURI, SAID CORNER ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF MO RTE 291, THENCE NORTH ALONG SAID WESTERLY ROW LINE TO THE POINT OF BEGINNING.

Parcel #2 [Existing QuikTrip Store area]

Parcel ID: 61-510-08-06-00-0-00-000

Owner: QuikTrip Corporation

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF THE FINAL PLAT ENTITLED "QUIKTRIP 162R," A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, THENCE WEST ALONG THE SOUTH LINE THEN NORTHWESTERLY 73 FEET, MORE OR LESS, ALONG THE SOUTHWEST LINE OF SAID SUBDIVISION, THENCE SOUTH 245 FT MORE OR LESS TO A POINT ON THE WESTBOUND SE US 50 HWY TO NORTHBOUND MO RTE 291 RAMP, THENCE EAST 252 FT MORE OR LESS, THENCE NORTH 200 FT MORE OR LESS TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND IN LEES SUMMIT MO MORE PARTICULARLY DEFINED AS FOLLOWS: THE SOUTHERN 44 FT MORE OR LESS OF LOT 1 OF THE FINAL PLAT "QUIKTRIP 162R" A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

Parcel #3: [2nd QuikTrip-owned parcel east of existing store parcel]

Parcel ID: 61-510-08-03-00-0-00-000

Owner: QuikTrip Corporation

Lot 11 of "Polk Addition, Lot 11" a subdivision in Lee's Summit, Jackson County, Missouri.

Parcel #4 [Highway 50 Right-of-way]

Parcel ID: Right-of-way

Owner: State of Missouri

All of the right-of-way of US Highway 50, beginning at a line that runs from the SE corner of lot 2A "Oldham East Business Park – Lot 2A" a subdivision in Lee's Summit, Jackson County, Missouri, north across said right-of-way approximately 820' to the SW corner of Lot 3 of "Chapman Plaza II, Lots 1, 2 and 3" a subdivision in Lee's Summit, Jackson County, Missouri; thence westerly along said right-of-way of US Highway 50 to a line running from the northeasterly corner of Lot 1 of "Pizza Hut Addition" a subdivision in Lee's Summit, Jackson County, Missouri, to a point approximately 390.70' northeasterly of said corner of said Lot 1, on a line running perpendicular to the centerline of said US Highway 50 right-of-way, as now established, on the eastern right-of-way line of US Highway 50, as now established, all in Township 47 North, Range 31 West and Range 32 West, in the City of Lee's Summit, Jackson County, Missouri.

And

All of the right-of-way of 3rd Street immediately adjacent to and contiguous with US Highway 50 which is owned by the State of Missouri, in Township 47 North, Range 31 West and Range 32 West, in the City of Lee's Summit, Jackson County, Missouri.

Parcel #5-14 [Commercial area south of 291 North Interchange]

Parcel ID:

#5: 61-500-04-05-00-0-00-000
#6: 61-500-04-70-00-0-00-000
#7: 61-500-04-32-00-0-00-000
#8: 61-500-04-99-00-0-00-000
#9: 61-500-04-15-00-0-00-000
#10: 61-500-04-91-00-0-00-000
#11: 61-500-04-17-00-0-00-000
#12: 61-500-04-19-00-0-00-000
#13: 61-500-04-18-00-0-00-000
#14: 61-500-04-12-01-0-00-000

Owner:

Wright, Donald K & Barbara G-Trustees
Dutt Krupa Hotel LLC & Devom Hotel LLC
Trident Lee's Summit, LLC
Trident Lee's Summit, LLC
Trident Lee's Summit, LLC
Aldi, Inc.
Lion Petroleum, Inc.
HD Development of Maryland, Inc.
HD Development of Maryland, Inc.
DKML, LLC

A tract commencing at the southeast corner of the southeast quarter of Range 31, Township 47, Section 8, thence north 87 degrees 37' 33" East, along the south line of the southeast quarter of said Section 8, a distance of 1323.11 feet, to the southwest corner of the eastern half of the southeast quarter of said Section 8, a distance of 2148.35 feet, thence South 87 degrees 41' 25" East, a distance of 66.06 feet, to a point on the Easterly right-of-way line of Southeast Hamblen Road, as now established, said point also being the true point of beginning of the subject tract; thence South 2 degrees 20' 45" West, along the Easterly right-of-way line of SE Hamblen Road, a

distance of 91' 45" South; thence North 87 degrees 36' 35" along the Easterly right-of-way line of SE Hamblen Road, a distance of 16 feet; thence South 2 degrees 18' 35" West, along the Easterly right-of-way line of SE Hamblen Road, a distance of 48.49 feet, to a point on the Northerly right-of-way line of the South Outer Road of US Highway 50, as now established; thence south 88 degrees 31' 20" along the Northerly right-of-way line of the South Outer Road, a distance of 5.01'; thence South 43 degrees 06' 36" East, along the Northerly right-of-way line of said South Outer Road a distance of 161.24 feet; thence south approximately 65.62' to the northwesterly corner of Lot 3 of "Hamblen Plaza, Lots 1 thru 3" a subdivision in Lee's Summit, Jackson County, Missouri; thence North 47 degrees 02' 20" East a distance of 165.88', more or less, along the eastern right-of-way line of SE Hamblen Road; thence south approximately 589.77' to the SW corner of Lot 2 of "Hamblen Plaza, Lots 1 thru 3" a subdivision in Lee's Summit, Jackson County, Missouri; thence South 00 degrees 01' 00" West, along the easterly right-of-way line of SE Hamblen Road, a distance of 312.66", more or less, to the SW Corner of Lot 1 of "Chopp Limited Plaza" a subdivision in Lee's Summit, Jackson County, Missouri; thence South 89 degrees 50' 09" West, a distance of 746.69', more or less, to the SE corner of Lot 1 of "Chopp Limited Plaza" a subdivision in Lee's Summit, Jackson County, Missouri; thence South 00 Degrees 00' 59" East a distance of 312.58', more or less, to the NE corner of Lot 1 of "Chopp Limited Plaza" a subdivision in Lee's Summit, Jackson County, Missouri; thence North 87 34' 12" West, a distance of 247.46', more or less, to the SE corner of Lot 1 of "Hamblen Plaza, Lots 1 Thru 3" a subdivision in Lee's Summit, Jackson County, Missouri; thence South 2 degrees 33' 48" West, a distance of 733.71', more or less, to the SE Corner of Lot 1 of "Hamblen Plaza, Lots 1 Thru 3" a subdivision in Lee's Summit, Jackson County, Missouri; thence South 2 degrees 33' 48" West, a distance of 153.20', more or less, to the Southernmost corner of Lot 2A of "Oldham East Business Park – Lot 2A" a subdivision in Lee's Summit, Jackson County, Missouri, which is point on the Northerly right-of-way line of the South Outer Road of US Highway 50, as now established; thence South 38 degrees 04' 08" West, a distance of 539.84, more or less, to the NE Corner of Lot 2A of "Oldham East Business Park – Lot 2A" a subdivision in Lee's Summit, Jackson County, Missouri, which is point on the Southerly right-of-way line of US Highway 50, as now established; thence South 88 degrees 04' 29" East, a distance of 316.19', more or less, along the southerly right-of-way line of US Highway 50, as now established; thence South 83 degrees 22' 48" East, a distance of 60.85', more or less, along the southerly right-of-way line of US Highway 50, as now established; thence South 88 degrees 04' 29" East, a distance of 69.25', more or less, along the southerly right-of-way line of US Highway 50, as now established; thence South 88 degrees 04' 29" East, a distance of 69.25', more or less, along the southerly right-of-way line of US Highway 50, as now established; thence South 88 degrees 04' 29" East, a distance of 118.80', more or less, along the southerly right-of-way line of US Highway 50, as now established, to the NW corner of Lot 2A of "Oldham East Business Park – Lot 2A" a subdivision in Lee's Summit, Jackson County, Missouri, which is point on the Southerly right-of-way line of US Highway 50, as now established; thence South 88 degrees 22' 48" East, a distance of 60.58', more or less, along the southerly right-of-way line of US Highway 50, as now established; thence South 88 degrees 04' 29" East, a distance of 69.25', more or less, along the southerly right-of-way line of US Highway 50, as now established; thence South 88 degrees 22' 48" East, a distance of 118.27', more or less, along the southerly right-of-way line of US Highway 50, as now established; thence South 88 degrees 22'

48" East, a distance of 56.79', more or less, along the southerly right-of-way line of US Highway 50, as now established; thence North 89 degrees 12' 22" East, a distance of 123.36', more or less, along the southerly right-of-way line of US Highway 50, as now established; thence South 88 degrees 13' 55" East, a distance of 72.99', more or less, along the southerly right-of-way line of US Highway 50, as now established, to the NW corner of Lot 1 of "Oldham East Business Park" a subdivision in Lee's Summit, Jackson County, Missouri; thence North 88 degrees 37' 09" East, a distance of 169.51', more or less, along the southerly right-of-way line of US Highway 50, as now established, to the NW corner of Lot 1 of "Pipes Place" a subdivision in Lee's Summit, Jackson County, Missouri; thence 217' 217" along said right-of-way line of US Highway 50, as now established, to the true point of beginning.

Parcels #15-16 [two parcels at SE quadrant of Highway 50 and 291 South]

Parcel ID:

#15: 61-500-03-50-00-0-00-000

#16: 61-500-03-49-00-0-00-000

Owner:

LS 291 Development, LLC

LS 291 Development, LLC

A PARCEL IN RANGE 31, TOWNSHIP 47, SECTION 8, BEING PART OF THE SOUTHWEST QUARTER OF SUCH SECTION, BEGINNING 792.00' EAST AND 352.73' SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 THENCE EAST 145.92' THENCE SOUTH 250' THENCE WEST 145.92' THENCE NORTH 250' TO THE POINT OF BEGINNING. [small parcel within large parcel]

AND

PART OF THE SOUTHWEST QUARTER OF SECTION 08, TOWNSHIP 47, RANGE 31, BEGINNING AT A POINT 260' EAST AND 324' SOUTH, MORE OR LESS, OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 THENCE EASTERLY ALONG THE SOUTH LINE OF THE HIGHWAY RIGHT OF WAY 940' MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE, THENCE SOUTHERLY ALONG THE SOUTH RIGHT OF WAY LINE 1120', MORE OR LESS, THENCE WEST 1303', MORE OR LESS, TO THE EASTERLY LINE OF HWY 291; THENCE NORTHWESTERLY ALONG THE SAID EASTERLY LINE 769' THENCE NORTHERLY 201', MORE OR LESS, TO THE POINT OF BEGINNING. [large parcel]

Parcel #17 [Parcel east of 291 South, north of Bailey Road]

Parcel ID: 61-500-03-77-00-0-00-000

Owner: LS Industrial, LLC

Lot 1 of "Pfizer Way," a subdivision in Lee's Summit, Jackson County, Missouri.

Parcel #18 [northern triangle parcel at Bailey Road bridge]

Parcel ID: 61-500-03-79-00-0-00-000

Owner: LS Industrial, LLC

A tract of land in the Southwest quarter of Section 8, Township 47 North, Range 31 West, of the Fifth Principal Meridian, in Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of Section 8, Township 47 North, Range 31 West, of the Fifth Principal Meridian, in Lee's Summit, Jackson County, Missouri, thence North 87 degrees 49' 40" West, 18.79 feet, on the south line of said Southwest Quarter, thence North 2 degrees 10' 20" East, 50.00 feet; Thence North 87 degrees 49' 40" West, 710.59 feet, 50.00 feet North of and parallel with the South line of said Southwest Quarter, to a point of deflection of the North right-of-way line of SE Bailey Road; thence North 83 degrees 24' 50" East, 656.73 feet, on the said North right-of-way line of said SE Bailey Road to a point on the West Right-of-way line of the Union Pacific Railroad; Thence South 29 degrees 25' 37" East, 117.41 feet, on Said West Right-of-way line of said Union Pacific Railroad, to the Point of Beginning. Said tract of land contains 35,529 square feet or 0.81593 acres, more or less.

Parcel #19 [Parcel at NE quadrant of 291 South and Bailey Road]

Parcel ID: 61-500-03-78-00-0-00-000

Owner: Pfizer, Inc.

Lot 2 of "Pfizer Way," a minor plat subdivision in Lee's Summit, Jackson County, Missouri.

Parcel #20 [southern triangle parcel at Bailey Road bridge]

Parcel ID: 61-800-02-03-00-0-00-000

Owner: LS Industrial, LLC

A tract of land in the Northeast and Northwest quarters Section 17, Township 47 North, Range 31 West, of the Fifth Principal Meridian, in Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Commencing at the North Quarter Corner of Section 17, Township 47 North, Range 31 West;
(1) Thence South 87 degrees 43' 34" East, 42.84 feet, on the north line of said Northeast Quarter; Thence South 2 degrees 16' 26" West, 49.97 feet, to a point on the West Right-of-way of the Union Pacific Railroad; Thence South 29 degrees 25' 37" East, 164.35 feet, on said West Right-of-way line of Union Pacific Railroad to the intersection of said West Right-of-way line and the South Right-of-way line of said SE Bailey Road; Thence North 78 degrees 33' 50" West; 869.58 feet, of said Right-of-way of said SE Bailey Road to a point of deflection on the South Right-of-way line of SE Bailey Road; Thence South 87 degrees 49' 40" East, 50.00 feet South of, and parallel with the North line of said Northwest Quarter to the Point of Beginning. Said tract of land contains 54,043 square feet or 1.24065 acres, more or less.

Parcel #21 [Parcel at SE quadrant of 291 South and Bailey Road]

Parcel ID: 61-800-02-60-00-0-00-000

Owner: LS Industrial, LLC

A tract of land being part of the Northeast and Northwest Quarters of Section 17, Township 47 North, Range 31 West of the Fifth Principal Meridian, in the City of Lee's Summit, Jackson County, Missouri, said tract more particularly described as follows:

COMMENCING at the Northwest corner of said Northeast Quarter; thence South 87°43'34" East, along the North line of said Northeast Quarter, a distance of 42.89 feet; thence South 02°16' 26" West, departing said North line, a distance of 49.92 feet, to the intersection of the South line of Bailey Road established by a Right-of-Way deed recorded as Instrument Number 2010E0113177 and the Westerly line of Union Pacific Railroad (formerly Missouri Pacific Railroad Company) established by Special Warranty Deed recorded as Document Number 1971i0083905 in Book i252 at Page 675, said intersection also being the POINT OF BEGINNING; thence South 29°25'44" East, along said Westerly railroad line, a distance of 1,488.22 feet, to the intersection of said Westerly railroad line with the North line of WATT ACRES, a subdivision of land in said city, county and state, recorded in Book 18, Page 93, said line also being the South line of the Northwest Quarter, of said Northeast Quarter; thence North 87°32'47" West, departing said Westerly railroad line, along said North line of WATT ACRES, and along said South line, a distance of 832.35 feet, to the Southwest corner of said Northwest Quarter of the Northeast Quarter, said corner being on the East line of MADDOX ACRES, a subdivision in said city, county and state, recorded in Book 21, Page 55; thence North 02°35'45" East, departing said North line, along the West line of said Northwest Quarter of the Northeast Quarter, and along said East line, a distance of 358.32 feet, to the Northeast corner of said MADDOX ACRES; thence North 87°49'40" West, departing said West line, along the North line of said subdivision, a distance of 1,020.02 feet, to the Northeast corner of Lot 3, of said subdivision; thence South 02°34'12" West, departing said North line, along the East line of said Lot 3, a distance of 295.01 feet, to the Southeast corner of said Lot 3, said point also being a point on the North Right-of-Way line of 16th Street, as now established; thence North 87°59'13" West, departing said East lot line, along said North Right-of-Way line, a distance of 130.00 feet, to a point at the Southwest corner of said Lot 3; thence North 02°33'49" East, departing said North Right-of-Way line, along the West line of said Lot 3, a distance of 295.37 feet, to the Northwest corner of said Lot 3, said point also being on said North line of MADDOX ACRES; thence North 87°49'40" West, departing said West Lot line, along said North line a distance of 357.53 feet, to a point on the East Right-of-Way line of Missouri State Highway No. 291, as now established; thence North 26°18'22" West, along said East Right-of-Way line, a distance of 55.42 feet; thence North 26°59'32" West, continuing along said East Right-of-Way line, a distance of 256.78 feet; thence North 26°51'12" West, continuing along said East Right-of-Way line, a distance of 241.77 feet, to a point on a non-tangent curve; thence continuing along said East Right-of-Way line, along a curve to the right, having a radius of 1,707.58 feet, a chord bearing of North 18°02'37" West, a central angle of 13°09'41", and an arc length of 392.24 feet; thence North 32°13'27" East, a distance of 61.84 feet, to a point on the South Right-of-Way line of Bailey Road established by a Right-of-Way deed recorded as Instrument Number

2010E0113177; thence South 87°49'40" East, along said South Right-of-Way line, a distance of 1,930.59 feet, to the POINT OF BEGINNING, containing 2,171,524.67 square feet or 49.85 acres.

Parcel #22-44 [Oldham Village Project area]

Parcel ID:	Owner:
61-410-22-06-00-0-00-000	Summit Park Church
61-410-23-03-00-0-00-000	Summit Park Church
61-440-09-38-00-0-00-000	Oldham Investors, LLC
61-500-03-63-00-0-00-000	Oldham Investors, LLC
61-500-03-64-00-0-00-000	Oldham Investors, LLC
61-440-09-28-00-0-00-000	Taylor Family Asset Protection Trust Dated August 22, 2022
61-440-09-42-00-0-00-000	Abundant Life Family Church [Parcels #25-26]
61-500-03-45-00-0-00-000	Oldham Investors, LLC
61-500-03-54-02-0-00-000	Sandra K Smith
61-500-03-54-01-0-00-000	City of Lee's Summit, Missouri
61-500-03-39-01-0-00-000	Dennis Bresette
61-500-03-74-00-0-00-000	Market Street Investors, LLC
61-500-03-75-00-0-00-000	Market Street Investors, LLC
61-440-01-05-00-0-00-000	Oldham Investors, LLC
61-500-03-34-00-0-00-000	Oldham Investors, LLC
61-500-03-41-02-0-00-000	SA Electric, Inc.
61-500-03-35-00-0-00-000	Oldham Investors, LLC
61-440-09-46-00-0-00-000	Abundant Life Family Church
61-500-03-39-02-0-00-000	Rynard Investment Properties, LLC
61-500-03-76-01-0-00-000	Oldham Investors, LLC
61-500-03-40-00-0-00-000	RP Fields Investments, LLC
61-500-03-55-00-0-00-000	Easley Development Company, LLC

A tract of land being located in Sections 7 & 8, Township 47, Range 31, Lee's Summit, Jackson County Missouri, being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 7; thence N87°41'40"W along the North line of said Section 7, a distance of 865.12 feet to the Point of Beginning;; thence N57°07'36"W, a distance of 498.06 feet; thence S32°47'59"W, a distance of 74.98 feet; thence S2°26'55"W, a distance of 2068.05 feet; thence S87°33'04"E, a distance of 215.90 feet; thence N2°25'22"E, a distance of 555.23 feet; thence S88°17'49"E, a distance of 260.52 feet; thence S2°33'08"W, a distance of 221.84 feet; thence S87°48'02"E, a distance of 280.68 feet; thence S2°32'26"W, a distance of 303.63 feet; thence S88°04'40"E, a distance of 339.94 feet; thence S2°23'57"W, a distance of 37.99 feet; thence S87°48'18"E, a distance of 263.03 feet; thence S02°29'21"W, a distance of 738.69 feet; thence S01°59'34"W, a distance of 83.91 feet; thence S87°43'36"E, a distance of 385.11 feet; thence N23°09'32"E, a distance of 102.58 feet; thence N6°07'34"W, a distance of 1338.91 feet; thence N87°50'52"W, a distance of 62.60 feet; thence N2°37'19"E, a

distance of 158.07; thence along a curve to the left tangent to the preceding course and having a radius of 1375.94 feet, an arc distance of 490.71 feet; thence N87°25'57"W, a distance of 74.50 feet; thence along a curve to the right tangent to the preceding course and having a radius of 250.00 feet, an arc distance of 183.56 feet; thence N43°39'15"W, a distance of 495.95 feet; thence N44°17'15"W, a distance of 122.21 feet; thence N60°40'49"W, a distance of 154.60 feet; thence N57°07'36"W, a distance of 159.79 feet to the Point of Beginning.

Containing 2,611,120.36 sf (59.94 acres more or less).

And

Lot 1 of "Church Acres," a subdivision in Lee's Summit, Jackson County, Missouri. [Parcel #22]

And

Lot 1 of "Hinsdale Place Revised," a subdivision in Lee's Summit, Jackson County, Missouri, including the right of way of SW Allendale Boulevard from the intersection of said right of way with SW Oldham Parkway on the north, to a line parallel with the southern border of said Lot 1 on the south. [Parcel #23]

And

Lots 11 and 12 of "Clearview Acres," a subdivision in Lee's Summit, Jackson County, Missouri. [Parcel #26]

And

Lot 1A of "Abundant Life Baptist Church, Lot 1A," a subdivision in Lee's Summit, Jackson County, Missouri. [Parcel #29]

Parcel #45 [Hy-Vee property]

Parcel ID: 62-610-02-34-00-0-00-000

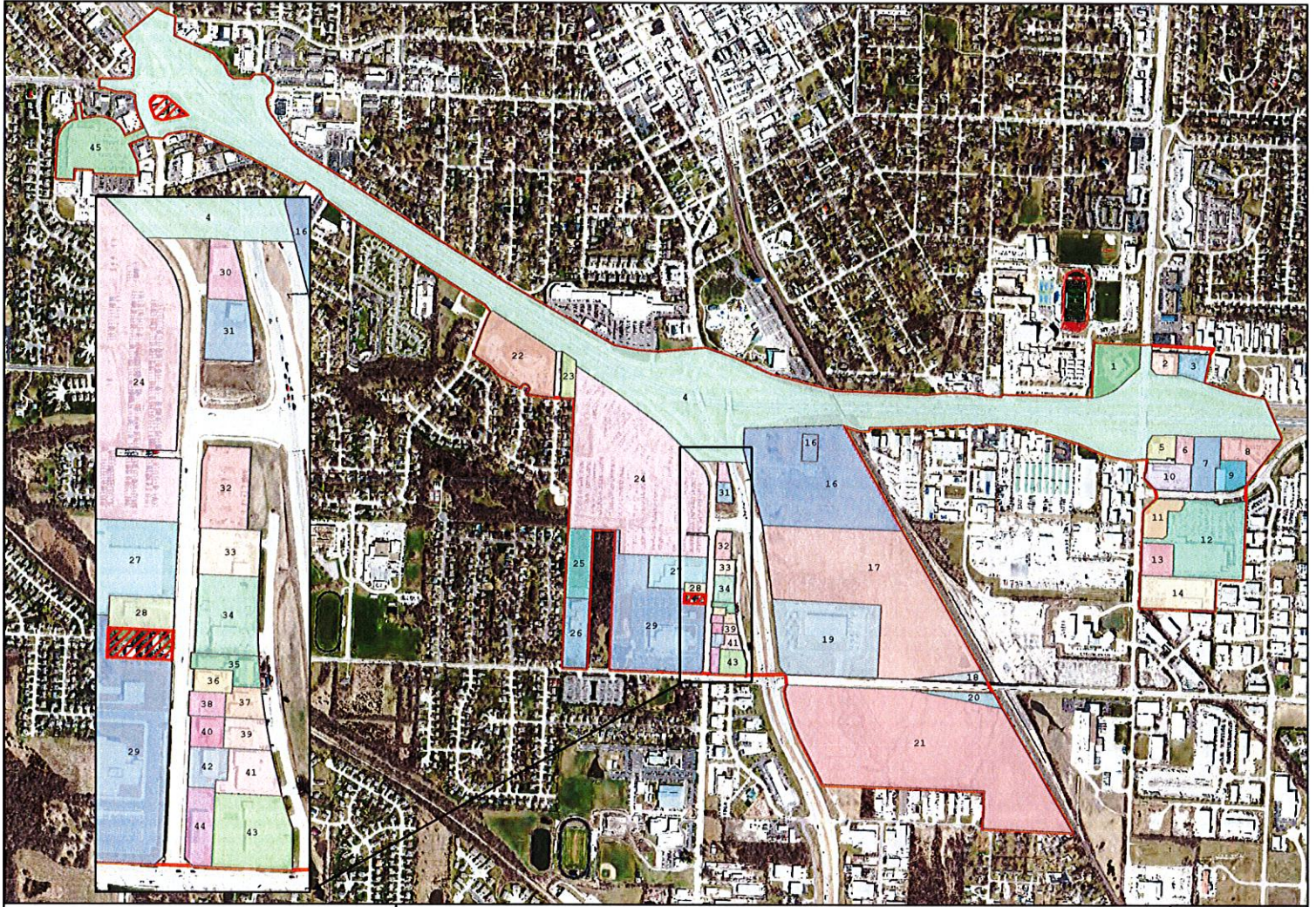
Owner: Hy-Vee Food Stores, Inc.

Tract A of "Wal-Mart" a subdivision plat in Lee's Summit, Jackson County, Missouri.

EXHIBIT B

General Boundary Map of the Community Improvement District

[Attached]



291 South Regional CID
Lee's Summit, Missouri

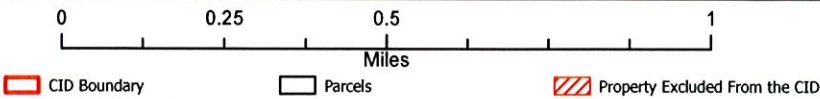


EXHIBIT C

List of Improvements and Services¹ Under Five-Year Plan

The District plans, to the extent District Revenues in a sufficient amount are available, to undertake the following improvements, some of which may be undertaken during the first five years of the District, as permitted by the governmental entity which exercises jurisdiction over each improvement.

List of Improvements	Estimated Costs ²
Oldham Village Improvements, including Oldham Parkway relocation; construction and reconstruction of streets, sidewalks, ramps, traffic signs and signals, parking lots and related site improvements; construction of sewer improvements, drainage systems, utilities and related infrastructure; and demolition and blight remediation improvements	\$18,825,482
291 North Interchange Improvements and Missouri Highway Patrol Troop A Headquarters Relocation	\$6,187,000
Third Street Interchange Improvements	\$33,500,000
TOTAL	\$58,512,482

Anticipated services for routine District operations are expected to be within a range of \$5,000 to \$10,000 each year.

¹ No services are anticipated to be provided by the District during the initial five years of the District's existence, except for routine operating services and administrative expenses such as legal services, accounting services, audit services, and similar services which provide for routine operations of the District as required by the CID Act and other applicable laws.

² The estimated costs do not include interest and other financing costs associated with these improvements, which such interest and other financing costs are also eligible for reimbursement from the District's revenues.