
THE PLANNED
INDUSTRIAL
EXPANSION
AUTHORITY
OF KANSAS CITY,
MISSOURI

300 Wyandotte Street
Suite 400
Kansas City, MO 64105
(816) 691-2100

October 19, 2023

Hon. Quinton Lucas
Mayor, Kansas City, Missouri
29th Floor, City Hall
414 East 12th Street
Kansas City, MO 64106

Re: Notice of Intent to Accept the Industrial Development Contract proposal submitted by West Bottoms-Propco Master, LLC, for redevelopment of the Somera Road Project in the Central Industrial District PIEA Area.

Dear Mayor Lucas:

Please be advised the Planned Industrial Expansion Authority of Kansas City, Missouri ("PIEA") solicited developers for the referenced project located in the Central Industrial District PIEA Area, in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. West Bottoms-Propco Master, LLC ("Developer") submitted a proposal which was approved by the PIEA Board of Commissioners at its October 19, 2023 meeting.

Enclosed is a copy of PIEA Resolution No. 2277 expressing the intent of the PIEA to accept the Industrial Development Contract Proposal of West Bottoms-Propco Master, LLC.

The details of the Project are as follows:

Developer: West Bottoms-Propco Master, LLC, c/o SomeraRoad Inc., One Hanover Square
New York, New York 10004, Attention: Fergus Campbell

Location: Generally located in the historic West Bottoms district north of W. 12th Street, south of the Union Pacific southwest to northeast rail line, east of Liberty Street, and west of Santa Fe Street, Kansas City, Missouri.

Project: Five-phase project consisting of five new construction multifamily buildings, four adaptive re-use multifamily buildings, one adaptive re-use hotel, and three adaptive re-use commercial properties including,

- 1,102 multifamily units – a mix of studio, 1-bedroom and 2-bedroom units
- 40 hotel rooms,
- 137,923 square feet of retail space
- 122,794 square feet of office space
- 144 surface parking stalls
- 478 garage parking stalls
- Development will require a number of district-wide public improvements, including new utility infrastructure, street-scape and public spaces, which will largely be funded through tax increment generated by the Project

Financing: The total project cost is approximately Five Hundred and Twenty Eight Million Dollars (\$528,000,000) including acquisition costs.

Tax Abatement:

90% ad valorem tax abatement for ten (10) years, to be followed by a 75% ad valorem tax abatement for ten (10) years for each Project initiated between the Effective Date and December 31, 2026; a 90% ad valorem tax abatement for ten (10) years, to be followed by a 75% ad valorem tax abatement for ten (10) years for each Project initiated between January 1, 2027 and December 31, 2029; and a 75% ad valorem tax abatement for ten (10) years, to be followed by a 30% ad valorem tax abatement for five (5) years for each Project initiated after December 31, 2029.

Bond Issuance:

The PIEA was granted authority to issue bonds in an amount not to exceed \$528,000,000 for the purpose of granting Sales Tax Exemption on construction materials and tax exempt financing for the project.

By copy to the City Clerk, I am herein requesting she note receipt of this correspondence and the accompanying documents for the official City record.

If you have any questions regarding this project, please contact me.

Sincerely,



David Macoubrie
Executive Director

Enclosure

Cc: City Council – Kansas City, MO
City Clerk – Kansas City, MO
Tracey Lewis, EDC

**THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF
KANSAS CITY, MISSOURI**

RESOLUTION NO. 2277

EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL DEVELOPMENT CONTRACT PROPOSAL SUBMITTED BY WEST BOTTOMS – PROPCO MASTER, LLC FOR REDEVELOPMENT OF THE WEST BOTTOMS PROJECT IN THE CENTRAL INDUSTRIAL DISTRICT PIEA PLANNING AREA

WHEREAS, the City Council of Kansas City, Missouri has heretofore adopted Ordinance No. 48892 finding a blighted, unsanitary and undeveloped industrial area exists in the CENTRAL INDUSTRIAL DISTRICT PIEA Planning Area (“Plan Area”) as defined the General Development Plan for the Plan Area (“Plan”); and

WHEREAS, pursuant to said Plan, the Authority solicited industrial development contract proposals for development of a project in the Plan Area; and

WHEREAS, after public notice as required in §100.410 RSMo, the Authority duly considered all proposals and the financial and legal ability of prospective developers to carry out proposals to develop projects in the Plan Area.

NOW, THEREFORE, BE IT RESOLVED by the Planned Industrial Expansion Authority of Kansas City, Missouri, as follows:

Section 1. That the Planned Industrial Expansion Authority of Kansas City, Missouri does hereby declare (a) its intent as required in §100.400 RSMo to accept the Industrial Development Contract Proposal of West Bottoms – Propco Master, LLC (“Developer”) for the West Bottoms Project located in Kansas City, Missouri in the Plan Area, which project area is described in **Exhibit A** attached hereto, and (b) in accordance with Section 100.400 1(10), RSMo, that inconsistencies, if any, between said proposal and the General Development Plan are minor.


Section 2. The Authority finds that development in accordance with the proposal submitted by Developer will be in the public interest and in furtherance of the purposes of the Planned Industrial Expansion Law, §100.300-100.620 RSMo.

Section 3. With the adoption of this Resolution, the Authority does hereby notify the City Council of Kansas City, Missouri of the Authority’s intent to accept said Industrial Development Contract, and herein directs the Executive Director of the Authority to provide said City Council with such written notice as required by law.

ADOPTED: October 19, 2023.



PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY, MISSOURI

By: 
Thomas Porto, Chairman

ATTEST:

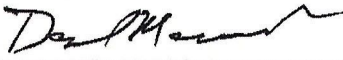

David Macoubrie, Asst. Secretary

EXHIBIT A

Legal Description

1. 1015-1019 Mulberry St., Kansas City, MO 64101
APN Number 29-320-35-06-00-0-00-000

TRACT 1:

ALL THAT PART OF THE SOUTH ½ OF BLOCK 43, TURNER & CO'S ADDITION TO THE CITY OF KANSAS, NOW KANSAS CITY, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 32, IN SAID BLOCK 43, WHICH CORNER IS THE INTERSECTION OF THE EAST LINE OF MULBERRY STREET WITH THE NORTH LINE OF 11TH STREET, AS SAID STREETS ARE NOW LOCATED AND ESTABLISHED; THENCE EAST, ALONG THE NORTH LINE OF SAID 11TH STREET, A DISTANCE OF 192.21 FEET, MORE OR LESS, TO A POINT MARKING THE CENTER, EAST AND WEST, OF THE SOUTH LINE OF SAID BLOCK 43; THENCE NORTHEASTERLY 201.35 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF SANTA FE STREET, AS NOW LOCATED AND ESTABLISHED, WHICH IS 60 FEET NORTH OF THE NORTH LINE OF SAID 11TH STREET; THENCE NORTH, ALONG THE WEST LINE OF SAID SANTA FE STREET, A DISTANCE OF 58.69 FEET, MORE OR LESS, TO A POINT WHICH IS 2 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 17 OF SAID BLOCK 43, SAID POINT BEING ON THE SOUTH LINE OF THE ALLEY; THENCE WEST, ALONG THE SOUTH LINE OF SAID ALLEY, SAID LINE BEING 2 FEET SOUTH OF THE NORTH LINE OF LOTS 17 THROUGH 32, INCLUSIVE, OF BLOCK 43, TO A POINT ON THE WEST LINE OF SAID BLOCK 43, SAID POINT BEING ALSO ON THE EAST LINE OF MULBERRY STREET; THENCE SOUTH, ALONG THE EAST LINE OF MULBERRY STREET 119.12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TRACT 2:

ALL THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, 30 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE NORTH LINE OF 12TH STREET AS NOW ESTABLISHED IN SAID CITY; THENCE EAST ALONG SAID NORTH LINE OF 12TH STREET, BEING A LINE 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID 1/4 1/4 SECTION, A DISTANCE OF 91.58 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND BEING HEREBY CONVEYED; THENCE FROM SAID TRUE POINT OF BEGINNING, EAST ALONG THE SAID NORTH LINE OF 12TH STREET, A DISTANCE OF 339.92 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE WHICH DEFLECTS TO THE LEFT 77 DEGREES 01 MINUTE 30

SECONDS FROM THE EASTERLY PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 406.35 FEET TO A POINT WHICH IS 396 FEET NORTH OF SAID NORTH LINE OF 12TH STREET, AS MEASURED PARALLEL WITH THE WEST LINE OF SAID 1/4 1/4 SECTION; THENCE WEST AND PARALLEL WITH THE SAID NORTH LINE OF 12TH STREET, A DISTANCE OF 339.92 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE WHICH DEFLECTS TO THE LEFT 77 DEGREES 01 MINUTE 30 SECONDS FROM THE WESTERLY PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 406.35 FEET TO THE TRUE POINT OF BEGINNING AFORESAID.

2. 1200 Union Ave., Kansas City, MO 64101
APN Number 29-320-28-06-00-0-00-000

LOTS 17, 18 AND 19 AND THE EAST 5 FEET OF LOT 20, EXCEPT THAT PART OF LOT 17, NOW IN SANTA FE STREET, BLOCK 40, TURNER & CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

ALL THAT PART OF LOTS 20, 21, AND 22, BLOCK 40, TURNER & CO'S ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 20, 5 FEET WEST OF THE NORTHEAST CORNER THEREOF, SAID POINT OF BEGINNING BEING 71 FEET WEST OF THE WEST LINE OF SANTA FE STREET, THENCE SOUTH ALONG A LINE 5 FEET WEST FROM AND PARALLEL TO THE EAST LINE OF SAID LOT 20, 120 FEET TO A POINT IN THE NORTH LINE OF UNION AVENUE, WHICH POINT IS 71 FEET WEST OF WEST LINE OF SAID SANTA FE STREET, THENCE WEST ALONG THE NORTH LINE OF SAID UNION AVENUE 66.19 FEET TO CENTER LINE OF A CERTAIN WALL WHICH CENTER LINE IS 0.81 FEET EAST OF WEST LINE OF SAID LOT 22; THENCE IN A NORTHERLY DIRECTION ALONG CENTER LINE OF SAID WALL AND ITS PROLONGATION 120 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 22, WHICH POINT IS 0.51 FEET EAST OF WEST LINE OF SAID LOT 22, THENCE EAST 66.49 FEET TO A POINT OF BEGINNING, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, EXCEPT PART IN ROADS AND STREETS.

3. 1201 Union Ave., Kansas City, MO 64101
APN Number 29-320-35-01-00-0-00-000

LOT 10, EXCEPT THE WEST 6 FEET THEREOF, AND LOTS 11, 12, 13, 14, 15 AND 16, BLOCK 43, TURNER & CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

4. 1100 Santa Fe St., Kansas City, MO 64101
APN Number 29-320-36-01-00-0-00-000

THAT PART OF THE NORTH 1/2 OF LOTS 13, 14, 15 AND 16, BLOCK 54, TURNER & CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16 AND RUNNING THENCE SOUTH ALONG THE EAST LOT LINE 59.55 FEET; THENCE WEST IN A STRAIGHT LINE ACROSS LOTS 16, 15, 14 AND 13 TO A POINT IN THE WEST LINE OF SAID LOT 13 THAT IS 58.86 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH ALONG THE WEST LOT LINE TO THE NORTHWEST CORNER OF SAID LOT 13, AND THENCE EAST ALONG THE NORTH LINES OF SAID LOTS 13, 14, 15 AND 16 TO THE POINT OF BEGINNING.

AN EASEMENT APPURTENANT TO TRACT 3 FOR PARTY WALL WHOLLY LOCATED ON THE TRACT OF LAND ADJACENT ON THE SOUTH AS DESCRIBED IN THE INSTRUMENT IN BOOK B-78, PAGE 465, FILED SEPTEMBER 11, 1882, IN THE OFFICE OF THE RECORDER OF DEEDS FOR JACKSON COUNTY, MISSOURI, AT KANSAS CITY, AS MODIFIED BY INSTRUMENT AS DOCUMENT NO. B-441801 IN BOOK B-845, PAGE 215, FILED MARCH 24, 1903.

AN EASEMENT APPURTENANT TO TRACT 3 FOR PARTY WALL LOCATED ON AND ALONG THE WEST BOUNDARY LINE OF THE AFORESAID PREMISES AS DESCRIBED IN THE INSTRUMENT AS DOCUMENT NO. B-441800 IN BOOK B-841, PAGE 381, FILED MARCH 24, 1903.

5. 933 Mulberry St., Kansas City, MO 64101
APN Number 29-320-28-07-00-0-00-000

LOTS 1 THRU 16, BOTH INCLUSIVE, TOGETHER WITH THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS FROM THE EAST RIGHT OF WAY LINE OF MULBERRY STREET TO A LINE 0.51 FEET EAST OF THE WEST LINE OF LOT 22, EXCEPT THE SOUTH 1/2 OF SAID VACATED ALLEY THAT LIES NORTH OF AND ADJOINING LOTS 31 AND 32, AND EXCEPT THE NORTH 50 FEET OF LOTS 1 AND 2, AND EXCEPT THE EAST 6 FEET OF LOT 16 TAKEN FOR STREET PURPOSES, ALL IN BLOCK 40, TURNER & CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT PART IN ROADS AND STREETS.

6. 1218 Union Ave., Kansas City, MO 64101
APN Number 29-320-28-08-00-0-00-000

THAT PART OF LOT 22 LYING WEST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF LOT 22 WHICH IS 0.51 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT IN THE SOUTH LINE WHICH IS 0.81 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 22; AND ALL OF LOTS 23 TO 30 BOTH INCLUSIVE, ALL IN BLOCK 40, TURNER & CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, EXCLUDING THE SOUTH 1/2 OF THE

VACATED ALLEY ADJOINING THE PREMISES ON THE NORTH, EXCEPT THAT PART IN ROADS AND STREETS.

7. 1230 Union Ave., Kansas City, MO 64101
APN Number 29-320-28-04-00-0-00-000

LOTS 31 AND 32, AND THE SOUTH 1/2 OF VACATED ALLEY LYING NORTH OF AND ADJOINING BLOCK 40, TURNER & CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

8. 914 Santa Fe St., Kansas City, MO 64101
APN Number 29-320-25-04-00-0-00-000

THAT PART OF LOTS 20, 21, AND 22, LYING EAST OF MISSOURI PACIFIC RAILWAY RIGHT OF WAY, BLOCK 29, PLAT OF WEST KANSAS, COMMONLY CALLED WEST KANSAS ADDITION NO. 1, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF. --

9. 930 Mulberry St., Kansas City, MO 64101
APN Number 29-320-29-01-00-0-00-000

THAT PART OF LOTS 14, 15 AND 16, BLOCK 39, TURNER & CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16 AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID LOTS 16, 15 AND 14, A DISTANCE OF 72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTHEASTERLY IN A STRAIGHT LINE 83.14 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF LOT 16 AFORESAID, WHICH IS 43.2 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 16; THENCE SOUTH ON SAID LOT LINE 43.2 FEET TO BEGINNING, EXCEPT PART IN ROADS AND STREETS.

10. 1308 W 11th St., Kansas City, MO 64101
APN Number 29-320-34-11-00-0-00-000

LOTS 17 THROUGH 28, BLOCK 44, TURNER AND CO.'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

11. 1215 Union Ave., Kansas City, MO 64101
APN Number 29-320-35-02-00-0-00-000

LOT NINE (9) AND THE WEST SIX (6) FEET OF LOT TEN (10), IN BLOCK FORTY-THREE (43), TURNER AND CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

12. 1304 W 12th St., Kansas City, MO 64101
APN Number 29-320-37-10-00-0-00-000

ALL OF LOTS 17, 18 AND 19, BLOCK 53, TURNER & CO'S ADDITION, A SUBDIVISION OF LAND RECORDED AUGUST 14, 1857 AS DOCUMENT 1857R0010084, IN BOOK 1, AT PAGE 84 IN THE OFFICE OF THE RECORDER OF JACKSON COUNTY, MISSOURI, AND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, P.L.S. 2002014092 AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 19, (SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 20, SAID BLOCK 53), THENCE SOUTH 87°47'31" EAST, ALONG THE NORTH LINE OF SAID LOTS 19, 18 AND 17, 72.05 FEET TO THE NORTHEAST CORNER OF SAID LOT 17, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF MULBERRY STREET, AS ESTABLISHED BY SAID PLAT; THENCE SOUTH 02°02'24" WEST, ALONG SAID WEST RIGHT OF WAY LINE AND ALONG THE EAST LINE OF SAID LOT 17, 120.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF 12TH STREET AS ESTABLISHED BY SAID PLAT, (PLATTED AS 10TH STREET); THENCE NORTH 87°47'31" WEST, ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID LOTS 17, 18 AND 19, 72.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 20; THENCE NORTH 02°02'16" EAST, ALONG THE WEST LINE OF SAID LOT 19 AND THE EAST LINE OF SAID LOT 20, 120.00 FEET TO THE POINT OF BEGINNING.

13. 1307 W 11th St., Kansas City, MO 64101
APN Number 29-320-37-02-00-0-00-000

LOTS 7, 8, 9, 10, 11, 12 AND 13, BLOCK 53, TURNER AND CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

14. 1310 W 12th St., Kansas City, MO 64101
APN Number 29-320-37-09-00-0-00-000

ALL OF LOT 20, 21, 22, 23, 24, 25 AND 26, BLOCK 53, TURNER & CO'S ADDITION, A SUBDIVISION OF LAND RECORDED AUGUST 14, 1857 AS DOCUMENT 1857R0010084, IN BOOK 1, AT PAGE 84 IN THE OFFICE OF THE RECORDER OF JACKSON COUNTY, MISSOURI, AND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, P.L.S.

2002014092 AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 20, (SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 19, SAID BLOCK 53); THENCE SOUTH 02°02'16" WEST, ALONG THE EAST LINE OF SAID LOT 20 AND THE WEST LINE OF SAID LOT 19, 120.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20 AND THE SOUTHWEST CORNER OF SAID LOT 19, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF 12TH STREET AS ESTABLISHED BY SAID PLAT, (PLATTED AS 10TH STREET); THENCE NORTH 87°47'31" WEST, ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID LOTS 20, 21, 22, 23, 24, 25 AND 26, 168.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE NORTH 02°01'44" EAST, ALONG THE WEST LINE OF SAID LOT 26, 120.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 26; THENCE SOUTH 87°47'31" EAST, ALONG THE NORTH LINE OF SAID LOT 26, 25, 24, 23, 22, 21 AND 20, 168.12 FEET TO THE POINT OF BEGINNING. CONTAINING 20,173 SQUARE FEET OR 0.463 ACRES, MORE OR LESS

15. 1180 St. Louis Ave., Kansas City, MO 64101 and 905 Santa Fe Street, Kansas City, MO 64101/ 1008 St. Louis Ave., Kansas City, MO 64101
APN Numbers 29-320-26-02-01-1-00-000 and 29-310-40-02-02-0-00-000

All that part of the Northeast and Northwest Quarter of Section 6, Township 49, Range 33, together with Lots 5 through 10, Block 28, WEST KANSAS ADDITION NO. 1, a subdivision according to the recorded plat thereof, together with that part of the now vacated North-South alley lying East of and adjacent to the East line of said Lots 5 through 9, together with a vacated strip of St. Louis Avenue right-of-way, said parcel of land to be described is bounded on the West by the East right-of-way line of Santa Fe Street, as now established; on the North by the Southerly right-of-way line for the Missouri Pacific Railroad Company; on the East by the Westerly right-of-way line for the Chicago Burlington & Quincy Railroad Company; and on the South by the Northerly right-of-way line of said St. Louis Avenue, all being more particularly described as follows:

Beginning at the Northwest corner of said Lot 5, being also a point on the East right-of-way line of said Santa Fe Street; thence South along the West line of said Lots 5 through 10, inclusive, and along said East right-of-way line, a distance of 150.72 feet (150' platted) to the Southwest corner of said Lot 10, said point also being the point of intersection of the former North right-of-way line of said St. Louis Avenue with the East right-of-way line of said Santa Fe Street; thence South along the Southerly prolongation of the West line of said Lot 10, 2.10 feet to a point on the new North right-of-way line for said St. Louis Avenue established by Ord. No. 63077, filed as Document No. K-896399, in Book K-1957, Page 262 on September 28, 1989; thence the following courses and distances along said new North right-of-way line: thence South 89 degrees 52 minutes 49 seconds East, 77.24 feet; thence North 40 degrees 16 minutes 38 seconds East, 157.26 feet to an angle point therein; thence North 59 degrees 44 minutes 26 seconds East, 439.64; thence South 30 degrees 15 minutes 34 seconds East, perpendicular to the last described course, 5.90 feet; thence North 59 degrees 44 minutes 26 seconds East, perpendicular to the last described course, 40 feet; thence North 30 degrees 15 minutes 34 seconds West, perpendicular to the last described course, 5.90 feet; thence North 59 degrees 44 minutes 26 seconds East, perpendicular to the last described course, 98.25 feet; thence North 30 degrees 15 minutes 34 seconds West, perpendicular to the last described course, 2.10 feet to a point on current North

right-of-way line of said St. Louis Avenue; thence North 59 degrees 44 minutes 26 seconds East, perpendicular to the last described course, 487.75 feet to a point of intersection with the West right-of-way line of said Chicago Burlington & Quincy Railway Company; thence North 25 degrees 28 minutes 59 seconds East along said West right-of-way line, a distance of 449.84 feet to a point of intersection with the South right-of-way line of said Missouri Pacific Railway Company; thence the following courses and distances along said South right-of-way line: thence generally Southwesterly along a curve to the right, having an initial tangent bearing of South 34 degrees 47 minutes 18 seconds West, a radius of 850 feet and a central angle of 9 degrees 26 minutes 30 seconds, an arc distance of 140.07 feet to a point of compound curvature; thence continuing Southwesterly along a curve to the right, having a common tangent with last described curve, a radius of 1,943 feet and a central angle of 15 degrees 12 minutes 27 seconds, an arc distance of 515.71 feet; thence South 59 degrees 25 minutes 59 seconds West, tangent to the last described curve, a distance of 788.14 feet to a point on the West line of Northwest Quarter of the Northeast Quarter of said Section 6, said point being also on the East line of a 10 foot wide alley; thence South along said West line and along said East line, a distance of 85.62 feet to a point of intersection with the Easterly prolongation of the North line of Lot 5 of said Block 28; thence North 89 degrees 53 minutes 24 seconds West, along said Easterly prolongation and along the North line of said Lot 5, a distance of 120 feet to the point of beginning.

EXCEPT that part conveyed to the City of Kansas City by General Warranty Deed recorded May 29, 2002 as Document No. 2002K0032811;

ALSO EXCEPT that part conveyed to Kansas City Terminal Railway Company by General Warranty Deed recorded December 3, 2003 as Document No. 2003K0093192;

ALSO EXCEPT that part conveyed to the City of Kansas City by Right of Way Deed recorded March 3, 2009 as Document No. 2009E0020039;

ALSO EXCEPT that part conveyed to Kansas City Terminal Railway Company by Special Warranty Deed recorded June 22, 2011 as Document No. 2011E0058042;

ALSO EXCEPT that part taken for street right-of-way pursuant to Ordinance No. 160094, recorded April 4, 2016 as Document No. 2016E0029104.

16. 938 Mulberry St., Kansas City, MO 64101
APN Number 29-320-29-02-00-0-00-000

LOTS 17, 18, 19 AND 20, AND THAT PART OF LOTS 21 AND 22, LYING SOUTH OF RAILROAD RIGHT OF WAY, BLOCK 39, TURNER & CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

17. 1222 W 12th St., Kansas City, MO 64101
APN Number 29-320-36-06-00-0-00-000

THE WEST 19 FEET OF LOT 26 AND ALL OF LOTS 27, 28, 29 AND 30, BLOCK 54, TURNER & CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

18. 1320-1326 W 12th St., Kansas City, MO 64101

APN Number 29-320-37-03-00-0-00-000

LOTS 27, 28, 29, 30, 31 AND 32, BLOCK 53, TURNER AND CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

19. 1105-1107 Hickory St., Kansas City, MO 64101
APN Number 29-320-37-08-00-0-00-000

LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 53, TURNER & CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

20. 1301 Union Ave., Kansas City, MO 64101
APN Number 29-320-34-01-00-0-00-000

LOT 15 AND 16, BLOCK 44, TURNER AND CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

21. 1305 Union Ave., Kansas City, MO 64101
APN Number 29-320-34-02-00-0-00-000

LOT 14, BLOCK 44, TURNER AND CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

22. 1307-1309 Union Ave., Kansas City, MO 64101
APN Number 29-320-34-03-00-0-00-000

LOT 12 AND 13, BLOCK 44, TURNER AND CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

23. 1311 Union Ave., Kansas City, MO 64101
APN Number 29-320-34-04-00-0-00-000

LOT 11, BLOCK 44, TURNER AND CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

24. 1027 Hickory St., Kansas City, MO 64101
APN Number 29-320-34-10-00-0-00-000

LOTS 29, 30, 31 AND 32, BLOCK 44, TURNER AND CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

25. 1106 Santa Fe St., Kansas City, MO 64101

APN Number 29-320-36-09-00-0-00-000

ALL OF THE SOUTH 1/2 OF LOTS 13, 14, 15 AND 16, BLOCK 54, TURNER AND COMPANY'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

26. 1104 Union Ave., Kansas City, MO 64101
APN Number 29-310-26-06-00-0-00-000

ALL OF LOTS 4 TO 12, BOTH INCLUSIVE, D.M. JARBOE'S SUBDIVISION OF A PART OF BLOCK 1 OF COATES & HOPKIN'S SECOND ADDITION, PORTIONS OF BLOCK 1, COATES & HOPKIN'S SECOND ADDITION, A PORTION OF LOT 3, ALL OF LOTS 4, 5, 6, 7, 8, 9 AND 10, EXCEPT THAT PART OF LOT 6 NOW IN UNION AVENUE, BLOCK 41, TURNER & CO'S ADDITION, TOGETHER WITH ALL OF THE VACATED ALLEY LYING SOUTH OF THE SOUTH LINE AND ITS PROLONGATION EAST, OF LOTS 4 AND 5, BLOCK 41, AND ALL OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT 5, BLOCK 41, AND ALL OF VACATED ST. LOUIS AVENUE LYING NORTH OF AND ADJOINING SAID LOT 5, BLOCK 41, ALL SUBDIVISIONS OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY COMER OF LOT 4, D.M. JARBOE'S SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 4, 100.67 FEET TO THE MOST EASTERLY COMER THEREOF; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 4, 5, 6, 7 AND 8, SAID SUBDIVISION, TO A POINT WHICH IS 4.14 FEET, MORE OR LESS, NORTHEASTERLY OF THE MOST SOUTHERLY COMER OF SAID LOT 8; THENCE SOUTHEASTERLY, PARALLEL WITH THE NORTHEASTERLY LINE OF LOT 10, D.M. JARBOE'S SUBDIVISION, 103.78 FEET TO A POINT ON THE NORTHWESTERLY LINE OF UNION AVENUE AS NOW ESTABLISHED; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 185.97 FEET TO AN ANGLE POINT IN SAID LINE; THENCE WEST ALONG THE NORTH LINE OF UNION AVENUE 107.77 FEET TO THE EAST LINE OF SANTA FE STREET, AS NOW ESTABLISHED; THENCE NORTH ALONG SAID EAST LINE 120 FEET TO THE NORTHWEST COMER OF LOT 10, BLOCK 41, TURNER & CO'S ADDITION, BEING ALSO A POINT ON THE SOUTH LINE OF AN ALLEY; THENCE EAST ALONG SAID SOUTH LINE TO THE NORTHWEST COMER OF LOT 7, SAID BLOCK 41; THENCE NORTH ALONG THE PROLONGATION NORTH OF THE WEST LINE OF SAID LOT 7, 10 FEET TO THE SOUTHEAST COMER OF LOT 3, SAID BLOCK 41; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3, 4.27 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID LOT 3, 1.01 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 3, 2.50 FEET; THENCE NORTH 116.46 FEET TO A POINT WHICH IS 2.10 FEET WEST OF THE EAST LINE OF SAID LOT 3, MEASURED AT RIGHT ANGLES THEREFROM; THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID LOT 3, 2.55 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID LOT 3, 2.53 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3, BEING ALSO A POINT ON THE SOUTH LINE OF ST. LOUIS AVENUE AS NOW ESTABLISHED; THENCE EAST ALONG SAID SOUTH LINE 28.65 FEET TO AN ANGLE POINT IN SAID

LINE; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF ST. LOUIS AVENUE 139.48 FEET TO THE POINT OF BEGINNING.

27. 935 Santa Fe St., Kansas City, MO 64101
APN Number 29-320-27-02-02-0-00-000

ALL OF LOTS 1 AND 2, AND THAT PART OF LOT 3, BLOCK 41, TURNER AND CO'S ADDITION, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 3, WHICH IS 4.65 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 3, MEASURED ALONG SAID NORTH LINE; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT, 2.53 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT, 2.55 FEET; THENCE SOUTH 116.46 FEET TO A POINT WHICH IS 1.77 FEET WEST OF THE EAST LINE OF SAID LOT, MEASURED AT RIGHT ANGLES THEREFROM; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT, 2.50 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT, 1.01 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT WHICH IS 4.27 FEET WEST OF THE SOUTHEAST CORNER THEREOF MEASURED ALONG SAID SOUTH LINE.

28. 1060 Union Ave., Kansas City, MO 64101
APN Number 29-310-26-07-00-0-00-000

TRACT 1:

THE WEST 56.93 FEET OF BLOCK 2, EXCEPT THAT PART CONDEMNED BY KANSAS CITY, MISSOURI, COATES AND HOPKINS 2ND ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 2:

THE NORTH 50 FEET OF LOTS 3 AND 4, BLOCK 6, COATES AND HOPKINS 2ND ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 3:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 4, D.M. JARBOE'S SUBDIVISION, THENCE SOUTHEASTERLY 100.67 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 4, 5, 6, 7 AND 8 OF SAID SUBDIVISION TO A POINT 4.14 FEET MORE OR LESS, NORTHEAST OF THE MOST SOUTHERLY CORNER OF LOT 8; THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF LOT 10, 103.78 FEET TO A POINT ON THE NORTHEASTERLY LINE, UNION AVENUE; THENCE NORTHERLY ALONG THE NORTH LINE OF UNION AVENUE TO A POINT; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF THE PROPERTY CONDEMNED FOR VIADUCT BY ORDINANCE NO. 10163, TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 6, COATES AND HOPKINS 2ND ADDITION AS SAID LOT NOW EXISTS AFTER

THE CONDEMNATION OF THE LOT FOR VIADUCT PURPOSES UNDER ORDINANCE NO. 10163, SUIT NO. 512478; THENCE NORTHERLY TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 6, COATES AND HOPKINS 2ND ADDITION AS SAID LOT NOW EXISTS; THENCE NORTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 1, D.M. JARBOE'S SUBDIVISION; THENCE NORTHERLY AND CONTINUING ALONG THE NORTHEASTERLY LINE OF LOT 1, D.M. JARBOE'S SUBDIVISION TO THE NORTHERLY CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOTS 1, 2 AND 3 TO THE POINT OF BEGINNING; SAID D.M. JARBOE'S SUBDIVISION AND COATES AND HOPKINS 2ND ADDITION BEING SUBDIVISIONS IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.