

# HUSCHBLACKWELL

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November 11, 2022

Kansas City, Missouri  
City Clerk  
Attn: Marilyn Sanders  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106

**Re: Second Petition to Amend the Petition to Establish the Westport Community Improvement District and Special Assessments**

Dear Ms. Sanders:

Enclosed with this letter please find one (1) copy of the Second Petition to Amend the Petition to Establish the Westport Community Improvement District and Special Assessments in accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571, inclusive, RSMo. As required by Section 67.1421.2 RSMo., the enclosed petition has been signed by property owners collectively owning more than 50% by assessed value of the real property within the boundaries of the proposed district and has been signed by more than 50% per capital of all owners of real property within the boundaries of the proposed district.

We look forward to working with the City on this project. Please let us know if you have any questions or require any further information.

Thank you very much.

Sincerely,



Chris Kline  
Attorney

CK/sb  
Encl.

***THE WESTPORT  
COMMUNITY IMPROVEMENT DISTRICT  
(The "District")***

**SECOND PETITION TO AMEND THE PETITION TO ESTABLISH  
THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT  
AND  
AUTHORIZE SPECIAL ASSESSMENTS**

**KANSAS CITY, JACKSON COUNTY, MISSOURI**

**4<sup>th</sup> District**

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**EXHIBITS**

EXHIBIT A	DISTRICT LEGAL DESCRIPTION
EXHIBIT B	DISTRICT BOUNDARY MAP
EXHIBIT C	DISTRICT FIVE-YEAR BUDGET
EXHIBIT D	AMENDED PETITION
EXHIBIT E	ORDINANCE NO. 080917
EXHIBIT F	ORIGINAL PETITION
EXHIBIT G	ORDINANCE NO. 031062
EXHIBIT H	SPECIAL ASSESSMENT PETITION
EXHIBIT I	SIGNATURE PAGES

**SECOND PETITION TO AMEND THE PETITION TO ESTABLISH THE  
WESTPORT COMMUNITY IMPROVEMENT DISTRICT  
AND AUTHORIZE SPECIAL ASSESSMENTS**

Petitioners, by this *Second Petition to Amend the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments* (this “Second Amended Petition”), request that the City Council (the “City Council”) of the City of Kansas City, Jackson County, State of Missouri (the “City”), adopt an ordinance approving the Second Amended Petition. The City Council previously approved the *Petition to Amend the Petition to Establish the Westport Community Improvement District* (the “Amended Petition”) by Ordinance Number 080917 adopted on September 25, 2008. A copy of the Amended Petition is attached hereto for reference as Exhibit D and a copy of Ordinance Number 080917 is attached hereto for reference as Exhibit E.

**I. DESCRIPTION OF THE DISTRICT**

**A. Creation and Establishment of the District**

In accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571, Revised Statutes of Missouri (the “Act”), the Westport Community District (the “District”) was incorporated as a Missouri not-for-profit corporation on March 21, 2002, and the City Council of Kansas City, Missouri (the “Council”) (i) approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments (the “Original Petition”), on October 2, 2003, by Ordinance Number 031062, and (ii) approved the Amended Petition on September 25, 2008, by Ordinance Number 080917. A copy of the Original Petition is attached hereto for reference as Exhibit F and a copy of Ordinance Number 031062 is attached hereto as Exhibit G.

**B. Name of District**

The name of the District shall be the Westport Community Improvement District and shall remain unchanged upon amendment.

**C. Legal Description**

The District includes all of the real property (the “District Land”) described in Exhibit A of this Second Amended Petition and incorporated herein by reference and shall remain unchanged upon amendment.

**D. Boundary Map**

A map portraying the general boundaries of the District is attached as Exhibit B to this Second Amended Petition and shall remain unchanged upon amendment.

## **II. PETITIONERS**

The Petitioners represent:

- (A) more than fifty percent (50%) per capita of all owners of the District Land; and
- (B) property owners collectively owning more than fifty percent (50%) by assessed value of the District Land.

## **III. FIVE YEAR PLAN**

### **A. Purposes of the District**

The District shall serve the following purposes (the "District Purposes"):

1. facilitate economic development within the District by providing or causing to be provided certain services (the "Eligible Services") described in Paragraph B of this Article for the benefit of the District;
2. issue obligations to finance: (1) the costs of the Eligible Services, (2) other costs incurred by the District to carry out any of its purposes, (3) costs of issuance, (4) capitalized interest, and (5) debt service reserves;
3. coordinate with public and private entities to plan and implement the Eligible Services; and
4. levy and collect the special assessments (the "Special Assessments") to pay for the costs incurred by the District to provide the Eligible Services.

### **B. Services**

The Eligible Services shall generally include, but are not necessarily limited to:

1. Security Services. The District may employ and/or contract for the provision of security personnel, equipment or facilities for the protection of property and persons within the District, including, but not limited to, the provision of:
  - (a) armed patrol areas, building checks, alarm calls, security escorts and a central dispatch system for the District;

- (b) links to the Kansas City, Missouri, Police Department to enhance police visibility and effectiveness within the District;
  - (c) security training for the District's personnel, agents and independent contractors;
  - (d) two-way radios, surveillance cameras, bicycles, security uniforms and traffic bollards; and
  - (e) programs to educate owners of District Land, tenants and residents within the District.
2. Neighborhood Beautification Services. The District may provide and/or contract for cleaning, maintenance and other services to public and private property within the District, including, but not limited to:
- (a) monitoring of City services;
  - (b) cleaning common areas, trash containers, alley ways, streets and sidewalks within the District;
  - (c) providing and maintaining seasonal decorations and entertainment;
  - (d) providing landscape care, maintenance, weed abatement and providing and/or replacing landscape;
  - (e) providing graffiti removal; and
  - (f) providing other beautification efforts designed to improve the District's "curb appeal" and encourage private investment within the District.

3. Marketing, Public Relations and Special Events

The District may prepare and implement one or more programs designed to attract patrons, visitors, tourists, employees, businesses, investors, residents and other invitees to the District by promoting the image and marketability of the District including, but not necessarily limited to, the following:

- (a) promotion of the history of the Westport area;

- (b) promotion of any tourism, recreational activity or cultural activity in the District;
- (c) provision and maintenance of a street sound system;
- (d) preparation and distribution of newsletters;
- (e) preparation and distribution of District maps and directories;
- (f) provision and maintenance of seasonal decorations;
- (g) provision and maintenance of banners and signage; and
- (h) promotion and organization of and funding for special events and festivals.

4. Administration and Operations

The District may provide and/or contract for managerial, engineering, legal, technical, clerical, accounting, financial consulting and other assistance deemed necessary or desirable by the District to meet the District Purposes, including but not limited to:

- (a) financing the costs to extend the District;
- (b) managing the District's budget and personnel;
- (c) maintaining insurance for the District and contracting for legal counsel on matters pertaining to the District;
- (d) levying and collecting the Special Assessments and obtaining grants and other funds to pay for the costs incurred to meet the District Purposes;
- (e) coordinating meetings, events and the dissemination of additional information necessary or desirable to meet the District Purposes; and
- (f) publishing promotional brochures necessary or desirable to meet the District Purposes.

5. Investment



The District may assist in attracting additional public or private investment in the District. Such assistance may include, but is not necessarily limited to, the following:

- (a) conducting or contracting for the completion of market research and/or financial analysis;
- (b) preparing or contracting for the preparation of investor marketing packages; and
- (c) applying for grants and other public and private assistance.

C. Budget

The commencement of the Eligible Services and the levy and collection of the Special Assessments have all occurred within the past nineteen (19) years of the District's existence and have been ongoing since. The estimated costs of the Eligible Services for the next five years are shown on Exhibit C annexed to and made an integral part of this Second Amended Petition.

**IV. GOVERNANCE OF THE DISTRICT**

A. Type of District

The District shall be a not-for-profit corporation and shall have all of the powers granted to and/or exercisable by a community improvement district in accordance with the Act except to the extent its powers, if any, are expressly limited by this Second Amended Petition.

B. Board of Directors

The Board of Directors of the District (the "Board") shall be selected and shall govern the District in accordance with the Act, Chapter 355 of the Revised Statutes of Missouri, and the By-Laws of the District as adopted by the Board of Directors.

C. District Powers

Petitioners do not seek limitations on the borrowing capacity of the District, the revenue generation of the District, or other limitations on the powers of the District provided pursuant to Section 67.1461 of the Act.

**V. ASSESSED VALUE**

The total assessed valuation of all real property within the District at the time of signing is \$26,551,246. The official total assessed valuation for the District may change by the time this Second Amended Petition is approved by the City Council.

## **VI. SPECIAL ASSESSMENT**

### **A. Property Categories**

Each year, for the purpose of levying the Special Assessments, the Board shall determine the actual use of each tract, lot or parcel of real property within the District ("Lot"), or portion of each Lot, and based on such use the Board shall identify the use category ("Use Category") set forth below, and which is applicable to each such Lot, or portion of such Lot, and thereby classify each Lot, or portion of each Lot, as follows:

- (a) Category 1 shall apply to each Lot, or portion of each Lot, which is: (1) vacant, (2) used to conduct a general retail, tavern and/or restaurant business which is generally closed by 9:00 p.m. 7 days per week, or (3) determined by the Board not to qualify as any other Use Category.
- (b) Category 2 shall apply to each Lot, or portion of each Lot, which is used for: (1) office and/or (2) light industrial uses.
- (c) Category 3 shall apply to each Lot, or portion of each Lot, which: (1) is used to conduct a general retail and/or restaurant business, (2) is generally open after 9:00 p.m. two or more nights per week, and (3) does not have a license to conduct liquor sales.
- (d) Category 4 shall apply to each Lot, or portion of each Lot, which is: (1) used as a hotel or (2) used to (i) conduct a tavern and/or restaurant business, (ii) has a license to conduct liquor sales, (iii) derives greater than fifty percent (50%) of its gross annual income from food sales, and (iv) is generally closed to the public by 11:30 p.m. seven days per week.
- (e) Category 5 shall apply to each Lot, or portion of each Lot, which: (1) is used to conduct a tavern and/or restaurant business, (2) has a license to conduct liquor sales until 1:30 a.m., and (3) does not qualify under Category 4.
- (f) Category 6 shall apply to each Lot, or portion of each Lot, which (1) is used to conduct a tavern and/or restaurant business, (2) has a license to conduct liquor sales after 1:30 a.m., and (3) does not qualify under Category 4.
- (g) Category 7 shall apply to each Lot, or portion of each Lot, which is used as residential.

- (h) Category 8 shall apply to each Lot, or portion of each Lot, which is sued for (1) so-called “pot shop”, marijuana dispensary or any similar type store that sells marijuana, cannabis, drug-related paraphernalia, or similar type items for recreational or medicinal purposes, (2) any adult book store, adult video store, adult movie theater, or other establishment selling, renting or exhibiting pornographic materials, and/or (3) any adult entertainment establishment, including but not limited to a strip club and/or gentlemen's club.

If the Board finds, in its reasonable discretion, that there has been a change in the use of a Lot, or in the use of any portion of a Lot, the Board shall prorate the Special Assessment levy for the portion of the year for each applicable Use Category. If the Board finds that such change in use has occurred after the Special Assessments have been levied for such year, the Board shall provide for an adjustment in the total amount of the Special Assessments due for such Lot in the following year.

In order to facilitate the levy of the Special Assessments, the Board may from time to time, in its discretion, adopt by resolution written policies and procedures concerning the levy of the Special Assessments, which shall be binding on all Owners; provided, that such policies and procedures shall not be contrary to the requirements or limitations set forth in this Second Amended Petition or the Act.

B. Square Footage Determination

For the purposes of levying the Special Assessments, the Board shall use its reasonable best efforts to determine the building usable area (the “Usable Area”) of each Lot, or portion of each Lot, in accordance with the standards for determining such area by the Building Owners and Managers Association; provided, however, the Usable Area of any Lot’s exterior deck space and storage space that is not accessible to the public shall be one-half of such deck’s and/or storage space’s total measured square feet of space.

C. Maximum Rates and Methods

The maximum rate and the method of the Special Assessment for each Use Category that may be proposed are set out in the special assessment petition attached to this Second Amended Petition as Exhibit H (the “Special Assessment Petition”). By the execution of this Second Amended Petition, the Petitioners have executed the Special Assessment Petition and have authorized the Special Assessments set out in the Special Assessment Petition. Upon the City’s adoption of an ordinance amending the District in accordance with the Act and as provided for in this Second Amended Petition, the Petitioners shall be deemed to have presented the Special Assessment Petition to the Board for its approval.

**D. Levy of Assessments**

Each calendar year the Board shall establish the rate of each Special Assessment, based upon, and as necessary to pay, the cost to provide the Eligible Services as needed for the applicable Use Categories and to meet the District Purposes. The Board shall levy the Special Assessments for that calendar year against all real property within the District in accordance with the Special Assessment Petition. The Board shall notify the county assessor ("County Assessor") of Jackson County, Missouri, of the total amount of the Special Assessments due for each Lot and shall provide the County Assessor with the levy rate for each Use Category and the Use Category applicable to each Lot or portion of each Lot; provided, however, that no rate levied for any one Special Assessment shall exceed the maximum rate set forth in the Special Assessment Petition for such Use Category.

**VII. BLIGHT DETERMINATION**

This Second Amended Petition does not include a request for a determination of blight for any real property within the District.

**VIII. LIFE OF DISTRICT**

The District will continue to exist and function for a period of twenty (20) years following the effective date of the Ordinance approving this Second Amended Petition. The Owners within the District shall have the right to petition the City Council to terminate the District at any time as provided by 67.1481, RSMO.

**IX. REQUEST TO AMEND DISTRICT**

By execution and submission of this Second Amended Petition, the Petitioners request that the City Council amend the District as set out in this Second Amended Petition.

The Petitioner signature pages attached hereto as Exhibit I are incorporated by reference as though fully set forth herein.

**X. NOTICE TO PETITIONERS**

The signatures of Petitioners may not be withdrawn later than seven (7) days after this Second Amended Petition is filed with the City Clerk of the City. Any owner exempt from taxation that elects to sign this Second Amended Petition in support of the creation of the District will not be obligated to pay the assessment rate stated in this Second Amended Petition.

**XI. AUDIT**

The City Auditor shall have the right to examine or audit the records of the District and shall require that the District make such records available to the City Auditor within ten (10) days after a written request for the same is made.

**XII. SEVERABILITY**

If any provision of the Original Petition, the Amended Petition, or this Second Amended 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 the Original Petition, the Amended Petition, or this Second Amended Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question invalid, inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in Original Petition, the Amended Petition, or this Second Amended Petition invalid, inoperative or unenforceable to any extent whatsoever.

## EXHIBIT A

### DISTRICT LEGAL DESCRIPTION

#### **Westport Community Improvement District**

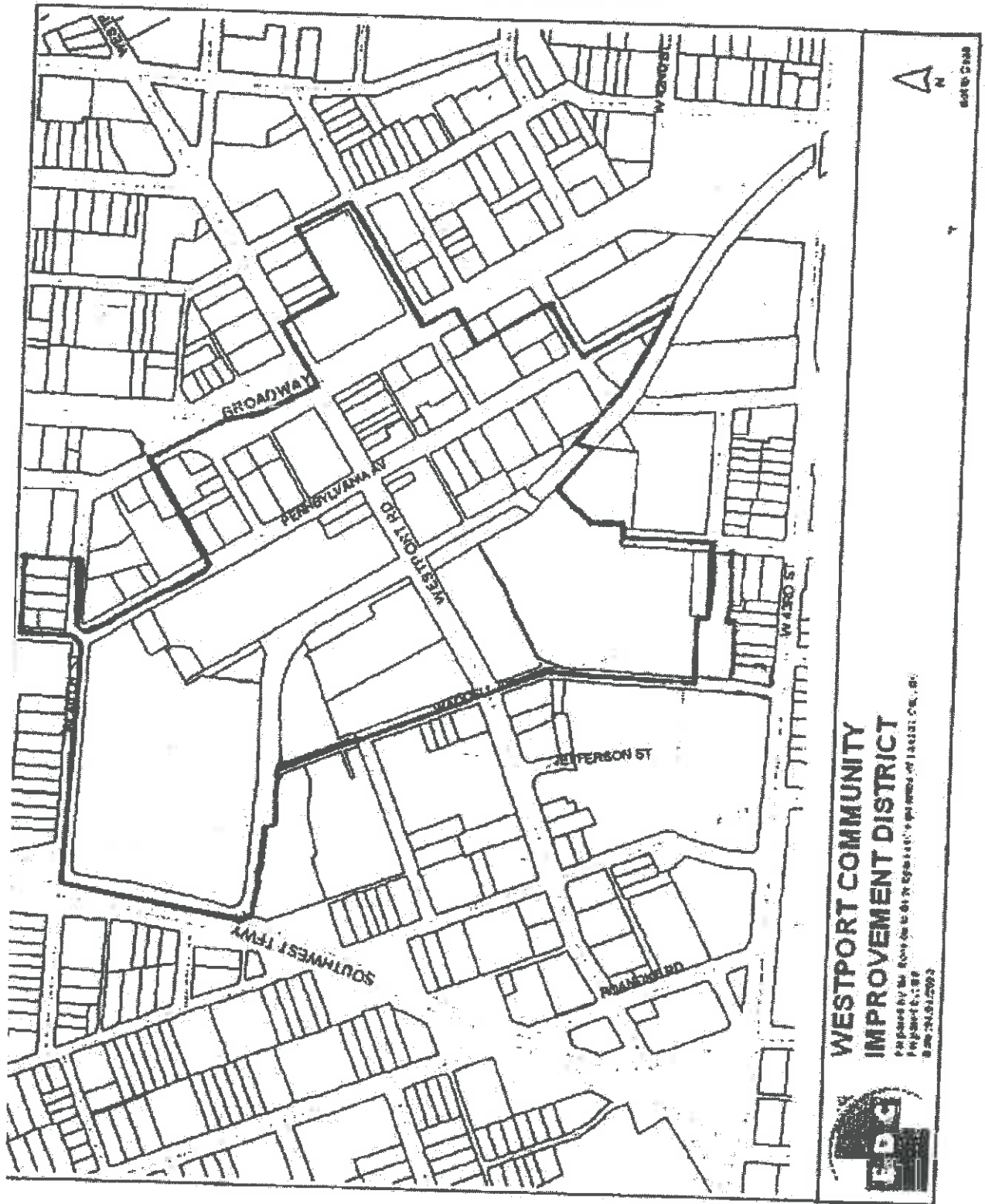
Beginning at the intersection of the centerline of the right-of-way of Southwest Trafficway and 40<sup>th</sup> Street, then east along centerline of the right-of-way of 40<sup>th</sup> Street to centerline of the right-of-way of Pennsylvania Avenue, then north along centerline of the right-of-way of Pennsylvania Avenue 173 feet to the north line of Lot 18 Louis Vogels First Addition, then east along the north line of Lot 18 Louis Vogels First Addition 195 feet to the east line of Lot 18 Louis Vogels First Addition, then south along the east line of Lots 18 and 17 Louis Vogels First Addition to the centerline of the right-of-way of 40<sup>th</sup> Street, then west along the centerline of the right-of-way of 40<sup>th</sup> Street to the centerline of the right-of-way of Pennsylvania Avenue, then southeast along centerline of the right-of-way of Pennsylvania Avenue 390 feet, then east along south line of lots 47, 48, 49 and 50 J.C. McCoy's Plat (or part) of Westport to the centerline of the right-of-way of Washington Street, then south along centerline of the right-of-way of Washington Street to intersection with centerline of the right-of-way of Broadway Avenue, then south along centerline of the right-of-way of Broadway Avenue to intersection of the centerline of the right-of-way of Westport Road, then east along centerline of the right-of-way of Westport Road 201.5 feet, then south along then east line of Lot 26 J.C. McCloy's Plat of Westport to the northwest corner of Lot 30 J.C. McCoy's Plat of Westport, then east along the northline of Lots 30, 29 and 20 to the centerline of the right-of-way of Central Street, then south along the centerline of the right-of-way of Central Street to the centerline of the right-of-way of Archibald Street, then southwest along the centerline of the right-of-way of Archibald Street to the centerline of the right-of-way of Broadway Avenue, then south along the centerline of the right-of-way of Broadway 99 feet, then southwest along south line of Lot 10 Campbell's Addition to the northeast corner of Lot 12 Campbell's Addition, then south along east line of Lots 12, 13 and 16 Campbell's Addition to the centerline of the right-of-way of 42<sup>nd</sup> Street, then southwest along the centerline of the right-of-way of 42<sup>nd</sup> Street to the centerline of the right-of-way of Pennsylvania Avenue, then south along centerline of the right-of-way of Pennsylvania Avenue to the Northeast line of Country Club right-of-way, then northwest along the northeast line of the Country Club right-of-way to the intersection of Country Club right-of-way and the eastline of Lot 6 Edward Prices Addition, then south along the eastline of Lot 6 Edward Prices Addition to the southwest line of the Country Club right-of-way, the northwest along the southwest line of Country Club right-of-way for a distance of 160.13 feet, then southwest at an angle of 88 degrees perpendicular to the southwest line of Country Club right-of-way for a distance of 135 feet to the eastline of vacated Washington Street, then south along the eastline of vacated Washington Street 99 feet, then west 30 feet to the centerline of the right-of-way of Washington Street, then south along the centerline of the right-of-way of Washington Street approximately 256.17 feet to the prolongation eastwardly of the South line of the property now owned by Beatrice James ("Beatrice James Property"), then west 30.00 feet to the southeast corner of the Beatrice James Property, then west 198.06 feet along the south line of the Beatrice James Property to the southwest corner thereof, then north 35.36 feet along the west line of the Beatrice James

Property to a point, then west 147.26 feet along the dividing line between Tract A and B, as shown on Certificate of Survey Lot Split Resurvey of Lot 2 Westport Trail Addition recorded as Document Number 2004K0076213 in the Jackson County Recorder of Deeds Office, to the eastline of the right-of-way of Bridger Road, then west 30 feet to the centerline of the right-of-way of Bridger Road, then north along the centerline of the right-of-way of Bridger Road to the north line of 42<sup>nd</sup> Street, then east along the north line of 42<sup>nd</sup> Street to the southwest corner of Lot 2, Mill Street Station, then north along the west line of said Lot 2 to the southline of 41<sup>st</sup> Street, then west along southline of 41<sup>st</sup> Street to centerline of the right-of-way of Southwest Trafficway, then north along the centerline of the right-of-way of Southwest Trafficway to centerline of the right-of-way of 40<sup>th</sup> Street, point of beginning.



**EXHIBIT B**

**DISTRICT BOUNDARY MAP**



**WESTPORT COMMUNITY  
IMPROVEMENT DISTRICT**

Prepared by the Board of Directors of the Westport Community Improvement District, Inc.  
February 6, 1999  
B-200-241.01-2000





**EXHIBIT C**

**DISTRICT BUDGET – FIVE YEAR PLAN**

Projected CID Budget

	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
<b>Income</b>					
Assessments	1,303,567	1,316,603	1,349,518	1,390,004	1,417,804
Interest	2,000	2,100	2,200	2,200	2,300
<b>Total Income</b>	<u>1,305,567</u>	<u>1,318,703</u>	<u>1,351,718</u>	<u>1,392,204</u>	<u>1,420,104</u>
<b>Expenses</b>					
Security	970,144	1,028,353	1,058,739	1,079,914	1,112,311
Marketing, Public Relations & Special Events	57,607	1,050	-	19,311	6,025
Administration & Operations	277,816	289,300	292,979	292,979	301,768
<b>Total Expenses</b>	<u>1,305,567</u>	<u>1,318,703</u>	<u>1,351,718</u>	<u>1,392,204</u>	<u>1,420,104</u>

**EXHIBIT D**

**AMENDED PETITION**

**PETITION TO AMEND THE PETITION TO ESTABLISH  
THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT  
AND  
AUTHORIZE SPECIAL ASSESSMENTS**

**KANSAS CITY, JACKSON COUNTY, MISSOURI**

**4<sup>th</sup> District**

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**EXHIBITS**

- EXHIBIT A DISTRICT LEGAL DESCRIPTION
- EXHIBIT B DISTRICT BOUNDARY MAP
- EXHIBIT C DISTRICT BUDGET
- EXHIBIT D SPECIAL ASSESSMENT PETITION

**PETITION TO AMEND THE PETITION TO ESTABLISH THE  
WESTPORT COMMUNITY IMPROVEMENT DISTRICT  
AND AUTHORIZE SPECIAL ASSESSMENTS**

This petition ("Petition") is submitted in accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571, Revised Statutes of Missouri (the "Act"), by those persons and entities whose signatures appear below (the "Petitioners"). The Petitioners request that the City Council (the "City Council") of the City of Kansas City, Missouri, amend the Westport Community Improvement District (the "District") in the City of Kansas City, Jackson County, Missouri (the "City") in accordance with this Petition.

**I. DESCRIPTION OF THE DISTRICT**

**A. Name of District**

The name of the District shall be the Westport Community Improvement District.

**B. Legal Description**

The District includes all of the real property (the "District Land") legally described in Exhibit A (the "District Legal Description") attached to and made an integral part of this Petition.

**C. Boundary Map**

A map illustrating the general boundaries of the District is attached to and made an integral part of this Petition as Exhibit B (the "District Boundary Map").

**II. PETITIONERS**

The Petitioners represent:

- (A) more than fifty percent (50%) per capita of all owners of the District Land; and
- (B) property owners collectively owning more than fifty percent (50%) by assessed value of the District Land.

**III. FIVE YEAR PLAN**

**A. Purposes of the District**

The District shall serve the following purposes (the "District Purposes"):

- 1. facilitate economic development within the District by providing or causing to be provided certain services (the "Eligible Services")

described in Paragraph B of this Article for the benefit of the District;

2. issue obligations to finance: (1) the costs of the Eligible Services, (2) other costs incurred by the District to carry out any of its purposes, (3) costs of issuance, (4) capitalized interest, and (4) debt service reserves;
3. coordinate with public and private entities to plan and implement the Eligible Services; and
4. levy and collect the special assessments (the "Special Assessments") to pay for the costs incurred by the District to provide the Eligible Services.

#### B. Services

The Eligible Services shall generally include, but are not necessarily limited to:

1. Security Services. The District may employ and/or contract for the provision of security personnel, equipment or facilities for the protection of property and persons within the District, including, but not limited to, the provision of:
  - (a) armed patrol areas, building checks, alarm calls, security escorts and a central dispatch system for the District;
  - (b) links to the Kansas City, Missouri, Police Department to enhance police visibility within the District;
  - (c) security training for the District's personnel, agents and independent contractors;
  - (d) two-way radios, bicycles, security uniforms and traffic bollards; and
  - (e) programs to educate owners of District Land, tenants and residents within the District.
2. Neighborhood Beautification Services. The District may provide and/or contract for cleaning, maintenance and other services to public and private property within the District, including, but not limited to:
  - (a) monitoring of City services;

- (b) cleaning common areas, trash containers, alley ways, streets and sidewalks within the District;
- (c) providing and maintaining seasonal decorations and entertainment;
- (d) providing landscape care, maintenance, weed abatement and providing and/or replacing landscape;
- (e) providing graffiti removal; and
- (f) providing other beautification efforts designed to improve the District's "curb appeal" and encourage private investment within the District.

3. Marketing and Public Relations

The District may prepare and implement one or more programs designed to attract patrons, visitors, tourists, employees, businesses, investors, residents and other invitees to the District by promoting the image and marketability of the District including, but not necessarily limited to, the following:

- (a) promotion of the history of the Westport area;
- (b) promotion of any tourism, recreational activity or cultural activity in the District;
- (c) provision and maintenance of a street sound system;
- (d) preparation and distribution of newsletters;
- (e) preparation and distribution of District maps and directories;
- (f) provision and maintenance of seasonal decorations;
- (g) provision and maintenance of banners and signage; and
- (h) promotion and organization of and funding for special events.



4. Administration and Operations

The District may provide and/or contract for managerial, engineering, legal, technical, clerical, accounting, financial consulting and other assistance deemed necessary or desirable by the District to meet the District Purposes, including but not limited to:

- (a) financing the costs to extend the District;
- (b) managing the District's budget and personnel;
- (c) maintaining insurance for the District and contracting for legal counsel on matters pertaining to the District;
- (d) levying and collecting the Special Assessments and obtaining grants and other funds to pay for the costs incurred to meet the District Purposes;
- (e) coordinating meetings, events and the dissemination of additional information necessary or desirable to meet the District Purposes; and
- (f) publishing promotional brochures necessary or desirable to meet the District Purposes.

5. Investment

The District may assist in attracting additional public or private investment in the District. Such assistance may include, but is not necessarily limited to, the following:

- (a) conducting or contracting for the completion of market research and/or financial analysis;
- (b) preparing or contracting for the preparation of investor marketing packages; and
- (c) applying for grants and other public and private assistance.

C. Budget

The commencement of the Eligible Services and the levy and collection of the Special Assessments have all occurred within the first five years of the District's existence. The estimated initial Budget of the District for the next fiscal year is shown on Exhibit C annexed to and made an integral part of this Petition.

#### **IV. GOVERNANCE OF THE DISTRICT**

##### **A. Type of District**

The District shall be a not-for-profit corporation and shall have all of the powers granted to and/or exercisable by a community improvement district in accordance with the Act except to the extent its powers, if any, are expressly limited by this Petition.

##### **B. Board of Directors**

The Board of Directors of the District (the "Board") shall be selected and shall govern the District in accordance with the Act, Chapter 355 of the Revised Statutes of Missouri, and the By-Laws of the District as adopted by the Board of Directors.

#### **V. ASSESSED VALUE**

The total assessed valuation of all real property within the District at the time of signing is \$18,548,269.00. The official total assessed valuation for the District may change by the time the District is created.

#### **VI. SPECIAL ASSESSMENT**

##### **A. Property Categories**

Each year, for the purpose of levying the Special Assessments, the Board shall determine the actual use of each tract, lot or parcel of real property within the District ("Lot"), or portion of each Lot, and based on such use the Board shall identify the use category ("Use Category") set forth below, and which is applicable to each such Lot, or portion of such Lot, and thereby classify each Lot, or portion of each Lot, as follows:

- (a) Category 1 shall apply to each Lot, or portion of each Lot, which is: (1) vacant, (2) used to conduct a general retail, tavern and/or restaurant business which is generally closed by 9:00 p.m. 7 days per week, or (3) determined by the Board not to qualify as any other Use Category.
- (b) Category 2 shall apply to each Lot, or portion of each Lot, which is used for: (1) office, (2) light industrial, and/or (3) hotel.
- (c) Category 3 shall apply to each Lot, or portion of each Lot, which: (1) is used to conduct a general retail and/or restaurant business, (2) is generally open after 9:00 p.m. two or more nights per week, and (3) does not have a license to conduct liquor sales.

- (d) Category 4 shall apply to each Lot, or portion of each Lot, which: (1) is used to conduct a tavern and/or restaurant business, (2) does have a license to conduct liquor sales, (3) derives greater than fifty percent (50%) of its gross annual income from food sales, and (4) is generally closed to the public by 11:30 p.m. seven days per week.
- (e) Category 5 shall apply to each Lot, or portion of each Lot, which: (1) is used to conduct a tavern and/or restaurant business, (2) has a license to conduct liquor sales until 1:30 a.m., and (3) does not qualify under Category 4.
- (f) Category 6 shall apply to each Lot, or portion of each Lot, which (1) is used to conduct a tavern and/or restaurant business, (2) has a license to conduct liquor sales after 1:30 a.m., and (3) does not qualify under Category 4.
- (g) Category 7 shall apply to each Lot or portion of each Lot which is used as residential.

If the Board finds, in its reasonable discretion, that there has been a change in the use of a Lot, or in the use of any portion of a Lot, the Board shall prorate the Special Assessment levy for the portion of the year for each applicable Use Category. If the Board finds that such change in use has occurred after the Special Assessments have been levied for such year, the Board shall provide for an adjustment in the total amount of the Special Assessments due for such Lot in the following year.

In order to facilitate the levy of the Special Assessments, the Board may from time to time, in its discretion, adopt by resolution written policies and procedures concerning the levy of the Special Assessments, which shall be binding on all Owners; provided, that such policies and procedures shall not be contrary to the requirements or limitations set forth in this Petition or the Act.

#### B. Square Footage Determination

For the purposes of levying the Special Assessments, the Board shall use its reasonable best efforts to determine the building usable area (the "Usable Area") of each Lot, or portion of each Lot, in accordance with the standards for determining such area by the Building Owners and Managers Association; provided, however, the Usable Area of any Lot's exterior deck space shall be one-half of such deck's total measured square feet of space. Provided, further, the Usable Area of any multistory hotel structure ("Hotel") shall be limited to the total square footage of the Hotel's first two (2) floors.

C. **Maximum Rates and Methods**

The maximum rate and the method of the Special Assessment for each Use Category that may be proposed by petition are set out in the special assessment petition attached to this Petition as Exhibit D (the "Special Assessment Petition"). By the execution of this Petition, the Petitioners have executed the Special Assessment Petition and have authorized the Special Assessments set out in the Special Assessment Petition. Upon the City's adoption of an ordinance amending the District in accordance with the Act and as provided for in this Petition, the Petitioners shall be deemed to have presented the Special Assessment Petition to the Board for its approval.

D. **Levy of Assessments**

Each calendar year the Board shall establish the rate of each Special Assessment, based upon, and as necessary to pay, the cost to provide the Eligible Services as needed for the applicable Use Categories and to meet the District Purposes. The Board shall levy the Special Assessments for that calendar year against all real property within the District in accordance with the Special Assessment Petition. The Board shall notify the county assessor ("County Assessor") of Jackson County, Missouri, of the total amount of the Special Assessments due for each Lot and shall provide the County Assessor with the levy rate for each Use Category and the Use Category applicable to each Lot or portion of each Lot; provided, however, that no rate levied for any one Special Assessment shall exceed the maximum rate set forth in the Special Assessment Petition for such Use Category.

**VII. BLIGHT DETERMINATION**

This Petition does not include a request for a determination of blight for any real property within the District.

**VIII. LIFE OF DISTRICT**

The District will continue to exist and function for a period of fifteen (15) years following the effective date of the Ordinance establishing the District.

**IX. REQUEST TO ESTABLISH DISTRICT**

By execution and submission of this Petition, the Petitioners request that the City Council establish the District as set out in this Petition.

**X. NOTICE TO PETITIONERS**

The signatures of Petitioners signing this Petition may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk. Any owner exempt from taxation

that elects to sign this Petition in support of the creation of the District will not be obligated to pay the assessment rate stated in this Petition.

**XI. SEVERABILITY**

If any provision 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.

## EXHIBIT A

### DISTRICT LEGAL DESCRIPTION

#### Westport Community Improvement District

Beginning at the intersection of the centerline of the right-of-way of Southwest Trafficway and 40<sup>th</sup> Street, then east along centerline of the right-of-way of 40<sup>th</sup> Street to centerline of the right-of-way of Pennsylvania Avenue, then north along centerline of the right-of-way of Pennsylvania Avenue 173 feet to the north line of Lot 18 Louis Vogels First Addition, then east along the north line of Lot 18 Louis Vogels First Addition 195 feet to the east line of Lot 18 Louis Vogels First Addition, then south along the east line of Lots 18 and 17 Louis Vogels First Addition to the centerline of the right-of-way of 40<sup>th</sup> Street, then west along the centerline of the right-of-way of 40<sup>th</sup> Street to the centerline of the right-of-way of Pennsylvania Avenue, then southeast along centerline of the right-of-way of Pennsylvania Avenue 390 feet, then east along south line of lots 47, 48, 49 and 50 J.C. McCoy's Plat (or part) of Westport to the centerline of the right-of-way of Washington Street, then south along centerline of the right-of-way of Washington Street to intersection with centerline of the right-of-way of Broadway Avenue, then south along centerline of the right-of-way of Broadway Avenue to intersection of the centerline of the right-of-way of Westport Road, then east along centerline of the right-of-way of Westport Road 201.5 feet, then south along then east line of Lot 26 J.C. McCloy's Plat of Westport to the northwest corner of Lot 30 J.C. McCoy's Plat of Westport, then east along the northline of Lots 30, 29 and 20 to the centerline of the right-of-way of Central Street, then south along the centerline of the right-of-way of Central Street to the centerline of the right-of-way of Archibald Street, then southwest along the centerline of the right-of-way of Archibald Street to the centerline of the right-of-way of Broadway Avenue, then south along the centerline of the right-of-way of Broadway 99 feet, then southwest along south line of Lot 10 Campbell's Addition to the northeast corner of Lot 12 Campbell's Addition, then south along east line of Lots 12, 13 and 16 Campbell's Addition to the centerline of the right-of-way of 42<sup>nd</sup> Street, then southwest along the centerline of the right-of-way of 42<sup>nd</sup> Street to the centerline of the right-of-way of Pennsylvania Avenue, then south along centerline of the right-of-way of Pennsylvania Avenue to the Northeast line of Country Club right-of-way, then northwest along the northeast line of the Country Club right-of-way to the intersection of Country Club right-of-way and the eastline of Lot 6 Edward Prices Addition, then south along the eastline of Lot 6 Edward Prices Addition to the southwest line of the Country Club right-of-way, the northwest along the southwest line of Country Club right-of-way for a distance of 160.13 feet, then southwest at an angle of 88 degrees perpendicular to the southwest line of Country Club right-of-way for a distance of 135 feet to the eastline of vacated Washington Street, then south along the eastline of vacated Washington Street 99 feet, then west 30 feet to the centerline of the right-of-way of Washington Street, then south along the centerline of the right-of-way of Washington Street approximately 256.17 feet to the prolongation eastwardly of the South line of the property now owned by Beatrice James ("Beatrice James Property"), then west 30.00 feet to the southeast corner of the Beatrice James Property, then west 198.06 feet along the south line of the Beatrice James Property to the southwest corner thereof, then north 35.36 feet along the west line of the Beatrice James

Property to a point, then west 147.26 feet along the dividing line between Tract A and B, as shown on Certificate of Survey Lot Split Resurvey of Lot 2 Westport Trail Addition recorded as Document Number 2004K0076213 in the Jackson County Recorder of Deeds Office, to the eastline of the right-of-way of Bridger Road, then west 30 feet to the centerline of the right-of-way of Bridger Road, then north along the centerline of the right-of-way of Bridger Road to the north line of 42<sup>nd</sup> Street, then east along the north line of 42<sup>nd</sup> Street to the southwest corner of Lot 2, Mill Street Station, then north along the west line of said Lot 2 to the southline of 41<sup>st</sup> Street, then west along southline of 41<sup>st</sup> Street to centerline of the right-of-way of Southwest Trafficway, then north along the centerline of the right-of-way of Southwest Trafficway to centerline of the right-of-way of 40<sup>th</sup> Street, point of beginning.

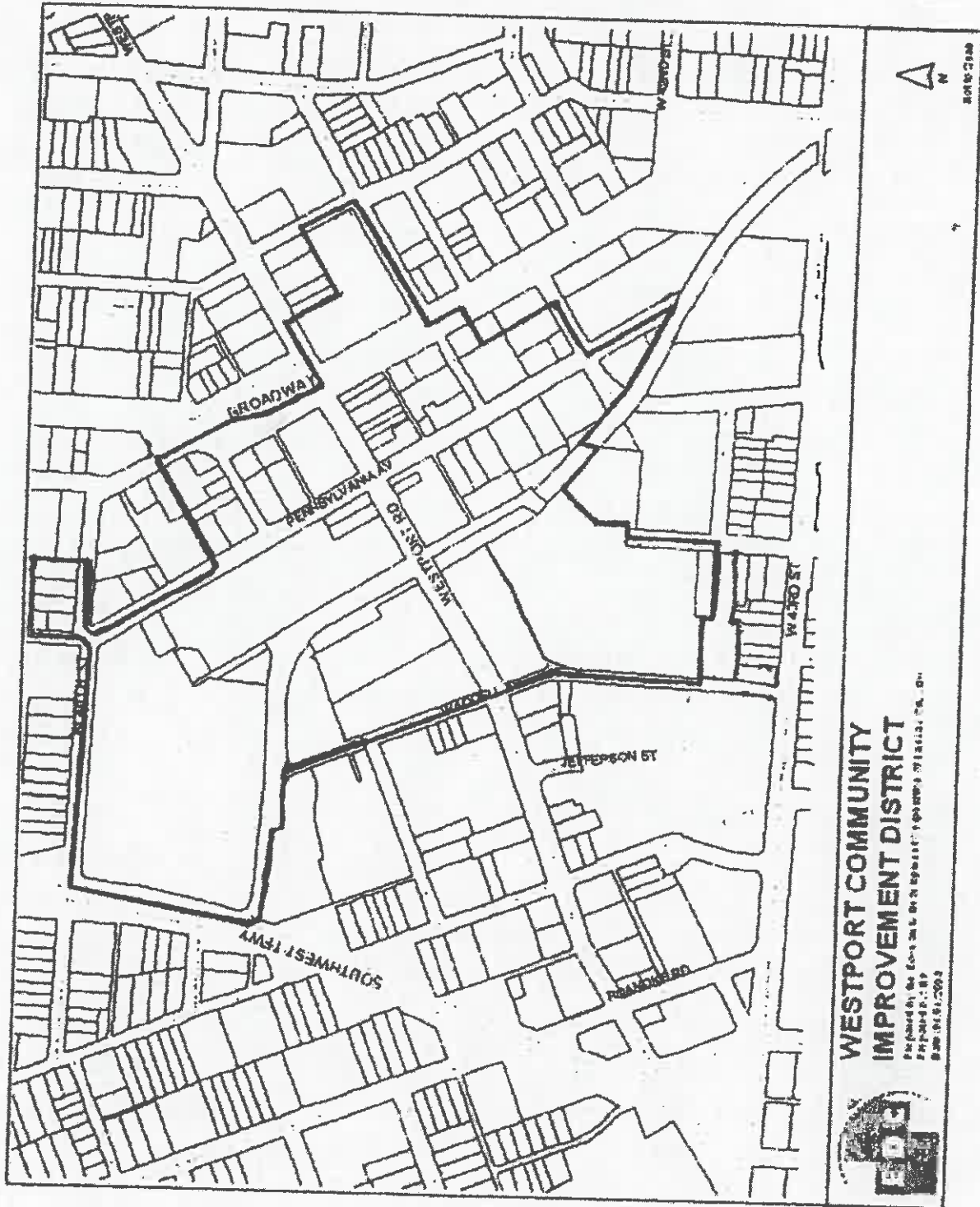
**EXHIBIT B**

**DISTRICT BOUNDARY MAP**



DISTRICT BOUNDARY MAP

Westport 1



**EXHIBIT C**

**DISTRICT BUDGET**

REVENUE	
Assessments	\$1,080,453
Interest Income	\$11,000
Summer Operations	\$10,000
Art Westport	\$26,000
Misc. Income (NTDF)	\$6200
<b>Total Potential Revenue</b>	<b>\$1,133,653</b>
Uncollected	-\$16,207
<b>Total Revenue</b>	<b>\$1,117,447</b>
EXPENSES	
<b>General</b>	
Accounting	\$19,000
Payroll Processing	\$4,000
Bank Charges	\$1,000
Dues and Subscriptions	\$3,950
Office Equipment Purchase/Lease	\$4,800
Office Equipment Repairs	\$1,000
Meetings	\$2,000
Office Supplies/Postage	\$3,000
Professional Service Fees	\$16,500
Rent	\$25,000
Muzak Sound System	\$3,200
Telephone/Pagers	\$4,400
Legal Services (including special projects)	\$45,000
Insurance	\$157,500
Insurance Deductibles	\$35,000
Events/Marketing	\$148,800
Telephone/Pagers	\$700
Licenses, Fees, Taxes	\$1,550
Safety Equipment Repairs	\$1,100
Training	\$5,000
Security Uniforms	\$3,500
Vehicle	\$20,500
WRBL membership fees	\$12,000
Street Maintenance	\$10,000
D&O Insurance	\$1,500
Licenses, Fees, Taxes	\$680
Jackson County Admin Fee	\$13,000
Bank Charges	\$200
<b>General Costs Sub-Total</b>	<b>\$543,880</b>

**DISTRICT BUDGET (cont'd)**

<b>Personnel Costs</b>	
Administrative Staff Payroll	\$120,000
Security Staff Payroll	\$404,786
Medical	\$1,500
Payroll Taxes	\$47,146
IRA Maintenance Fund Fee	\$135
<b>Personnel Subtotal</b>	<b>\$573,567</b>
<b>Total Expenses</b>	<b>\$1,117,447</b>
<b>Net Income</b>	<b>\$0</b>

## EXHIBIT D

### SPECIAL ASSESSMENT PETITION

#### Petition for Levy of Special Assessment

The Board of Directors (the "Board") of the Westport Community Improvement District (the "District") shall be authorized to levy special assessments against real property benefited within the District for the purpose of providing revenue for costs incurred by the District to fund the District's Purposes and Eligible Services. *Capitalized terms used but not defined, in this Special Assessment Petition, shall have the meaning set forth in the Petition to Amend the Petition to Establish the District.*

The following special assessments applicable to each Use Category may be levied annually against each Lot, or portion of each Lot, as necessary to allocate the cost of the Eligible Services among the Lots:

- I. Each Lot, or portion of each Lot, which is classified by the Board as Category 1 shall be subject to an annual special assessment (the "Category 1 Baseline Assessment") in a maximum amount not to exceed \$1.50 per square-foot of Usable Area; provided however, such maximum amount of the Category 1 Baseline Assessment that could be assessed shall be increased annually, beginning in 2010, by five percent (5%) above the actual rate levied in the previous year.
- II. Each Lot, or portion of each Lot, which is classified by the Board as Category 2 shall be subject to an annual special assessment (the "Category 2 Baseline Assessment") in an amount not to exceed sixty percent (60%) of the Category 1 Baseline Assessment.
- III. Each Lot, or portion of each Lot, which is classified by the Board as Category 3 shall be subject to the Category 1 Baseline Assessment plus an additional annual assessment (the "Extended Hours Assessment") in a maximum amount not to exceed \$2.9531 per square foot of Usable Area against twenty percent (20%) of the Usable Area of such Lot, or portion of such Lot; provided however, such maximum amount of the Extended Hours Assessment that could be assessed shall be increased annually, beginning in 2010, by five percent (5%) above the actual rate levied in the previous year.
- IV. Each Lot, or portion of each Lot, which is classified by the Board as Category 4 shall be subject to the Category 1 Baseline Assessment plus the Extended Hours Assessment against thirty-five percent (35%) of the Usable Area of such Lot, or portion of such Lot.
- V. Each Lot, or portion of each Lot, which is classified by the Board as Category 5 shall be subject to the Category 1 Baseline Assessment plus seventy-five percent (75%) of the Graduated Extended Hours Assessment (as defined below).

- VI. Each Lot, or portion of each Lot, which is classified by the Board as Category 6 shall be subject to the Category 1 Baseline Assessment plus one-hundred percent (100%) of the Graduated Extended Hours Assessment (as defined below).
- VII. Each Lot, or portion of each Lot, which is classified by the Board as Category 3, Category 5 or Category 6, which has an area that is determined by the Board to be used for dancing, shall be, in addition to the foregoing applicable special assessments, subject to an additional annual special assessment (the "Dance Floor Assessment") in a maximum amount not to exceed the Extended Hours Assessment against ten percent (10%) of the Usable Area of such Lot, or portion of such Lot.
- VIII. Each Lot, or portion of each Lot, which is classified by the Board as Category 7 shall be subject to an annual special assessment (the "Residential Assessment") by the District in an amount not to exceed \$72.37 per lot, or portion of such lot, provided however, such maximum amount of the Residential Assessment that could be assessed shall be increased annually, beginning in 2010, by five percent (5%) above the actual rate levied in the previous year.

The "Graduated Extended Hours Assessment" shall be the sum of the following:

- a. The product of the first 4,000 square feet of Usable Area of such Lot, or portion of such Lot, multiplied by the Extended Hours Assessment; plus
- b. The product of fifty percent (50%) of the next 4,000 square feet of Usable Area of such Lot, or portion of such Lot, multiplied by the Extended Hours Assessment; plus
- c. The product of twenty five percent (25%) of the remaining Usable area of such Lot, or portion of such Lot, multiplied by the Extended Hours Assessment.

The following equations are examples of the calculation of the Graduated Extended Hours Assessment for property which is classified by the Board as Category 6. The following computations assume that the Extended Hours Assessment equals \$2.9531 per square foot of Usable Area.

Example 1 — The Graduated Extended Hours Assessment for a Lot, or portion of a Lot, containing 3,000 square feet of Usable Area is:

$$3,000 \text{ sq. ft.} \times \$2.9531 = \$ 8,859.30$$

Example 2— The Graduated Extended Hours Assessment for a Lot, or portion of a Lot, containing 7,000 square feet of Usable Area is:

$$(4,000 \text{ sq. ft.} \times \$2.9531) + (3,000 \text{ sq. ft.} \times 50\% \times \$2.9531) = \$16,242.05$$

Example 3 — The Graduated Extended Hours Assessment for a Lot, or portion of a Lot, containing 12,000 square feet of Usable Area is:

$$(4,000 \text{ sq.ft.} \times \$2.9531) + (4,000 \text{ sq.ft.} \times 50\% \times \$2.9531) + (4,000 \text{ sq.ft.} \times 25\% \times \$2.9531) = \$19,195.15$$

If there is an increase in the actual rate assessed, each of the foregoing rates of assessment for the Category 1 Baseline Assessment, the Category 2 Baseline Assessment, the Extended Hours Assessment, the Dance Floor Assessment, the Graduated Extended Hours Assessment and the Residential Assessment (collectively the "Assessments") must be increased by the same percentage rate, unless the Board of Directors determines that, due to a change in circumstances, an Eligible Service costs more and any one or several Use Categories subject to the Assessments receives a greater benefit from the Assessments, in which case an increase in assessment rates may differ between Use Categories.

1. Parcel Number: 30-340-10-08-00-0-00-000  
Common Address: 3983 Pennsylvania Ave., Kansas City, MO 64111  
Legal Description: Lot 1, Final Plat of 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
2. Parcel Number: 30-340-10-09-00-0-00-000  
Common Address: 3985 Pennsylvania Ave., Kansas City, MO 64111  
Legal Description: Lot 2, Final Plat of 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
3. Parcel Number: 30-340-10-10-00-0-00-000  
Common Address: 3987 Pennsylvania Ave., Kansas City, MO 64111  
Legal Description: Lot 3, Final Plat of 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
4. Parcel Number: 30-340-10-11-00-0-00-000  
Common Address: 3989 Pennsylvania Ave., Kansas City, MO 64111  
Legal Description: Lot 4, 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
5. Parcel Number: 30-340-10-12-00-0-00-000  
Common Address: 3991 Pennsylvania Ave., Kansas City, MO 64111  
Legal Description: Lot 5, Final Plat of 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
6. Parcel Number: 30-340-10-13-00-0-00-000  
Common Address: 586 W. 40<sup>th</sup> Street, Kansas City, MO 64111  
Legal Description: Lot 6, 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.

7. Parcel Number: 30-340-10-14-00-0-00-000  
Common Address: 584 W. 40<sup>th</sup> Street, Kansas City, MO 64111  
Legal Description: Lot 7, 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
8. Parcel Number: 30-340-10-15-00-0-00-000  
Common Address: 582 W. 40<sup>th</sup> Street, Kansas City, MO 64111  
Legal Description: Lot 8, 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
9. Parcel Number: 30-340-10-16-00-0-00-000  
Common Address: 584 W. 40<sup>th</sup> Street, Kansas City, MO 64111  
Legal Description: Lot 9, Final Plat of 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
10. Parcel Number: 30-340-10-17-00-0-00-000  
Common Address: 586 W. 40<sup>th</sup> Street, Kansas City, MO 64111  
Legal Description: Lot 10, Final Plat of 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
11. Parcel Number: 30-340-10-18-00-0-00-000  
Common Address: 588 W. 40<sup>th</sup> Street, Kansas City, MO 64111  
Legal Description: Lot 11, 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
12. Parcel Number: 30-340-10-19-00-0-00-000  
Common Address: Unknown  
Legal Description: Tract A, 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
13. Parcel Number: 30-340-14-11-00-0-00-000  
Common Address: 534 Westport Road, Kansas City, MO 64111  
Legal Description: All that part of Lots 1 and 2, John C. Morris Subdivision, All that part of Lot 25, Louis Vogel's Fourth Addition, and all of Tract B, Mill Street Station, all subdivisions in Kansas City, Jackson County, Missouri, including the South ½ of the vacated alley lying North of and adjoining said Lot 25, being more particularly described as follows: Beginning at the most Easterly corner of Lot 1, Ard's Westport, a subdivision in said City, County and State; thence North 58 Degrees 41 Minutes 37 Seconds East (Deed = North 56 Degrees 01 Minutes 10 Seconds East) along the North Right-of-Way line of Westport Road, as now established, and the Southeasterly line of said Tract B, Mill Street Station, a distance of 193.32 feet to a point on the Southwesterly Right-of-Way line of Mill Street, as now established; thence along said Southwesterly Right-of-Way line along a curve to the left tangent to the last



described course having a radius of 15.00 feet and a central angle of 90 Degrees 46 Minutes 31 Seconds, an arc distance of 23.76 feet; thence North 32 Degrees 04 Minutes 54 Seconds West along said Southwesterly Right-of-Way line, a distance of 261.29 feet; thence continuing along said Southwesterly Right-of-Way line and along a curve to the left tangent to the last described course having a radius of 276.62 feet and a central angle of 17 Degrees 09 Minutes 14 Seconds, an arc distance of 82.82 feet to the most Northerly corner of said Tract B; thence South 58 Degrees 29 Minutes 42 Seconds West, along the Northerly line of said Tract B, a distance of 41.57 feet to the Northwest corner thereof, said point being on the Northeasterly line of said Lot 2, John C. Morris Subdivision; thence North 32 Degrees 05 Minutes 23 Seconds West (Deed = North 34 Degrees 38 Minutes 10 Seconds West) along said Northeasterly line of said Lot 2, a distance of 13.47 feet to the most Northerly corner of said Lot 2; thence South 3 Degrees 10 Minutes 11 Seconds West (Deed = South 0 Degrees 00 Minutes 00 Seconds East) along the West line of said Lot 2, a distance of 14.18 feet (Deed = 14.61 feet) to the centerline of said vacated alley; thence South 70 Degrees 53 Minutes 30 Seconds West (Deed = South 68 Degrees 12 Minutes 37 Seconds West) along said centerline, a distance of 139.34 feet (Deed = 139.12 feet) to the most Northerly corner of said Lot 1, Ard's Westport; thence South 30 Degrees 30 Minutes 38 Seconds East (Deed = 33 Degrees 11 Minutes 05 Seconds East) along the Northeasterly line of said Lot 1, Ard's Westport, a distance of 388.99 feet (Deed = 388.71 Degrees) to the point of beginning.

14. Parcel Number: 30-340-14-19-00-0-00-000  
 Common Address: No Address Assigned by City  
 Legal Description: All that part of Lots 1 and 2, John C. Morris Subdivision, All that part of Lot 25, Louis Vogel's Fourth Addition, and all of Tract B, Mill Street Station, all subdivisions in Kansas City, Jackson County, Missouri, including the South ½ of the vacated alley lying North of and adjoining said Lot 25, being more particularly described as follows: Beginning at the most Easterly corner of Lot 1, Ard's Westport, a subdivision in said City, County and State; thence North 58 Degrees 41 Minutes 37 Seconds East (Deed = North 56 Degrees 01 Minutes 10 Seconds East) along the North Right-of-Way line of Westport Road, as now established, and the Southeasterly line of said Tract B, Mill Street Station, a distance of 193.32 feet to a point on the Southwesterly Right-of-Way line of Mill Street, as now established; thence along said Southwesterly Right-of-Way line along a curve to the left tangent to the last described course having a radius of 15.00 feet and a central angle of 90 Degrees 46 Minutes 31 Seconds, an arc distance of 23.76 feet; thence North 32 Degrees 04 Minutes 54 Seconds West along said Southwesterly Right-of-Way line, a distance of 261.29 feet;



thence continuing along said Southwesterly Right-of-Way line and along a curve to the left tangent to the last described course having a radius of 276.62 feet and a central angle of 17 Degrees 09 Minutes 14 Seconds, an arc distance of 82.82 feet to the most Northerly corner of said Tract B; thence South 58 Degrees 29 Minutes 42 Seconds West, along the Northerly line of said Tract B, a distance of 41.57 feet to the Northwest corner thereof, said point being on the Northeasterly line of said Lot 2, John C. Morris Subdivision; thence North 32 Degrees 05 Minutes 23 Seconds West (Deed = North 34 Degrees 38 Minutes 10 Seconds West) along said Northeasterly line of said Lot 2, a distance of 13.47 feet to the most Northerly corner of said Lot 2; thence South 3 Degrees 10 Minutes 11 Seconds West (Deed = South 0 Degrees 00 Minutes 00 Seconds East) along the West line of said Lot 2, a distance of 14.18 feet (Deed = 14.61 feet) to the centerline of said vacated alley; thence South 70 Degrees 53 Minutes 30 Seconds West (Deed = South 68 Degrees 12 Minutes 37 Seconds West) along said centerline, a distance of 139.34 feet (Deed = 139.12 feet) to the most Northerly corner of said Lot 1, Ard's Westport; thence South 30 Degrees 30 Minutes 38 Seconds East (Deed = 33 Degrees 11 Minutes 05 Seconds East) along the Northeasterly line of said Lot 1, Ard's Westport, a distance of 388.99 feet (Deed = 388.71 Degrees) to the point of beginning.

15. Parcel Number: 30-230-12-12-00-0-00-000  
 Common Address: 4118 Broadway Street, Kansas City, MO 64111  
 Legal Description: All of the Southerly 100 feet of the part of the Southwest Quarter of Section 20, Township 49, Range 33, in Jackson County, Missouri, and part of "Plat of Westport, J.C. McCoy's Part", also called "J.C. McCoy's Plat of Westport", and "McCoy's Plat of Westport", and part of Lots 6 and 7 in Campbell's Addition to Westport, also known as "Campbell's Plat of Town of Westport" and "John Campbell's Addition to Westport", said tract in its entirety being particularly described as follows: Beginning on the Westerly line of Mill Creek Parkway 154 feet Southeasterly measured along said Westerly line of Mill Creek Parkway, from the Southeasterly line of Westport Avenue; thence Southeasterly along the Westerly line of Mill Creek Parkway 161.9 feet to a stake on the Northwesterly line of Archibald Street, the line of which street is located and determined by the Circuit Court of Jackson County, Missouri, at Kansas City, in the decree in a certain suit in said Court, No. 183,540, wherein Hempy-Cooper Manufacturing Company was plaintiff and Kansas City, a Municipal Corporation, was defendant; thence Southwesterly along the Northwesterly line of Archibald Street as such street is located in said decree, a distance of 68 feet to an intersection with the Westerly line of said Lot 7, of said Campbell's Addition to Westport, being the Easterly line of a vacated alley lying Westerly

of said Lots 6 and 7; thence Northwesterly along the Easterly line of said vacated alley and parallel to the Westerly line of Mill Creek Parkway, 161.7 feet, more or less to an intersection with the Southerly line of a 12 foot alley which point is 154 feet Southeasterly from the Southeasterly line of Westport Avenue measured at right angles thereto; thence Northeasterly along the Southerly line of said alley 68 feet to the point of beginning, now in Kansas City, Missouri.

16. Parcel Number: 30-230-12-13-00-0-00-000  
Common Address: 4114 Broadway Street, Kansas City, MO 64111  
Legal Description: All except the Southerly 100 feet thereof, of the following described tract of land in Kansas City, Jackson County, Missouri: All that part of the Southwest Quarter of Section 20, Township 49, Range 33, of the Plat of Westport, J.C. McCoy's Part, also called J.C. McCoy's Plat of Westport and McCoy's Plat of Westport, and of Lots 6 and 7, Campbell's Addition to Westport, also called Campbell's Plat of Town of Westport and John Campbell's Addition to Westport, said tract in its entirety being particularly described as follows: Beginning on the Westerly line of Broadway, formerly Mill Creek Parkway, 154 feet Southeasterly, measured along said Westerly line of Broadway, from the Southeasterly line of Westport Road, formerly Westport Avenue, running thence Southerly along the Westerly line of Broadway, 161.9 feet to a stake on the Northwesterly line of Archibald Street, the line of which street is located and determined by the Circuit Court of Jackson County, Missouri, at Kansas City, in the decree in a certain suit in said Court, No. 183540, wherein Hempy-Cooper Manufacturing Company was plaintiff and Kansas City was defendant; thence Southwesterly along the Northwesterly line of Archibald Street, as such street is located in said decree, a distance of 68 feet to an intersection with the Westerly line of said Lot 7, Campbell's Addition to Westport, being the Easterly line of a vacated alley lying Westerly of said Lots 6 and 7; thence Northwesterly along the Easterly line of said vacated alley and parallel with the Westerly line of Broadway 161.7 feet, more or less, to an intersection with the Southerly line of a twelve-foot alley, which point is 154 feet Southeasterly from the Southeasterly line of Westport Road, measured at right angles thereto; and thence Northeasterly along the Southerly line of said alley, 68 feet to the point of beginning. Excepting, however, any part of the foregoing located within the 12 foot private alleyway on the Western boundary of the subject property

17. Parcel Number: 30-230-13-19-00-0-00-000  
Common Address: 331 Westport Road, Kansas City, MO 64111  
Legal Description: Tract I: (Parcel A) Lots 25 and 26 of J.C. McCoy's Plat of Westport and the North ½ of vacated alley lying South of and

# HUSCH BLACKWELL

Chris Kline  
Attorney

4801 Main Street, Suite 1000  
Kansas City, MO 64112  
Direct: 816.983.8285  
Chris.kline@huschblackwell.com

November 11, 2022

Kansas City, Missouri  
City Clerk  
Attn: Marilyn Sanders  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106

**Re: Second Petition to Amend the Petition to Establish the Westport Community Improvement District and Special Assessments**

Dear Ms. Sanders:

Enclosed with this letter please find one (1) copy of the Second Petition to Amend the Petition to Establish the Westport Community Improvement District and Special Assessments in accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571, inclusive, RSMo. As required by Section 67.1421.2 RSMo., the enclosed petition has been signed by property owners collectively owning more than 50% by assessed value of the real property within the boundaries of the proposed district and has been signed by more than 50% per capital of all owners of real property within the boundaries of the proposed district.

We look forward to working with the City on this project. Please let us know if you have any questions or require any further information.

Thank you very much.

Sincerely,



Chris Kline  
Attorney

CK/sb  
Encl.

***THE WESTPORT  
COMMUNITY IMPROVEMENT DISTRICT  
(The "District")***

**SECOND PETITION TO AMEND THE PETITION TO ESTABLISH  
THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT  
AND  
AUTHORIZE SPECIAL ASSESSMENTS**

**KANSAS CITY, JACKSON COUNTY, MISSOURI**

**4<sup>th</sup> District**

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**EXHIBITS**

EXHIBIT A DISTRICT LEGAL DESCRIPTION  
EXHIBIT B DISTRICT BOUNDARY MAP  
EXHIBIT C DISTRICT FIVE-YEAR BUDGET  
EXHIBIT D AMENDED PETITION  
EXHIBIT E ORDINANCE NO. 080917  
EXHIBIT F ORIGINAL PETITION  
EXHIBIT G ORDINANCE NO. 031062  
EXHIBIT H SPECIAL ASSESSMENT PETITION  
EXHIBIT I SIGNATURE PAGES

**SECOND PETITION TO AMEND THE PETITION TO ESTABLISH THE  
WESTPORT COMMUNITY IMPROVEMENT DISTRICT  
AND AUTHORIZE SPECIAL ASSESSMENTS**

Petitioners, by this *Second Petition to Amend the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments* (this “Second Amended Petition”), request that the City Council (the “City Council”) of the City of Kansas City, Jackson County, State of Missouri (the “City”), adopt an ordinance approving the Second Amended Petition. The City Council previously approved the *Petition to Amend the Petition to Establish the Westport Community Improvement District* (the “Amended Petition”) by Ordinance Number 080917 adopted on September 25, 2008. A copy of the Amended Petition is attached hereto for reference as Exhibit D and a copy of Ordinance Number 080917 is attached hereto for reference as Exhibit E.

**I. DESCRIPTION OF THE DISTRICT**

**A. Creation and Establishment of the District**

In accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571, Revised Statutes of Missouri (the “Act”), the Westport Community District (the “District”) was incorporated as a Missouri not-for-profit corporation on March 21, 2002, and the City Council of Kansas City, Missouri (the “Council”) (i) approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments (the “Original Petition”), on October 2, 2003, by Ordinance Number 031062, and (ii) approved the Amended Petition on September 25, 2008, by Ordinance Number 080917. A copy of the Original Petition is attached hereto for reference as Exhibit F and a copy of Ordinance Number 031062 is attached hereto as Exhibit G.

**B. Name of District**

The name of the District shall be the Westport Community Improvement District and shall remain unchanged upon amendment.

**C. Legal Description**

The District includes all of the real property (the “District Land”) described in Exhibit A of this Second Amended Petition and incorporated herein by reference and shall remain unchanged upon amendment.

**D. Boundary Map**

A map portraying the general boundaries of the District is attached as Exhibit B to this Second Amended Petition and shall remain unchanged upon amendment.

## **II. PETITIONERS**

The Petitioners represent:

- (A) more than fifty percent (50%) per capita of all owners of the District Land; and
- (B) property owners collectively owning more than fifty percent (50%) by assessed value of the District Land.

## **III. FIVE YEAR PLAN**

### **A. Purposes of the District**

The District shall serve the following purposes (the "District Purposes"):

1. facilitate economic development within the District by providing or causing to be provided certain services (the "Eligible Services") described in Paragraph B of this Article for the benefit of the District;
2. issue obligations to finance: (1) the costs of the Eligible Services, (2) other costs incurred by the District to carry out any of its purposes, (3) costs of issuance, (4) capitalized interest, and (5) debt service reserves;
3. coordinate with public and private entities to plan and implement the Eligible Services; and
4. levy and collect the special assessments (the "Special Assessments") to pay for the costs incurred by the District to provide the Eligible Services.

### **B. Services**

The Eligible Services shall generally include, but are not necessarily limited to:

1. **Security Services.** The District may employ and/or contract for the provision of security personnel, equipment or facilities for the protection of property and persons within the District, including, but not limited to, the provision of:
  - (a) armed patrol areas, building checks, alarm calls, security escorts and a central dispatch system for the District;



- (b) links to the Kansas City, Missouri, Police Department to enhance police visibility and effectiveness within the District;
  - (c) security training for the District's personnel, agents and independent contractors;
  - (d) two-way radios, surveillance cameras, bicycles, security uniforms and traffic bollards; and
  - (e) programs to educate owners of District Land, tenants and residents within the District.
2. Neighborhood Beautification Services. The District may provide and/or contract for cleaning, maintenance and other services to public and private property within the District, including, but not limited to:
- (a) monitoring of City services;
  - (b) cleaning common areas, trash containers, alley ways, streets and sidewalks within the District;
  - (c) providing and maintaining seasonal decorations and entertainment;
  - (d) providing landscape care, maintenance, weed abatement and providing and/or replacing landscape;
  - (e) providing graffiti removal; and
  - (f) providing other beautification efforts designed to improve the District's "curb appeal" and encourage private investment within the District.
3. Marketing, Public Relations and Special Events
- The District may prepare and implement one or more programs designed to attract patrons, visitors, tourists, employees, businesses, investors, residents and other invitees to the District by promoting the image and marketability of the District including, but not necessarily limited to, the following:
- (a) promotion of the history of the Westport area;

- (b) promotion of any tourism, recreational activity or cultural activity in the District;
- (c) provision and maintenance of a street sound system;
- (d) preparation and distribution of newsletters;
- (e) preparation and distribution of District maps and directories;
- (f) provision and maintenance of seasonal decorations;
- (g) provision and maintenance of banners and signage; and
- (h) promotion and organization of and funding for special events and festivals.

4. Administration and Operations

The District may provide and/or contract for managerial, engineering, legal, technical, clerical, accounting, financial consulting and other assistance deemed necessary or desirable by the District to meet the District Purposes, including but not limited to:

- (a) financing the costs to extend the District;
- (b) managing the District's budget and personnel;
- (c) maintaining insurance for the District and contracting for legal counsel on matters pertaining to the District;
- (d) levying and collecting the Special Assessments and obtaining grants and other funds to pay for the costs incurred to meet the District Purposes;
- (e) coordinating meetings, events and the dissemination of additional information necessary or desirable to meet the District Purposes; and
- (f) publishing promotional brochures necessary or desirable to meet the District Purposes.

5. Investment

The District may assist in attracting additional public or private investment in the District. Such assistance may include, but is not necessarily limited to, the following:

- (a) conducting or contracting for the completion of market research and/or financial analysis;
- (b) preparing or contracting for the preparation of investor marketing packages; and
- (c) applying for grants and other public and private assistance.

C. Budget

The commencement of the Eligible Services and the levy and collection of the Special Assessments have all occurred within the past nineteen (19) years of the District's existence and have been ongoing since. The estimated costs of the Eligible Services for the next five years are shown on Exhibit C annexed to and made an integral part of this Second Amended Petition.

**IV. GOVERNANCE OF THE DISTRICT**

A. Type of District

The District shall be a not-for-profit corporation and shall have all of the powers granted to and/or exercisable by a community improvement district in accordance with the Act except to the extent its powers, if any, are expressly limited by this Second Amended Petition.

B. Board of Directors

The Board of Directors of the District (the "Board") shall be selected and shall govern the District in accordance with the Act, Chapter 355 of the Revised Statutes of Missouri, and the By-Laws of the District as adopted by the Board of Directors.

C. District Powers

Petitioners do not seek limitations on the borrowing capacity of the District, the revenue generation of the District, or other limitations on the powers of the District provided pursuant to Section 67.1461 of the Act.

**V. ASSESSED VALUE**

The total assessed valuation of all real property within the District at the time of signing is \$26,551,246. The official total assessed valuation for the District may change by the time this Second Amended Petition is approved by the City Council.

## **VI. SPECIAL ASSESSMENT**

### **A. Property Categories**

Each year, for the purpose of levying the Special Assessments, the Board shall determine the actual use of each tract, lot or parcel of real property within the District ("Lot"), or portion of each Lot, and based on such use the Board shall identify the use category ("Use Category") set forth below, and which is applicable to each such Lot, or portion of such Lot, and thereby classify each Lot, or portion of each Lot, as follows:

- (a) Category 1 shall apply to each Lot, or portion of each Lot, which is: (1) vacant, (2) used to conduct a general retail, tavern and/or restaurant business which is generally closed by 9:00 p.m. 7 days per week, or (3) determined by the Board not to qualify as any other Use Category.
- (b) Category 2 shall apply to each Lot, or portion of each Lot, which is used for: (1) office and/or (2) light industrial uses.
- (c) Category 3 shall apply to each Lot, or portion of each Lot, which: (1) is used to conduct a general retail and/or restaurant business, (2) is generally open after 9:00 p.m. two or more nights per week, and (3) does not have a license to conduct liquor sales.
- (d) Category 4 shall apply to each Lot, or portion of each Lot, which is: (1) used as a hotel or (2) used to (i) conduct a tavern and/or restaurant business, (ii) has a license to conduct liquor sales, (iii) derives greater than fifty percent (50%) of its gross annual income from food sales, and (iv) is generally closed to the public by 11:30 p.m. seven days per week.
- (e) Category 5 shall apply to each Lot, or portion of each Lot, which: (1) is used to conduct a tavern and/or restaurant business, (2) has a license to conduct liquor sales until 1:30 a.m., and (3) does not qualify under Category 4.
- (f) Category 6 shall apply to each Lot, or portion of each Lot, which (1) is used to conduct a tavern and/or restaurant business, (2) has a license to conduct liquor sales after 1:30 a.m., and (3) does not qualify under Category 4.
- (g) Category 7 shall apply to each Lot, or portion of each Lot, which is used as residential.

- (h) Category 8 shall apply to each Lot, or portion of each Lot, which is used for (1) so-called “pot shop”, marijuana dispensary or any similar type store that sells marijuana, cannabis, drug-related paraphernalia, or similar type items for recreational or medicinal purposes, (2) any adult book store, adult video store, adult movie theater, or other establishment selling, renting or exhibiting pornographic materials, and/or (3) any adult entertainment establishment, including but not limited to a strip club and/or gentlemen's club.

If the Board finds, in its reasonable discretion, that there has been a change in the use of a Lot, or in the use of any portion of a Lot, the Board shall prorate the Special Assessment levy for the portion of the year for each applicable Use Category. If the Board finds that such change in use has occurred after the Special Assessments have been levied for such year, the Board shall provide for an adjustment in the total amount of the Special Assessments due for such Lot in the following year.

In order to facilitate the levy of the Special Assessments, the Board may from time to time, in its discretion, adopt by resolution written policies and procedures concerning the levy of the Special Assessments, which shall be binding on all Owners; provided, that such policies and procedures shall not be contrary to the requirements or limitations set forth in this Second Amended Petition or the Act.

**B. Square Footage Determination**

For the purposes of levying the Special Assessments, the Board shall use its reasonable best efforts to determine the building usable area (the “Usable Area”) of each Lot, or portion of each Lot, in accordance with the standards for determining such area by the Building Owners and Managers Association; provided, however, the Usable Area of any Lot’s exterior deck space and storage space that is not accessible to the public shall be one-half of such deck’s and/or storage space’s total measured square feet of space.

**C. Maximum Rates and Methods**

The maximum rate and the method of the Special Assessment for each Use Category that may be proposed are set out in the special assessment petition attached to this Second Amended Petition as Exhibit H (the “Special Assessment Petition”). By the execution of this Second Amended Petition, the Petitioners have executed the Special Assessment Petition and have authorized the Special Assessments set out in the Special Assessment Petition. Upon the City’s adoption of an ordinance amending the District in accordance with the Act and as provided for in this Second Amended Petition, the Petitioners shall be deemed to have presented the Special Assessment Petition to the Board for its approval.

**D. Levy of Assessments**

Each calendar year the Board shall establish the rate of each Special Assessment, based upon, and as necessary to pay, the cost to provide the Eligible Services as needed for the applicable Use Categories and to meet the District Purposes. The Board shall levy the Special Assessments for that calendar year against all real property within the District in accordance with the Special Assessment Petition. The Board shall notify the county assessor ("County Assessor") of Jackson County, Missouri, of the total amount of the Special Assessments due for each Lot and shall provide the County Assessor with the levy rate for each Use Category and the Use Category applicable to each Lot or portion of each Lot; provided, however, that no rate levied for any one Special Assessment shall exceed the maximum rate set forth in the Special Assessment Petition for such Use Category.

**VII. BLIGHT DETERMINATION**

This Second Amended Petition does not include a request for a determination of blight for any real property within the District.

**VIII. LIFE OF DISTRICT**

The District will continue to exist and function for a period of twenty (20) years following the effective date of the Ordinance approving this Second Amended Petition. The Owners within the District shall have the right to petition the City Council to terminate the District at any time as provided by 67.1481, RSMO.

**IX. REQUEST TO AMEND DISTRICT**

By execution and submission of this Second Amended Petition, the Petitioners request that the City Council amend the District as set out in this Second Amended Petition.

The Petitioner signature pages attached hereto as Exhibit I are incorporated by reference as though fully set forth herein.

**X. NOTICE TO PETITIONERS**

The signatures of Petitioners may not be withdrawn later than seven (7) days after this Second Amended Petition is filed with the City Clerk of the City. Any owner exempt from taxation that elects to sign this Second Amended Petition in support of the creation of the District will not be obligated to pay the assessment rate stated in this Second Amended Petition.

**XI. AUDIT**

The City Auditor shall have the right to examine or audit the records of the District and shall require that the District make such records available to the City Auditor within ten (10) days after a written request for the same is made.

**XII. SEVERABILITY**

If any provision of the Original Petition, the Amended Petition, or this Second Amended 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 the Original Petition, the Amended Petition, or this Second Amended Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question invalid, inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in Original Petition, the Amended Petition, or this Second Amended Petition invalid, inoperative or unenforceable to any extent whatsoever.



## EXHIBIT A

### DISTRICT LEGAL DESCRIPTION

#### Westport Community Improvement District

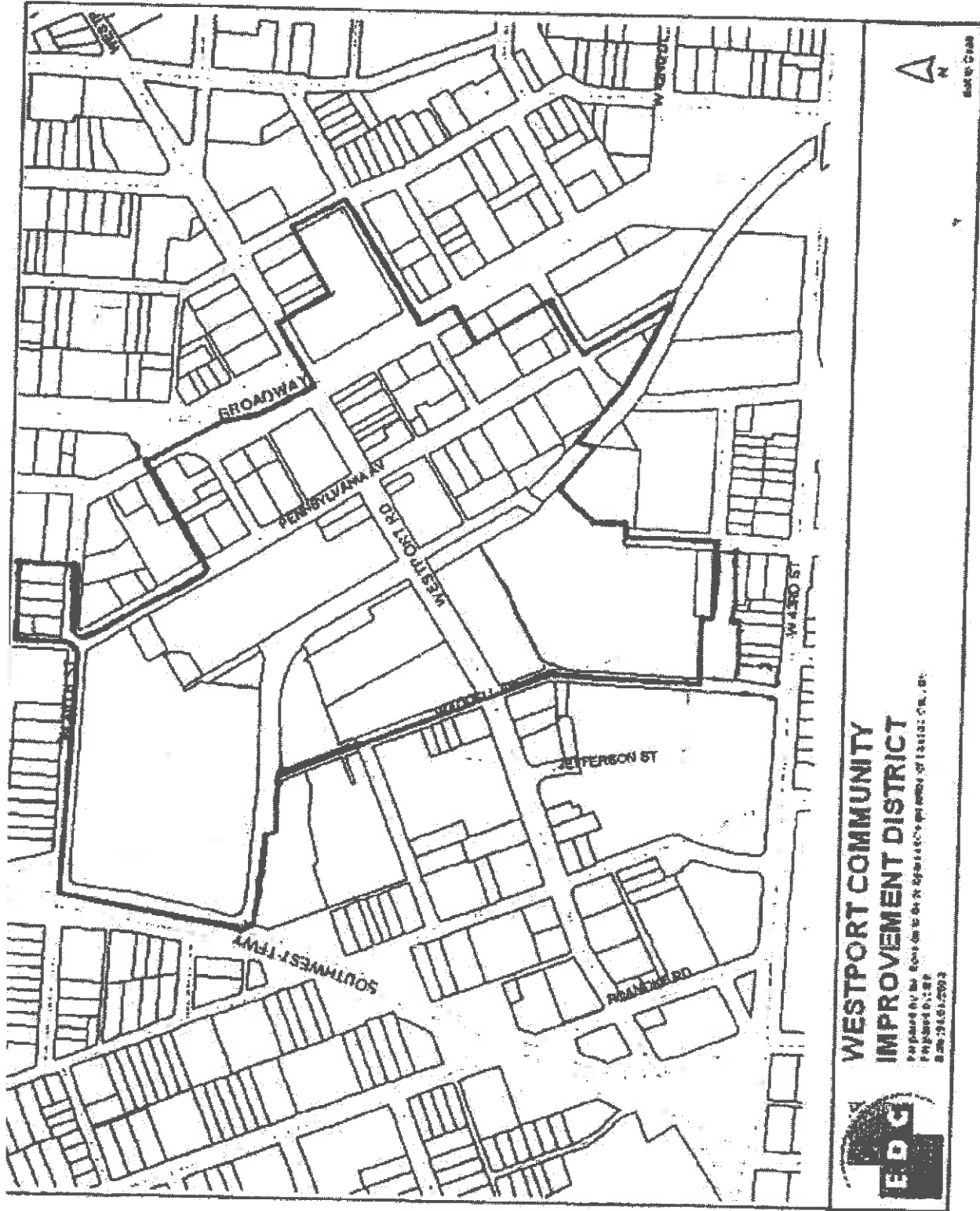
Beginning at the intersection of the centerline of the right-of-way of Southwest Trafficway and 40<sup>th</sup> Street, then east along centerline of the right-of-way of 40<sup>th</sup> Street to centerline of the right-of-way of Pennsylvania Avenue, then north along centerline of the right-of-way of Pennsylvania Avenue 173 feet to the north line of Lot 18 Louis Vogels First Addition, then east along the north line of Lot 18 Louis Vogels First Addition 195 feet to the east line of Lot 18 Louis Vogels First Addition, then south along the east line of Lots 18 and 17 Louis Vogels First Addition to the centerline of the right-of-way of 40<sup>th</sup> Street, then west along the centerline of the right-of-way of 40<sup>th</sup> Street to the centerline of the right-of-way of Pennsylvania Avenue, then southeast along centerline of the right-of-way of Pennsylvania Avenue 390 feet, then east along south line of lots 47, 48, 49 and 50 J.C. McCoy's Plat (or part) of Westport to the centerline of the right-of-way of Washington Street, then south along centerline of the right-of-way of Washington Street to intersection with centerline of the right-of-way of Broadway Avenue, then south along centerline of the right-of-way of Broadway Avenue to intersection of the centerline of the right-of-way of Westport Road, then east along centerline of the right-of-way of Westport Road 201.5 feet, then south along then east line of Lot 26 J.C. McCloy's Plat of Westport to the northwest corner of Lot 30 J.C. McCoy's Plat of Westport, then east along the northline of Lots 30, 29 and 20 to the centerline of the right-of-way of Central Street, then south along the centerline of the right-of-way of Central Street to the centerline of the right-of-way of Archibald Street, then southwest along the centerline of the right-of-way of Archibald Street to the centerline of the right-of-way of Broadway Avenue, then south along the centerline of the right-of-way of Broadway 99 feet, then southwest along south line of Lot 10 Campbell's Addition to the northeast corner of Lot 12 Campbell's Addition, then south along east line of Lots 12, 13 and 16 Campbell's Addition to the centerline of the right-of-way of 42<sup>nd</sup> Street, then southwest along the centerline of the right-of-way of 42<sup>nd</sup> Street to the centerline of the right-of-way of Pennsylvania Avenue, then south along centerline of the right-of-way of Pennsylvania Avenue to the Northeast line of Country Club right-of-way, then northwest along the northeast line of the Country Club right-of-way to the intersection of Country Club right-of-way and the eastline of Lot 6 Edward Prices Addition, then south along the eastline of Lot 6 Edward Prices Addition to the southwest line of the Country Club right-of-way, the northwest along the southwest line of Country Club right-of-way for a distance of 160.13 feet, then southwest at an angle of 88 degrees perpendicular to the southwest line of Country Club right-of-way for a distance of 135 feet to the eastline of vacated Washington Street, then south along the eastline of vacated Washington Street 99 feet, then west 30 feet to the centerline of the right-of-way of Washington Street, then south along the centerline of the right-of-way of Washington Street approximately 256.17 feet to the prolongation eastwardly of the South line of the property now owned by Beatrice James ("Beatrice James Property"), then west 30.00 feet to the southeast corner of the Beatrice James Property, then west 198.06 feet along the south line of the Beatrice James Property to the southwest corner thereof, then north 35.36 feet along the west line of the Beatrice James



Property to a point, then west 147.26 feet along the dividing line between Tract A and B, as shown on Certificate of Survey Lot Split Resurvey of Lot 2 Westport Trail Addition recorded as Document Number 2004K0076213 in the Jackson County Recorder of Deeds Office, to the eastline of the right-of-way of Bridger Road, then west 30 feet to the centerline of the right-of-way of Bridger Road, then north along the centerline of the right-of-way of Bridger Road to the north line of 42<sup>nd</sup> Street, then east along the north line of 42<sup>nd</sup> Street to the southwest corner of Lot 2, Mill Street Station, then north along the west line of said Lot 2 to the southline of 41<sup>st</sup> Street, then west along southline of 41<sup>st</sup> Street to centerline of the right-of-way of Southwest Trafficway, then north along the centerline of the right-of-way of Southwest Trafficway to centerline of the right-of-way of 40<sup>th</sup> Street, point of beginning.

**EXHIBIT B**

**DISTRICT BOUNDARY MAP**



**WESTPORT COMMUNITY  
IMPROVEMENT DISTRICT**

Prepared by the Board of the Westport Community Improvement District  
Prepared 01/2014  
B. 2014.01.2014



**EXHIBIT C**

**DISTRICT BUDGET – FIVE YEAR PLAN**

Projected CID Budget

	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
<b>Income</b>					
Assessments	1,303,567	1,316,603	1,349,518	1,390,004	1,417,804
Interest	2,000	2,100	2,200	2,200	2,300
<b>Total Income</b>	<u>1,305,567</u>	<u>1,318,703</u>	<u>1,351,718</u>	<u>1,392,204</u>	<u>1,420,104</u>
<b>Expenses</b>					
Security	970,144	1,028,353	1,058,739	1,079,914	1,112,311
Marketing, Public Relations & Special Events	57,607	1,050	-	19,311	6,025
Administration & Operations	277,816	289,300	292,979	292,979	301,768
<b>Total Expenses</b>	<u>1,305,567</u>	<u>1,318,703</u>	<u>1,351,718</u>	<u>1,392,204</u>	<u>1,420,104</u>

**EXHIBIT D**

**AMENDED PETITION**

**PETITION TO AMEND THE PETITION TO ESTABLISH  
THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT  
AND  
AUTHORIZE SPECIAL ASSESSMENTS**

**KANSAS CITY, JACKSON COUNTY, MISSOURI  
4<sup>th</sup> District**

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**EXHIBITS**

- EXHIBIT A DISTRICT LEGAL DESCRIPTION
- EXHIBIT B DISTRICT BOUNDARY MAP
- EXHIBIT C DISTRICT BUDGET
- EXHIBIT D SPECIAL ASSESSMENT PETITION

**PETITION TO AMEND THE PETITION TO ESTABLISH THE  
WESTPORT COMMUNITY IMPROVEMENT DISTRICT  
AND AUTHORIZE SPECIAL ASSESSMENTS**

This petition ("Petition") is submitted in accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571, Revised Statutes of Missouri (the "Act"), by those persons and entities whose signatures appear below (the "Petitioners"). The Petitioners request that the City Council (the "City Council") of the City of Kansas City, Missouri, amend the Westport Community Improvement District (the "District") in the City of Kansas City, Jackson County, Missouri (the "City") in accordance with this Petition.

**I. DESCRIPTION OF THE DISTRICT**

**A. Name of District**

The name of the District shall be the Westport Community Improvement District.

**B. Legal Description**

The District includes all of the real property (the "District Land") legally described in Exhibit A (the "District Legal Description") attached to and made an integral part of this Petition.

**C. Boundary Map**

A map illustrating the general boundaries of the District is attached to and made an integral part of this Petition as Exhibit B (the "District Boundary Map").

**II. PETITIONERS**

The Petitioners represent:

- (A) more than fifty percent (50%) per capita of all owners of the District Land; and
- (B) property owners collectively owning more than fifty percent (50%) by assessed value of the District Land.

**III. FIVE YEAR PLAN**

**A. Purposes of the District**

The District shall serve the following purposes (the "District Purposes"):

- 1. facilitate economic development within the District by providing or causing to be provided certain services (the "Eligible Services")



described in Paragraph B of this Article for the benefit of the District;

2. issue obligations to finance: (1) the costs of the Eligible Services, (2) other costs incurred by the District to carry out any of its purposes, (3) costs of issuance, (4) capitalized interest, and (4) debt service reserves;
3. coordinate with public and private entities to plan and implement the Eligible Services; and
4. levy and collect the special assessments (the "Special Assessments") to pay for the costs incurred by the District to provide the Eligible Services.

B. Services

The Eligible Services shall generally include, but are not necessarily limited to:

1. Security Services. The District may employ and/or contract for the provision of security personnel, equipment or facilities for the protection of property and persons within the District, including, but not limited to, the provision of:
  - (a) armed patrol areas, building checks, alarm calls, security escorts and a central dispatch system for the District;
  - (b) links to the Kansas City, Missouri, Police Department to enhance police visibility within the District;
  - (c) security training for the District's personnel, agents and independent contractors;
  - (d) two-way radios, bicycles, security uniforms and traffic bollards; and
  - (e) programs to educate owners of District Land, tenants and residents within the District.
2. Neighborhood Beautification Services. The District may provide and/or contract for cleaning, maintenance and other services to public and private property within the District, including, but not limited to:
  - (a) monitoring of City services;

- (b) cleaning common areas, trash containers, alley ways, streets and sidewalks within the District;
- (c) providing and maintaining seasonal decorations and entertainment;
- (d) providing landscape care, maintenance, weed abatement and providing and/or replacing landscape;
- (e) providing graffiti removal; and
- (f) providing other beautification efforts designed to improve the District's "curb appeal" and encourage private investment within the District.

3. Marketing and Public Relations

The District may prepare and implement one or more programs designed to attract patrons, visitors, tourists, employees, businesses, investors, residents and other invitees to the District by promoting the image and marketability of the District including, but not necessarily limited to, the following:

- (a) promotion of the history of the Westport area;
- (b) promotion of any tourism, recreational activity or cultural activity in the District;
- (c) provision and maintenance of a street sound system;
- (d) preparation and distribution of newsletters;
- (e) preparation and distribution of District maps and directories;
- (f) provision and maintenance of seasonal decorations;
- (g) provision and maintenance of banners and signage; and
- (h) promotion and organization of and funding for special events.

4. Administration and Operations

The District may provide and/or contract for managerial, engineering, legal, technical, clerical, accounting, financial consulting and other assistance deemed necessary or desirable by the District to meet the District Purposes, including but not limited to:

- (a) financing the costs to extend the District;
- (b) managing the District's budget and personnel;
- (c) maintaining insurance for the District and contracting for legal counsel on matters pertaining to the District;
- (d) levying and collecting the Special Assessments and obtaining grants and other funds to pay for the costs incurred to meet the District Purposes;
- (e) coordinating meetings, events and the dissemination of additional information necessary or desirable to meet the District Purposes; and
- (f) publishing promotional brochures necessary or desirable to meet the District Purposes.

5. Investment

The District may assist in attracting additional public or private investment in the District. Such assistance may include, but is not necessarily limited to, the following:

- (a) conducting or contracting for the completion of market research and/or financial analysis;
- (b) preparing or contracting for the preparation of investor marketing packages; and
- (c) applying for grants and other public and private assistance.

C. Budget

The commencement of the Eligible Services and the levy and collection of the Special Assessments have all occurred within the first five years of the District's existence. The estimated initial Budget of the District for the next fiscal year is shown on Exhibit C annexed to and made an integral part of this Petition.

#### **IV. GOVERNANCE OF THE DISTRICT**

##### **A. Type of District**

The District shall be a not-for-profit corporation and shall have all of the powers granted to and/or exercisable by a community improvement district in accordance with the Act except to the extent its powers, if any, are expressly limited by this Petition.

##### **B. Board of Directors**

The Board of Directors of the District (the "Board") shall be selected and shall govern the District in accordance with the Act, Chapter 355 of the Revised Statutes of Missouri, and the By-Laws of the District as adopted by the Board of Directors.

#### **V. ASSESSED VALUE**

The total assessed valuation of all real property within the District at the time of signing is \$18,548,269.00. The official total assessed valuation for the District may change by the time the District is created.

#### **VI. SPECIAL ASSESSMENT**

##### **A. Property Categories**

Each year, for the purpose of levying the Special Assessments, the Board shall determine the actual use of each tract, lot or parcel of real property within the District ("Lot"), or portion of each Lot, and based on such use the Board shall identify the use category ("Use Category") set forth below, and which is applicable to each such Lot, or portion of such Lot, and thereby classify each Lot, or portion of each Lot, as follows:

- (a) Category 1 shall apply to each Lot, or portion of each Lot, which is: (1) vacant, (2) used to conduct a general retail, tavern and/or restaurant business which is generally closed by 9:00 p.m. 7 days per week, or (3) determined by the Board not to qualify as any other Use Category.
- (b) Category 2 shall apply to each Lot, or portion of each Lot, which is used for: (1) office, (2) light industrial, and/or (3) hotel.
- (c) Category 3 shall apply to each Lot, or portion of each Lot, which: (1) is used to conduct a general retail and/or restaurant business, (2) is generally open after 9:00 p.m. two or more nights per week, and (3) does not have a license to conduct liquor sales.

- (d) Category 4 shall apply to each Lot, or portion of each Lot, which: (1) is used to conduct a tavern and/or restaurant business, (2) does have a license to conduct liquor sales, (3) derives greater than fifty percent (50%) of its gross annual income from food sales, and (4) is generally closed to the public by 11:30 p.m. seven days per week.
- (e) Category 5 shall apply to each Lot, or portion of each Lot, which: (1) is used to conduct a tavern and/or restaurant business, (2) has a license to conduct liquor sales until 1:30 a.m., and (3) does not qualify under Category 4.
- (f) Category 6 shall apply to each Lot, or portion of each Lot, which (1) is used to conduct a tavern and/or restaurant business, (2) has a license to conduct liquor sales after 1:30 a.m., and (3) does not qualify under Category 4.
- (g) Category 7 shall apply to each Lot or portion of each Lot which is used as residential.

If the Board finds, in its reasonable discretion, that there has been a change in the use of a Lot, or in the use of any portion of a Lot, the Board shall prorate the Special Assessment levy for the portion of the year for each applicable Use Category. If the Board finds that such change in use has occurred after the Special Assessments have been levied for such year, the Board shall provide for an adjustment in the total amount of the Special Assessments due for such Lot in the following year.

In order to facilitate the levy of the Special Assessments, the Board may from time to time, in its discretion, adopt by resolution written policies and procedures concerning the levy of the Special Assessments, which shall be binding on all Owners; provided, that such policies and procedures shall not be contrary to the requirements or limitations set forth in this Petition or the Act.

#### B. Square Footage Determination

For the purposes of levying the Special Assessments, the Board shall use its reasonable best efforts to determine the building usable area (the "Usable Area") of each Lot, or portion of each Lot, in accordance with the standards for determining such area by the Building Owners and Managers Association; provided, however, the Usable Area of any Lot's exterior deck space shall be one-half of such deck's total measured square feet of space. Provided, further, the Usable Area of any multistory hotel structure ("Hotel") shall be limited to the total square footage of the Hotel's first two (2) floors.

C. Maximum Rates and Methods

The maximum rate and the method of the Special Assessment for each Use Category that may be proposed by petition are set out in the special assessment petition attached to this Petition as Exhibit D (the "Special Assessment Petition"). By the execution of this Petition, the Petitioners have executed the Special Assessment Petition and have authorized the Special Assessments set out in the Special Assessment Petition. Upon the City's adoption of an ordinance amending the District in accordance with the Act and as provided for in this Petition, the Petitioners shall be deemed to have presented the Special Assessment Petition to the Board for its approval.

D. Levy of Assessments

Each calendar year the Board shall establish the rate of each Special Assessment, based upon, and as necessary to pay, the cost to provide the Eligible Services as needed for the applicable Use Categories and to meet the District Purposes. The Board shall levy the Special Assessments for that calendar year against all real property within the District in accordance with the Special Assessment Petition. The Board shall notify the county assessor ("County Assessor") of Jackson County, Missouri, of the total amount of the Special Assessments due for each Lot and shall provide the County Assessor with the levy rate for each Use Category and the Use Category applicable to each Lot or portion of each Lot; provided, however, that no rate levied for any one Special Assessment shall exceed the maximum rate set forth in the Special Assessment Petition for such Use Category.

**VII. BLIGHT DETERMINATION**

This Petition does not include a request for a determination of blight for any real property within the District.

**VIII. LIFE OF DISTRICT**

The District will continue to exist and function for a period of fifteen (15) years following the effective date of the Ordinance establishing the District.

**IX. REQUEST TO ESTABLISH DISTRICT**

By execution and submission of this Petition, the Petitioners request that the City Council establish the District as set out in this Petition.

**X. NOTICE TO PETITIONERS**

The signatures of Petitioners signing this Petition may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk. Any owner exempt from taxation

that elects to sign this Petition in support of the creation of the District will not be obligated to pay the assessment rate stated in this Petition.

#### **XI. SEVERABILITY**

If any provision 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.

## EXHIBIT A

### DISTRICT LEGAL DESCRIPTION

#### Westport Community Improvement District

Beginning at the intersection of the centerline of the right-of-way of Southwest Trafficway and 40<sup>th</sup> Street, then east along centerline of the right-of-way of 40<sup>th</sup> Street to centerline of the right-of-way of Pennsylvania Avenue, then north along centerline of the right-of-way of Pennsylvania Avenue 173 feet to the north line of Lot 18 Louis Vogels First Addition, then east along the north line of Lot 18 Louis Vogels First Addition 195 feet to the east line of Lot 18 Louis Vogels First Addition, then south along the east line of Lots 18 and 17 Louis Vogels First Addition to the centerline of the right-of-way of 40<sup>th</sup> Street, then west along the centerline of the right-of-way of 40<sup>th</sup> Street to the centerline of the right-of-way of Pennsylvania Avenue, then southeast along centerline of the right-of-way of Pennsylvania Avenue 390 feet, then east along south line of lots 47, 48, 49 and 50 J.C. McCoy's Plat (or part) of Westport to the centerline of the right-of-way of Washington Street, then south along centerline of the right-of-way of Washington Street to intersection with centerline of the right-of-way of Broadway Avenue, then south along centerline of the right-of-way of Broadway Avenue to intersection of the centerline of the right-of-way of Westport Road, then east along centerline of the right-of-way of Westport Road 201.5 feet, then south along then east line of Lot 26 J.C. McCloy's Plat of Westport to the northwest corner of Lot 30 J.C. McCoy's Plat of Westport, then east along the northline of Lots 30, 29 and 20 to the centerline of the right-of-way of Central Street, then south along the centerline of the right-of-way of Central Street to the centerline of the right-of-way of Archibald Street, then southwest along the centerline of the right-of-way of Archibald Street to the centerline of the right-of-way of Broadway Avenue, then south along the centerline of the right-of-way of Broadway 99 feet, then southwest along south line of Lot 10 Campbell's Addition to the northeast corner of Lot 12 Campbell's Addition, then south along east line of Lots 12, 13 and 16 Campbell's Addition to the centerline of the right-of-way of 42<sup>nd</sup> Street, then southwest along the centerline of the right-of-way of 42<sup>nd</sup> Street to the centerline of the right-of-way of Pennsylvania Avenue, then south along centerline of the right-of-way of Pennsylvania Avenue to the Northeast line of Country Club right-of-way, then northwest along the northeast line of the Country Club right-of-way to the intersection of Country Club right-of-way and the eastline of Lot 6 Edward Prices Addition, then south along the eastline of Lot 6 Edward Prices Addition to the southwest line of the Country Club right-of-way, the northwest along the southwest line of Country Club right-of-way for a distance of 160.13 feet, then southwest at an angle of 88 degrees perpendicular to the southwest line of Country Club right-of-way for a distance of 135 feet to the eastline of vacated Washington Street, then south along the eastline of vacated Washington Street 99 feet, then west 30 feet to the centerline of the right-of-way of Washington Street, then south along the centerline of the right-of-way of Washington Street approximately 256.17 feet to the prolongation eastwardly of the South line of the property now owned by Beatrice James ("Beatrice James Property"), then west 30.00 feet to the southeast corner of the Beatrice James Property, then west 198.06 feet along the south line of the Beatrice James Property to the southwest corner thereof, then north 35.36 feet along the west line of the Beatrice James



Property to a point, then west 147.26 feet along the dividing line between Tract A and B, as shown on Certificate of Survey Lot Split Resurvey of Lot 2 Westport Trail Addition recorded as Document Number 2004K0076213 in the Jackson County Recorder of Deeds Office, to the eastline of the right-of-way of Bridger Road, then west 30 feet to the centerline of the right-of-way of Bridger Road, then north along the centerline of the right-of-way of Bridger Road to the north line of 42<sup>nd</sup> Street, then east along the north line of 42<sup>nd</sup> Street to the southwest corner of Lot 2, Mill Street Station, then north along the west line of said Lot 2 to the southline of 41<sup>st</sup> Street, then west along southline of 41<sup>st</sup> Street to centerline of the right-of-way of Southwest Trafficway, then north along the centerline of the right-of-way of Southwest Trafficway to centerline of the right-of-way of 40<sup>th</sup> Street, point of beginning.

**EXHIBIT B**

**DISTRICT BOUNDARY MAP**

Worksheet 1

DISTRICT BOUNDARY MAP



**WESTPORT COMMUNITY  
IMPROVEMENT DISTRICT**

Prepared by the Town of Westport, Vermont  
Westport, VT  
05571-0000



**EXHIBIT C**

**DISTRICT BUDGET**

<b>REVENUE</b>	
Assessments	\$1,080,453
Interest Income	\$11,000
Summer Operations	\$10,000
Art Westport	\$26,000
Misc. Income (NTDF)	\$6200
<b>Total Potential Revenue</b>	<b>\$1,133,653</b>
Uncollected	-\$16,207
<b>Total Revenue</b>	<b>\$1,117,447</b>
<b>EXPENSES</b>	
<b>General</b>	
Accounting	\$19,000
Payroll Processing	\$4,000
Bank Charges	\$1,000
Dues and Subscriptions	\$3,950
Office Equipment Purchase/Lease	\$4,800
Office Equipment Repairs	\$1,000
Meetings	\$2,000
Office Supplies/Postage	\$3,000
Professional Service Fees	\$16,500
Rent	\$25,000
Muzak Sound System	\$3,200
Telephone/Pagers	\$4,400
Legal Services (including special projects)	\$45,000
Insurance	\$157,500
Insurance Deductibles	\$35,000
Events/Marketing	\$148,800
Telephone/Pagers	\$700
Licenses, Fees, Taxes	\$1,550
Safety Equipment Repairs	\$1,100
Training	\$5,000
Security Uniforms	\$3,500
Vehicle	\$20,500
WRBL membership fees	\$12,000
Street Maintenance	\$10,000
D&O Insurance	\$1,500
Licenses, Fees, Taxes	\$680
Jackson County Admin Fee	\$13,000
Bank Charges	\$200
<b>General Costs Sub-Total</b>	<b>\$543,880</b>

**DISTRICT BUDGET (cont'd)**

<b>Personnel Costs</b>	
Administrative Staff Payroll	\$120,000
Security Staff Payroll	\$404,786
Medical	\$1,500
Payroll Taxes	\$47,146
IRA Maintenance Fund Fee	\$135
<b>Personnel Subtotal</b>	<b>\$573,567</b>
<b>Total Expenses</b>	<b>\$1,117,447</b>
<b>Net Income</b>	<b>\$0</b>

## EXHIBIT D

### **SPECIAL ASSESSMENT PETITION**

#### Petition for Levy of Special Assessment

The Board of Directors (the "Board") of the Westport Community Improvement District (the "District") shall be authorized to levy special assessments against real property benefited within the District for the purpose of providing revenue for costs incurred by the District to fund the District's Purposes and Eligible Services. *Capitalized terms used but not defined, in this Special Assessment Petition, shall have the meaning set forth in the Petition to Amend the Petition to Establish the District.*

The following special assessments applicable to each Use Category may be levied annually against each Lot, or portion of each Lot, as necessary to allocate the cost of the Eligible Services among the Lots:

- I. Each Lot, or portion of each Lot, which is classified by the Board as Category 1 shall be subject to an annual special assessment (the "Category 1 Baseline Assessment") in a maximum amount not to exceed \$1.50 per square-foot of Usable Area; provided however, such maximum amount of the Category 1 Baseline Assessment that could be assessed shall be increased annually, beginning in 2010, by five percent (5%) above the actual rate levied in the previous year.
- II. Each Lot, or portion of each Lot, which is classified by the Board as Category 2 shall be subject to an annual special assessment (the "Category 2 Baseline Assessment") in an amount not to exceed sixty percent (60%) of the Category 1 Baseline Assessment.
- III. Each Lot, or portion of each Lot, which is classified by the Board as Category 3 shall be subject to the Category 1 Baseline Assessment plus an additional annual assessment (the "Extended Hours Assessment") in a maximum amount not to exceed \$2.9531 per square foot of Usable Area against twenty percent (20%) of the Usable Area of such Lot, or portion of such Lot; provided however, such maximum amount of the Extended Hours Assessment that could be assessed shall be increased annually, beginning in 2010, by five percent (5%) above the actual rate levied in the previous year.
- IV. Each Lot, or portion of each Lot, which is classified by the Board as Category 4 shall be subject to the Category 1 Baseline Assessment plus the Extended Hours Assessment against thirty-five percent (35%) of the Usable Area of such Lot, or portion of such Lot.
- V. Each Lot, or portion of each Lot, which is classified by the Board as Category 5 shall be subject to the Category 1 Baseline Assessment plus seventy-five percent (75%) of the Graduated Extended Hours Assessment (as defined below).

- VI. Each Lot, or portion of each Lot, which is classified by the Board as Category 6 shall be subject to the Category 1 Baseline Assessment plus one-hundred percent (100%) of the Graduated Extended Hours Assessment (as defined below).
- VII. Each Lot, or portion of each Lot, which is classified by the Board as Category 3, Category 5 or Category 6, which has an area that is determined by the Board to be used for dancing, shall be, in addition to the foregoing applicable special assessments, subject to an additional annual special assessment (the "Dance Floor Assessment") in a maximum amount not to exceed the Extended Hours Assessment against ten percent (10%) of the Usable Area of such Lot, or portion of such Lot.
- VIII. Each Lot, or portion of each Lot, which is classified by the Board as Category 7 shall be subject to an annual special assessment (the "Residential Assessment") by the District in an amount not to exceed \$72.37 per lot, or portion of such lot, provided however, such maximum amount of the Residential Assessment that could be assessed shall be increased annually, beginning in 2010, by five percent (5%) above the actual rate levied in the previous year.

The "Graduated Extended Hours Assessment" shall be the sum of the following:

- a. The product of the first 4,000 square feet of Usable Area of such Lot, or portion of such Lot, multiplied by the Extended Hours Assessment; plus
- b. The product of fifty percent (50%) of the next 4,000 square feet of Usable Area of such Lot, or portion of such Lot, multiplied by the Extended Hours Assessment; plus
- c. The product of twenty five percent (25%) of the remaining Usable area of such Lot, or portion of such Lot, multiplied by the Extended Hours Assessment.

The following equations are examples of the calculation of the Graduated Extended Hours Assessment for property which is classified by the Board as Category 6. The following computations assume that the Extended Hours Assessment equals \$2.9531 per square foot of Usable Area.

Example 1 — The Graduated Extended Hours Assessment for a Lot, or portion of a Lot, containing 3,000 square feet of Usable Area is:

$$3,000 \text{ sq.ft.} \times \$2.9531 = \$ 8,859.30$$

Example 2 — The Graduated Extended Hours Assessment for a Lot, or portion of a Lot, containing 7,000 square feet of Usable Area is:

$$(4,000 \text{ sq.ft.} \times \$2.9531) + (3,000 \text{ sq.ft.} \times 50\% \times \$2.9531) = \$16,242.05$$

Example 3 — The Graduated Extended Hours Assessment for a Lot, or portion of a Lot, containing 12,000 square feet of Usable Area is:

$$(4,000 \text{ sq.ft.} \times \$2.9531) + (4,000 \text{ sq.ft.} \times 50\% \times \$2.9531) + (4,000 \text{ sq.ft.} \times 25\% \times \$2.9531) = \$19,195.15$$

If there is an increase in the actual rate assessed, each of the foregoing rates of assessment for the Category 1 Baseline Assessment, the Category 2 Baseline Assessment, the Extended Hours Assessment, the Dance Floor Assessment, the Graduated Extended Hours Assessment and the Residential Assessment (collectively the "Assessments") must be increased by the same percentage rate, unless the Board of Directors determines that, due to a change in circumstances, an Eligible Service costs more and any one or several Use Categories subject to the Assessments receives a greater benefit from the Assessments, in which case an increase in assessment rates may differ between Use Categories.

1. Parcel Number: 30-340-10-08-00-0-00-000  
Common Address: 3983 Pennsylvania Ave., Kansas City, MO 64111  
Legal Description: Lot 1, Final Plat of 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
2. Parcel Number: 30-340-10-09-00-0-00-000  
Common Address: 3985 Pennsylvania Ave., Kansas City, MO 64111  
Legal Description: Lot 2, Final Plat of 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
3. Parcel Number: 30-340-10-10-00-0-00-000  
Common Address: 3987 Pennsylvania Ave., Kansas City, MO 64111  
Legal Description: Lot 3, Final Plat of 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
4. Parcel Number: 30-340-10-11-00-0-00-000  
Common Address: 3989 Pennsylvania Ave., Kansas City, MO 64111  
Legal Description: Lot 4, 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
5. Parcel Number: 30-340-10-12-00-0-00-000  
Common Address: 3991 Pennsylvania Ave., Kansas City, MO 64111  
Legal Description: Lot 5, Final Plat of 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
6. Parcel Number: 30-340-10-13-00-0-00-000  
Common Address: 586 W. 40<sup>th</sup> Street, Kansas City, MO 64111  
Legal Description: Lot 6, 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri



7. Parcel Number: 30-340-10-14-00-0-00-000  
Common Address: 584 W. 40<sup>th</sup> Street, Kansas City, MO 64111  
Legal Description: Lot 7, 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
8. Parcel Number: 30-340-10-15-00-0-00-000  
Common Address: 582 W. 40<sup>th</sup> Street, Kansas City, MO 64111  
Legal Description: Lot 8, 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
9. Parcel Number: 30-340-10-16-00-0-00-000  
Common Address: 584 W. 40<sup>th</sup> Street, Kansas City, MO 64111  
Legal Description: Lot 9, Final Plat of 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
10. Parcel Number: 30-340-10-17-00-0-00-000  
Common Address: 586 W. 40<sup>th</sup> Street, Kansas City, MO 64111  
Legal Description: Lot 10, Final Plat of 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
11. Parcel Number: 30-340-10-18-00-0-00-000  
Common Address: 588 W. 40<sup>th</sup> Street, Kansas City, MO 64111  
Legal Description: Lot 11, 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
12. Parcel Number: 30-340-10-19-00-0-00-000  
Common Address: Unknown  
Legal Description: Tract A, 40 Penn Row, a subdivision in Kansas City, Jackson County, Missouri.
13. Parcel Number: 30-340-14-11-00-0-00-000  
Common Address: 534 Westport Road, Kansas City, MO 64111  
Legal Description: All that part of Lots 1 and 2, John C. Morris Subdivision, All that part of Lot 25, Louis Vogel's Fourth Addition, and all of Tract B, Mill Street Station, all subdivisions in Kansas City, Jackson County, Missouri, including the South ½ of the vacated alley lying North of and adjoining said Lot 25, being more particularly described as follows: Beginning at the most Easterly corner of Lot 1, Ard's Westport, a subdivision in said City, County and State; thence North 58 Degrees 41 Minutes 37 Seconds East (Deed = North 56 Degrees 01 Minutes 10 Seconds East) along the North Right-of-Way line of Westport Road, as now established, and the Southeasterly line of said Tract B, Mill Street Station, a distance of 193.32 feet to a point on the Southwesterly Right-of-Way line of Mill Street, as now established; thence along said Southwesterly Right-of-Way line along a curve to the left tangent to the last

described course having a radius of 15.00 feet and a central angle of 90 Degrees 46 Minutes 31 Seconds, an arc distance of 23.76 feet; thence North 32 Degrees 04 Minutes 54 Seconds West along said Southwesterly Right-of-Way line, a distance of 261.29 feet; thence continuing along said Southwesterly Right-of-Way line and along a curve to the left tangent to the last described course having a radius of 276.62 feet and a central angle of 17 Degrees 09 Minutes 14 Seconds, an arc distance of 82.82 feet to the most Northerly corner of said Tract B; thence South 58 Degrees 29 Minutes 42 Seconds West, along the Northerly line of said Tract B, a distance of 41.57 feet to the Northwest corner thereof, said point being on the Northeasterly line of said Lot 2, John C. Morris Subdivision; thence North 32 Degrees 05 Minutes 23 Seconds West (Deed = North 34 Degrees 38 Minutes 10 Seconds West) along said Northeasterly line of said Lot 2, a distance of 13.47 feet to the most Northerly corner of said Lot 2; thence South 3 Degrees 10 Minutes 11 Seconds West (Deed = South 0 Degrees 00 Minutes 00 Seconds East) along the West line of said Lot 2, a distance of 14.18 feet (Deed = 14.61 feet) to the centerline of said vacated alley; thence South 70 Degrees 53 Minutes 30 Seconds West (Deed = South 68 Degrees 12 Minutes 37 Seconds West) along said centerline, a distance of 139.34 feet (Deed = 139.12 feet) to the most Northerly corner of said Lot 1, Ard's Westport; thence South 30 Degrees 30 Minutes 38 Seconds East (Deed = 33 Degrees 11 Minutes 05 Seconds East) along the Northeasterly line of said Lot 1, Ard's Westport, a distance of 388.99 feet (Deed = 388.71 Degrees) to the point of beginning.

14. Parcel Number: 30-340-14-19-00-0-00-000  
 Common Address: No Address Assigned by City  
 Legal Description: All that part of Lots 1 and 2, John C. Morris Subdivision, All that part of Lot 25, Louis Vogel's Fourth Addition, and all of Tract B, Mill Street Station, all subdivisions in Kansas City, Jackson County, Missouri, including the South ½ of the vacated alley lying North of and adjoining said Lot 25, being more particularly described as follows: Beginning at the most Easterly corner of Lot 1, Ard's Westport, a subdivision in said City, County and State; thence North 58 Degrees 41 Minutes 37 Seconds East (Deed = North 56 Degrees 01 Minutes 10 Seconds East) along the North Right-of-Way line of Westport Road, as now established, and the Southeasterly line of said Tract B, Mill Street Station, a distance of 193.32 feet to a point on the Southwesterly Right-of-Way line of Mill Street, as now established; thence along said Southwesterly Right-of-Way line along a curve to the left tangent to the last described course having a radius of 15.00 feet and a central angle of 90 Degrees 46 Minutes 31 Seconds, an arc distance of 23.76 feet; thence North 32 Degrees 04 Minutes 54 Seconds West along said Southwesterly Right-of-Way line, a distance of 261.29 feet;

thence continuing along said Southwesterly Right-of-Way line and along a curve to the left tangent to the last described course having a radius of 276.62 feet and a central angle of 17 Degrees 09 Minutes 14 Seconds, an arc distance of 82.82 feet to the most Northerly corner of said Tract B; thence South 58 Degrees 29 Minutes 42 Seconds West, along the Northerly line of said Tract B, a distance of 41.57 feet to the Northwest corner thereof, said point being on the Northeasterly line of said Lot 2, John C. Morris Subdivision; thence North 32 Degrees 05 Minutes 23 Seconds West (Deed = North 34 Degrees 38 Minutes 10 Seconds West) along said Northeasterly line of said Lot 2, a distance of 13.47 feet to the most Northerly corner of said Lot 2; thence South 3 Degrees 10 Minutes 11 Seconds West (Deed = South 0 Degrees 00 Minutes 00 Seconds East) along the West line of said Lot 2, a distance of 14.18 feet (Deed = 14.61 feet) to the centerline of said vacated alley; thence South 70 Degrees 53 Minutes 30 Seconds West (Deed = South 68 Degrees 12 Minutes 37 Seconds West) along said centerline, a distance of 139.34 feet (Deed = 139.12 feet) to the most Northerly corner of said Lot 1, Ard's Westport; thence South 30 Degrees 30 Minutes 38 Seconds East (Deed = 33 Degrees 11 Minutes 05 Seconds East) along the Northeasterly line of said Lot 1, Ard's Westport, a distance of 388.99 feet (Deed = 388.71 Degrees) to the point of beginning.

15. Parcel Number: 30-230-12-12-00-0-00-000  
Common Address: 4118 Broadway Street, Kansas City, MO 64111  
Legal Description: All of the Southerly 100 feet of the part of the Southwest Quarter of Section 20, Township 49, Range 33, in Jackson County, Missouri, and part of "Plat of Westport, J.C. McCoy's Part", also called "J.C. McCoy's Plat of Westport", and "McCoy's Plat of Westport", and part of Lots 6 and 7 in Campbell's Addition to Westport, also known as "Campbell's Plat of Town of Westport" and "John Campbell's Addition to Westport", said tract in its entirety being particularly described as follows: Beginning on the Westerly line of Mill Creek Parkway 154 feet Southeasterly measured along said Westerly line of Mill Creek Parkway, from the Southeasterly line of Westport Avenue; thence Southeasterly along the Westerly line of Mill Creek Parkway 161.9 feet to a stake on the Northwesterly line of Archibald Street, the line of which street is located and determined by the Circuit Court of Jackson County, Missouri, at Kansas City, in the decree in a certain suit in said Court, No. 183,540, wherein Hempy-Cooper Manufacturing Company was plaintiff and Kansas City, a Municipal Corporation, was defendant; thence Southwesterly along the Northwesterly line of Archibald Street as such street is located in said decree, a distance of 68 feet to an intersection with the Westerly line of said Lot 7, of said Campbell's Addition to Westport, being the Easterly line of a vacated alley lying Westerly

of said Lots 6 and 7; thence Northwesterly along the Easterly line of said vacated alley and parallel to the Westerly line of Mill Creek Parkway, 161.7 feet, more or less to an intersection with the Southerly line of a 12 foot alley which point is 154 feet Southeasterly from the Southeasterly line of Westport Avenue measured at right angles thereto; thence Northeasterly along the Southerly line of said alley 68 feet to the point of beginning, now in Kansas City, Missouri.

16. Parcel Number: 30-230-12-13-00-0-00-000  
Common Address: 4114 Broadway Street, Kansas City, MO 64111  
Legal Description: All except the Southerly 100 feet thereof, of the following described tract of land in Kansas City, Jackson County, Missouri: All that part of the Southwest Quarter of Section 20, Township 49, Range 33, of the Plat of Westport, J.C. McCoy's Part, also called J.C. McCoy's Plat of Westport and McCoy's Plat of Westport, and of Lots 6 and 7, Campbell's Addition to Westport, also called Campbell's Plat of Town of Westport and John Campbell's Addition to Westport, said tract in its entirety being particularly described as follows: Beginning on the Westerly line of Broadway, formerly Mill Creek Parkway, 154 feet Southeasterly, measured along said Westerly line of Broadway, from the Southeasterly line of Westport Road, formerly Westport Avenue, running thence Southerly along the Westerly line of Broadway, 161.9 feet to a stake on the Northwesterly line of Archibald Street, the line of which street is located and determined by the Circuit Court of Jackson County, Missouri, at Kansas City, in the decree in a certain suit in said Court, No. 183540, wherein Hempy-Cooper Manufacturing Company was plaintiff and Kansas City was defendant; thence Southwesterly along the Northwesterly line of Archibald Street, as such street is located in said decree, a distance of 68 feet to an intersection with the Westerly line of said Lot 7, Campbell's Addition to Westport, being the Easterly line of a vacated alley lying Westerly of said Lots 6 and 7; thence Northwesterly along the Easterly line of said vacated alley and parallel with the Westerly line of Broadway 161.7 feet, more or less, to an intersection with the Southerly line of a twelve-foot alley, which point is 154 feet Southeasterly from the Southeasterly line of Westport Road, measured at right angles thereto; and thence Northeasterly along the Southerly line of said alley, 68 feet to the point of beginning. Excepting, however, any part of the foregoing located within the 12 foot private alleyway on the Western boundary of the subject property
17. Parcel Number: 30-230-13-19-00-0-00-000  
Common Address: 331 Westport Road, Kansas City, MO 64111  
Legal Description: Tract I: (Parcel A) Lots 25 and 26 of J.C. McCoy's Plat of Westport and the North ½ of vacated alley lying South of and

adjoining lots, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

(Parcel B) All the Northerly 30 feet of Lot 32 and the South half of the vacated alley, lying North of and adjacent to Lot 32, of John C. McCoy's Plat of the Town of Westport, now Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Tract II: (Parcel A) Lots 29 and 30, J.C. McCoy's Plat of Westport, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

(Parcel B) Lot 20, Dickinson Place, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Tract III: (Parcel A) Part of Lot 31, J.C. McCoy's Plat of Westport, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, together with an unplatted portion of the Southwest  $\frac{1}{4}$  of Section 20, Township 49, Range 33, in said City, all more particularly described as follows: Beginning at the most Northerly line of said Lot 31; thence Southwesterly along the Northerly line of said Lot a distance of 44 feet, more or less, to a point 30 feet from the most Westerly corner of said Lot; thence Southeasterly along a line parallel to and 30 feet distant from the Southwesterly line of said Lot 31 and the prolongation thereof, 158 feet, more or less, to a point in the Northwesterly line of Archibald Street, as now established; thence Northeasterly along said Northwesterly line of Archibald Street a distance of 44 feet, more or less, to the point of intersection with the Southeasterly prolongation of the Northeasterly line of said Lot 31; thence Northwesterly along said prolongation and said Northeasterly line of Lot 31, to the point of beginning, together with the South  $\frac{1}{2}$  of vacated alley lying North of and adjoining.

(Parcel B) Part of Lot 31, J.C. McCoy's Plat of Westport, a subdivision in Kansas City, Jackson County, Missouri, together with an unplatted portion of the Southwest  $\frac{1}{4}$  of Section 20, Township 49, Range 33, in said City, described as follows: Beginning at the most Westerly corner of said Lot 31, thence Northeasterly along the Northwesterly line of said Lot 31, a distance of 30 feet; thence Southeasterly along a line parallel to and 30 feet distant from the Southwesterly line of said Lot 31 and the Southeasterly prolongation thereof 160.55 feet more or less to a point in the Northwesterly line of Archibald Street, as now established; thence Southwesterly along said Northwesterly line of Archibald Street to the point of intersection thereof with the Southeasterly prolongation of the Southwesterly line of said Lot 31, thence Northwesterly along said Southwesterly line of said Lot

31, and the Southerly prolongation thereof 160.49 feet more or less to the point of beginning, together with the South ½ of vacated alley lying North of and adjoining.

(Parcel C) Part of Lot 32, J.C. McCoy's Plat of Westport, a subdivision in Kansas City, Jackson County, Missouri, together with an unplatted portion of the Southwest ¼ of Section 20, Township 49, Range 33, in said City, described as follows: Beginning at a point on the Easterly line of Mill Creek Parkway, as now established, 30 feet Southeasterly, measured along said Easterly line, from the Northwest corner of said Lot 32; thence Southeasterly along said Easterly line 37 feet; thence Northeasterly at right angles to said Easterly line 25 feet; thence Southeasterly parallel to and 25 feet distant from said Easterly line of Mill Creek Parkway to a point in the Northerly line of Archibald Street as now established; thence Northeasterly along said Northerly line of Archibald Street 49 feet, more or less, to the point of intersection with the Northeasterly line of said Lot 32 extended Southeasterly; thence Northwesterly along said Northeasterly line of said Lot 32 and the Southeasterly extension thereof, to a point 30 feet Southeasterly of the most Northerly corner of said Lot 32; thence Southwesterly 74 feet more or less to the point of beginning.

TRACT IV: All that part of Lot 32, of J.C. McCoy's Plat of Westport, according to the recorded plat thereof, and all that part of the Southwest ¼ of the Southwest ¼ of Section 20, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point in the Easterly line of J.C. Nichols Parkway, formerly Mill Creek Parkway, which point is 67 feet Southeasterly from the Northwest corner of said Lot 32; thence Northeasterly at right angles to the Easterly line of said J.C. Nichols a distance of 25 feet to a point thence Southeasterly parallel with the Easterly line of J.C. Nichols Parkway to a point in the Northerly line of Archibald Street; thence Southwesterly along the Northerly line of Archibald Street a distance of 25 feet to a point in the Easterly line of J.C. Nichols Parkway; thence Northwesterly along the Easterly line of J.C. Nichols Parkway to the point of beginning.

18. Parcel Number: 30-340-22-05-00-0-00-000  
Common Address: 4050 Broadway Street, Kansas City, MO 64111  
Legal Description: All of Lots 1, 2, and 3 of the plat of Westport, J.C. McCoy's Part, also described as McCoy's Addition to Westport or Old Town of Westport, a subdivision of land in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.



19. Parcel Number: 30-340-13-16-00-0-00-000  
Common Address: 4001 Mill Street, Kansas City, MO 64111  
Legal Description: Lot 1, Mill Street Station a subdivision of land in Kansas City, Jackson County, Missouri together with the North half of the alley vacated by Ordinance No. 950813, dated July 18, 1995 lying west of Pennsylvania Avenue and Southeasterly of and adjoining the East line of said Lot 1, all lying in the Southeast  $\frac{1}{4}$  of Section 19, Township 49 North, Range 33 West of the 5<sup>th</sup> Principal Meridian, Kansas City, Jackson County, Missouri, also described as follows: Beginning at the Southeast corner of said Lot 1; thence S87°51'39"W (all bearings herein are referenced to the recorded plat of said Mill Street Station) on the South line of said Lot 1, 234.37 feet to a point of curvature; thence Westerly on a curve to the right on said South line (said curve having a radius of 570.00 feet, Chord bearing N88°53'21"W, Chord distance 64.63 feet) an arc distance of 64.66 feet to a point of tangency; thence N85°38'21"W on said South line, 305.94 feet to a point of curvature; thence Northwesterly on a curve to the right on said South line (said curve having a radius of 39.50 feet, Chord bearing N35°39'46"W, Chord distance 60.50 feet) an arc distance of 68.91 feet to a point of reverse curvature on the West line of said Lot 1; thence Northerly on a curve to the left on said West line (said curve having a radius of 1726.00 feet, chord bearing N12°25'58"E, Chord distance 113.29 feet) an arc distance of 113.31 feet to a point of compound curvature; thence Northerly on a curve to the left on said West line (said curve having a radius of 10986.66 feet, chord bearing N10°15'43"E, Chord distance 111.27 feet) an arc distance of 111.27 feet to a point of compound curvature; thence northerly on a curve to the left on said West line (said curve having a radius of 1526.00 feet, Chord bearing N7°56'13"E, Chord distance 108.38 feet) an arc distance of 108.40 feet to a point of tangency; thence N5°54'07"E on said West line, 86.94 feet to a point of curvature; thence Northerly on a curve to the right on said west line (said curve having a radius of 2974.00 feet, Chord bearing N6°03'25"E, Chord distance 16.10 feet) an arc distance of 16.10 feet to a point of compound curvature; thence Northeasterly on a curve to the right on said West line (said curve having a radius of 19.00 feet, Chord bearing N49°27'35"E, Chord distance 26.04 feet) an arc distance of 28.68 feet to a point of tangency on the North line of said Lot 1; thence S87°17'34"E on said North line, 639.62 feet to a point of curvature; thence Southeasterly on a curve to the right of said North line (said curve having a radius of 15.00 feet, Chord bearing S59°31'31"E, Chord distance 13.98 feet) an arc distance of 14.54 feet to a point of tangency on the East line of said Lot 1; thence S31°45'28"E on said East line, 107.13 feet to a point on the North line of said vacated alley; thence continuing S31°45'28"E on the westerly line of Pennsylvania Avenue, 7.50 feet to the centerline of said alley; thence S57°18'27"W on said

centerline, 112.33 feet to a point on the East line of said Lot 1; thence S32°04'54"E on said East line, 40.06 feet; thence S57°18'27"W on said East line 117.50 feet; thence S57°55'06"W on said East line, 10.00 feet; thence S32°04'54"E on said East line, 50.78 feet; thence S2°42'26"W on said East line 170.79 feet to the point of beginning.

20. Parcel Number: 30-340-14-20-00-0-00-000  
Common Address: 4040 Mill Street, Kansas City, MO 64111  
Legal Description: Lot 2, Mill Street Station, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, together with the East ½ of vacated Waddell Avenue lying West of and adjacent to said Lot 2.

Also described as: Part of the tract designated as Mrs. Purdon's Residence, also to vacated alley lying Southerly of and adjoining said tract, between the East line of Waddell Avenue and the West line of Mill Street, all in Catherine Purdon's Addition, together with Lot 3 and part of Lot 4 and the North half of the vacated alley lying South of and adjoining said Lot 3, in John C. Morris Subdivision, together with that part of the lot designated as "Board of Education Westport MO" in the Subdivision of 6 Acres belonging to The Estate of Christian Glunz, lying Easterly of Waddell Avenue, together with the North Half the vacated alley lying South of and adjoining said part, all of the entire tract lying in the Southeast ¼ of Section 19, Township 49 North, Range 33 of the 5<sup>th</sup> P.M., Kansas City, Jackson County, Missouri according to the recorded plat thereof, all more particularly described as follows: Commencing at the Southwest corner of Lot 8, Old Home Plat, being point on the Northerly right-of-way line of 41<sup>st</sup> Street and on the East right-of-way line of Southwest Trafficway; thence South 85 degrees 38 minutes 21 seconds East (all bearings herein are reference to the Missouri State Plane Coordinate System 1983, West Zone) on said North right-of-way line 388.47 feet to a point on the East right-of-way line of Waddell Avenue; thence South 52 degrees 39 minutes 57 seconds East said East line, 63.63 feet; thence South 21 degrees 10 minutes seconds East on said East line, 10.41 feet to the point of beginning of tract to be described; thence North 87 degrees 51 minutes 39 seconds East, 151.08 feet to point of curvature; thence Southeasterly on a curve to the right (said curve having a radius of 270.00 feet, chord bearing South 70 degrees 54 minutes 44 seconds East chord distance of 195.51 feet) an arc distance of 200.06 feet; thence South 58 degrees 29 minutes 42 seconds West 34.61 feet to a point on the East line of Lot 2, John C. Morris Subdivision; thence North 32 degrees 05 minutes 23 seconds West on the East line of said Lot 2, 13.47 feet to the Northerly more corner of said Lot 2; thence South 03 degrees 10 minutes 11 seconds West on the West line of said Lot 2, 14.18 feet



(14.61 feet Deed) to a point on the centerline of the alley vacated by Ordinance No. 55426, dated March 13, 1928; thence South 70 degrees 53 minutes 30 seconds West on said centerline, a distance of 269.74 feet to a point on the centerline vacated Waddell Avenue) thence on said centerline of said right-of-way North 21 degrees 10 minutes 09 seconds West a distance of 178.71 feet; thence North 87 degrees 51 minutes 39 seconds East a distance of 21.16 feet to the point of beginning.

21. Parcel Number: 30-340-22-06-00-0-00-000  
Common Address: 4040 Broadway Street, Kansas City, MO 64111  
Legal Description: All of the Southerly one-half of Lot 6, Plat of Westport, J.D. McCoy's Part, 1835, a subdivision in Kansas City, Jackson County, Missouri, also known as 4034-40 Broadway.
22. Parcel Number: 30-230-12-09-00-0-00-000  
Common Address: 4111 Pennsylvania Avenue, Kansas City, MO 64111  
Legal Description: All that part of Lots 5 and 8, Campbell's Addition, sometimes called John Campbell's Plat of Westport, in Kansas City, Jackson County, Missouri, described as follows: Beginning at intersection of Northeasterly line of Pennsylvania Avenue, as now established, with northerly line of Archibald Street, as said northerly line was established by Circuit Court of Jackson County, Missouri, in Suit No. 183540, Hemy-Cooper Manufacturing Company, plaintiff, vs. Kansas City, Missouri, defendant, the decree in which cause is recorded in Book 706, Page 499; thence running northeasterly along said northerly line of said Archibald Street, 61.4 feet; thence northwesterly 88.63 feet along a straight line which deflects to left 90 16' from a continuation of last described course; thence northeasterly 17.31 feet along a straight line which deflects to right 90 37' from a continuation of last described course; thence northwesterly 36.14 feet along a straight line which deflects to left 90 27' from a continuation of last described course; thence southwesterly 26.47 feet along a straight line which if extended would intersect the northeasterly line of Pennsylvania Avenue at a point 125.23 feet northwesterly (measured along said northeasterly line of Pennsylvania Avenue) from the point of beginning; thence northwesterly 36.52 feet in a straight line to a point in southerly line of the 12-foot alley lying next south of Westport Avenue, which point is 52 feet (measured along said southerly line) from the intersection of said southerly line with the northeasterly line of Pennsylvania Avenue; thence southwesterly along said southerly line of said alley to its intersection with said northeasterly line of Pennsylvania Avenue; thence southeasterly along said north easterly line of Pennsylvania Avenue, 161.08 feet to the point of beginning.

23. Parcel Number: 30-230-12-10-00-0-00-000  
Common Address: 4113 Pennsylvania Avenue, Kansas City, MO 64111  
Legal Description: All that part of Lots 5 and 8, Campbell's Addition, sometimes called John Campbell's Plat of Westport, in Kansas City, Jackson County, Missouri, described as follows: Beginning at intersection of Northeasterly line of Pennsylvania Avenue, as now established, with northerly line of Archibald Street, as said northerly line was established by Circuit Court of Jackson County, Missouri, in Suit No. 183540, Hemy-Cooper Manufacturing Company, plaintiff, vs. Kansas City, Missouri, defendant, the decree in which cause is recorded in Book 706, Page 499; thence running northeasterly along said northerly line of said Archibald Street, 61.4 feet; thence northwesterly 88.63 feet along a straight line which deflects to left 90 16' from a continuation of last described course; thence northeasterly 17.31 feet along a straight line which deflects to right 90 37' from a continuation of last described course; thence northwesterly 36.14 feet along a straight line which deflects to left 90 27' from a continuation of last described course; thence southwesterly 26.47 feet along a straight line which if extended would intersect the northeasterly line of Pennsylvania Avenue at a point 125.23 feet northwesterly (measured along said northeasterly line of Pennsylvania Avenue) from the point of beginning; thence northwesterly 36.52 feet in a straight line to a point in southerly line of the 12-foot alley lying next south of Westport Avenue, which point is 52 feet (measured along said southerly line) from the intersection of said southerly line with the northeasterly line of Pennsylvania Avenue; thence southwesterly along said southerly line of said alley to its intersection with said northeasterly line of Pennsylvania Avenue; thence southeasterly along said northeasterly line of Pennsylvania Avenue, 161.08 feet to the point of beginning.
24. Parcel Number: 30-230-20-02-00-0-00-000  
Common Address: 4130 Pennsylvania Avenue, Kansas City, MO 64111  
Legal Description: Lot 96, Campbell's Addition to Westport, now Kansas City, Missouri, also described as Campbell's Part or Campbell's Plat of Westport, as set forth on the Plat recorded in Book "D" at Page 1, in the office of the Recorder of Deeds of Jackson County, Missouri, at Independence, together with a triangular tract of land in the Southeast ¼ of the Southeast ¼ of Sec. 19, Township 49, Range 33, in Kansas City, Jackson County, Missouri, lying South of the Northerly line of said Lot 96 produced Southwesterly, and East of a line drawn at right angles to the Southerly line of Archibald Street through a point in said street line which is 82.68 feet Southwesterly, measured along said Street line, from the East line of said ¼ Section, said last mentioned point being the

Northwest corner of the tract of land formerly owned by Francisco Mabry, all in Kansas City, Jackson County, Missouri.

25. Parcel Number: 30-340-32-19-02-1-00-000  
Common Address: 4126 Pennsylvania Avenue, Kansas City, MO 64111  
Legal Description: A parcel of land bounded and described as follows: Beginning in the northerly line of 42<sup>nd</sup> Street and in the southerly line of Lot 99 in John Campbell's Addition to Westport, also called Campbell's Addition to Westport, a subdivision now in Kansas City, Missouri, according to the recorded, plat thereof, at a point 164.5 feet southwesterly from the southeasterly corner of Lot 100 in Campbell's Addition to Westport, said corner being a point in the westerly line Pennsylvania Avenue; thence northwesterly on a 3 degree and 22 minute curve to the right 69 feet; thence on a tangent to said curve 115.8 feet; thence on a 6 degree curve to the right 94.4 feet to a point in the southerly line of Archibald Street located 262.4 feet southwesterly (measured along the southerly line of said street) from the northeasterly corner of Lot 93 in Campbell's Addition to Westport, said northeasterly corner of said Lot 93 being a point in the westerly line of Pennsylvania Avenue; thence in a northeasterly direction along the southerly line of Archibald Street to a point located 82.68 feet more or less southwesterly from the point of intersection of the southerly line of Archibald Street with the east line of Section 19, Township 49, Range 33, said point being the northwest corner of the tract of ground now or formerly owned by Francisco Mabry; thence in a southeasterly direction and at right angles to the southerly line of Archibald Street to said section line; thence south with said section line to the northerly line of Lot 98 of Campbell's Addition to Westport; thence northeasterly with the northerly line of said Lot 98 to the northeasterly corner of said Lot; thence in a southeasterly direction with the easterly line of Lots 98-99 of Campbell's Addition to Westport to the southeasterly corner of said Lot 99; thence southwesterly with southerly line of said Lot 99 to the place of beginning; Also the westerly or southwesterly one half of the vacated alley lying between Lots 98 and 99 on the west and Lots 97 and 100 on the east in said Campbell's Addition to Westport; also including the southerly half that part of vacated Archibald Street which lies northerly of and adjoining said premises. Also subject to and conveying all rights to an easement for egress and ingress on vacated Archibald Street, dated August 23, 1957 and terms and provisions of the petition and ordinance for the vacation of Archibald Street. PROVIDED, HOWEVER, that the real estate interest described above does not include: A part of land lying partly in the Southeast quarter of Section 19, and partly in the Southwest quarter of Section 20, and wholly in Township 49, Range 33, in Kansas City, Jackson County, Missouri, being portions of Lots 98 and 99, CAMPBELL'S ADDITION TO

WESTPORT, a subdivision in said city, county and state, according to the recorded plat thereof, the West half of the vacated alley lying Northeast of and adjoining said lots, a portion of Lot 6, Edward Price's Addition, a subdivision in said city, county and state, according to the recorded plat thereof, and other lands in said Southeast Quarter of Section 19, all more particularly described as follows: Commencing at the Southeasterly corner of said Lot 99; thence Northwestwardly along the Northeasterly line of Lot 99, 41.10 feet to its intersection with the Northeasterly line of the Kansas City Area Transportation Authority right of way, and the point of beginning of the tract of land to be herein described; thence Northwestwardly along the Northeasterly line of said right of way, being a curve to the right, having a radius of 1677.10 feet, a distance of 33.96 feet; thence continuing Northwestwardly, along said right of way line, tangent to the last described curve, a distance of 80.08 feet to its intersection with the Southwesterly prolongation of the Northwesterly line of said Lot 98; thence Northeastwardly along said prolongation, said Northwesterly line and its prolongation Northeasterly, a distance of 45.58 feet to a point on the center line of the vacated alley lying Northeasterly of and adjoining said Lots 98 and 99; thence Southeastwardly along said center line, 106.89 feet; thence Southwestwardly, perpendicular to the last described course, 6.00 feet to the point of beginning.

26. Parcel Number: 30-230-20-01-00-0-00-000  
Common Address: 4128 Pennsylvania Avenue, Kansas City, MO 64111  
Legal Description: Lot 93, John Campbell's Addition to Westport, and a tract of adjoining on the West thereof described as follows: Beginning at the point of intersection of the Southerly line of Archibald Street and the Westerly line of said Lot 93; thence Southwesterly along the Southerly line of Archibald Street 82.68 feet; thence Southeasterly and parallel with the Westerly line of Pennsylvania Avenue 74 feet; thence Northeasterly and parallel with the Southerly line of Archibald Street to the Southwesterly line of said Lot 93; thence North to point of beginning; together with that portion of Archibald Street adjacent thereto vacated by Ordinance No. 22654 passed by the City Council of Kansas City, Missouri, on May 16, 1958, recorded in Book B 5095, Page 387 in the office of the Recorder of Deeds for Jackson County, Missouri, at Kansas City, on June 14, 1958, all in Kansas City, Jackson County, Missouri.
27. Parcel Number: 30-340-23-07-00-0-00-000  
Common Address: 4115 Mill Street, Kansas City, MO 64111  
Legal Description: All of Lot 18, except the southeasterly 49 feet thereof measured at right angles to the southeasterly line of said lot, John C. McCoy's

Part of Westport, also known as John C. McCoy's Addition, with all buildings, improvements and appurtenances thereof.

**AND**

All of the southeasterly 49 feet of Lot 18 measured at right angles to the southeasterly line of said lots, J.C. McCoy's Part of Westport, also known as John C. McCoy's Addition, together with the north one-half of vacated Archibald Street lying southeasterly and adjoining to said lots.

28. Parcel Number: 30-340-23-08-00-0-00-000  
Common Address: 4120 Pennsylvania Avenue, Kansas City, MO 64111  
Legal Description: All of the southeasterly 49 feet of Lots 19 and 20, measured at right angles to the southeasterly line of said lots, J.C. McCoy's Part of Westport, also known as John C. McCoy's Addition, together with the north one-half of vacated Archibald Street lying southeasterly and adjoining to said lots. Also, Lot 3, Campbell's Part of Westport, also known as Campbell's Addition to Westport, as set forth on the Plat recorded in Book "D" at Page 1, in the Department of Records, in Independence, Missouri, together with the north one-half of vacated Archibald Street lying southeasterly of and adjacent to said lot, together with all buildings, improvements and appurtenances thereto.
29. Parcel Number: 30-230-19-01-00-0-00-000  
Common Address: 4130 Broadway Street, Kansas City, MO 64111  
Legal Description: All of Lot 10, EXCEPT that part thereof now in Broadway, in CAMPBELL'S ADDITION TO WESTPORT, a subdivision now in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
30. Parcel Number: 30-340-32-15-00-0-00-000  
Common Address: 4212 Washington Street, Kansas City, MO 64111  
Legal Description: The South Forty-Nine (49) feet of Lot Eleven (11) and the North Half (1/2) of vacated alley South of and adjoining, Edward Price's Addition to Westport, in Kansas City, Jackson County, Missouri.
31. Parcel Number: 30-340-22-02-00-0-00-000  
Common Address: 4049 Pennsylvania Avenue, Kansas City, MO 64111  
Legal Description: The North half of Lots 7 and 8, J.C. McCoy's Plat of Westport, a subdivision in Kansas City, Jackson County, Missouri.
32. Parcel Number: 30-340-22-03-00-0-00-000  
Common Address: 4049 Pennsylvania Avenue, Kansas City, MO 64111  
Legal Description: The South half of Lots 7 and 8, J. C. McCoy's Plat of Westport, a subdivision in Kansas City, Jackson County, Missouri.



33. Parcel Number: 30-340-13-04-01-0-00-000  
Common Address: 4050 Pennsylvania Avenue, Kansas City, MO 64111  
Legal Description: All part of the Southeast ¼ of Section 19, Township 49, Range 33; and all that part of Catherine Purdom Addition, to the Town of Westport according to the recorded plat thereof and all that part of J.C. McCoy's Part or Plat of Westport according to the recorded plat thereof, all in the City of Kansas City, Jackson County, Missouri, more particularly described as follows: Beginning at the Southwest corner of Lot 11, J.C. McCoy's Part or Plat of Westport; thence North 32 degrees 36 minutes 00 seconds West along the Southwesterly line of Lots 11, 12, 43 and 44, said J.C. McCoy's Part or Plat of Westport, and along the Southwesterly line of lots 1 and 2, said Catherine Purdom Addition to the Town of Westport, 720.84 feet measured (720.63 feet Deed); thence North 57 degrees 02 minutes 09 seconds East, 117.24 feet measured (117.50 feet Deed) to the centerline of a vacated North and South alley; thence South 32 degrees 41 minutes 30 seconds East along the centerline of said alley, 16.56 feet measured (17.00 feet Deed); thence North 57 degrees 02 minutes 09 seconds East, 112.83 feet measured (112.90 feet Deed) to a point on the Northeasterly line of Lot 3, said Catherine Purdom Addition to the Town of Westport; thence South 32 degrees 47 minutes 00 seconds East along the Northeasterly line of said Lot 3 and the prolongation thereof, 87.59 feet measured (88.13 feet Deed) to the Northeast corner of Lot 46, said J.C. McCoy's Part or Plat of Westport; thence South 32 degrees 12 minutes 01 seconds East along the Northeasterly line of Lots 46, 41 and 14, said J. C. McCoy's Part or Plat of Westport, 474.14 feet measured (474.00 feet Deed) to the centerline of a vacated East and West alley; thence South 58 degrees 09 minutes 42 seconds West along the centerline of said alley, 75.69 feet measured (74.00 feet Deed) to a point on the Northwesterly prolongation of the Northeasterly line of Lot 10, said J. C. McCoy's Part or Plat of Westport; thence South 32 degrees 20 minutes 43 seconds East along the Northeasterly line of said Lot 10, 147.04 feet measured (147.00 feet Deed) to the Southeast corner of said Lot 10; thence South 58 degrees 09 minutes 51 seconds West along the Southeasterly line of Lots 10 and 11, said J. C. McCoy's Part or Plat of Westport, 150.73 feet measured (148.00 feet Deed) to the point of beginning.
34. Parcel Number: 30-340-12-09-00-0-00-000  
Common Address: 414 W. 40<sup>th</sup> Terrace, Kansas City, MO 64111  
Legal Description: All that part of Lots 53 and 54, J.C. McCoy's Part or Plat of Westport according to the recorded plat thereof, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows: Beginning at the Southwest corner of said Lot 54; thence North 32 degrees 17 minutes 23 seconds West along the Southwesterly line of said Lot 54, 85.18 feet measured

(85.00 feet Deed); thence North 57 degrees 36 minutes 18 seconds East, 112.92 feet measured (114.00 feet Deed); thence South 32 degrees 56 minutes 02 seconds East, 86.37 feet measured (85.00 feet Deed) to a point on the Southeasterly line of said Lot 53; thence South 58 degrees 11 minutes 58 seconds West along said Southeasterly line, 113.90 feet measured (114.00 feet Deed) to the point of beginning.

35. Parcel Number: 30-340-13-14-00-0-00-000  
Common Address: No Address Assigned by City  
Legal Description: All part of the Southeast ¼ of Section 19, Township 49, Range 33; and all that part of Catherine Purdom Addition, to the Town of Westport according to the recorded plat thereof and all that part of J.C. McCoy's Part or Plat of Westport according to the recorded plat thereof, all in the City of Kansas City, Jackson County, Missouri, more particularly described as follows: Beginning at the Southwest corner of Lot 11, J.C. McCoy's Part or Plat of Westport; thence North 32 degrees 36 minutes 00 seconds West along the Southwesterly line of Lots 11, 12, 43 and 44, said J.C. McCoy's Part or Plat of Westport, and along the Southwesterly line of lots 1 and 2, said Catherine Purdom Addition to the Town of Westport, 720.84 feet measured (720.63 feet Deed); thence North 57 degrees 02 minutes 09 seconds East, 117.24 feet measured (117.50 feet Deed) to the centerline of a vacated North and South alley; thence South 32 degrees 41 minutes 30 seconds East along the centerline of said alley, 16.56 feet measured (17.00 feet Deed); thence North 57 degrees 02 minutes 09 seconds East, 112.83 feet measured (112.90 feet Deed) to a point on the Northeasterly line of Lot 3, said Catherine Purdom Addition to the Town of Westport; thence South 32 degrees 47 minutes 00 seconds East along the Northeasterly line of said Lot 3 and the prolongation thereof, 87.59 feet measured (88.13 feet Deed) to the Northeast corner of Lot 46, said J.C. McCoy's Part or Plat of Westport; thence South 32 degrees 12 minutes 01 seconds East along the Northeasterly line of Lots 46, 41 and 14, said J. C. McCoy's Part or Plat of Westport, 474.14 feet measured (474.00 feet Deed) to the centerline of a vacated East and West alley; thence South 58 degrees 09 minutes 42 seconds West along the centerline of said alley, 75.69 feet measured (74.00 feet Deed) to a point on the Northwesterly prolongation of the Northeasterly line of Lot 10, said J. C. McCoy's Part or Plat of Westport; thence South 32 degrees 20 minutes 43 seconds East along the Northeasterly line of said Lot 10, 147.04 feet measured (147.00 feet Deed) to the Southeast corner of said Lot 10; thence South 58 degrees 09 minutes 51 seconds West along the Southeasterly line of Lots 10 and 11, said J. C. McCoy's Part or Plat of Westport, 150.73 feet measured (148.00 feet Deed) to the point of beginning.

36. Parcel Number: 30-340-13-17-00-0-00-000  
Common Address: No Address Assigned by City  
Legal Description: That Part of Mill Street Right-of-Way together with that part of the alley vacated by Ordinance No. 55426, dated March 13, 1928, together with that part of Lots 21 and 22 C. Purdons Addition all in Kansas City, Jackson County, Missouri described as follows: Beginning at the Northeast corner of Lot 4, John C Morris Subdivision a subdivision of land in Kansas City, Jackson County, Missouri being also on the Easterly prolongation of the South line of said alley and on the West right-of-way line of said Mill Street; thence N57°55'06"E (all bearings herein are referenced to the Missouri State Coordinate System, 1983 West Zone) on the Easterly prolongation of the North line of said Lot 4, 13.00 feet to the center line of said Mill Street; thence N32°04'54"W on said center line, 180.70 feet, thence S02°42'26"W, 153.26 feet; thence S85°42'20"E, 92.46 feet to the point of beginning. (Tract contains 8,257 square feet more or less.)
37. Parcel Number: 30-340-32-21-00-0-00-000  
Common Address: 535 Westport Road, Kansas City, MO 64111  
Legal Description: Lot 1, Plat of Westport Trail Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
38. Parcel Number: 30-340-32-23-00-0-00-000  
Common Address: 4251 Bridger Road, Kansas City, MO 64111  
Legal Description: Part of Lot 2 of the Plat of Westport Trail Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, and more particularly described as follows: Beginning at the most southerly corner of said Lot 2, thence running North 87 degrees 11 minutes 47 seconds West a distance of 202.37 feet to a point on the beginning of a curve to the right with a radius of 15 feet and a distance of 23.51 feet to a point; thence turning and running North 02 degrees 37 minutes 11 seconds East a distance of 221.44 feet to the true point of beginning; thence from said point of beginning running North 02 degrees 37 minutes 11 seconds East a distance of 326.64 feet to a point; thence turning and running North 41 degrees 36 minutes 14 seconds East a distance of 11.59 feet to a point; thence turning and running North 04 degrees 22 minutes 09 seconds East a distance of 37.67 feet to a point; thence turning and running along a curve to the right with a radius of 50 feet and a distance of 14.24 feet to a point; thence turning and running North 57 degrees 33 minutes 08 seconds East 50.29 feet to a point; thence turning and running North 31 degrees 43 minutes 12 seconds West a distance of 9.22 feet to a point; thence turning and running and running North 58 degrees 17 minutes 28 seconds East a distance of 120.93 feet to a point; thence turning and running North 31 degrees 44 minutes 20



seconds West a distance of 19.27 feet to a point; thence turning and running North 58 degrees 55 minutes 13 seconds East a distance of 46.48 feet to a point; thence turning and running North 58 degrees 45 minutes 04 seconds East a distance of 173.89 feet to a point; thence turning and running South 31 degrees 49 minutes 15 seconds East a distance of 178.56 feet to a point; thence turning and running South 49 degrees 42 minutes 09 seconds East a distance of 51.74 feet to a point; thence turning and running along a curve to the left with a radius of 980.37 feet and a distance of 53.52 feet to a point; thence turning and running South 42 degrees 55 minutes 22 seconds West a distance of 136.19 feet to a point; thence turning and running South 02 degrees 29 minutes 36 seconds West a distance of 98.76 feet to a point; thence turning and running N 87 degrees 28 minutes 46 seconds West a distance of 60 feet to a point; thence turning and running South 02 degrees 31 minutes 46 seconds West a distance of 198.82 feet to a point; thence turning and running North 87 degrees 13 minutes 07 seconds West a distance of 197.80 feet to a point; thence turning and running South 02 degrees 47 minutes 11 seconds West a distance of 21.99 feet to a point; thence turning and running North 87 degrees 20 minutes 50 seconds West a distance of 147.26 feet to the true point of beginning.

39. Parcel Number: 30-340-22-01-00-0-00-000  
Common Address: 4030 Broadway Street, Kansas City, MO 64111  
Legal Description: North ½ of Lot 6, plat of Westport, J.C. McCoy's part, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
40. Parcel Number: 30-340-12-19-00-0-00-000  
Common Address: 4026 Washington Street, Kansas City, MO 64111  
Legal Description: Parcel I: The North Half (N1/2) of Lots Fifty-One (51) and Fifty-Two (52), J.C. McCoy's Plat of Westport, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.  
  
Parcel II: Easterly 37 feet of the Southerly ½ of Lot 52 measured at right angles to the Easterly and Southerly lines of said lot, J.C. McCoy's Part or Plat of Westport, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
41. Parcel Number: 30-340-12-08-00-0-00-000  
Common Address: 4043 Pennsylvania Avenue, Kansas City, MO 64111  
Legal Description: The northwesterly 56 feet of Lots 53 and 54, except the northeasterly 34 feet of Lot 53, in J.C. McCoy's Part or Plat of Westport, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

42. Parcel Number: 30-340-12-12-00-0-00-000  
Common Address: 400 W. 40<sup>th</sup> Terrace, Kansas City, MO 64111  
Legal Description: The Southerly ½ of Lot 51, except that part taken for boulevard, being more particular described as follows: Beginning at the Southwest corner of said Lot 51; thence Northerly along the Westerly line of said lot, 70 ½ feet; thence Easterly and parallel with the Southerly line of said lot to the Westerly line of Broadway; thence Southwesterly along the Northwesterly line of Broadway to the point of beginning, all in J.C. McCoy's part of the plat of Westport, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
43. Parcel Number: 30-340-12-17-00-0-00-000  
Common Address: 410 W. 40<sup>th</sup> Terrace, Kansas City, MO 64111  
Legal Description: All of the Easterly or Northeasterly thirty-four (34) feet of Lot fifty-three (53) (measured at right angles to the division line between Lots fifty-two (52) and fifty-three (53) in J.C. McCoy's part of plat of Westport, a subdivision now in Kansas City, Missouri, according to the recorded plat thereof.
44. Parcel Number: 30-340-12-18-00-0-00-000  
Common Address: 408 W. 40<sup>th</sup> Terrace, Kansas City, MO 64111  
Legal Description: All the West 37<sup>th</sup> feet of the South ½ of Lot 52, in J.C. McCoy's part of the plat of Westport, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
45. Parcel Number: 30-230-19-02-00-0-00-000  
Common Address: 4141 Pennsylvania Avenue, Kansas City, MO 64111  
Legal Description: Lots 9 and 12, John Campbell's Addition to Westport, a subdivision in Kansas City, Jackson County, Missouri, and the Westerly half of the vacated alley lying Easterly of and adjacent to.
46. Parcel Number: 30-230-19-09-00-0-03-002  
Common Address: 4141 Pennsylvania Avenue, Unit 302, Kansas City, MO 64111  
Legal Description: Unit 302, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
47. Parcel Number: 30-230-19-09-00-0-03-006  
Common Address: 4141 Pennsylvania Avenue, Unit 306, Kansas City, MO 64111  
Legal Description: Unit 306, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14,

2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.

48. Parcel Number: 30-230-19-09-00-0-05-004  
Common Address: 4141 Pennsylvania Avenue, Unit 508, Kansas City, MO 64111  
Legal Description: Unit 508, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
49. Parcel Number: 30-230-19-09-00-0-02-004  
Common Address: 4141 Pennsylvania Avenue, Unit 208, Kansas City, MO 64111  
Legal Description: Unit 208, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
50. Parcel Number: 30-230-19-09-00-0-00-000  
Common Address: 4141 Pennsylvania Avenue, Kansas City, MO 64111  
Legal Description: Common Element, Lot 1, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
51. Parcel Number: 30-230-19-09-00-0-01-001  
Common Address: 4141 Pennsylvania Avenue, Unit 102, Kansas City, MO 64111  
Legal Description: Unit 102, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
52. Parcel Number: 30-230-19-09-00-0-01-002  
Common Address: 4141 Pennsylvania Avenue, Unit 101, Kansas City, MO 64111  
Legal Description: Unit 101, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County,

Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.

53. Parcel Number: 30-230-19-09-00-0-01-003  
Common Address: 4141 Pennsylvania Avenue, Unit 105, Kansas City, MO 64111  
Legal Description: Unit 105, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
54. Parcel Number: 30-230-19-09-00-0-01-004  
Common Address: 4141 Pennsylvania Avenue, Unit 104, Kansas City, MO 64111  
Legal Description: Unit 104, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
55. Parcel Number: 30-230-19-09-00-0-01-005  
Common Address: 4141 Pennsylvania Avenue, Unit 103, Kansas City, MO 64111  
Legal Description: Unit 103, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
56. Parcel Number: 30-230-19-09-00-0-02-001  
Common Address: 4141 Pennsylvania Avenue, Unit 203, Kansas City, MO 64111  
Legal Description: Unit 203, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.

57. Parcel Number: 30-230-19-09-00-0-02-002  
Common Address: 4141 Pennsylvania Avenue, Unit 202, Kansas City, MO 64111  
Legal Description: Unit 202, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
58. Parcel Number: 30-230-19-09-0-0-02-003  
Common Address: 4141 Pennsylvania Avenue, Unit 201, Kansas City, MO 64111  
Legal Description: Unit 201, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
59. Parcel Number: 30-230-19-09-00-0-02-005  
Common Address: 4141 Pennsylvania Avenue, Unit 207, Kansas City, MO 64111  
Legal Description: Unit 207, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
60. Parcel Number: 30-230-19-09-00-0-02-006  
Common Address: 4141 Pennsylvania Avenue, Unit 206, Kansas City, MO 64111  
Legal Description: Unit 206, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
61. Parcel Number: 30-230-19-09-00-0-02-007  
Common Address: 4141 Pennsylvania Avenue, Unit 205, Kansas City, MO 64111  
Legal Description: Unit 205, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page

94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.

62. Parcel Number: 30-230-19-09-00-02-008  
Common Address: 4141 Pennsylvania Avenue, Unit 204, Kansas City, MO 64111  
Legal Description: Unit 204, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
63. Parcel Number: 30-230-19-09-00-0-03-001  
Common Address: 4141 Pennsylvania Avenue, Unit 303, Kansas City, MO 64111  
Legal Description: Unit 303, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
64. Parcel Number: 30-230-19-09-00-0-03-003  
Common Address: 4141 Pennsylvania Avenue, Unit 301, Kansas City, MO 64111  
Legal Description: Unit 301, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
65. Parcel Number: 30-230-19-09-00-0-03-004  
Common Address: 4141 Pennsylvania Avenue, Unit 308, Kansas City, MO 64111  
Legal Description: Unit 308, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
66. Parcel Number: 30-230-19-09-00-0-03-005  
Common Address: 4141 Pennsylvania Avenue, Unit 307, Kansas City, MO 64111  
Legal Description: Unit 307, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County,



Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.

67. Parcel Number: 30-230-19-09-00-0-03-007  
Common Address: 4141 Pennsylvania Avenue, Unit 305, Kansas City, MO 64111  
Legal Description: Unit 305, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
68. Parcel Number: 30-230-19-09-00-0-03-008  
Common Address: 4141 Pennsylvania Avenue, Unit 304, Kansas City, MO 64111  
Legal Description: Unit 304, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
69. Parcel Number: 30-230-19-09-00-0-04-001  
Common Address: 4141 Pennsylvania Avenue, Unit 403, Kansas City, MO 64111  
Legal Description: Unit 403, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
70. Parcel Number: 30-230-19-09-00-0-04-002  
Common Address: 4141 Pennsylvania Avenue, Unit 402, Kansas City, MO 64111  
Legal Description: Unit 402, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.

71. Parcel Number: 30-230-19-09-00-0-04-003  
Common Address: 4141 Pennsylvania Avenue, Unit 401, Kansas City, MO 64111  
Legal Description: Unit 401, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
72. Parcel Number: 30-230-19-09-00-0-04-004  
Common Address: 4141 Pennsylvania Avenue, Unit 408, Kansas City, MO 64111  
Legal Description: Unit 408, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
73. Parcel Number: 30-230-19-09-00-0-04-005  
Common Address: 4141 Pennsylvania Avenue, Unit 407, Kansas City, MO 64111  
Legal Description: Unit 407, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
74. Parcel Number: 30-230-19-09-00-0-04-006  
Common Address: 4141 Pennsylvania Avenue, Unit 406, Kansas City, MO 64111  
Legal Description: Unit 406, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
75. Parcel Number: 30-230-19-09-00-0-04-007 <sup>405</sup>  
Common Address: 4141 Pennsylvania Avenue, Unit 407, Kansas City, MO 64111  
Legal Description: Unit 405, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page



94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.

76. Parcel Number: 30-230-19-09-00-0-04-008  
Common Address: 4141 Pennsylvania Avenue, Unit 404, Kansas City, MO 64111  
Legal Description: Unit 404, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
77. Parcel Number: 30-230-19-09-00-0-05-001  
Common Address: 4141 Pennsylvania Avenue, Unit 503, Kansas City, MO 64111  
Legal Description: Unit 503, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
78. Parcel Number: 30-230-19-09-00-0-05-002  
Common Address: 4141 Pennsylvania Avenue, Unit 502, Kansas City, MO 64111  
Legal Description: Unit 502, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
79. Parcel Number: 30-230-19-09-00-0-05-003  
Common Address: 4141 Pennsylvania Avenue, Unit 501, Kansas City, MO 64111  
Legal Description: Unit 501, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
80. Parcel Number: 30-230-19-09-00-0-05-005  
Common Address: 4141 Pennsylvania Avenue, Unit 507, Kansas City, MO 64111  
Legal Description: Unit 507, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County,

Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.

81. Parcel Number: 30-230-19-09-00-0-05-006  
Common Address: 4141 Pennsylvania Avenue, Unit 506, Kansas City, MO 64111  
Legal Description: Unit 506, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
82. Parcel Number: 30-230-19-09-00-0-05-007  
Common Address: 4141 Pennsylvania Avenue, Unit 505, Kansas City, MO 64111  
Legal Description: Unit 505, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
83. Parcel Number: 30-230-19-09-00-0-05-008  
Common Address: 4141 Pennsylvania Avenue, Unit 504, Kansas City, MO 64111  
Legal Description: Unit 504, together with an undivided interest in the common elements appurtenant thereto, 41 PENN CONDOMINIUMS, a condominium subdivision in Kansas City, Jackson County, Missouri, according to the Condominium Plat filed February 14, 2008 as Document No. 2008E0016872 in Plat Book 116 at Page 94, and according to the Declaration of Condominium filed February 14, 2008 as Document No. 2008E0016873.
84. Parcel Number: 30-230-19-04-00-0-00-000  
Common Address: 4149 Pennsylvania Avenue, Kansas City, MO 64111  
Legal Description: The Southerly 47 feet, measured at right angles to the Southeasterly line of Lot 16, of the Westerly 72 feet, measured at right angles to the Southwesterly line of said Lot 16, in John Campbell's Addition to the Town of Westport, now in Kansas City, Jackson County, Missouri.
85. Parcel Number: 30-230-19-05-00-0-00-000  
Common Address: 400 W. 42<sup>nd</sup> Street, Kansas City, MO 64111  
Legal Description: The Easterly 70 feet of Lots 13 and 16, measured at right angles to the Northeasterly line of said lots, as said lots are marked and designated on the plat recorded in Record D at Page 1, in the

Office of the Recorder of Deeds of Jackson County, Missouri at Independence, which plat is commonly called John Campbell's Addition to the Town of Westport or John Campbell's Part of Westport, and frequently called Campbell's Addition, now being situated in Kansas City, Jackson County, Missouri, and the Westerly half of the vacated alley lying Easterly of and adjacent thereto.

86. Parcel Number: 30-340-23-09-00-0-00-000  
Common Address: 4116 Pennsylvania Avenue, Kansas City, MO 64111  
Legal Description: The Southerly or Southeasterly 47 feet of the Northerly or Northwesterly 93 feet of Lots 19 and 20, J.C. McCoy's Part or Plat of the Town of Westport, a subdivision now in Kansas City, Jackson County, Missouri, being more particularly described as follows: Beginning at a point on the Southwesterly Right-of-way line of Pennsylvania Avenue (formerly Main Cross Street), as now established, that is 46 feet Southeasterly of the most Northerly corner of said Lot 20, as measured along said Southwesterly Right-of-Way line; thence Southeasterly along said Southwesterly Right-of-Way line 47 feet; thence Southwesterly parallel with the Northwesterly Right-of-Way line of vacated Archibald Street, 148 feet to the Westerly or Southwesterly line of said Lot 19; thence Northwesterly along the Southwesterly line of said Lot 19, to a point that is 46 feet Southeasterly from the most Westerly corner of said Lot 19, as measured along the last mentioned Southwesterly line; thence Northeasterly 148 feet to the point of beginning, according to the recorded plat thereof.
87. Parcel Number: 30-230-20-05-00-0-00-000  
Common Address: 4140 Pennsylvania Avenue, Kansas City, MO 64111  
Legal Description: Lots 97 and 100, as said lots are marked and designated on the Plat recorded in Record D at Page 1, in the Office of the Recorder of Deeds of Jackson County, Missouri, at Independence, which plat is commonly called John Campbell's Addition to the Town of Westport or John Campbell's Part of Westport, and frequently called Campbell's Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded Plat thereof, together with the Easterly ½ of the vacated alley lying Westerly of and adjacent to said lots.
88. Parcel Number: 30-340-13-08-00-0-00-000  
Common Address: 4058 Pennsylvania Avenue, Kansas City, MO 64111  
Legal Description: Parcel I: The easterly 37 feet of Lot 9 and the South ½ of vacated alley lying North of and adjoining, J.C. McCoy's Plat of Westport, a subdivision in Kansas City, Jackson County, Missouri.
- Parcel II: All that part of Lot 9, "J. C. McCoy's Plat of Westport," a subdivision of land in Kansas City, Jackson County, Missouri,

together with the southeasterly one-half of the vacated alley lying northwesterly of and adjoining the north line of said Lot 9, being more particularly described as follows: Beginning at a point on the southeasterly line of said Lot 9 that is south 56°-00'-34" west, a distance of 37.61 feet (deed = 37.00 feet) from the southeast corner thereof; thence south 56°-00'-34" west, along the southeasterly line of said Lot 9, a distance of 2.69 feet to the intersection of the southeasterly prolongation of the southwesterly line of an existing two-story building; thence north 33°-50'-03" west along the southwesterly line of said existing two-story brick building and along the southwesterly line of an existing one-story brick building and its northwesterly prolongation, a distance of 147.00 feet to a point on the northwesterly line of the southeasterly one-half of said vacated alley; thence north 56°-00'-34" east along said northwesterly line, a distance of 0.89 feet to a point that is 37.76 feet (deed = 37.00 feet) southwesterly of the northwesterly prolongation of the northeasterly line of said Lot 9; thence south 34°-32'-06" east, a distance of 147.00 feet to the point of beginning. Containing 264 square feet of 0.006 of an acre, more or less.

89. Parcel Number: 30-340-14-16-00-0-00-000  
Common Address: 560 Westport Road, Kansas City, MO  
Legal Description: Lot 1, Ard's Westport, a subdivision in Kansas City, Jackson County, Missouri.
90. Parcel Number: 30-340-13-13-00-0-00-000  
Common Address: 4010 Pennsylvania Avenue, Kansas City, MO  
Legal Description: The Northwesterly 50 feet of Lot 3 (measured at right angles to the Northwesterly line of said lot), except that part off the Easterly end thereof taken for the widening of Shawnee Street, now Pennsylvania Avenue, under Ordinance No. 33037, approved June 28, 1906, and the Easterly ½ of vacated alley Southwesterly of and adjoining said part of said lot, and the Southeasterly half of the vacated alley lying Northwesterly of and adjoining said lot, in Catherine Purdom's (also known as Catherine Purdon's) Addition to Westport, a subdivision in Kansas City, Jackson County, Missouri.
91. Parcel Number: 30-340-23-10-00-0-00-000  
Common Address: 4110 Pennsylvania Avenue, Kansas City, MO 64111  
Legal Description: The Northerly or Northwesterly 46 feet of Lots 19 and 20, in J.C. McCoy's Part of Plat of the Town of Westport, a subdivision now in Kansas City, Jackson County, Missouri, particularly described as follows: Beginning at the Northeasterly or most Northerly corner of Lot 20 aforesaid and running thence Southeasterly along the Westerly line of Main Street (now Pennsylvania Avenue or Penn Street), a distance of 46 feet; thence Southwesterly at right

angles to said street line and parallel with the alley on the Northerly side of said lots, 148 feet to the Westerly or Southwesterly line of said Lot 19; thence Northwesterly along the Westerly line of Lot 19 aforesaid, 46 feet to the Southerly line of an alley; thence Northeasterly along alley line 148 feet to the point of beginning, according to the recorded plat thereof.

92. Parcel Number: 30-340-13-07-00-0-00-000  
Common Address: 504 Westport Road, Kansas City, MO 64111  
Legal Description: The West 37 feet of Lot 9 and the South ½ of vacated alley lying North of and adjoining, J.C. McCoy's Plat of Westport, a subdivision in Kansas City, Jackson County, Missouri, except that part thereof more particularly described as follows: All that part of Lot 9, "J.C. McCoy's Plat of Westport," a subdivision of land in Kansas City, Jackson County, Missouri, together with the Southeasterly one-half of the vacated alley lying Northwesterly of and adjoining the North line of said Lot 9, being more particularly described as follows: Beginning at a point on the Southeasterly line of said Lot 9 that is South 56 degrees 00 minutes 34 seconds West, a distance of 37.61 feet (deed = 37.00 feet) from the Southeast corner thereof; thence South 56 degrees 00 minutes 34 seconds West, along the Southeasterly line of said Lot 9, a distance of 2.69 feet to the intersection of the Southeasterly prolongation of the Southwesterly line of an existing two-story brick building; thence North 33 degrees 50 minutes 03 seconds West along the Southwesterly line of said existing two-story brick building and along the Southwesterly line of an existing one-story brick building and its Northwesterly prolongation, a distance of 147.00 feet to a point on the Northwesterly line of the Southeasterly one-half of said vacated alley; thence North 56 degrees 00 minutes 34 seconds East along said Northwesterly line, a distance of 0.89 feet to a point that is 37.76 feet (deed = 37.00 feet) Southwesterly of the Northwesterly prolongation of the Northeasterly line of said Lot 9; thence South 34 degrees 32 minutes 06 seconds East, a distance of 147.00 feet to the point of beginning.
93. Parcel Number: 30-230-12-15-00-0-00-000  
Common Address:  
Legal Description: Lot 1, J.C. McCoy's Westport Replat, First Plat, a subdivision of land now in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
94. Parcel Number: 30-230-12-16-00-0-00-000  
Common Address:  
Legal Description: Lot 2, J.C. McCoy's Westport Replat, First Plat, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

95. Parcel Number: 30-340-23-15-00-0-00-000  
Common Address:  
Legal Description: Lot 3, J.C. McCoy's Westport Replat, Second Plat, a subdivision of land now in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
96. Parcel Number: 30-340-23-16-00-0-00-000  
Common Address:  
Legal Description: Lot 4, J.C. McCoy's Westport Replat, Second Plat, a subdivision of land now in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
97. Parcel Number: 30-230-19-03-00-0-00-000  
Common Address: 4143 Pennsylvania Avenue, Kansas City, MO 64111  
Legal Description: The Westerly 72 feet of Lot 13 and the Westerly 72 feet of the Northerly 27 feet of Lot 16, said measurements being made at right angles to the Lot line of said Lots in Campbell's Addition to the town of Westport, now Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
98. Parcel Number: 30-230-21-03-00-0-00-000  
Common Address: No Address Assigned by City  
Legal Description: That part of the Southwest Quarter of Section 20, Township 49, Range 33 in Kansas City, Jackson County, Missouri described as follows: Beginning at the Southeast corner of Lot 104, Campbell's Addition to Westport, a subdivision in said city according to the recorded plat thereof, said point being on the Southwest line of Pennsylvania Avenue, then Southeasterly along said Southwest line of Pennsylvania Avenue to the Northerly line of the right-of-way of the old Kansas City/Memphis & Mobile Railway, then Northwesterly along said Northerly line of said right-of-way to the Southerly line of said Lot 104, then Northeasterly along said Southerly line to the point of beginning.
99. Parcel Number: 30-230-21-04-00-0-00-000  
Common Address: 4200 Pennsylvania Avenue, Kansas City, MO 64111  
Legal Description: All that part of Lots 101 and 104, lying East of the East line of the right-of-way of the Kansas City Railways Company as established by the deed filed in the Recorder's Office under Document No. A-36977, in Campbell's Addition to Westport, a subdivision, also described as Campbell's Part of Westport, now in Kansas City, Jackson County, Missouri, according to the recorded plat thereof EXCEPT that part of Lot 101, heretofore taken and condemned by the City of Kansas City, Missouri, for street purposes.



100. Parcel Number: 30-230-12-11-00-0-00-000  
Common Address: 410 Archibald Street, Kansas City, MO 64111  
Legal Description: All that part of Lots Five and Eight, Campbell's Addition to Westport, also called John Campbell's Plat of Westport, being an addition to Westport, now in Kansas City, Jackson County, Missouri, and the vacated twelve foot alley adjoining said lots on the Northeast described as follows, to wit: Beginning at a point on the Northerly line of Archibald Street, as said Northerly line was established by the Circuit Court of Jackson County, Missouri, in a suit then pending in said court, No. 183540, Hempy-Cooper Manufacturing Company, Plaintiff, vs Kansas City, Missouri, Defendant, the decree in which suit is recorded in the Office of the Clerk of said Court in Book 706 at page 499, which point is 61.4 feet Northeasterly (measured along said Northerly line of Archibald Street) from the point of intersection of said line with the Northeasterly line of Pennsylvania Avenue, as now established; thence Northwesterly 88.63 feet along a straight line which deflects to the left 90 degrees 16 minutes from the Northerly line of Archibald Street, continuing Northeasterly from point of beginning; thence Northeasterly 17.31 feet along a straight line which deflects to the right 90 degrees 37 minutes from a continuation of the last described course; thence Northwesterly 36.14 feet along a straight line which deflects to the left 90 degrees 27 minutes from a continuation of the last described course; thence Southwesterly 26.47 feet along a straight line which if extended would intersect the Northeasterly line of Pennsylvania Avenue at a point 125.23 feet Northwesterly (measured along said Northeasterly line of Pennsylvania Avenue) from the intersection of the Northerly line of Archibald Street as established as aforesaid; thence Northwesterly in a straight line to a point in the Southerly line of the 12 foot alley lying next South of Westport Avenue, which point is 52 feet (measured along said Southerly line of said alley) from the intersection of said Southerly line of said alley with the Northeasterly line of said Pennsylvania Avenue; thence Northeasterly along the Southerly line of said alley and said line extended to the intersection of said line as extended with the Northeasterly line of the vacated alley aforesaid; thence Southeasterly along said Northeasterly line of said vacated alley to its intersection with the Northerly line of Archibald Street as established aforesaid; thence Southwesterly along the Northerly line of Archibald Street as so established to point of beginning.
101. Parcel Number: 30-340-32-01-01-0-00-000  
Common Address: 523 Westport, Kansas City, MO 64111  
Legal Description: That certain property owned in fee by Kansas City Area Transportation Authority and generally located between Westport

Road and West 42<sup>nd</sup> Street, and contained within the boundaries of the following described property:

Lot 5, John C. Morris Subdivision, a subdivision in the town of Westport, now a part of Kansas City, Missouri.

**And**

A tract commencing at the southwesterly corner of Archibald Street and Pennsylvania Avenue; thence westward along the southerly line of Archibald Street a distance of 230.43 feet to a point, said point being the true point of beginning of the tract to be described; thence eastward along the south line of Archibald Street a distance of 5.4 feet to a point; thence southeastward and at right angles to the last described line a distance of 18.19 feet to a point; thence northwestward along a straight course to the point of beginning.

**And**

A strip of land fifty (50) feet in width, being twenty-five (25) feet on either side of a centerline described as follows: commencing at the southwest corner of Archibald Street and Pennsylvania Avenue; thence westward along the southerly line of Archibald Street a distance of 261.83 feet to a point, said point being the true point of beginning of the centerline to be described; thence southeastward along a straight course forming a southeast angle of 73°40' with the southerly line of said Archibald Street a distance of 222.00 feet to a point; thence southeastward along a curve to the left having a radius of 573.69 feet and having the last described course as a tangent a distance of 105.67 feet to a point; thence southeastward along a straight course tangent to the last described curve a distance of 179.99 feet to a point; thence southeastward along a straight course which course deflects 3°46' left from the last described course a distance of 282.73 feet to a point; thence southward along a curve to the right having a radius of 955.37 feet and having the last described course as a tangent a distance of 491.63 feet to a point, said point being on the north line of the northwest quarter of Section 29, Township 49 north, Range 33 west, and 900.02 feet east of the northwest corner of said northwest quarter of Section 29, which point is the termination of the center line of the 50-foot strip of land heretofore described and the beginning of the description of the center line of a 100-foot strip of land; thence continuing southerly along the aforesaid curve a distance of 833.56 feet to a point; thence southwestward along a straight course tangent to the last described curve a distance of 11.45 feet to a point; thence southward on a curve to the left having a radius of 1637.28 feet and having the last described course as a tangent a distance of 1123.33 feet to a point; thence



southeastward along a straight course and tangent to the last described curve a distance of 794.14 feet to a point on the south line of the northwest quarter of Section 29, Township 49 north, Range 33 west, said point being 1181.23 feet west of the northeast corner of the southwest quarter of said Section 29; thence continuing southeastward along a prolongation of the last described course, said course making a southeast angle of  $65^{\circ}16'$  with the north line of the southwest quarter of Section 29 a distance of 1265.44 feet to a point; thence along a curve to the right having a radius of 1910.08 feet and with the last described course as a tangent a distance of 470 feet; thence southward along a straight course and tangent to the last described curve a distance of 429.76 feet to a point; thence along a curve to the right having a radius of 1910.08 feet and with the last described course as a tangent a distance of 222.22 feet; thence southward along a straight course and tangent to the last described curve a distance of 474.85 feet to a point; thence southward along a curve to the left having a radius of 11460.00 feet and with the last described course as a tangent a distance of 160.00 feet to a point; thence southward along a straight course tangent to the last described curve a distance of 1260.30 feet to a point; thence southward along a curve to the right having a radius of 2292.01 feet and having the last described course as a tangent a distance of 553.33 feet to a point; thence southward along a straight course and tangent to the last described curve a distance of 18.41 feet to a point; thence southward along a curve to the right having a radius of 5729.65 feet and with the last described course as a tangent a distance of 460.00 feet to a point; thence southward along a straight course and tangent to the last described curve a distance of 117.29 feet to a point; thence southward along a curve to the right having a radius of 8594.37 feet and with the last described course as a tangent a distance of 542.46 feet to a point; thence southwestward along a straight course and tangent to the last described curve a distance of 2229.51 feet to a point on the south line of the southwest quarter of Section 32, Township 49 north, Range 33 west, said line forming a northeast angle of  $72^{\circ}40'$  with the south line of said southwest quarter of Section 32, said point being 1218.45 feet west of the northeast corner of the northwest quarter of Section 5, Township 48 north, Range 33 west; thence continuing southwestward along a prolongation of the aforesaid course a distance of 1684.41 feet to a point; thence southwestward along a curve to the right having a radius of 5729.65 feet and with the last described course as a tangent a distance of 356.67 feet to a point; thence southwestward along a straight course and tangent to the last described curve a distance of 1315.40 feet to a point; thence southward along a curve to the left having a radius of 2864.93 feet and with the last described course as a tangent a distance of 1005 feet to a point; thence southward along a straight course and tangent to the last

described curve a distance of 6139.21 feet to a point on the south line of the southwest quarter of Section 8, Township 48 north, Range 33 west, said point being 24.4 feet east of the southwest corner of said southwest quarter of Section 8, which point is in a western prolongation of the center line of 75<sup>th</sup> Street, east of Wornall Road as now established; thence continuing southward along a straight course a distance of 375.02 feet to a point; thence southward along a curve to the left having a radius of 3819.83 feet and with the last described course as a tangent a distance of 959.44 feet to a point, said point being 0.48 feet south of the center line of 77<sup>th</sup> Street and 119.13 feet east of the northwest corner of the southwest quarter of the northwest quarter of Section 17, Township 48 north, Range 33 west; thence southeastward along a straight course and tangent to the last-described curve, said course also forming a southeasterly angle of 75°54'40" with the center line of 77<sup>th</sup> Street a distance of 1150.28 feet to a point; thence southeastward along a curve to the right having a radius of 5729.65 feet and with the last described course as a tangent a distance of 385.00 feet to a point; thence southeastward along a straight course and tangent to the last described curve a distance of 1168.85 feet to a point in the center line of 81<sup>st</sup> Street, said line forms a northwest angle of 79°55' with the center line of 81<sup>st</sup> Street, said point also being 652.70 feet east of the center line of Wornall Road; thence continuing southeastward along the last described course a distance of 865.83 feet to a point; thence southeastward along a curve to the left having a radius of 1910.08 feet and with the last described course as a tangent a distance of 1255.55 feet to a point; thence southeastward along a straight course and tangent to the last described curve a distance of 585.62 feet to a point; thence southeastward along a curve to the left having a radius of 2887.70 feet and with the last described course as a tangent a distance of 966.67 feet to a point of compound curves; thence eastward along a curve to the left having a radius of 955.37 feet a distance of 665.69 feet to a point; thence northeastward along a straight course and tangent to the last described curve a distance of 618.47 feet to a point; thence eastward along a curve to the right having a radius of 1910.08 feet and with the last described course as a tangent a distance of 1120.00 feet to a point; thence southeastward along a straight course and tangent to the last described curve a distance of 255.70 feet to a point; thence southeastward along a curve to the right having a radius of 2864.93 feet and with the last described course as a tangent a distance of 66.14 feet to a point in the center line of Troost Avenue; thence continuing along said curve to the right a distance of 327.19 feet to a point; thence southeastward along a straight course and tangent to the last described curve a distance of 380.05 feet to a point; thence southeastward along a curve to the right having a radius of 1910.08 feet and with the last described course as a tangent a distance of 701.66 feet to a point;

thence southeastward along a straight course and tangent to the last described curve a distance of 299.19 feet to a point; thence along a curve to the left having a radius of 955.37 feet and with the last described course as a tangent a distance of 701.67 feet to a point; thence eastward along a straight line and tangent to the last described curve a distance of 220.20 feet to a point; thence southeastward along a curve to the right having a radius of 1146.28 feet and with the last described course as a tangent a distance of 373.00 feet to a point; thence southeastward along a straight course and tangent to the last described curve a distance of 640.12 feet to a point; thence eastward along a curve to the left having a radius of 955.37 feet and with the last described course as a tangent a distance of 1236.11 feet to a point; thence northeastward along a straight course and tangent with the last described curve a distance of 1465.96 feet to the center line of Prospect Avenue, said point also being 165.05 feet south of the center line of 85th Street, said before-described course forming a northwest angle of 141°41' with said center line of Prospect Avenue.

Excepted from the above described tracts are all lands heretofore acquired by Kansas City or Jackson County for public use as a part of the street, boulevard or park system of Kansas City or Jackson County.

102. Parcel Number: 30-340-32-19-01-0-00-000  
Common Address: 510 West 42<sup>nd</sup> Street, Kansas City, MO 64111  
Legal Description: A parcel of land lying partly in the Southeast Quarter of Section 19, and partly in the Southwest Quarter of Section 20, and wholly in Township 49, Range 33, in Kansas City, Jackson County, Missouri, being portions of Lots 98 and 99, Campbell's Addition to Westport, a subdivision in said city, county and state, according to the recorded plat thereof, the West half of the vacated alley lying Northeast of and adjoining said lots, a portion of Lot 6, Edward Price's Addition, a subdivision in said city, county and state, according to the recorded plat thereof, and other lands in said Southeast Quarter of Section 19, all more particularly described as follows: commencing at the Southeasterly corner of said Lot 99; thence Northwestwardly along the Northeasterly line of Lot 99, 41.10 feet to its intersection with the Northeasterly line of the Kansas City Area Transportation Authority Right-of-Way, and the point of beginning of the tract of land to be herein described; thence Northwestwardly along the Northeasterly line of said Right-of-Way, being a curve to the right, having a radius of 1677.10 feet, a distance of 33.96 feet; thence continuing Northwestwardly, along said Right-of-Way line, tangent to the last described curve, a distance of 80.08 feet to its intersection with the Southwesterly prolongation of the Northwesterly line of said Lot 98; thence Northeastwardly along said prolongation, said Northwesterly line

and its prolongation Northeasterly, a distance of 45.58 feet to a point on the centerline of the vacated alley lying Northeasterly of and adjoining said Lots 98 and 99; thence Southeastwardly along said centerline, 106.89 feet; thence Southwestwardly, perpendicular to the last described course, 6.00 feet to the point of beginning.

**Signature Page for Petition to Amend  
the Petition to Establish The  
Westport Community Improvement District and  
Authorize Special Assessments**

I request that the City Council of the City of Kansas City, Missouri establish the Westport Community Improvement District according to the preceding Petition.

**Name of Owner: 40 Penn Row Townhomes Condominium Association**

**Owner's Telephone Number:**

**Owner's Mailing Address: 578 W. 40<sup>th</sup> Street, Kansas City, MO 64111**

**If signer is different from owner:**

**Name of Signer:**

**State basis of legal authority to sign:**

**Signer's Telephone Number:**

**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:**

**If the owner is not an individual, state what type of entity: a Missouri not for profit corporation**

**The map and parcel numbers and assessed values of the properties:**

**Map Number: 30-340-10**  
**Assessed Value: \$2.00**  
**Parcel Number: 30-340-10-19-00-0-00-000**  
**Usable Building Square Feet:**

**Map Number: 30-340-10**  
**Assessed Value: \$38,498.00**  
**Parcel Number: 30-340-10-08-00-0-00-000**  
**Usable Building Square Feet:**

**Map Number: 30-340-10**  
**Assessed Value: \$36,291.00**  
**Parcel Number: 30-340-10-09-00-0-00-000**  
**Usable Building Square Feet:**

**Map Number: 30-340-10**  
**Assessed Value: \$35,340.00**  
**Parcel Number: 30-340-10-10-00-0-00-000**  
**Usable Building Square Feet:**

**Map Number:** 30-340-10  
**Assessed Value:** \$36,752.00  
**Parcel Number:** 30-340-10-11-00-0-00-000  
**Usable Building Square Feet:**

**Map Number:** 30-340-10  
**Assessed Value:** \$32,098.00  
**Parcel Number:** 30-340-10-12-00-0-00-000  
**Usable Building Square Feet:**

**Map Number:** 30-340-10  
**Assessed Value:** \$32,098.00  
**Parcel Number:** 30-340-10-13-00-0-00-000  
**Usable Building Square Feet:**

**Map Number:** 30-340-10  
**Assessed Value:** \$32,098.00  
**Parcel Number:** 30-340-10-14-00-0-00-000  
**Usable Building Square Feet:**

**Map Number:** 30-340-10  
**Assessed Value:** \$38,469.00  
**Parcel Number:** 30-340-10-15-00-0-00-000  
**Usable Building Square Feet:**

**Map Number:** 30-340-10  
**Assessed Value:** \$37,141.00  
**Parcel Number:** 30-340-10-16-00-0-00-000  
**Usable Building Square Feet:**

**Map Number:** 30-340-10  
**Assessed Value:** \$36,464.00  
**Parcel Number:** 30-340-10-17-00-0-00-000  
**Usable Building Square Feet:**

**Map Number:** 30-340-10  
**Assessed Value:** \$38,091.00  
**Parcel Number:** 30-340-10-18-00-0-00-000  
**Usable Building Square Feet:**

By executing this Petition, the undersigned represents and warrants that he/she has received a copy of this Petition, has read this Petition, is authorized, pursuant to Chapter 67, Section 67.1401 (12) of the RSMo., to execute this Petition on behalf of the above named condominium association created under Sections 448.1-101 to 484.4-120, RSMo., and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Petition is filed with the clerk of the City.

40 Penn Row Townhomes Condominium Association

By: Jannah D. Oppermann-Budt

Its: President

5/30/08

Date

Signature:

Jannah Oppermann-Budt

JANNAH D. OPPERMANN-BUDT

State of Missouri )

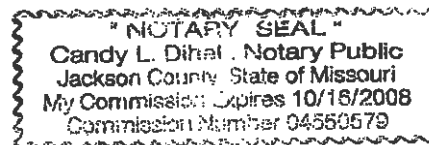
County of Jackson ) ss:

Before me personally appeared Jannah Oppermann-Budt to me personally known to be the individual described in and who executed the preceding Petition.

Witness my hand and official seal this 30 day of May, 2008.

Candy L. Dihal  
Notary Public

My Commission Expires: 10/16/08



**Signature Page for Petition to Amend  
the Petition to Establish The  
Westport Community Improvement District and  
Authorize Special Assessments**

I request that the City Council of the City of Kansas City, Missouri establish the Westport Community Improvement District according to the preceding Petition.

**Name of Owner:** Broadway-Westport Property, Inc.

**Owner's Telephone Number:** 816/878-6710

**Owner's Mailing Address:** c/o Commercial Realty Resources, 3101 Broadway, #550, Kansas City, MO 64111

**If signer is different from owner:**

**Name of Signer:**

**State basis of legal authority to sign:**

**Signer's Telephone Number:**

**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:**

**If the owner is not an individual, state what type of entity:** Missouri corporation

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

<b>Map Number:</b>	30-340-22
<b>Assessed Value:</b>	\$544,000.00
<b>Parcel Number:</b>	30-340-22-05-00-0-00-000
<b>Usable Building Square Feet:</b>	

By executing this Petition, the undersigned represents and warrants that he/she has received a copy of this Petition, has read this Petition, is authorized to execute this Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Petition is filed with the clerk of the City.

Broadway-Westport Property, Inc.

By: Larry Gillman

Its: Treasurer

Signature: 

4/18/08  
Date



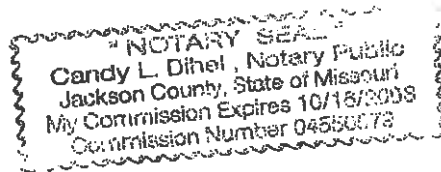
State of MISSOURI  
County of JACKSON ss:

Before me personally appeared Larry Goldman, to me personally known  
to be the individual described in and who executed the preceding Petition.

Witness my hand and official seal this 18 day of April, 2008.

Candy L. Dihel  
Notary Public

My Commission Expires: 10/16/08



**AFFIDAVIT OF AUTHORITY TO SIGN THE PETITION**

STATE OF Missouri )  
COUNTY OF Jackson ) ss.

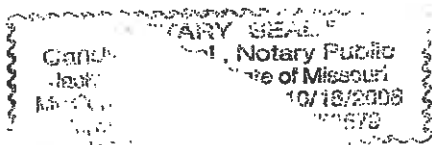
COMES NOW, Larry Goldman ("Affiant"), who first being duly sworn upon his oath states as follows:

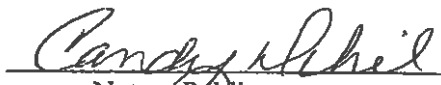
1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the Treasurer (title) of Broadway-Westport Property, Inc. ("Owner"); a corporation organized under the laws of the State of Missouri.
3. Affiant is duly authorized on behalf of Owner who is the owner of certain real property located within the boundaries shown on the Petition ("Petition") to Amend the Petition to Establish The Westport Community Improvement District I and Authorize Special Assessments ("District");
4. Affiant hereby certifies that Owner has determined to sign the Petition in furtherance of the extension of the District and for the purposes expressed in the Petition.
5. As evidenced by this Affidavit, Affiant certifies that Affiant is authorized to sign the Petition on behalf of Owner.

FURTHER AFFIANT SAITH NAUGHT.

  
Name: LARRY GOLDMAN

Subscribed and sworn to before me a Notary Public in the above named county and state on the 18 day of April, 2008.



  
Notary Public  
Candy L. D. Hill  
(Type or Print Name)

MY COMMISSION EXPIRES:

10/16/08

**Signature Page for Petition to Amend  
the Petition to Establish The  
Westport Community Improvement District and  
Authorize Special Assessments**

I request that the City Council of the City of Kansas City, Missouri establish the Westport Community Improvement District according to the preceding Petition.

**Name of Owner:** Mill Street Station, L.L.C.  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 4001 Mill Street, Kansas City, MO 64111

**If signer is different from owner:**

**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:**  
**If the owner is not an individual, state what type of entity:** Missouri limited liability company

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

**Map Number:** 30-340-13  
**Assessed Value:** \$2,496,000.00  
**Parcel Number:** 30-340-13-16-00-0-00-000  
**Usable Building Square Feet:**

By executing this Petition, the undersigned represents and warrants that he/she has received a copy of this Petition, has read this Petition, is authorized to execute this Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Petition is filed with the clerk of the City.

Mill Street Station, L.L.C.

By:   
Its: owner

03/20/08  
Date

Signature: Stephen Block

**AFFIDAVIT OF AUTHORITY TO SIGN THE PETITION**

STATE OF MISSOURI  
 ) ss.  
COUNTY OF JACKSON

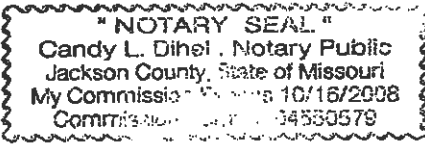
COMES NOW, Stephen Block ("Affiant"), who first being duly sworn upon his oath states as follows:

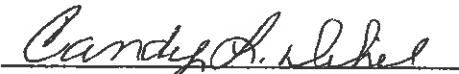
1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the Owner (title) of Mill Street Station, L.L.C. ("Owner"); a limited liability company organized under the laws of the State of Missouri.
3. Affiant is duly authorized on behalf of Owner who is the owner of certain real property located within the boundaries shown on the Petition ("Petition") to Amend the Petition to Establish The Westport Community Improvement District I and Authorize Special Assessments ("District");
4. Affiant hereby certifies that Owner has determined to sign the Petition in furtherance of the extension of the District and for the purposes expressed in the Petition.
5. As evidenced by this Affidavit, Affiant certifies that Affiant is authorized to sign the Petition on behalf of Owner.

FURTHER AFFIANT SAITH NAUGHT.

  
Name: STEPHEN BLOCK

Subscribed and sworn to before me a Notary Public in the above named county and state on the 20 day of March, 2008.



  
Notary Public  
Candy L. Dihel  
(Type or Print Name)

MY COMMISSION EXPIRES: 10/16/08

**Signature Page for Petition to Amend  
the Petition to Establish The  
Westport Community Improvement District and  
Authorize Special Assessments**

I request that the City Council of the City of Kansas City, Missouri establish the Westport Community Improvement District according to the preceding Petition.

**Name of Owner:** DCA Boston, L.L.C.

**Owner's Telephone Number:**

**Owner's Mailing Address:** 12700 Hillcrest Road, Ste. 125, Dallas, TX 75230

**If signer is different from owner:**

**Name of Signer:**

**State basis of legal authority to sign:**

**Signer's Telephone Number:**

**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:**

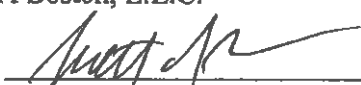
**If the owner is not an individual, state what type of entity:** Missouri limited liability company

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

<b>Map Number:</b>	30-340-14
<b>Assessed Value:</b>	\$295,680.00
<b>Parcel Number:</b>	30-340-14-20-00-0-00-000
<b>Usable Building Square Feet:</b>	

By executing this Petition, the undersigned represents and warrants that he/she has received a copy of this Petition, has read this Petition, is authorized to execute this Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Petition is filed with the clerk of the City.

DCA Boston, L.L.C.

By:   
Its: Scott I. Asner, Manager

5/20/08  
Date

Signature: 

State of KANSAS )  
County of JOHNSON ) ss:

Before me personally appeared Scott I. Asner, Manager, of DCA Boston, L.L.C., to me personally known to be the individual described in and who executed the preceding Petition.

Witness my hand and official seal this 20<sup>th</sup> day of May, 2008.

Susan K. Shriver  
Notary Public

My Commission Expires: 12-12-10



**AFFIDAVIT OF AUTHORITY TO SIGN THE PETITION**

STATE OF KANSAS )  
 ) ss.  
COUNTY OF JOHNSON )

COMES NOW, Scott I. Asner ("Affiant"), who first being duly sworn upon his oath states as follows:

1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the Manager (title) of DCA Boston, L.L.C. ("Owner"); a limited liability company organized under the laws of the State of Missouri.
3. Affiant is duly authorized on behalf of Owner who is the owner of certain real property located within the boundaries shown on the Petition ("Petition") to Amend the Petition to Establish The Westport Community Improvement District I and Authorize Special Assessments ("District");
4. Affiant hereby certifies that Owner has determined to sign the Petition in furtherance of the extension of the District and for the purposes expressed in the Petition.
5. As evidenced by this Affidavit, Affiant certifies that Affiant is authorized to sign the Petition on behalf of Owner.

FURTHER AFFIANT SAITH NAUGHT.

  
Name: Scott I. Asner

Subscribed and sworn to before me a Notary Public in the above named county and state on the 20<sup>th</sup> day of May, 2008.

  
Notary Public

Susan K Shriver  
(Type or Print Name)

MY COMMISSION EXPIRES:



**Signature Page for Petition to Amend  
the Petition to Establish The  
Westport Community Improvement District and  
Authorize Special Assessments**

I request that the City Council of the City of Kansas City, Missouri establish the Westport Community Improvement District according to the preceding Petition.

**Name of Owner:** The Hanson Asset Management Limited Partnership  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 14020 Larsen, Overland Park, KS 66221

**If signer is different from owner:**

**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:**

**If the owner is not an individual, state what type of entity:** Missouri limited partnership

**The map and parcel numbers and assessed values of the properties owned:**

1. **Map Number:** 30-230-12  
**Assessed Value:** \$66,400.00  
**Parcel Number:** 30-230-12-09-00-0-00-000  
**Usable Building Square Feet:**
  
2. **Map Number:** 30-230-12  
**Assessed Value:** \$272,512.00  
**Parcel Number:** 30-230-12-10-00-0-00-000  
**Usable Building Square Feet:**
  
3. **Map Number:** 30-230-20  
**Assessed Value:** \$235,008.00  
**Parcel Number:** 30-230-20-02-00-0-00-000  
**Usable Building Square Feet:**
  
4. **Map Number:** 30-340-32  
**Assessed Value:** \$266,048.00  
**Parcel Number:** 30-340-32-19-02-1-00-000  
**Usable Building Square Feet:**
  
5. **Map Number:** 30-230-20  
**Assessed Value:** \$104,288.00  
**Parcel Number:** 30-230-20-01-00-0-00-000  
**Usable Building Square Feet:**



6. **Map Number:** 30-340-23  
**Assessed Value:** \$358,144.00  
**Parcel Number:** 30-340-23-07-00-0-00-000  
**Usable Building Square Feet:**
7. **Map Number:** 30-340-23  
**Assessed Value:** \$221,184.00  
**Parcel Number:** 30-340-23-08-00-0-00-000  
**Usable Building Square Feet:**

By executing this Petition, the undersigned represents and warrants that he/she has received a copy of this Petition, has read this Petition, is authorized to execute this Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Petition is filed with the clerk of the City.

The Hanson Asset Management Limited Partnership

By: Hans m. Peter 2-26-08  
Its: Trustee Date  
Signature: [Handwritten Signature]

State of Kansas )  
County of Johnson ) ss:

Before me personally appeared Hans m Peter, to me personally known to be the individual described in and who executed the preceding Petition.

Witness my hand and official seal this 26 day of February, 2008.

[Handwritten Signature: Sharon K. Donahoo]  
Notary Public

My Commission Expires: 6-28-2010

