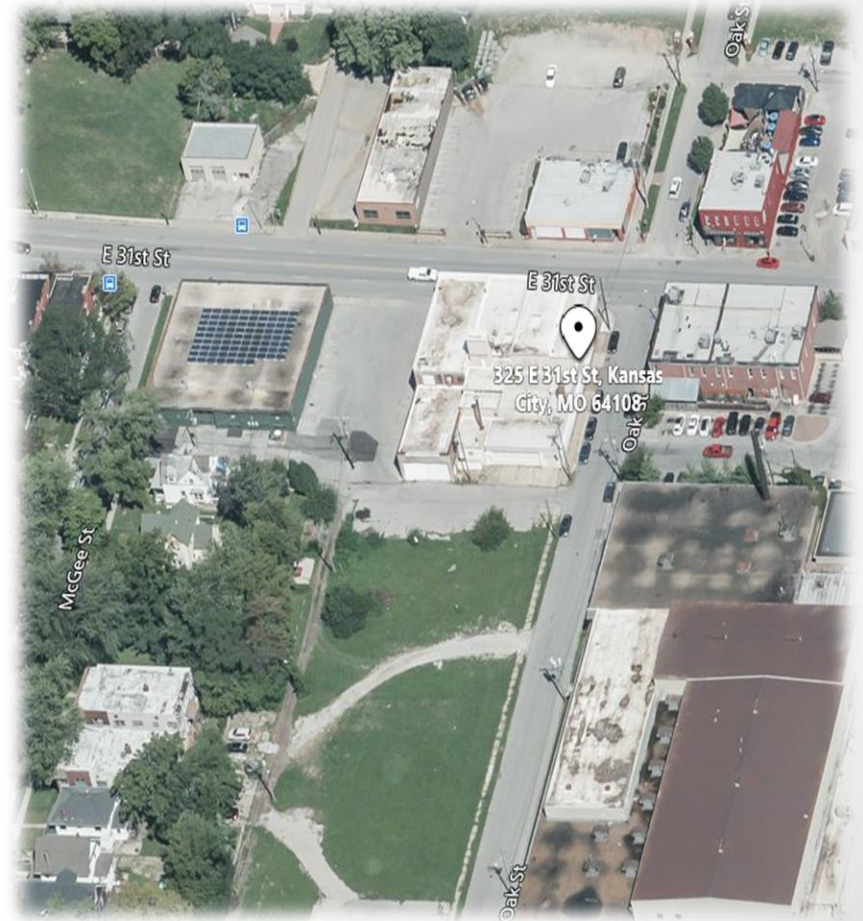


31 STREET
COMMUNITY
IMPROVEMENT
DISTRICT

District Boundary Map



CID Encompassing Addresses: 325-327 E. 31 STREET, KANSAS CITY, MISSOURI 64111 & 3108 OAK STREET, KANSAS CITY, MISSOURI 64111; 319 E. 31 STREET, KANSAS CITY, MISSOURI 64111

Sole Property Owner: Paul Nagaoka

THE SYNDICATE STORY

Paul Nagaoka

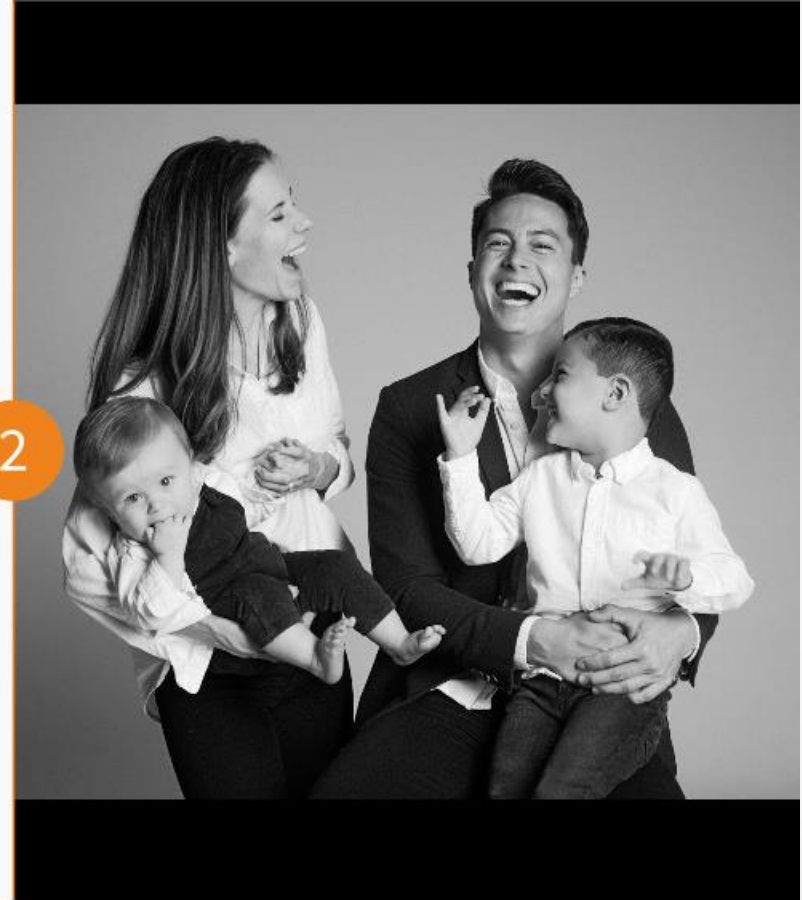
Paul Nagaoka started studying, "No Money Down Real Estate Investing," when he was twelve years old. After high school, he used the money he made from another business venture and started investing in real estate.

Over the past fourteen years, he has purchased over 50 properties totaling more than 350 residential and commercial units, built a support team of 35 including a construction crew, a property management company and a finance division.

Now focused on development, Paul partners with Clemons Real Estate as a 3rd party vendor to provide property management and construction management services.

Paul has resided in Kansas City for 10 out of the last 12 years with his wife and 2 boys.

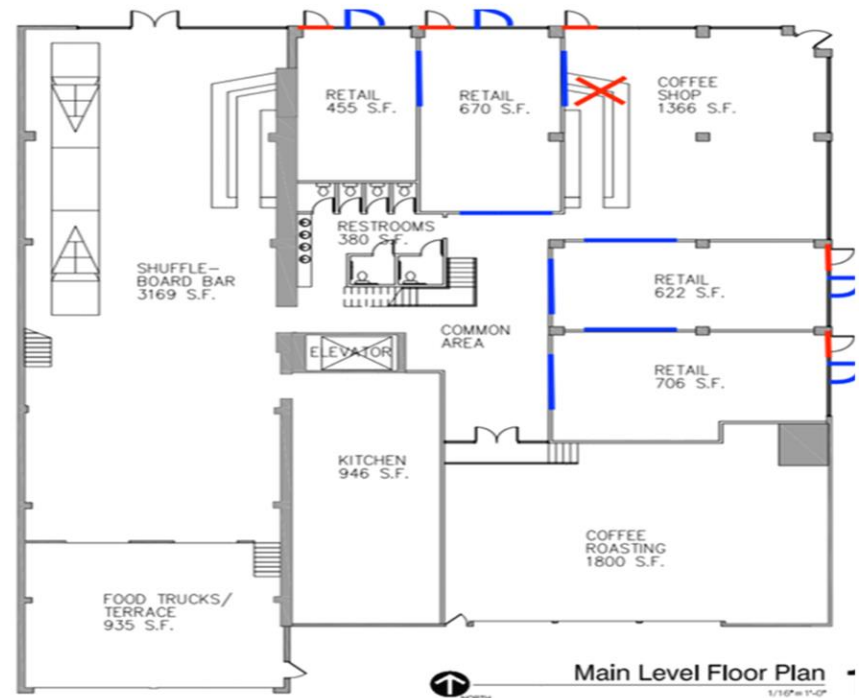
2



The Idea

“Our goal is to create a catalyst for change, by using historical elements with a modern touch that entices the entire community”

– Paul Nagaoka



Method

- Sales Tax: Pursuant to Section 67.1545 of the CID Act, the District will, upon approval by the qualified voters of the District, impose a CID sales tax of a maximum rate of one percent (1%) on all taxable sales and services at retail occurring within the District (“**CID Sales Tax**”).
- Used for: supporting business activity; renovation costs including plumbing/electrical upgrades, repair of existing structure, tenant improvements; safety and street improvements; revitalization and many others.

Our Progress

- Initial Directors named and prepared to begin planning: Paul Nagaoka, Harsha Moole, Marty Decourcy, Sumiran Racherla, Achuta Uppu.
- Significant, local retailer already under contract.
- Space for small businesses.
- Floor plans in progress.
- Concept created.
- Values ongoing: community, transparency, creativity, growth



Satisfaction of Section 67.1421 of the CID Act

2. A petition is proper if, based on the tax records of the county clerk, or the collector of revenue if the district is located in a city not within a county, as of the time of filing the petition with the municipal clerk, it meets the following requirements:

- (1) It has been signed by property owners collectively owning more than fifty percent by assessed value of the real property within the boundaries of the proposed district;
- (2) It has been signed by more than fifty percent per capita of all owners of real property within the boundaries of the proposed district; and
- (3) It contains the following information:
 - (a) The legal description of the proposed district, including a map illustrating the district boundaries;
 - (b) The name of the proposed district;
 - (c) A notice that the signatures of the signers may not be withdrawn later than seven days after the petition is filed with the municipal clerk;
 - (d) A five-year plan stating a description of the purposes of the proposed district, the services it will provide, the improvements it will make and an estimate of costs of these services and improvements to be incurred;
 - (e) A statement as to whether the district will be a political subdivision or a not-for-profit corporation and if it is to be a not-for-profit corporation, the name of the not-for-profit corporation;
 - (f) If the district is to be a political subdivision, a statement as to whether the district will be governed by a board elected by the district or whether the board will be appointed by the municipality, and, if the board is to be elected by the district, the names and terms of the initial board may be stated;
 - (g) If the district is to be a political subdivision, the number of directors to serve on the board;
 - (h) The total assessed value of all real property within the proposed district;
 - (i) A statement as to whether the petitioners are seeking a determination that the proposed district, or any legally described portion thereof, is a blighted area;
 - (j) The proposed length of time for the existence of the district;
 - (k) The maximum rates of real property taxes, and, business license taxes in the county seat of a county of the first classification without a charter form of government containing a population of at least two hundred thousand, that may be submitted to the qualified voters for approval;
 - (l) The maximum rates of special assessments and respective methods of assessment that may be proposed by petition;
 - (m) The limitations, if any, on the borrowing capacity of the district;
 - (n) The limitations, if any, on the revenue generation of the district;
 - (o) Other limitations, if any, on the powers of the district;
 - (p) A request that the district be established; and
 - (q) Any other items the petitioners deem appropriate; and
- (4) The signature block for each real property owner signing the petition shall be in substantially the following form and contain the following information: Name of owner: Owner's telephone number and mailing address: If signer is different from owner: Name of signer: State basis of legal authority to sign: Signer's telephone number and mailing address: If the owner is an individual, state if owner is single or married: If owner is not an individual, state what type of entity: Map and parcel number and assessed value of each tract of real property within the proposed district owned: By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above..... Signature of person signing for owner Date STATE OF MISSOURI) ss. COUNTY OF

Before me personally appeared, to me personally known to be the individual described in and who executed the foregoing instrument. WITNESS my hand and official seal this day of (month), (year).

.....
Notary Public My Commission Expires:

Subject to Vote

In accordance with Section 67.1422 of the CID Act, we ask that if this petition meets all requirements of Section 67.1421, that the governing body of the City adopt the ordinance approving this petition and submit a ballot to the qualified voters of district.

Thank you for your time and attention.

