

**WAGON TRAILS
COMMUNITY IMPROVEMENT DISTRICT**

Petition to Establish the District

4th Council District

Kansas City, Jackson County, Missouri

March 2023

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Exhibit A – District Legal Description

Exhibit B – District Boundary Map

Exhibit C – Tax Parcel List

Exhibit D – Five-Year Budget

PETITION TO ESTABLISH

THE WAGON TRAILS COMMUNITY IMPROVEMENT DISTRICT

This petition ("Petition") is submitted pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571, Revised Statutes of Missouri, as may be amended (the "Act"), by those entities whose signatures appear below (the "Petitioners"), who request that the City Council of the City of Kansas City, Missouri (the "City Council") establish the proposed Wagon Trails Community Improvement District (the "District") in the City of Kansas City, Jackson County, Missouri (the "City") in accordance with this Petition.

1. DESCRIPTION OF THE DISTRICT

- A. Name of District.** The name of the District shall be the Wagon Trails Community Improvement District.
- B. Legal Description.** The District includes all of the real property (the "District Land") legally described on Exhibit A (District Legal Description) annexed to and made an integral part of this Petition.
- C. Boundary Map.** A map graphically portraying the boundaries of the District is annexed to and made an integral part of this Petition as Exhibit B (District Boundary Map).
- D. Tax Parcels.** The list of tax parcels within the District is annexed to and made an integral part of this Petition as Exhibit C (Tax Parcel List).
- E. Five-Year Budget.** The budget for the next ten years depicting the anticipated funds to provide for the costs of services and improvements described in Section 3.A of this Petition, is annexed to and made an integral part of this Petition as Exhibit D (Five-Year Budget) (§ 67.1421.2(d), RSMo).

2. PETITIONERS

Petitioners represent:

- 1) More than fifty percent (50%) per capita of all owners of the District Land; and
- 2) Property owners collectively owning more than fifty percent (50%) by assessed value of the District Land.

3. FIVE YEAR PLAN

A. District Purposes

The purposes of the District are to:

- 1) provide or cause to be provided for the benefit of the District, certain services (the "Eligible Services") described in Section 3.B of this Petition;
- 2) issue obligations ("Bonds") to finance the costs of the Eligible Services, other costs incurred by the District to carry out its purposes, and costs of issuance, capitalized interest and a debt service reserve fund related to the issuance of the Bonds;
- 3) authorize and collect a sales and use tax ("District Sales Tax");
- 4) authorize and collect a special assessment levied on the real property in the District ("Special Assessment"); and
- 5) serve as an economic development tool that allows landowners in the District to:
 - (a) coordinate efforts to improve the District and meet the District purposes;
 - (b) plan Eligible Services and/or public improvements which are deemed by the District to be necessary and desirable to the economic viability of the District;
 - (c) implement the Eligible Services and public improvements; and
 - (d) share the costs incurred by the District through sales and use taxes which are imposed and collected in accordance with this Petition and the Act.

The District's purposes shall be implemented according to the provisions of Section 67.1461, RSMo. (Powers of the District) of the Act.

B. Services

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

- 1) providing safety and security within the District;
- 2) identifying and reporting public nuisances, exterior code violations, and assisting with issues of homelessness;
- 3) coordinating communications between the City, District personnel, and residents and/or businesses within the District;

- 4) providing maintenance and repair of public and private areas within the District, including but not limited to:
 - (a) sidewalk and street sweeping, litter and graffiti removal, and cleaning;
 - (b) landscape planting and care, maintenance, weed abatement, and other beautification efforts to improve the District's "curb appeal;" and
 - (c) snow and ice removal;
- 5) providing for the financing, development, and/or maintenance of public improvements within the District;
- 6) advocating and providing assistance to attract investment and foster business expansion within the District;
- 7) preparation and implementation of a plan for the District including the implementation of a comprehensive image and marketing program; and
- 8) employing and/or contracting personnel or staff to carry out the Eligible Services of the District.

C. Public Improvements

The District may contract for the construction, maintenance, and financing of infrastructure for the public improvements permitted by § 67.1461. (16)(a)(b)(d)(e)(g)(h)(i)(j)(k), RSMo., including, but not limited to:

- 1) onsite parking, curb and gutter and drive approach aprons;
- 2) storm water improvements including underground detention, sanitary sewer connections, new water service connections, new storm sewers, and relocation of public sanitary sewers;
- 3) utility relocation;
- 4) public streetscape and lighting;
- 5) construction of pedestrian pathways and other pedestrian access improvements;
- 6) other site improvements including, but not limited to, demolition, earthwork, and retaining walls;
- 7) public parking facilities; and

- 8) public transit and public transit facilities.

D. Investment

The District may assist in attracting additional investment in the District by the public and private sectors. Such assistance may include, but not necessarily be limited to the following:

- 1) market research;
- 2) investor marketing packages;
- 3) application for grants and other public and private assistance; and
- 4) activities to foster business-to-business communications and reciprocity.

E. Budget and Costs

The estimate of the costs of the eligible services and the anticipated source of funds and their terms are shown in column 3 of attached Exhibit D.

F. Estimate of Revenue to be used for Benefits to the Public

The estimated revenue benefitting the public is included in a footnote in Exhibit D and includes line items as follows: safety and security staffing; hosting District community events; and all line items related to public improvements. The District will cooperate with the City and neighborhood to provide greater security for all and to improve the environment and urban experience.

4. GOVERNANCE OF THE DISTRICT

A. Type of District

The District shall be a separate political subdivision and shall have all of the powers granted to and/or exercisable by a community improvement district according to the Act except to the extent its powers are expressly limited by this Petition.

B. Board of Directors

- 1) Number

The District shall be governed by a Board of Directors (the "Board") consisting of 7 directors ("Directors").

2) Qualifications

Each Director shall meet the following:

- (a) be at least 18 years of age;
- (b) be a resident of the State of Missouri for at least one year prior to serving on the Board; and
- (c) be an owner of fee interest in real property ("Owner") within the District or their legally authorized representative, an owner of a business ("Operator") or their legally authorized representative operating within the District, or a registered voter residing within the District ("Resident") as provided in the Act;

3) Board Representation

In order to ensure a fair representation of the District, the Board representation shall meet the following requirements:

- (a) a minimum of three of the Directors shall be an Owner or a representative of an Owner within the District;
- (b) a minimum of two of the Directors shall be an Operator or a representative of an Operator within the District; and
- (c) one of the Directors shall be either an officer of a business association or a neighborhood association within the District.

4) Initial Directors

Pursuant to § 67.1451(6), RSMo., the initial Board and their respective terms shall be:

Name	Classification	Term
Brian McCallister	Operator	4 years
Kyle Jensen	Owner	4 years
Patrick Faltico	Representative of Owner	2 years
Mike Doohan	Owner	2 years
Joe Zwillenberg	Owner	2 years
Andy Kuntz	Owner	2 years
Antoinette Aragon	Operator	4 years

Except for the initial Directors named in this Petition, Directors shall be nominated according to a slate submitted by the Board to the Mayor of the City ("Mayor") and the City Council according to the nominating procedures set out below.

5) Terms

The initial Directors named above shall serve for the terms set out opposite their names or until their successor is appointed in accordance with this Petition and their successors shall serve for four-year terms or until their successor is appointed in accordance with this Petition, whichever occurs later.

In the event, for any reason, a Director is not able to serve his or her full term ("Exiting Director"), any vacancy to the Board shall be filled by a vote of the Board. Such interim Director shall be of the same classification as the Exiting Director, unless otherwise stated in the By-laws adopted by the Board upon formation of the District, as they may be amended from time to time.

6) Successor Directors

Successor Directors selected to serve a new term on the Board shall be appointed by the Mayor with the consent of the City Council by resolution pursuant to a slate submitted to the City Clerk by the Board. The City Clerk shall deliver the slate to the Mayor and the City Council. Within a reasonable time after the slate is submitted to the City Clerk:

- (a) the Mayor shall appoint the successor Directors according to the slate submitted and the City Council shall consent by resolution to the appointment; or
- (b) the Mayor or the City Council may reject the slate submitted and state in writing the reasons for rejection of the slate and request that the Board submit an alternate slate.

If an alternate slate is requested, the Board shall, within 10 days following receipt of the written request, submit an alternate slate to the City Clerk. The City Clerk shall deliver the alternate slate to the Mayor and the City Council. Within a reasonable time after the alternate slate is submitted to the City Clerk:

- (a) the Mayor shall appoint the successor Directors according to the alternate slate submitted and the City Council shall consent by resolution to the appointment; or
- (b) the Mayor or the City Council may reject the alternate slate submitted and request in writing, with written reasons for

rejection of the alternate slate, that the Board submit another alternate slate.

The procedure described above shall continue until the successor Directors are appointed by the Mayor with the consent of the City Council.

The Board shall select the slate as follows:

- (a) individuals meeting the qualifications set out in this Petition must be nominated by two sitting Directors;
- (b) the Directors shall then vote for a slate of nominees who shall consist of the number needed to fill vacancies and the seats of expiring terms; and
- (c) the slate shall consist of the nominees classified so that the Board will meet the representation requirements set out in Section 3 of this Petition.

5. REAL PROPERTY TAXES

The District shall have no power to levy a real property tax.

6. LIFE OF THE DISTRICT

The District will exist and function for fifteen (15) years (the "Term"). The Term shall commence upon approval of an ordinance establishing the District by the City Council.

The commencement of the Eligible Services and the implementation of the District Sales Tax and the Special Assessment is to occur within the first year of the District's existence.

7. SPECIAL ASSESSMENTS

The District shall levy a special assessment on all real property within the District which shall be in the amount of one percent (1.0%) of the total assessed value of each respective tax parcel on an annual basis. The special assessment will be levied as to all tax parcels subject thereto within the District. For example, in a year where the total assessed value of all the tax parcels subject to the special assessment in the District is \$12,258,681.00 (see Section 8 below), the special assessment amount would total \$122,586.81. The District may determine, however, not to levy such special assessment as to any designated charitable and/or religious not-for-profit owning real property within the District.

8. ASSESSED VALUE

The total assessed value of all of the real property within the District is \$12,258,681.00. The official total assessed valuation for the District may change by the time the District is created.

9. DISTRICT SALES TAXES

The District may by resolution impose a District Sales Tax not to exceed one percent (1.0%) upon all eligible retail sales within the District.

10. BLIGHT DETERMINATION

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

11. 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.

12. 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.

13. REPORTING AND AUDITS

City Auditor shall have the right to examine or audit the records of the District, and the District shall make such records available to the City Auditor within ten (10) days after a written request as required by Section 74-302(a)(2) of the City's Code of Ordinances ("Code"). The District shall comply with the reporting and meeting requirements described in § 67.1471, RSMo., and Section 74-304 of the Code and acknowledges that such meetings shall be open to the public.

14. 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.

15. LIMITATIONS ON THE POWER OF THE DISTRICT.

Except as otherwise provided by this Petition or the Act, there are no limitations on the borrowing capacity, revenue generation, or other powers of the District.

16. SIGNATURES OF ALL PETITIONERS

Following pages include the signature pages for each Petitioner.

Exhibit List:

- Exhibit A – District Legal Description
- Exhibit B – District Boundary Map
- Exhibit C – Tax Parcel List
- Exhibit D – Five-Year Budget

CLERK'S RECEIPT OF PETITION

This Petition was filed in the office of the City Clerk of Kansas City, Missouri on the 13 day of July, 2023.

City Clerk



[SEAL]

Signature Page to the Petition to Establish the Wagon Trails Community Improvement District and Levy Special Assessments

I request that the City Council of Kansas City, Missouri establish the Wagon Trails Community Improvement District according to the Petition attached and made part of this signature page.

The Wagon Trails Community Improvement District ("District") intends to levy a sales tax within the District and levy special assessments against the real property therein stated as benefited by and located in the District to provide revenue for the purposes of the District pursuant to Sections 67.1401-67.1571 RSMO, and may include among others the services listed

to may not
be

Before me, a notary public, personally appeared DANIEL WEINLICH to me personally known to be the individual described in and who executed the foregoing instrument in the Petition: (1) safety and security, (2) maintenance of publicly and privately owned areas, (3) communication with the City and other parties, (4) management and operations, (5) development and financing of public improvements, and (6) marketing and promotion of the District. Such special assessments are to be levied annually against each tract, lot or parcel of real property, within the District, ("Lots") listed in The Petition to Establish the Wagon Trails Community Improvement District, which is attached and made part of this signature page. The sales tax to be levied by the District shall be authorized under Missouri law for an amount not to exceed 1.00%. The special assessment to be levied by the District shall be equal to 1.00% of the total assessed value of each tax parcel within the District. Such authorizations for the sales tax and the levy of the special assessment expires when the Term of the District ends.

Name of Entity
Entity's Mailing Address

Properties Plus LLC
P.O. Box 10110
KC Mo 64171

Type of Entity

managing member
owner

Name, Title of Signer
Basis of Signer's Legal Authority to Sign

913 927 3929

Signer's Telephone Number
Signer's Mailing Address

P.O. Box 10110
KC Mo 64171

1713 Westport
Parcel # 30-420-06-04-00-0-00-
Assessed Value 41584

Map, parcel number and assessed value of the tract of real property owned within the proposed district Assessed Value

IN WITNESS affixed my notarial seal this day of _____,

My Commission Expires:

Signature Page to the Petition to Establish the Wagon Trails Community Improvement District and Levy Special Assessments

I request that the City Council of Kansas City, Missouri establish the Wagon Trails Community Improvement District according to the Petition attached and made part of this signature page.

The Wagon Trails Community Improvement District ("District") intends to levy a sales tax within the District and levy special assessments against the real property therein stated as benefited by and located in the District to provide revenue for the purposes of the District pursuant to Sections 67.1401-67.1571 RSMO, and may include among others the services listed

Type of Entity

Properties Plus LLC

Name, Title of Signer

P.O. Box 10110

Basis of Signer's Legal Authority to Sign

KC Mo. 64171

Signer's Telephone Number

Signer's Mailing Address

Managing member
owner

Map, parcel number and assessed value of the tract of real property owned within the proposed district
Assessed Value

913-927-3929

1701 Westport P.O. Box 10110
KC Mo 64171

he or she is authorized to

Parcel # 30-420-06-33-02-0-00-
Assessed Value 39,744

By executing this Petition, the undersigned represents and warrants that I execute this Petition on behalf of the property owner named immediately above. withdrawn later than seven days after filing of this Petition with the City Clerk.

Signatures may not be

By:
Title:

[Signature]
OWNER

Date

5/24/23

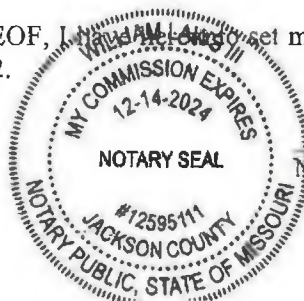
STATE OF MISSOURI

) SS.

COUNTY OF JACKSON

Before me, a notary public, personally appeared DAVID WEINDLING, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I, WILLIAM L. LAYSON, set my hand and affixed my notarial seal this 24th, 2022.



[Signature]
Notary Public

My Commission Expires:

**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District**

Property Owner Name: Weeks Westport LLC
 Owner's Telephone Number: 816 931 6230
 Owner's Mailing Address: _____
4960 Westwood Ter
Kansas City, MO 64112
 Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____
 (If Owner is an individual): single married
 Name of Signer: COOPER WEEKS
 Basis of Signer's Legal Authority to Sign: OWNERS REPRESENTATIVE
 Signer's Telephone Number: 816-678-1153
 Signer's Mailing Address: 4960 WESTWOOD TER
KC, MO 64112

<u>Parcel No.</u>	<u>Assessed Value</u>
30340263200000000	\$1,209,600.00

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.

Cooper Weeks
 (Signature)

1-31-23
 (Date)

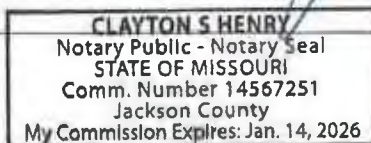
STATE OF MISSOURI)
) ss.
 COUNTY OF JACKSON)

Before me personally appeared Cooper Weeks, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 31st day of January 2023.

Clayton S Henry
 Notary Public

My Commission Expires:



**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District**

Property Owner Name: 1101 Westport Road LLC

Owner's Telephone Number: _____

Owner's Mailing Address: _____

5647 NW Union Chapel Rd
Parkville, MO 64152

Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: MICHAEL FASONE

Basis of Signer's Legal Authority to Sign: OWNER/MANAGER

Signer's Telephone Number: 816-769-4554

Signer's Mailing Address: 5647 NW UNION CHAPEL RD
PARKVILLE, MO 64152

Parcel No.

Assessed Value

30410080100000000

\$26,880.00

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]
(Signature)

3-23-23
(Date)

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared Michael Fasone, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 23 day of March, 2023.

[Signature]
Notary Public

My Commission Expires: _____



Signature Page to the Petition to Establish the 1110 Westport Rd
Wagon Trails Community Improvement District

Property Owner Name: Westport 2018 LLC
 Owner's Telephone Number: 816-645-6761
 Owner's Mailing Address: _____
8447 Wornall Rd
Kansas City, MO 64114

Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: MICHAEL DOOHAN
 Basis of Signer's Legal Authority to Sign: OWNER
 Signer's Telephone Number: 816-645-6761
 Signer's Mailing Address: 6418 BALTIMORE
MEMO 64113

<u>Parcel No.</u>	<u>Assessed Value</u>
30330271700000000	\$569,280.00

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.

Michael Doohan
 (Signature)

4-21-23
 (Date)

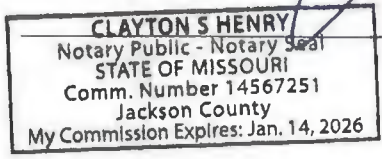
STATE OF MISSOURI)
) ss.
 COUNTY OF JACKSON)

Before me personally appeared Michael Doohan ~~April 21 2023~~ to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 21 day of April, 2023.

[Signature]
 Notary Public

My Commission Expires:



**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District**

Property Owner Name: Alex Hammouri
Owner's Telephone Number: 816 - 531 - 3399
Owner's Mailing Address: _____
1111 Westport Rd
Kansas City, MO 64111

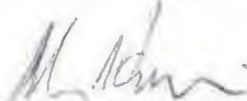
Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: Alex Hammouri
Basis of Signer's Legal Authority to Sign: _____
Signer's Telephone Number: 816 - 531 - 3399
Signer's Mailing Address: 1111 Westport Road
KC MO 64111

<u>Parcel No.</u>	<u>Assessed Value</u>
30410080500000000	\$75,200.00

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)

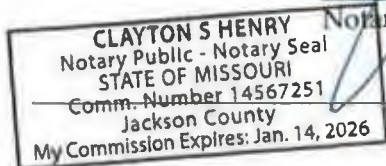
2-1-23
(Date)

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared Alex Hammouri, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 1 day of February, 2023.

My Commission Expires:



**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District**

Property Owner Name: 1122 Westport LLC
 Owner's Telephone Number: 816-645-6761
 Owner's Mailing Address: _____
8447 Wornall Rd
Kansas City, MO 64114

Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: MICHAEL DODDMAN
 Basis of Signer's Legal Authority to Sign: OWNER
 Signer's Telephone Number: 816-645-6761
 Signer's Mailing Address: 6418 BALTIMORE
KC MO. 64113

<u>Parcel No.</u>	<u>Assessed Value</u>
30330271400000000	\$34,580.00

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.

Michael Dodman
 (Signature)

4-21-23
 (Date)

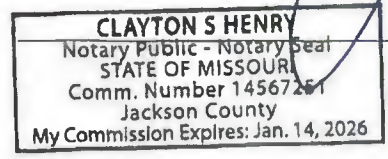
STATE OF MISSOURI)
) ss.
 COUNTY OF JACKSON)

Before me personally appeared Michael Dodman, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 21st day of April, 2023.

[Signature]
 Notary Public

My Commission Expires:



Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District

1130 W 34th St 2d

Property Owner Name: Demasters Thomas E & Sara J

Owner's Telephone Number: 816 419 7527

Owner's Mailing Address: 3744 W 183rd St
Stilwell, KS 66085

Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: Thomas E Demasters

Basis of Signer's Legal Authority to Sign: Owner

Signer's Telephone Number: _____

Signer's Mailing Address: _____

<u>Parcel No.</u>	<u>Assessed Value</u>
30330271300000000	\$46,400.00

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.

Thomas E Demasters
(Signature)

5-11-23
(Date)

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared Thomas Demasters, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 11 day of May, 2023.

[Signature]
Notary Public

My Commission Expires: Jan. 14, 2026
CLAYTON S HENRY
Notary Public - Notary Seal
STATE OF MISSOURI
Comm. Number 14567251
Jackson County
My Commission Expires: Jan. 14, 2026

**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District**

Property Owner Name: QuikTrip Corporation
 Owner's Telephone Number: 913-905-2063
 Owner's Mailing Address: 5725 Foxridge Drive
Showree Mission, KS 66201

Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: Jason Acord
 Basis of Signer's Legal Authority to Sign: Director of Real Estate
 Signer's Telephone Number: 913-905-2063
 Signer's Mailing Address: 5725 Foxridge Drive
Mission, KS 66201

<u>Parcel No.</u>	<u>Assessed Value</u>
3042 00212 00000000	\$648,320
3033 02533 00000000	\$35,200

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]
 (Signature)

5/22/23
 (Date)

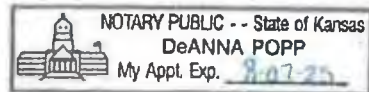
STATE OF KANSAS)
) ss.
 COUNTY OF JOHNSON)

Before me personally appeared Jason Acord, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 22nd day of May, 2023.

DeAnna Popp
 Notary Public

My Commission Expires: 8-07-2025



Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District


Property Owner Name: QuikTrip Corporation
Owner's Telephone Number: 905-2063
5725 Foxridge Drive
Shawnee Mission, KS 66201
Owner's Mailing Address:

 nonprofit corporation
 for profit corporation
 limited liability company
 other:
Owner Type:

(If Owner is an individual): single married
Name of Signer: Jason Acord
Basis of Signer's Legal Authority to Sign: Director of Real Estate
Signer's Telephone Number: 913-905-2063
Signer's Mailing Address: 5725 Foxridge Drive
Missouri, KS 66201

Parcel No.	Assessed Value	30420ozlt
00000000		\$648,320
303302533000000000		\$35,200

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)  (Date) 5/22/23

STATE OF KANSAS

COUNTY OF JOHNSON

Before me personally appeared Jason Acord, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seat this ay of May, 2023.


Notary Public

**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District**

Property Owner Name: Spirit Master Funding IX LLC
 Owner's Telephone Number: 972-476-1900
 Owner's Mailing Address: 2727 N. Harwood Drive, Suite 300
Dallas, TX 75201

Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: Daniel Rosenberg
 Basis of Signer's Legal Authority to Sign: SVP & Deputy Head of Asset Management
 Signer's Telephone Number: 972-476-1900
 Signer's Mailing Address: 2727 N. Harwood Drive, Suite 300
Dallas, TX 75201

<u>Parcel No.</u>	<u>Assessed Value</u>
30330251900000000	\$5,700.00
30330252000000000	\$176,640.00

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.

Spirit Master Funding IX, LLC, a Delaware limited liability company
 By: Spirit SPE Manager, LLC, its Manager

Daniel Rosenberg (Signature) 02/15/2023 (Date)

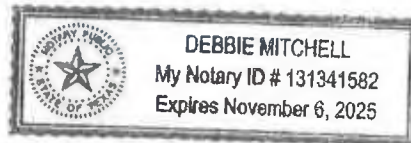
STATE OF TEXAS)
) ss.
 COUNTY OF DALLAS)

Before me personally appeared Daniel Rosenberg, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 15th day of February, 2023.

Debbie Mitchell
 Notary Public

My Commission Expires: 11/06/2025



**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District**

Property Owner Name: Jjre of Kansas City LLC
 Owner's Telephone Number: 913-484-4475
 Owner's Mailing Address: Mark Abbott
2430 W 103rd St
Leawood, KS 66206

Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: Mark Abbott
 Basis of Signer's Legal Authority to Sign: Manager
 Signer's Telephone Number: 913-484-4475
 Signer's Mailing Address: JJRE of Kansas City, LLC
PO Box 70008
Leawood, KS 66207

<u>Parcel No.</u>	<u>Assessed Value</u>
30420020300000000	\$33,280.00

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] 1/18/23
 (Signature) (Date)

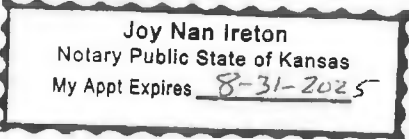
Kansas
 STATE OF ~~MISSOURI~~)
Leavenworth) ss.
 COUNTY OF JACKSON)

Before me personally appeared Mark Abbott, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 18 day of January, 2023.

[Signature]
 Notary Public

My Commission Expires: 8/31/2025



8-31-2025

**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District**

Property Owner Name: 1405 Westport LLC
Owner's Telephone Number: 913-484-4475 - Mark Cell
Owner's Mailing Address: C/O Mark Abbott
2430 W 103 St
Leawood, KS 66206

Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: Mark Abbott
Basis of Signer's Legal Authority to Sign: Member of LLC
Signer's Telephone Number: 913-484-4475
Signer's Mailing Address: PO BOX 70008
Leawood, KS 66207

<u>Parcel No.</u>	<u>Assessed Value</u>
30420030200000000	\$14,080.00

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)

3/1/23
(Date)

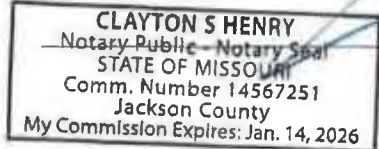
STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared Mark Abbott, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 1st day of March, 2023.


Notary Public

My Commission Expires:



**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District**

1612 Westport
1703 Westport
1409 Westport
1505 Westport
1405

Property Owner Name: Westport Ultra Properties LLC

Owner's Telephone Number: _____

Owner's Mailing Address: C/O Theresa Potter
4310 Pearl St
Kansas City, KS 66103

Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: _____

Basis of Signer's Legal Authority to Sign: _____

Signer's Telephone Number: _____

Signer's Mailing Address: _____

<u>Parcel No.</u>	<u>Assessed Value</u>
30420030300000000	\$73,920.00
30420043000000000	\$36,160.00
30330221300000000	\$200,640.00
30420063500000000	\$131,840.00

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.

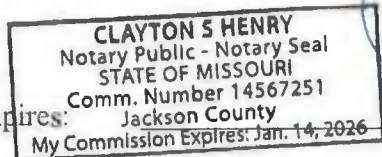
Theresa Potter
(Signature)

02/22/23
(Date)

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared Theresa Potter, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 22 day of February, 2023.



My Commission Expires: _____

Notary Public

**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District**

1414 Westport Rd

Property Owner Name: BP Investment Properties LLC

Owner's Telephone Number: _____

Owner's Mailing Address: C/O Theresa Potter
4310 Pearl St
Kansas City, KS 66103

Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: _____

Basis of Signer's Legal Authority to Sign: _____

Signer's Telephone Number: _____

Signer's Mailing Address: _____

<u>Parcel No.</u>	<u>Assessed Value</u>
30330231600000000	\$172,800.00

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.

Theresa Potter
(Signature)

03/01/23
(Date)

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared Theresa Potter to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 1 day of March, 2023.

My Commission Expires:

<p align="center">CLAYTON S HENRY Notary Public - Notary Seal STATE OF MISSOURI Comm. Number 14567251 Jackson County My Commission Expires: Jan. 14, 2026</p>

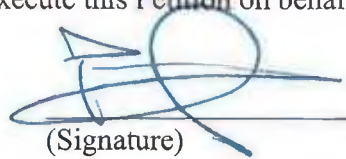
Clayton S Henry
Notary Public

**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District** *1501 Westport Rd*

Property Owner Name: Lag Real Estate LLC
 Owner's Telephone Number: _____
 Owner's Mailing Address: _____
1501 Westport Rd
Kansas City, MO 64111
 Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____
 (If Owner is an individual): single married
 Name of Signer: _____
 Basis of Signer's Legal Authority to Sign: _____
 Signer's Telephone Number: _____
 Signer's Mailing Address: _____

<u>Parcel No.</u>	<u>Assessed Value</u>
30420040100000000	\$86,720.00

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)

May 8, 2023

 (Date)

STATE OF MISSOURI)
) ss.
 COUNTY OF JACKSON)

Before me personally appeared Peter Goss, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 8 day of May, 2023.



 Notary Public

My Commission Expires: 11 / 28 / 2025

<p align="center">ABBIE LOU MALM Notary Public - Notary Seal STATE OF MISSOURI Comm. Number 21627200 Jackson County My Commission Expires: Nov. 28, 2025</p>

**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District**

1700 Westport Rd

Property Owner Name: Immanuel Evangelical Lutheran Church

Owner's Telephone Number: _____

Owner's Mailing Address: _____

1700 Westport Rd

Kansas City, MO 64111

Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: Rev. Michael Sorenvipe

Basis of Signer's Legal Authority to Sign: Pastor to Immanuel Lutheran Church

Signer's Telephone Number: (262) 366-7680

Signer's Mailing Address: 1700 Westport Rd
Kansas City, MO
64111

<u>Parcel No.</u>	<u>Assessed Value</u>
30330221400000000	\$61,760.00

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]
(Signature)

03/30/2023
(Date)

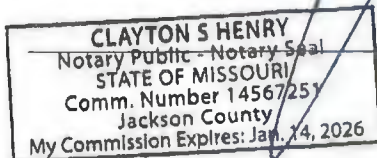
STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared Michael Sorenvipe, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 30th day of March, 2023.

[Signature]
Notary Public

My Commission Expires:



Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District

11604 Westport Rd

Property Owner Name: Immanuel Evangelical Church

Owner's Telephone Number: _____

Owner's Mailing Address: _____

4244 Genesee

Kansas City, MO 64111

Owner Type: nonprofit corporation

for profit corporation

limited liability company

other: _____

(If Owner is an individual): single married

Name of Signer: Rev. Micah Sorenson

Basis of Signer's Legal Authority to Sign: Pastor to Immanuel Lutheran Church

Signer's Telephone Number: (262) 366-7680

Signer's Mailing Address: 1700 Westport Rd

Kansas City, MO

64111

Parcel No.

Assessed Value

3033020150000000

\$50,240.00

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]
(Signature)

03/30/2023
(Date)

STATE OF MISSOURI)

) ss.

COUNTY OF JACKSON)

Before me personally appeared Micah Sorenson, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 30th day of March 2023.

[Signature]
Notary Public

My Commission Expires:



**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District**

Property Owner Name: Cupinis Inc
 Owner's Telephone Number: 816 853 7662
 Owner's Mailing Address: _____
1809 Westport Rd
Kansas City, MO 64111

Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: Franco Cupini
 Basis of Signer's Legal Authority to Sign: James Cupini
 Signer's Telephone Number: James Cupini 816 8085860
 Signer's Mailing Address: 1809 Westport Rd. 64111

<u>Parcel No.</u>	<u>Assessed Value</u>
30420070300000000	\$61,889.00

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.

James Cupini
 (Signature)

5/17/2023
 (Date)

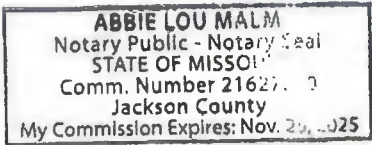
STATE OF MISSOURI)
) ss.
 COUNTY OF JACKSON)

Before me personally appeared Franco Cupini, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 17 day of May, 2023.

Abbie Lou Malm
 Notary Public

My Commission Expires: 11/28/2025



Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District

1815 Westport 121

Property Owner Name: Rika Properites LLC
 Owner's Telephone Number: 913-485-1443
 Owner's Mailing Address: 3675 Jefferson
Kansas City, MO 64111

Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: CHRIS HERVEY
 Basis of Signer's Legal Authority to Sign: _____
 Signer's Telephone Number: _____
 Signer's Mailing Address: 702 W 85th ST.
MO. 64114

<u>Parcel No.</u>	<u>Assessed Value</u>
30420070400000000	\$52,800.00

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]
 (Signature)

4/21/23
 (Date)

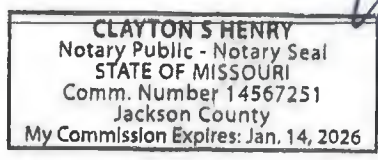
STATE OF MISSOURI)
) ss.
 COUNTY OF JACKSON)

Before me personally appeared Chris Hervey, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 21st day of April, 2023.

[Signature]
 Notary Public

My Commission Expires:



**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District**

4240 Southwest 92nd

Property Owner Name: Manor Medical Leasing LC

Owner's Telephone Number: _____

Owner's Mailing Address: _____

PO Box 5930

Kansas City, MO 64171

Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: Judy Gahagan

Basis of Signer's Legal Authority to Sign: Judy Gahagan

Signer's Telephone Number: 816-918-5525

Signer's Mailing Address: 6305 Aberdeen Rd

Mission Hills KS 66208

<u>Parcel No.</u>	<u>Assessed Value</u>
30340265900000000	\$156,160.00

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.

Judy M Gahagan
(Signature)

3-13-2023
(Date)

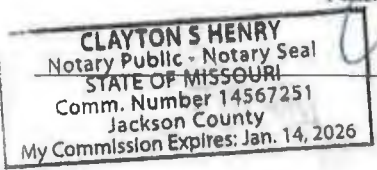
STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared Judy Gahagan, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 13th day of March, 2023.

[Signature]
Notary Public

My Commission Expires:



4260 Rowanoke #1

Signature Page to the Petition to Establish the Wagon Trails Community Improvement District

Property Owner Name: K.I. Trust
Owner's Telephone Number: 816-221-0627
Owner's Mailing Address: 100 E. 7th Street, Suite 200, Kansas City, Missouri 64106
Owner Type: [] nonprofit corporation, [] for profit corporation, [] limited liability company, [] other:
(If Owner is an individual): [] single, [] married
Name of Signer: Ralph E. Taylor
Basis of Signer's Legal Authority to Sign: Trustee
Signer's Telephone Number: 816-221-0627
Signer's Mailing Address: Same as above

Parcel No. 30-340-37-01-00-0-00-000 Assessed Value \$35,200

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.

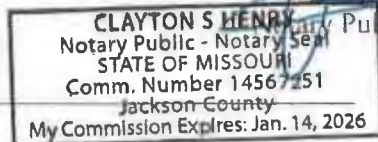
[Handwritten Signature]
(Signature)

2/6/23
(Date)

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared _____, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 2th day of February, 2023.



My Commission Expires:

**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District**

Property Owner Name: Mark Abbott
Owner's Telephone Number: 913-484-4475
Owner's Mailing Address: _____
2430 W 103rd St
Leawood, KS 66206

Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: Mark Abbott
Basis of Signer's Legal Authority to Sign: Manager
Signer's Telephone Number: 913-484-4475
Signer's Mailing Address: JITRE of Kansas City, LLC
PO Box 70008
Leawood, KS 66207

<u>Parcel No.</u>	<u>Assessed Value</u>
30420030100000000	\$38,400.00

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]
(Signature)

1/18/23
(Date)

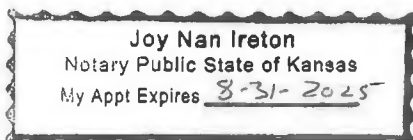
Kansas
STATE OF ~~MISSOURI~~)
Leavenworth) ss.
COUNTY OF JACKSON)

Before me personally appeared Mark Abbott to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 18 day of January, 2023.

[Signature]
Notary Public

My Commission Expires: 8/31/2025



8-31-2025

**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District**

Property Owner Name: 43 Madison LLC

Owner's Telephone Number: _____

Owner's Mailing Address: C/O Pricemgmtco
4310 Madison Ave Ste L103
Kansas City, MO 64111

Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: Douglas Price

Basis of Signer's Legal Authority to Sign: Managing Member

Signer's Telephone Number: 816-844-1160

Signer's Mailing Address: 4310 Madison
KCmo 64111

<u>Parcel No.</u>	<u>Assessed Value</u>
30410060400000000	\$8,170.00
30410060500000000	\$1,235.00
30410062600000000	\$313,280.00
30410060600000000	\$1,900.00
30410062000000000	\$25,600.00
30410060700000000	\$1,425.00
30410060100000000	\$134,400.00
30410203100000000	\$244,800.00

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.

Douglas Price
(Signature)

3/29/23
(Date)
DMP

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared Doug Price, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 29th day of March, 2023.



[Signature]
Notary Public

My Commission Expires:

**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District** *4312 T. ... St*

Property Owner Name: Coffman Fay W *4312 T. ... St*
 Owner's Telephone Number: _____
 Owner's Mailing Address: _____
 5620 Belinder Rd
 Shawnee Mission, KS 66205

Owner Type:
 nonprofit corporation
 for profit corporation
 limited liability company
 other: OWNER Sole Proprietor

(If Owner is an individual):
 single married

Name of Signer: RICHARD E COFFMAN
 Basis of Signer's Legal Authority to Sign: OWNER
 Signer's Telephone Number: 816 931 4122
 Signer's Mailing Address: 5620 BELINDER FARROWAY KANSAS

<u>Parcel No.</u>	<u>Assessed Value</u>
30420032800000000	\$60,160.00

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.

Richard Coffman
 (Signature)

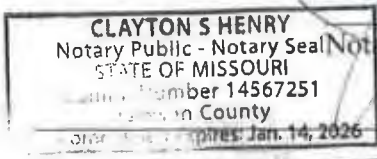
3/13/2023
 (Date)

STATE OF MISSOURI)
) ss.
 COUNTY OF JACKSON)

Before me personally appeared Richard Coffman, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 13 day of March, 2023.

My Commission Expires:



**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District** 4318 Terrace

Property Owner Name: Coffman Faye RICHARD
Owner's Telephone Number: _____
Owner's Mailing Address: _____
4318 Terrace St
Kansas City, MO 64111
Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: Solo Proprietorship
(If Owner is an individual): single married
Name of Signer: RICHARD E COFFMAN
Basis of Signer's Legal Authority to Sign: OWNER
Signer's Telephone Number: 816 931 4122
Signer's Mailing Address: 5620 BELZAR

<u>Parcel No.</u>	<u>Assessed Value</u>
30420032700000000	\$62,568.00

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]
(Signature)

3/13/2023
(Date)

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared Richard Coffman, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 13 day of March, 2023.

[Signature]
Notary Public

My Commission Expires:



**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District**

4322
4328
4348
4343, 4323, 4333
Bel... valid

Property Owner Name: Country Club Bank

Owner's Telephone Number: _____

Owner's Mailing Address: _____

414 Nichols Rd One Ward Parkway
Kansas City, MO 64112

Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: Joseph M. Close

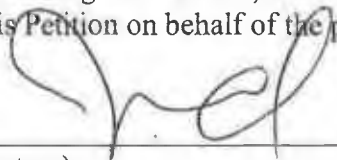
Basis of Signer's Legal Authority to Sign: President Country Club Bank

Signer's Telephone Number: 816 751 4216

Signer's Mailing Address: 1 Ward Parkway
Kc mo 64112

<u>Parcel No.</u>	<u>Assessed Value</u>
30410061900000000	\$6,270.00
30410060800000000	\$63,080.00
30410061500000000	\$197,760.00
30410060900000000	\$37,440.00
30410062500000000	\$131,520.00
30410062400000000	\$129,280.00

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)

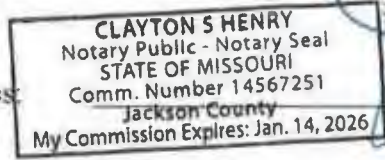
5/17/23

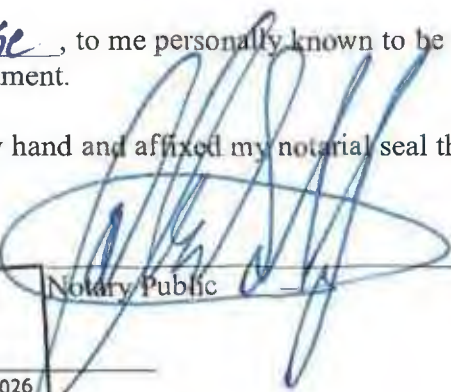
(Date)

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared Joseph M. Close, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 17th day of May, 2023.





Notary Public

My Commission Expires: _____

**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District**

Property Owner Name: MMG 601 WESTPORT LLC
 Owner's Telephone Number: 913. 484. 7923
 Owner's Mailing Address: 601 WESTPORT RD
KCMO 64111

Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: MICHAEL SULLIVAN
 Basis of Signer's Legal Authority to Sign: MANAGING MEMBER
 Signer's Telephone Number: 913 484 7923
 Signer's Mailing Address: 712 WESTPORT RD
KCMO 64111

<u>Parcel No.</u>	<u>Assessed Value</u>
<u>30340302200000000</u>	<u>\$193,280.00</u>

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.

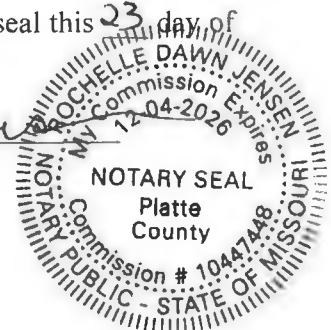
[Signature] (Signature) 1.23.23 (Date)

STATE OF MISSOURI)
) ss.
 COUNTY OF JACKSON)

Before me personally appeared Michael Sullivan to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 23 day of January, 2023.

[Signature]
 Notary Public



My Commission Expires: 12/4/26

**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District**

Property Owner Name: 602 WESTPORT INVESTORS LLC
 Owner's Telephone Number: 913. 484. 7923
 Owner's Mailing Address: 602 WESTPORT RD
KCMO 64111

Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: MICHAEL SULLIVAN
 Basis of Signer's Legal Authority to Sign: MANAGING MEMBER
 Signer's Telephone Number: 913. 484. 7923
 Signer's Mailing Address: 712 WESTPORT RD
KCMO 64111

<u>Parcel No.</u>	<u>Assessed Value</u>
303402411 00000000	\$491,360.00
303402416 00000000	\$168,960
303403023 00000000	\$40,640

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.

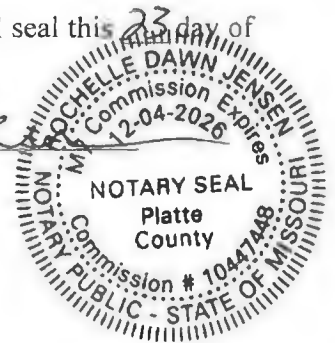
[Signature] (Signature) 1.23.23 (Date)

STATE OF MISSOURI)
) ss.
 COUNTY OF JACKSON)

Before me personally appeared Michael Sullivan to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 23 day of January, 2023.

Rachelle D Jensen
 Notary Public



My Commission Expires: 12/4/2026

**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District**

Property Owner Name: 712 WESTPORT MMBREA LLC
Owner's Telephone Number: 913-484-7923
Owner's Mailing Address: 712 WESTPORT RD
KCMO 64111

Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: MICHAEL SULLIVAN
Basis of Signer's Legal Authority to Sign: MANAGING MEMBER
Signer's Telephone Number: 913-484-7923
Signer's Mailing Address: 712 WESTPORT RD
KCMO 64111

Parcel No. 303402411000000000 Assessed Value \$191,360 -

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] (Signature) 1-23-23 (Date)

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared Michael Sullivan, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 23 day of January, 2023.

Rochelle Dawn Jensen
Notary Public



My Commission Expires: 12/4/26

**Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District**

*822, 18th
Westport Rd*

Property Owner Name: Zwillo 900 Westport LLC
 Owner's Telephone Number: _____
 Owner's Mailing Address: _____
817 Westport Rd
Kansas City, MO 64111
 Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____
 (If Owner is an individual): single married
 Name of Signer: Joe Zullaby
 Basis of Signer's Legal Authority to Sign: Owner
 Signer's Telephone Number: (816) 215-6869
 Signer's Mailing Address: 817 Westport Rd
KC MO 64111

<u>Parcel No.</u>	<u>Assessed Value</u>
30340250700000000	\$208,320.00
30340270100000000	\$206,080.00

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]
 (Signature)

5/23/23
 (Date)

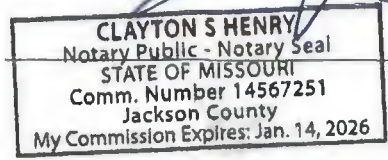
STATE OF MISSOURI)
) ss.
 COUNTY OF JACKSON)

Before me personally appeared Joe Zullaby, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 21st day of March, 2023.

[Signature]
 Notary Public

My Commission Expires:



Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District

905 westport
Rd

Property Owner Name: Crossroads Westport LLC
 Owner's Telephone Number: 816-221-0627
 Owner's Mailing Address: 100 E. 7th Street
Suite 200
Kansas City, Missouri 64106

Owner Type: nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual): single married

Name of Signer: Ralph E. Taylor
 Basis of Signer's Legal Authority to Sign: Trustee
 Signer's Telephone Number: 816-221-0627
 Signer's Mailing Address: Same as above

Parcel No.
30-340-28-07-00-0-00-000

Assessed Value
\$403,200

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.

Ralph E. Taylor
(Signature)

2/6/23
(Date)

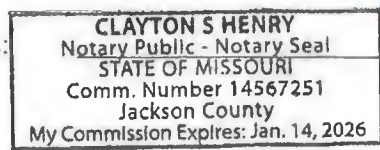
STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared _____, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 6th day of February, 2023.

[Signature]
Notary Public

My Commission Expires: _____



905 Westport Rd

Signature Page to the Petition to Establish the Wagon Trails Community Improvement District

Property Owner Name: Crossroads Westport LLC

Owner's Telephone Number: 816-221-0627

Owner's Mailing Address: 100 E. 7th Street Suite 200 Kansas City, Missouri 64106

Owner Type: [] nonprofit corporation [] for profit corporation [] limited liability company [] other:

(If Owner is an individual): [] single [] married

Name of Signer: Charles Kavanaugh

Basis of Signer's Legal Authority to Sign: Managing Member

Signer's Telephone Number: 816-221-0627

Signer's Mailing Address: 18818 Teller Avenue Suite 100 Irvine, California 92612

Parcel No. 30-340-28-07-00-0-00-000

Assessed Value \$403,200

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] (Signature)

2/6/23 (Date)

STATE OF MISSOURI)) ss. COUNTY OF JACKSON)

Before me personally appeared _____, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 8th day of February, 2023.

CLAYTON S HENRY Notary Public - Notary Seal STATE OF MISSOURI Comm. Number 14567251 Jackson County My Commission Expires: Jan. 14, 2026

[Signature]

My Commission Expires:

Signature Page to the Petition to Establish the
Wagon Trails Community Improvement District

9170w. 43rd
Panora, IA 50216

Property Owner Name: Skol Group LLC
 Owner's Telephone Number: 712-579-1885
 Owner's Mailing Address: 6696 Panorama Dr
Panora, IA 50216

Owner Type:
 nonprofit corporation
 for profit corporation
 limited liability company
 other: _____

(If Owner is an individual):
 single married

Name of Signer: Wade Jensen, manager/owner
 Basis of Signer's Legal Authority to Sign: Owner
 Signer's Telephone Number: 712-579-1885
 Signer's Mailing Address: 6696 Panorama Dr
Panora, IA 50216

<u>Parcel No.</u>	<u>Assessed Value</u>
30410062700000000	\$211,520.00

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.

Wade Jensen
(Signature)

2-8-23
(Date)

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared Wade Jensen, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 8 day of

Feb 2023
My Commission Expires: Nov. 28, 2025
Jackson County
Comm. Number 21627200
STATE OF MISSOURI
Notary Public - Notary Seal
ABBIE LOU MALM

Abbie Lou Malm
Notary Public

My Commission Expires: 11/28/2025

ABBIE LOU MALM
Notary Public - Notary Seal
STATE OF MISSOURI
Comm. Number 21627200
Jackson County
My Commission Expires: Nov. 28, 2025

EXHIBIT A

Wagon Trails CID

District Legal Description

A tract of land in Jackson County, Missouri:

WAGON TRAILS CID

DESCRIPTION:

THAT PART OF SECTIONS 19 AND 30, TOWNSHIP 49 NORTH, RANGE 33 WEST IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STATE LINE ROAD AND THE NORTH RIGHT OF WAY LINE OF WESTPORT ROAD, AS BOTH ARE NOW ESTABLISHED; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF STATE LINE ROAD, AND THE WEST LINE OF WESTPORT CORNER, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE, TO THE NORTHWEST CORNER OF SAID WESTPORT CORNER; THENCE EAST ALONG THE NORTH LINE OF SAID WESTPORT CORNER, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID WESTPORT CORNER, TO A POINT 70 FEET NORTH OF SAID NORTH RIGHT OF WAY LINE OF WESTPORT ROAD; THENCE EAST ALONG A LINE 70 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY LINE OF WESTPORT ROAD, TO THE EAST RIGHT OF WAY LINE OF BELL STREET, AS NOW ESTABLISHED; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF BELL STREET, TO A POINT 120 FEET NORTH OF SAID NORTH RIGHT OF WAY LINE OF WESTPORT ROAD; THENCE EAST ALONG A LINE 120 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY LINE OF WESTPORT ROAD, A DISTANCE OF 73 FEET; THENCE NORTH ALONG A LINE 73 FEET EAST OF AND PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF BELL STREET, A DISTANCE OF 40 FEET; THENCE EAST ALONG A LINE 160 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY LINE OF WESTPORT ROAD, TO THE WEST RIGHT OF WAY LINE OF GENESSEE STREET, AS NOW ESTABLISHED; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF GENESSEE STREET, TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 76, MELLIER HEIGHTS, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE EAST ALONG SAID WESTERLY PROLONGATION AND SAID NORTH LINE OF LOT 76, TO THE NORTHEAST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF LOT 80 IN SAID MELLIER HEIGHTS, TO THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 80, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 80 AND THE WEST RIGHT OF WAY LINE OF WYOMING STREET, AS NOW ESTABLISHED, TO THE SOUTHEAST CORNER OF SAID LOT 80; THENCE EAST ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 80, ALONG THE NORTH LINE OF LOT 86 IN SAID MELLIER HEIGHTS, ALONG THE NORTH LINE OF LOT 78, EPPERSON PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE, AND ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 78, EPPERSON PLACE, TO THE EAST RIGHT OF WAY LINE OF TERRACE STREET, AS NOW ESTABLISHED; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF TERRACE STREET, AND ALONG THE WEST LINE OF LOTS 74 THRU 69, IN SAID EPPERSON PLACE, TO THE NORTHWEST CORNER OF SAID LOT 69 IN SAID EPPERSON PLACE; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 69, TO THE NORTHEAST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF LOTS 49 AND 50 IN SAID EPPERSON PLACE, TO THE NORTHWEST CORNER OF THE SOUTH 40 FEET OF SAID LOT 50; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 40 FEET OF SAID LOT 50, TO THE EAST LINE THEREOF, AND THE WEST RIGHT OF WAY LINE OF MERCIER STREET, AS NOW ESTABLISHED; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF MERCIER STREET, AND ALONG THE EAST LINE OF SAID LOTS 50 THRU 43 IN SAID EPPERSON PLACE, TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 7, ELLISON PARK, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE EAST ALONG SAID WESTERLY PROLONGATION OF LOT 7, AND ALONG SAID NORTH



LINE OF LOT 7, AND ALONG THE NORTH LINE OF LOTS 8 THRU 12, IN SAID ELLISON PARK, TO THE NORTHEAST CORNER OF SAID LOT 12, AND THE WEST RIGHT OF WAY LINE OF HOLLY STREET, AS NOW ESTABLISHED; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF HOLLY STREET, AND ALONG THE EAST LINE OF SAID LOT 12, TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF THE SOUTH 34 FEET OF LOT 17, IN SAID EPPERSON PLACE; THENCE EAST ALONG SAID WESTERLY PROLONGATION OF THE SOUTH 34 FEET OF SAID LOT 17, AND ALONG THE NORTH LINE OF THE SOUTH 34 FEET OF SAID LOT 17, TO A POINT 32 FEET WEST OF THE EAST LINE OF SAID LOT 17; THENCE NORTH ALONG THE WEST LINE OF THE EAST 32 FEET OF SAID LOT 17, A DISTANCE OF 33 FEET TO THE NORTH LINE OF THE SOUTH 17 FEET OF LOT 16, IN SAID EPPERSON PLACE; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 17 FEET OF SAID LOT 16, A DISTANCE OF 32 FEET TO THE EAST LINE THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 16, AND THE WEST LINE OF LOT 14, WIEDENMANN PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE, A DISTANCE OF 21 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 14 AND LOT 15 IN WIEDENMANN PLACE AND THE EASTERLY PROLONGATION THEREOF, AND ALONG THE NORTH LINE OF LOTS 1 AND 2 IN SAID WEIDENMANN PLACE, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE EAST LINE OF LOTS 1 THRU 8 IN SAID WEIDENMANN PLACE, TO THE NORTHEAST CORNER OF SAID LOT 8, SAID POINT BEING ON THE SOUTH LINE OF A 16.5 FOOT ALLEY LYING SOUTH OF AND ADJOINING LOTS 17 THRU 33, GREGG'S PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE EAST ALONG THE SOUTH LINE OF SAID 16.5 FOOT ALLEY, TO THE NORTHWEST CORNER OF LOT 24, GREENWOOD PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE SOUTH ALONG THE WEST LINE OF LOTS 20 THRU 24, IN SAID GREENWOOD PLACE, TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 20 TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF GREENWOOD PLACE, AS NOW ESTABLISHED; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF GREENWOOD PLACE, TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF LOT 6 IN SAID GREENWOOD PLACE (SUBDIVISION); THENCE EAST ALONG SAID WESTERLY PROLONGATION, ALONG THE SOUTH LINE OF SAID LOT 6, AND ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 6, TO THE CENTERLINE OF THE VACATED ALLEY LYING EAST OF SAID LOT 6; THENCE NORTH ALONG THE CENTERLINE OF SAID VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 1 THRU 6 IN SAID GREENWOOD PLACE (SUBDIVISION), TO THE SOUTH LINE OF SAID 16.5 FOOT ALLEY LYING SOUTH OF LOTS 17 THRU 33 IN GREGG'S PLACE; THENCE EAST ALONG THE SOUTH LINE OF SAID 16.5 FOOT ALLEY, AND ALONG THE NORTH LINE OF LOT 11, LOUIS VOGLE'S SECOND ADDITION TO WESTPORT, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE, TO THE NORTHEAST CORNER OF SAID LOT 11, AND THE WEST RIGHT OF WAY LINE OF ROANOKE ROAD, AS NOW ESTABLISHED; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF ROANOKE ROAD, TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF THE SOUTH 40 FEET OF LOT 6 IN SAID LOUIS VOGLE'S SECOND ADDITION TO WESTPORT; THENCE EASTERLY ALONG SAID WESTERLY PROLONGATION, ALONG THE NORTH LINE OF THE SOUTH 40 FEET OF SAID LOT 6, AND ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF THE SOUTH 40 FEET OF SAID LOT 6, TO THE WEST LINE OF LOT 5 IN SAID LOUIS VOGLE'S SECOND ADDITION TO WESTPORT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 AND THE WEST LINE OF LOT 4 IN SAID LOUIS VOGLE'S SECOND ADDITION TO WESTPORT, TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE EASTERLY PROLONGATION THEREOF, TO THE SOUTHWEST CORNER OF LOT 2, LOUIS VOGLE'S FOURTH ADDITION TO WESTPORT, A SUBDIVISION IN SAID CITY,



COUNTY, AND STATE, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF CLARK AVENUE, AS NOW ESTABLISHED; THENCE NORTH ALONG SAID WEST LINE OF LOT 2, AND ALONG SAID EAST RIGHT OF WAY LINE, TO THE NORTHWEST CORNER OF THE SOUTH 42.5 FEET OF SAID LOT 2; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 42.5 FEET OF SAID LOT 2 AND THE EASTERLY PROLONGATION THEREOF, TO THE CENTERLINE OF A VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT 2; THENCE NORTH ALONG THE CENTERLINE OF SAID VACATED ALLEY, TO THE SOUTH LINE OF LOT 1, WESTPORT PLAZA CONDOMINIUMS, A CONDO PLAT IN SAID CITY, COUNTY, AND STATE; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1, TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ON THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 1, TO A POINT 160 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF WEST 42ND STREET, AS NOW ESTABLISHED; THENCE EAST ALONG A LINE 160 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE OF WEST 42ND STREET, A DISTANCE OF 50 FEET; THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID SOUTH RIGHT OF WAY LINE OF WEST 42ND STREET, A DISTANCE OF 160 FEET TO SAID SOUTH RIGHT OF WAY LINE OF WEST 42ND STREET; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF WEST 42ND STREET, TO THE WEST RIGHT OF WAY LINE OF BRIDGER ROAD, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 21 IN SAID LOUIS VOGLE'S FOURTH ADDITION TO WESTPORT; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF BRIDGER ROAD, AND ALONG THE EAST LINE OF SAID LOT 21 AND THE EAST LINE OF LOT 22 IN SAID LOUIS VOGLE'S FOURTH ADDITION TO WESTPORT, TO THE SOUTH LINE OF THE NORTH 90 FEET OF SAID LOT 22; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 90 FEET OF SAID LOT 22, TO THE WEST LINE OF SAID LOT 22; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 22 AND THE WEST LINE OF LOT 23 IN SAID LOUIS VOGLE'S FOURTH ADDITION TO WESTPORT, TO THE SOUTH LINE OF THE NORTH 33 FEET OF THE SOUTH 123 FEET OF SAID LOT 23; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 33 FEET OF THE SOUTH 123 FEET OF SAID LOT 23, TO EAST LINE OF SAID LOT 23 AND SAID WEST RIGHT OF WAY LINE OF BRIDGER ROAD; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 23 AND SAID WEST RIGHT OF WAY LINE OF BRIDGER ROAD AND THE SOUTHERLY PROLONGATION THEREOF, TO THE NORTHEAST CORNER OF LOT 1, WHITEHOUSE PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE SOUTH ALONG SAID EAST LINE OF SAID LOT 1, ALONG SAID WEST RIGHT OF WAY LINE OF BRIDGER ROAD, AND ALONG THE EAST LINE OF LOTS 3 AND 4, IN SAID WHITEHOUSE PLACE, TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4, TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF LOT 21 IN SAID WHITEHOUSE PLACE, TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 21, TO THE SOUTHWEST CORNER THEREOF, AND THE EAST RIGHT OF WAY LINE OF JEFFERSON STREET, AS NOW ESTABLISHED; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 21, AND ALONG SAID EAST RIGHT OF WAY LINE OF JEFFERSON STREET, AND ALONG THE WEST LINE OF LOTS 22 AND 23 IN SAID WHITEHOUSE PLACE, TO THE SOUTH RIGHT OF WAY LINE OF WESTPORT ROAD, AS NOW ESTABLISHED; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF WESTPORT ROAD, TO THE NORTHEAST CORNER OF LOT 27 IN SAID WHITEHOUSE PLACE; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 27, TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 27, A DISTANCE OF 20 FEET; THENCE SOUTH CONTINUING ALONG THE SOUTH LINE OF SAID LOT 27, A DISTANCE OF 20 FEET; THENCE WEST CONTINUING ALONG THE SOUTH LINE OF SAID LOT 27, A DISTANCE OF 30 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE EAST LINE OF LOT 39 IN SAID WHITEHOUSE PLACE; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 39, TO THE SOUTHEAST CORNER THEREOF;



Exhibit A-4

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 39, TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH ALONG THE WEST LINE OF SAID LOT 39, TO THE SOUTHEAST CORNER OF LOT 41 IN SAID
WHITEHOUSE PLACE; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 41, TO THE SOUTHWEST
CORNER THEREOF, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF SAID CLARK AVENUE;
THENCE NORTH ALONG THE WEST LINE OF SAID LOT 41, AND ALONG SAID EAST RIGHT OF WAY LINE OF
CLARK AVENUE, TO THE NORTHWEST CORNER OF LOT 42, IN SAID WHITEHOUSE PLACE, AND SAID
SOUTH RIGHT OF WAY LINE OF WESTPORT ROAD; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY
LINE OF SAID WESTPORT ROAD, TO THE EAST RIGHT OF WAY LINE OF SAID ROANOKE ROAD, AND THE
NORTHWEST CORNER OF LOT 7, JONES & FISHER'S ADDITION, A SUBDIVISION IN SAID CITY, COUNTY,
AND STATE; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 7, AND ALONG SAID EAST RIGHT OF
WAY LINE OF ROANOKE ROAD, TO A POINT 52.3 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT
7; THENCE EAST, TO THE EAST LINE OF SAID LOT 7 AT A POINT 50.54 FEET NORTH OF THE SOUTHEAST
CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 50.54 FEET TO
THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 7, TO THE
SOUTHWEST CORNER THEREOF AND SAID EAST RIGHT OF WAY LINE OF ROANOKE ROAD; THENCE
SOUTH ALONG SAID EAST RIGHT OF WAY LINE OF ROANOKE ROAD, TO THE SOUTH RIGHT OF WAY LINE
OF WEST 43RD STREET, AS NOW ESTABLISHED; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE
OF WEST 43RD STREET, TO THE EAST RIGHT OF WAY LINE OF MADISON AVENUE, AS NOW ESTABLISHED;
THENCE SOUTH ALONG SAID EAST LINE OF MADISON AVENUE, TO THE SOUTH RIGHT OF WAY LINE OF
WEST 44TH STREET, AS NOW ESTABLISHED; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF
WEST 44TH STREET TO THE NORTHWEST CORNER OF LOT 50, BLOCK 7, BUNKER HILL, A SUBDIVISION IN
SAID CITY, COUNTY, AND STATE; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 50 AND ALONG
THE WEST LINE OF LOT 49, BLOCK 7 IN SAID BUNKER HILL, TO THE SOUTHWEST CORNER OF SAID LOT
49; THENCE WEST ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 49, AND
ALONG THE NORTH LINE OF LOT 3, BLOCK 7 IN SAID BUNKER HILL, TO THE EAST LINE OF THE WEST HALF
OF SAID LOT 3; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF OF LOT 3, TO THE
SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID WEST HALF OF LOT 3,
TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF
BELLEVIEW AVENUE, AS NOW ESTABLISHED; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF
BELLEVIEW AVENUE TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 43, BLOCK 3, SAID
BUNKER HILL; THENCE WEST ALONG SAID EASTERLY PROLONGATION, AND ALONG SAID SOUTH LINE OF
SAID LOT 43, AND ALONG THE SOUTH LINE OF LOT 4, BLOCK 3 IN SAID BUNKER HILL, TO THE
SOUTHWEST CORNER OF SAID LOT 4, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF
JARBOE STREET, AS NOW ESTABLISHED; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4, AND
ALONG SAID EAST RIGHT OF WAY LINE OF JARBOE STREET, TO THE EASTERLY PROLONGATION OF THE
SOUTH LINE OF THE NORTH 10 FEET OF LOT 43, BLOCK 4 IN SAID BUNKER HILL; THENCE WEST ALONG
SAID SOUTH LINE OF THE NORTH 10 FEET OF LOT 43, TO THE WEST LINE OF SAID LOT 43; THENCE
SOUTH ALONG THE WEST LINE SAID LOT 43 AND ALONG THE WEST LINE OF LOT 42, BLOCK 4 IN SAID
BUNKER HILL, TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH 18 FEET OF LOT 5,
BLOCK 4 IN SAID BUNKER HILL; THENCE WEST ALONG SAID EASTERLY PROLONGATION, ALONG THE
SOUTH LINE OF THE NORTH 18 FEET OF SAID LOT 5, AND ALONG THE
WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH 18 FEET
OF SAID LOT 5, TO THE WEST RIGHT OF WAY LINE OF HOLLY STREET, AS
NOW ESTABLISHED, AND THE EAST LINE OF LOT 1, QUIKTRIP STORE NO.



0176R, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF HOLLY STREET, AND ALONG SAID EAST LINE OF LOT 1, TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1, QUIKTRIP STORE NO. 0176R TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, QUIKTRIP STORE NO. 0176R TO THE SOUTHEAST CORNER OF LOT 59, VOGEL HOMESTEAD, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 59, TO THE SOUTHWEST CORNER THEREOF, AND THE EAST RIGHT OF WAY LINE OF ROANOKE PARKWAY, AS NOW ESTABLISHED; THENCE WEST, TO THE INTERSECTION OF THE SOUTH LINE OF LOT 8, WIEDENMANN PARK, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE, AND THE WEST RIGHT OF WAY LINE OF SAID ROANOKE PARKWAY; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF ROANOKE PARKWAY, AND ALONG THE WEST RIGHT OF WAY LINE OF TERRACE STREET, AS NOW ESTABLISHED, TO THE SOUTHEAST CORNER OF LOT 11 IN SAID WIEDENMANN PARK; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 11, TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF LOTS 9 THRU 11, WIEDENMANN PARK, TO THE NORTHWEST CORNER OF SAID LOT 9, AND THE SOUTH LINE OF A 16 FOOT ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID 16 FOOT ALLEY, AND ALONG THE NORTH LINES OF LOTS 100, 101, AND 192, IN SAID WIEDENMANN PARK, TO THE NORTHWEST CORNER OF SAID LOT 192, AND THE EAST RIGHT OF WAY LINE OF WYOMING STREET, AS NOW ESTABLISHED; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, AND ALONG THE WEST LINE OF LOT 1 IN WIEDENMANN PARK, TO A LINE 100 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF SAID WESTPORT ROAD; THENCE WEST ALONG A LINE 100 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE OF WESTPORT ROAD, TO A LINE 119 FEET WEST OF AND PARALLEL WITH SAID WEST RIGHT OF WAY LINE OF GENESSEE STREET; THENCE NORTH ALONG A LINE 119 FEET WEST OF AND PARALLEL WITH THE WEST RIGHT OF WAY LINE OF GENESSEE STREET, AS NOW ESTABLISHED, TO A LINE 96.94 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE OF WESTPORT ROAD; THENCE WEST ALONG A LINE 96.94 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE OF WESTPORT ROAD, TO A POINT 99.5 FEET EAST OF SAID EAST RIGHT OF WAY LINE OF STATE LINE ROAD; THENCE SOUTH, TO THE NORTHEAST CORNER OF LOT 53, VOGLE HEIGHTS NO. 2, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 53, TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING ON SAID EAST RIGHT OF WAY LINE OF STATE LINE ROAD; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF STATE LINE ROAD TO SAID NORTH RIGHT OF WAY LINE OF WESTPORT ROAD AND THE POINT OF BEGINNING.



12/15/2022

ROBERT J. ANDERSON, PLS #2010000242
ANDERSON SURVEY COMPANY
1270 N.E. DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
PHONE: (816) 246-5050

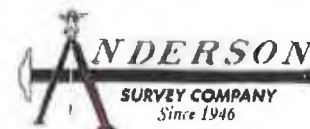


Exhibit A-6

EXHIBIT B
Wagon Trails CID
District Boundary Map



Exhibit B-1

EXHIBIT C**Wagon Trails CID****Tax Parcel List**

Parcel ID	Parcel Address	Owner Name	2022 Assessed Value
30340263200000000	1000 Westport Rd	Weeks Westport LLC	\$1,209,600
30410070100000000	1001 W 43rd St	Tarquynn Inc	\$114,240
30410070200000000	1015 W 43rd St	A L & L Services Inc	\$151,680
30410080100000000	1101 Westport Rd	1101 Westport Road LLC	\$26,880
30410080200000000	1103 Westport Rd	Andresen Mark R	\$31,360
30410080300000000	1105 Westport Rd	Eb & Lb Partners LLC	\$34,127
30340262400000000	1106 Westport Rd	Shin Tong & Ouk	\$123,840
30410080400000000	1107 Westport Rd	Hibe Holdings LLC	\$12,350
30330271700000000	1110 Westport Rd	Westport 2018 LLC	\$569,280
30410080500000000	1111 Westport Rd	Hammouri Alex	\$75,200
30330271400000000	1122 Westport Rd	1122 Westport LLC	\$34,580
30330271300000000	1130 Westport Rd	Demasters Thomas E & Sara J	\$46,400
30420021200000000	1201 Westport Rd	Quiktrip Corporation	\$648,320
30330251900000000	1210 Westport Rd	Spirit Master Funding Ix LLC	\$5,700
30330253300000000	1212 Westport Rd	Quiktrip Corporation	\$35,200
30330241700000000	1310 Westport Rd	Catholic Diocese of KC & St Joe	\$778,880 *
30330241800000000	1314 Westport Rd	West1314 LLC	\$73,600
30420020300000000	1321 Westport Rd	Jjre of Kansas City LLC	\$33,280
30330231700000000	1402 Westport Rd	Westport Plaza Corporation	\$79,040
30420030200000000	1405 Westport Rd	1405 Westport LLC	\$14,080
30420030300000000	1409 W 43rd St	Westport Ultra Properties LLC	\$73,920
30330231600000000	1414 Westport Rd	BP Investment Properties LLC	\$172,800

Parcel ID	Parcel Address	Owner Name	2022 Assessed Value
30420030400000000	1415 W 43rd St	We Investments LLC	\$67,200
30420040100000000	1501 Westport Rd	Lag Real Estate LLC	\$86,720
30420042900000000	1503 Westport Rd	Warrick Property Management LLC	\$46,720
30420043000000000	1505 Westport Rd	Westport Ultra Properties LLC	\$36,160
30420040300000000	1509 Westport Rd	Large Canoe Property Investments LLC	\$83,200
30420040400000000	1515 Westport Rd	Lucente Richard & Kathleen	\$56,960
30420053800000000	1603 Westport Rd	1603-1607 Westport Rd LLC	\$21,760
30330221400000000	1604 Westport Rd	Immanuel Evangelical Lutheran Church	\$61,760 *
30420053600000000	1605 Westport Rd	1603-1607 Westport Rd LLC	\$32,320
30420053700000000	1607 Westport Rd	1603-1607 Westport Rd LLC	\$19,840
30420053300000000	1609 Westport Rd	Garcia Rudolph A & Margaret A - Trustees	\$44,160
30330221300000000	1612 Westport Rd	Westport Ultra Properties LLC	\$200,640
30420050500000000	1621 Westport Rd	Garcia Rudolph A & Margaret A - Trustees	\$20,480
30420053400000000	1623 Westport Rd	Garcia Rudolph A & Margaret A - Trustees	\$14,400
30330211500000000	1700 Westport Rd	Immanuel Evangelical Lutheran Ch Assn	\$580,480 *
30420063302000000	1701 Westport Rd	Properties Plus	\$47,040
30420063500000000	1703 Westport Rd	Westport Ultra Properties LLC	\$131,840
30420060400000000	1713 Westport Rd	Properties Plus	\$50,880
30420060500000000	1715 Westport Rd	Properties Plus	\$59,631
30330201500000000	1800 Westport Rd	Immanuel Evangelical Church	\$50,240 *
30420073000000000	1801 Westport Rd	Dunn Danie A/K/A Edwards Eve Marie Dunn	\$102,535
30420070300000000	1811 Westport Rd	Cupinis Inc	\$61,889
30330203100000000	1814 Westport Rd	Columbia West LTD Ptp	\$310,080
30420070400000000	1815 Westport Rd	Rika Properties LLC	\$52,800
30340266000000000	4214 Roanoke Rd	Westport Plaza Law Building	\$280,000
30340250500000000	4231 Roanoke Rd	Modern Investments LLC	\$4,160

Exhibit C-2

Parcel ID	Parcel Address	Owner Name	2022 Assessed Value
30340250600000000	4233 Roanoke Rd	Bran Hoo LLC	\$211,840
30340265900000000	4240 Southwest Trfy	Manor Medical Leasing LC	\$156,160
30330211400000000	4241 Bell St	Immanuel Evangelical Lutheran Ch Assn	\$4,560 *
30340300500000000	4243 Clark Ave	Mozafari Hossein & Karen T-Trustees	\$20,141
30340302400000000	4245 Jefferson St	Triport Land LLC	\$161,920
30340292202000000	4245 Roanoke Rd	Garcia Henry G	\$18,620
30340370100000000	4260 Roanoke Rd	Taylor Ralph E-Trustee	\$35,200
30420030100000000	4300 Roanoke Pkwy	Abbott Mark	\$38,400
30420040500000000	4305 Wyoming St	Lucente Richard & Kathleen	\$5,120
30410060400000000	4311 Belleview Ave	43 Madison LLC	\$8,170
30420032800000000	4312 Terrace St	Coffman Fay W	\$60,160
30410060500000000	4315 Belleview Ave	43 Madison LLC	\$1,235
30410062600000000	4318 Madison Ave	43 Madison LLC	\$313,280
30420032700000000	4318 Terrace St	Coffman Faye	\$62,568
30410060600000000	4319 Belleview Ave	43 Madison LLC	\$1,900
30410062000000000	4320 Madison Ave	43 Madison LLC	\$25,600
30410060700000000	4321 Belleview Ave	43 Madison LLC	\$1,425
30410061900000000	4322 Madison Ave	Country Club Bank	\$6,270
30410060800000000	4323 Belleview Ave	Country Club Bank	\$63,080
30410061500000000	4328 Madison Ave	Country Club Bank	\$197,760
30410060900000000	4333 Belleview Ave	Country Club Bank	\$37,440
30410062500000000	4340 Madison Ave	Country Club Bank	\$131,520
30410062400000000	4343 Belleview Ave	Country Club Bank	\$129,280
30340302200000000	601 Westport Rd	MMG 601 Westport LLC	\$193,280
30340241600000000	602 Westport Rd	602 Westport Investors, LLC	\$168,960
30340302300000000	605 Westport Rd	602 Westport Investors, LLC	\$40,640

Exhibit C-3

Parcel ID	Parcel Address	Owner Name	2022 Assessed Value
30340241200000000	706 Westport Rd	706 Westport Road LLC	\$139,200
30340300200000000	709 Westport Rd	706 Westport Road LLC	\$26,560
30340300301000000	711 Westport Rd	McClain Donovan H	\$24,960
30340241100000000	712 Westport Rd	712 Westport Mmgrea LLC	\$191,360
30340300400000000	715 Westport Rd	Mozafari Hossein & Karen T-Trustees	\$48,960
30340242600000000	719 W 42nd St	Saint Luke's Hospital of Kansas City	\$928,000
30340250900000000	800 Westport Rd	PC Mechanic Inc	\$120,000
30340250800000000	812 Westport Rd	GMMM LLC	\$136,000
30340250700000000	822 Westport Rd	Zwillo 900 Westport LLC	\$208,320
30340270100000000	900 Westport Rd	Zwillo 900 Westport LLC	\$206,080
30410060100000000	901 W 43rd St	43 Madison LLC	\$134,400
30340280100000000	903 Westport Rd	SSDK Holdings LLC	\$95,900
30340280700000000	905 Westport Rd	Crossroads Westport LLC	\$403,200
30410062700000000	917 W 43rd St	Skol Group LLC	\$211,520
30410203100000000	919 W 44th St	43 Madison LLC	\$244,800
30330252000000000		Spirit Master Funding Ix LLC	\$176,640
<i>* Exempt from real property taxes.</i>			
TOTAL ASSESSED VALUE OF DISTRICT			\$12,258,681

EXHIBIT D

Budget

PROJECTED REVENUE FOR FIVE-YEAR PLAN		
Revenue Source	Amount	Anticipated Term of Source
Special Assessment on Real Property ¹	\$1,200,000.00	District Term
0.75% Sales Tax ²	\$1,700,000.00	District Term
Grants and Contributions	\$320,000.00	One-time sum(s)
Total District Revenue³	\$3,220,000.00	
ESTIMATED COSTS OF SERVICES FOR FIVE-YEAR PLAN		
District Services	Amount	Anticipated Source of Funding
Administrative expenses for District operations	\$200,000.00	District revenue ⁴
Safety and Security Staffing	\$1,750,000.00	District revenue
Hosting District Community Events	\$100,000.00	District revenue
Market Research and Advertising	\$100,000.00	District revenue
Public Improvements	Amount	Anticipated Source of Funding
Maintenance and repair of infrastructure	\$200,000.00	District revenue
Pedestrian pathways and access	\$80,000.00	District revenue
Landscaping and curbside appeal	\$150,000.00	District revenue
Parking and public transit facilities	\$200,000.00	Grants and contributions

¹ This total reflects estimated revenue for ten years to reflect potential borrowing for public improvements.

² This total reflects estimated revenue for ten years to reflect potential borrowing for public improvements.

³ The total District revenue is estimated for a ten-year period, and the District may borrow money on future revenues to construct public improvements in the five-year plan.

⁴ "District revenue" refers to the revenue generated by the .75% sales tax and 1% special assessment revenues listed herein.

Signage and lighting	\$120,000.00	Grants and contributions
<i>Revenues Benefitting the Public</i> ⁵	\$2,600,000.00	
Total District Expenses	\$3,220,000.00	

⁵ These total revenues benefitting the public are specified in Section 3F of the Petition and as budgeted include security staffing, community events, and public improvements.