

**AMBASSADOR BUILDING
COMMUNITY IMPROVEMENT DISTRICT**

**PETITION TO THE
CITY OF KANSAS CITY, MISSOURI
TO AMEND THE PETITION
FOR THE CREATION OF THE**

**AMBASSADOR BUILDING
COMMUNITY IMPROVEMENT DISTRICT**

Submitted August 12, 2025

PETITION TO AMEND THE PETITION FOR THE CREATION OF THE AMBASSADOR BUILDING COMMUNITY IMPROVEMENT DISTRICT

To the City Council ("City Council") of the City of Kansas City, Missouri ("City"):

The undersigned ("Petitioner"), (1) being the owners of record owning more than fifty percent (50%) by assessed value of the real property within the boundaries of the Ambassador Building Community Improvement District (the "District"), and (2) comprising more than fifty (50%) per capita of all owners of real property within the boundaries of the District, do hereby petition (this "Amended Petition") and request that the City Council amend the Petition (the "Petition") for the Creation of the Ambassador Building Community Improvement District (the "District") under the authority of Sections 67.1400 to 67.1571, R.S.Mo. (the "Act"). A copy of the Petition is attached hereto for reference as Exhibit E. The District was first established pursuant to terms set forth in the Petition and in accordance with the Act by the City Council's adoption of Ordinance Number 200460 on June 25, 2020. A copy of Ordinance Number 200460 is attached hereto for reference as Exhibit F. This Amended Petition revises the Petition to expand the boundaries of the District and provide for additional construction of roundabouts within the expanded boundaries of the District. An executed resolution of the board of directors of the District approving this Amended Petition is attached hereto for reference as Exhibit G.

1. Boundaries, Legal Description, and Map of District

The legal description of the District set forth on Exhibit A of the Petition is hereby deleted in its entirety and replaced with the legal description set forth on Exhibit A attached hereto and incorporated herein. The legal description of the real property to be added to the District by this Amended Petition is set forth on Exhibit A-1 attached hereto and incorporated herein. The map of the District's boundaries set forth on Exhibit B of the Petition is hereby deleted in its entirety and replaced with the map set forth on Exhibit B attached hereto and incorporated herein. The map of the current boundaries of the District is set forth on Exhibit B-1 attached hereto and incorporated herein, and the map of the real property to be added to the District by this Amended Petition is set forth on Exhibit B-2 attached hereto and incorporated herein. The District is located entirely within corporate boundaries of the City. A summary of the parcel(s) within the District owned by each Petitioner is attached hereto as Exhibit C.

2. Name of District

The name of the District is: Ambassador Building Community Improvement District.

3. Signatures May Not Be Withdrawn

Notice has been provided to all Amended Petition signers that their signatures may not be withdrawn later than seven (7) days after the filing of this Amended Petition with the City Clerk. This notice is included on each signature page attached to this Amended Petition.

4. Five-Year Plan

A five-year plan stating a description of the purposes of the District, the services it will provide, the improvements it will make, an estimate of costs of these services and improvements to be incurred, and the sources of funds to pay such costs is attached hereto as Exhibit D.

5. District Type

The District was established as a political subdivision of the State of Missouri in accordance with the Act, and its status as such remains unchanged from the Petition.

6. District Governance, Number of Directors

The District is governed by a board of directors elected by the District, which board consists of five (5) members, and remains unchanged from the Petition.

7. Board of Directors

The current directors are Richard Chaves (term expires 2026), Michael Meier (term expires 2028), Benny Hoy (term expires 2028), Sam Blacksher (term expires 2028), and Taylor Vinyard (term expires 2026). Successor directors will be elected pursuant to the procedures outlined in the Petition (Exhibit E, Section 7).

8. Total Assessed Value

The total estimated assessed value of all real property located within the District, as reported by the Platte County Assessor's Office, is \$17,902,169.00. As depicted on Exhibit C, Petitioner owns real property within the District currently assessed at \$17,902,169.00 representing approximately 100% of the assessed value of all of the real property within the District.

9. Determination of Blight

Petitioner is not seeking a determination of blight and this remains unchanged from the Petition.

10. Proposed Length of Time

The life of the District shall remain unchanged from the Petition as outlined in the Petition (Exhibit E, Section 10), and the 30-year term expires in 2050.

11. Right of Property Owners to Terminate

Property owners are hereby notified of their right to initiate a petition to terminate the District as provided by Section 67.1481, R.S.Mo.

12. Proposed Method of Financing District Projects - Sales Tax

The District, pursuant to its Resolution 2020:03 adopted July 6, 2020, approved by eligible voters by mail-in ballot on August 18, 2020, and certified by the Platte County Board of Election Commissioners on August 20, 2020, imposed a sales tax in the amount of one percent (1.0%) to fund District Projects for a period of thirty (30) years ("CID Sales Tax").

The proposed District Projects will be financed through a conventional secured loan, and/or reimbursement agreement or bonds issued by the District or other authorized body ("CID Obligations"), any of which may be secured by the pledge of revenue received from the CID Sales Tax.

13. Maximum Rates of Business Licenses and Real Property Taxes

The District will impose no real property tax levy or business license taxes within the District and this remains unchanged from the Petition.

14. Method of Assessment and Maximum Rates of Special Assessments

The District will impose no special assessments within the District and this remains unchanged from the Petition.

15. Limitations on Borrowing Capacity

Petitioner does not seek limitations on the borrowing capacity of the District and this remains unchanged from the Petition.

16. Limitations on Revenue Generation

Petitioner does not seek limitations on the revenue generation of the District and this remains unchanged from the Petition.

17. Other Limitations on District Powers

Petitioner does not seek limitations on the powers of the District and this remains unchanged from the Petition.

18. Benefits to Public

It is estimated that \$13,795,502 of revenue will be used for benefits to the public in the form of public infrastructure and street improvements.

19. Audit

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

20. Severability / Exhibits

It is the intention of the Petitioner that the provisions of this Amended Petition shall be enforced to the fullest extent permissible under the laws and public policies of the State of Missouri and that the unenforceability (or modification to conform with such laws or public policies) of any provision hereof shall not render unenforceable, or impair, the remainder of this Amended Petition. Accordingly, if any provision of this Amended Petition shall be deemed invalid or unenforceable in whole or in part, this Amended Petition shall be deemed amended to delete or modify, in whole or in part, if necessary, the invalid or unenforceable provision or provisions, or portions thereof, and to alter the balance of this Amended Petition in order to render the same valid and enforceable. All exhibits attached hereto are hereby incorporated into this Amended Petition by reference.

21. Request for Amendment

By execution and submission of this Amended Petition, the Petitioner respectfully requests that the City Council amend the Petition for the Creation of the Ambassador Building Community Improvement District as set forth in this Amended Petition.

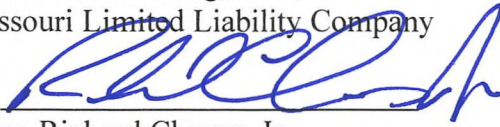
[Remainder of page intentionally left blank; signature pages immediately follow]

IN WITNESS WHEREOF, I, the undersigned Petitioner, have executed the above foregoing Amended Petition to amend the Petition to create a Community Improvement District:

Name of Owner	Ambassador Building, LLC
Owner's Telephone Number	972-251-0440
Owner's Mailing Address	12200 N AMBASSADOR DR KANSAS CITY MO 64163
Name of Signer	Richard Chaves Jr.
Signer's Legal Authority to Sign	Authorized Representative/Signer by LLC
Signer's Telephone Number	Same as above
Signer's Mailing Address	Same as above
Type of Entity	Missouri Limited Liability Company
Map, Parcel Number and Assessed Value of Each Tract of Property Owned within the District	See following pages

By executing this Amended Petition, the undersigned represents and warrants that he is legally authorized to execute this Amended Petition on behalf of the property owner named immediately above. The undersigned acknowledges that it has been given notice that its signature below may not be withdrawn later than seven (7) days after the filing of this Amended Petition with the City Clerk.

Ambassador Building, LLC,
a Missouri Limited Liability Company

By: 
Name: Richard Chaves, Jr.
Its: Authorized Representative/Signer
Date: 8/12/2025

STATE OF Missouri)
) ss.
COUNTY OF Platte)

BE IT REMEMBERED, that on this 12 day of August, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Richard Chaves Jr., authorized representative/signer of Ambassador Building, LLC, who executed the within instrument on behalf of said limited liability company and he duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.


NOTARY PUBLIC

My Commission Expires: 07-24-2027



Ambassador Building, LLC

Map ID	Parcel ID	Address	AV 2025 Improvements	AV 2025 Land (No Improvements)	Total AV 2025 Land and Improvements
1	PL176014000000011000	12200 N Ambassador Dr.	\$13,174,393.00	\$2,748,758.00	\$15,923,151.00
	Total		\$13,174,393.00	\$2,748,758.00	\$15,923,151.00

Parcel Numbers and Assessed Values (2025)

MAP: See Exhibit B.

IN WITNESS WHEREOF, I, the undersigned Petitioner, have executed the above foregoing Amended Petition to amend the Petition to create a Community Improvement District:

Name of Owner	Kansas City Airport Parking, LLC
Owner's Telephone Number	972-251-0440
Owner's Mailing Address	12200 N AMBASSADOR DR KANSAS CITY MO 64163
Name of Signer	Richard Chaves Jr.
Signer's Legal Authority to Sign	Authorized Signer/Representative
Signer's Telephone Number	Same as above
Signer's Mailing Address	Same as above
Type of Entity	Missouri Limited Liability Company
Map, Parcel Number and Assessed Value of Each Tract of Property Owned within the District	See following pages

By executing this Amended Petition, the undersigned represents and warrants that he is legally authorized to execute this Amended Petition on behalf of the property owner named immediately above. The undersigned acknowledges that it has been given notice that its signature below may not be withdrawn later than seven (7) days after the filing of this Amended Petition with the City Clerk.

Kansas City Airport Parking, LLC,
a Missouri Limited Liability Company

By: [Signature]
Name: Richard Chaves, Jr.
Its: Authorized Signer/Representative
Date: 8/12/2025

STATE OF Missouri)
) ss.
COUNTY OF Platte)

BE IT REMEMBERED, that on this 12 day of August, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Richard Chaves Jr., authorized signer/representative of Kansas City Airport Parking, LLC, who executed the within instrument on behalf of said limited liability company and he duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[Signature]
NOTARY PUBLIC

My Commission Expires: 07-24-2027



Kansas City Airport Parking, LLC

Map ID	Parcel ID	Address	AV 2025 Improvements	AV 2025 Land (No Improvements)	Total AV 2025 Land and Improvements
2	PL176014000000010000	12101 NW Roanridge Rd	\$ 0	\$1,979,018.00	\$1,979,018.00
	Total		\$0	\$1,979,018.00	\$1,979,018.00

Parcel Numbers and Assessed Values (2025)

MAP: See Exhibit B.

CLERK'S RECEIPT OF AMENDED PETITION

This Amended Petition was filed in the office of the City Clerk of the City of Kansas City, Missouri on the _____ day of _____, 2025.

City Clerk

[SEAL]

EXHIBIT A
LEGAL DESCRIPTION OF DISTRICT

AMBASSADOR BUILDING AND KANSAS CITY AIRPORT PARKING PROPERTY:

ALL OF LOT 1, TRACT A, TRACT B, AND TRACT C OF THE REPLAT OF LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI, AND ALL THAT PART OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 52 NORTH, RANGE 34 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S08°55'08"W, A DISTANCE OF 87.83 FEET; THENCE N78°14'48"W, A DISTANCE OF 38.48 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 307.39 FEET; THENCE N46°13'28"W, A DISTANCE OF 550.05 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1355.00 FEET, AN ARC DISTANCE OF 350.39 FEET; THENCE N31°24'29"W, A DISTANCE OF 494.31 FEET; THENCE N33°09'34"W, A DISTANCE OF 167.47 FEET; THENCE N34°54'56"W, A DISTANCE OF 210.59 FEET; THENCE N37°31'25"W, A DISTANCE OF 579.37 FEET; THENCE N35°40'37"E, A DISTANCE OF 265.58 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 435 AT A POINT 223.00 FEET RIGHT OF THE SOUTHERLY LANE CENTERLINE STATION 681+58.90; THENCE N77°32'06"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 264.66 FEET TO A POINT BEING 96.00 RIGHT OF THE INTERSTATE 435 SOUTHERLY LANE CENTERLINE STATION 683+91.10; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 214.53 FEET TO A POINT BEING 96.00 FEET RIGHT OF INTERSTATE 435 SOUTHERLY LANE CENTERLINE STATION 686+05.63, AND 150.00 FEET RIGHT OF CENTERLINE STATION 686+05.63; THENCE S60°40'17"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 66.09 FEET TO A POINT BEING 165.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 686+70; THENCE S80°42'00"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 332.42 FEET TO A POINT BEING 125.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 690+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET TO A POINT BEING 125.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 693+00; THENCE S67°08'04"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 302.03 FEET TO A POINT BEING 160.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 696+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 500.00 FEET TO A POINT BEING 160.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 701+00; THENCE S76°39'05"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 200.25 FEET TO A POINT BEING 150.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 703+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 304.12 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 1312 AT PAGE 421; THENCE S15°07'15"W, ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 28.20 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID WESTERLY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING

A RADIUS OF 414.24 FEET, AN ARC DISTANCE OF 173.86 FEET TO THE NORTHEASTERLY CORNER OF THE N. AMBASSADOR DRIVE RIGHT OF WAY AS SHOWN ON SAID REPLAT OF LOT 1; THENCE S79°29'38"W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID N. AMBASSADOR DRIVE, A DISTANCE OF 102.00 FEET TO THE NORTHWESTERLY CORNER OF SAID RIGHT OF WAY; THENCE SOUTHERLY, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID N. AMBASSADOR DRIVE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S10°30'22"E, A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 36.52 FEET; THENCE S14°18'36"E, A DISTANCE OF 63.29 FEET; THENCE S25°16'16"E, A DISTANCE OF 42.44 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTHERLY, ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 552.00 FEET, AN ARC DISTANCE OF 61.08 FEET; THENCE S31°36'41"E, CONTINUING ALONG SAID LINE AND ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 378.75 FEET; THENCE SOUTHERLY, CONTINUING ALONG THE EAST LINE OF SAID TRACT A, THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF SAID TRACT B, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 648.00 FEET, AN ARC DISTANCE OF 356.90 FEET; THENCE S00°03'15"E, CONTINUING ALONG THE EAST LINE OF SAID TRACT B, AND ALONG THE EAST LINE OF SAID TRACT C, A DISTANCE OF 237.99 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 186.00 FEET, AN ARC DISTANCE OF 17.73 FEET; THENCE S05°24'22"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 128.05 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 214.00 FEET, AN ARC DISTANCE OF 20.39 FEET; THENCE S00°03'15"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 179.69 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT C; THENCE N87°56'42"W, ALONG THE SOUTHERLY LINE OF SAID TRACT C, A DISTANCE OF 244.17 FEET; THENCE N63°01'24"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 201.49 FEET; THENCE S78°06'10"W, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 154.60 FEET; THENCE N89°41'11"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 360.00 FEET; THENCE N77°47'52"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 81.71 FEET TO THE POINT OF BEGINNING.

AND THE DESCRIPTION ON THE FOLLOWING PAGE

ROUNDBABOUTS AND PUBLIC RIGHT-OF-WAY:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-011.000;

THENCE SOUTHERLY TO THE NORTHEAST CORNER OF PARCEL NUMBER 17-6.0-23-000-000-004.000;

THENCE WESTERLY AND NORTHERLY ALONG THE NORTHERN AND EASTERN BOUNDARIES OF PARCEL NUMBERS 17-6.0-23-000-000-004.000, 17-6.0-23-000-000-006.000, 17-6.0-23-000-000-010.000, AND 17-6.0-23-000-000-008.000 TO THE NORTHWEST CORNER OF PARCEL NUMBER 17-6.0-23-000-000-008.000;

THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF PARCEL NUMBER 17-6.0-23-000-000-008.000;

THENCE DUE WEST TO THE EASTERN BOUNDARY OF PARCEL NUMBER 17-6.0-23-000-000-009.000;

THENCE NORTHWESTERLY AND WESTERLY ALONG THE BOUNDARY OF PARCEL NUMBER 17-6.0-23-000-000-009.000 TO A POINT DUE SOUTH OF THE SOUTHWEST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-006.000;

THENCE DUE NORTH TO THE SOUTHWEST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-006.000;

THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG THE BOUNDARIES OF PARCEL NUMBERS 17-6.0-14-000-000-006.000 AND 17-6.0-14-000-000-006.001 TO THE EASTERNMOST POINT OF PARCEL NUMBER 17-6.0-14-000-000-006.001;

THENCE DUE EAST TO THE WESTERN BOUNDARY OF PARCEL NUMBER 17-6.0-14-000-000-010.000;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE BOUNDARY OF PARCEL NUMBERS 17-6.0-14-000-000-010.000 AND 17-6.0-14-000-000-011.000 TO THE SOUTHEAST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-011.000, THE POINT OF BEGINNING.

EXHIBIT A-1
LEGAL DESCRIPTION OF REAL PROPERTY TO BE ADDED TO DISTRICT

ROUNDBABOUTS AND PUBLIC RIGHT-OF-WAY:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-011.000;

THENCE SOUTHERLY TO THE NORTHEAST CORNER OF PARCEL NUMBER 17-6.0-23-000-000-004.000;

THENCE WESTERLY AND NORTHERLY ALONG THE NORTHERN AND EASTERN BOUNDARIES OF PARCEL NUMBERS 17-6.0-23-000-000-004.000, 17-6.0-23-000-000-006.000, 17-6.0-23-000-000-010.000, AND 17-6.0-23-000-000-008.000 TO THE NORTHWEST CORNER OF PARCEL NUMBER 17-6.0-23-000-000-008.000;

THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF PARCEL NUMBER 17-6.0-23-000-000-008.000;

THENCE DUE WEST TO THE EASTERN BOUNDARY OF PARCEL NUMBER 17-6.0-23-000-000-009.000;

THENCE NORTHWESTERLY AND WESTERLY ALONG THE BOUNDARY OF PARCEL NUMBER 17-6.0-23-000-000-009.000 TO A POINT DUE SOUTH OF THE SOUTHWEST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-006.000;

THENCE DUE NORTH TO THE SOUTHWEST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-006.000;

THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG THE BOUNDARIES OF PARCEL NUMBERS 17-6.0-14-000-000-006.000 AND 17-6.0-14-000-000-006.001 TO THE EASTERNMOST POINT OF PARCEL NUMBER 17-6.0-14-000-000-006.001;

THENCE DUE EAST TO THE WESTERN BOUNDARY OF PARCEL NUMBER 17-6.0-14-000-000-010.000;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE BOUNDARY OF PARCEL NUMBERS 17-6.0-14-000-000-010.000 AND 17-6.0-14-000-000-011.000 TO THE SOUTHEAST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-011.000, THE POINT OF BEGINNING.

EXHIBIT B
MAP OF DISTRICT



EXHIBIT B-1
MAP OF EXISTING BOUNDARIES OF DISTRICT

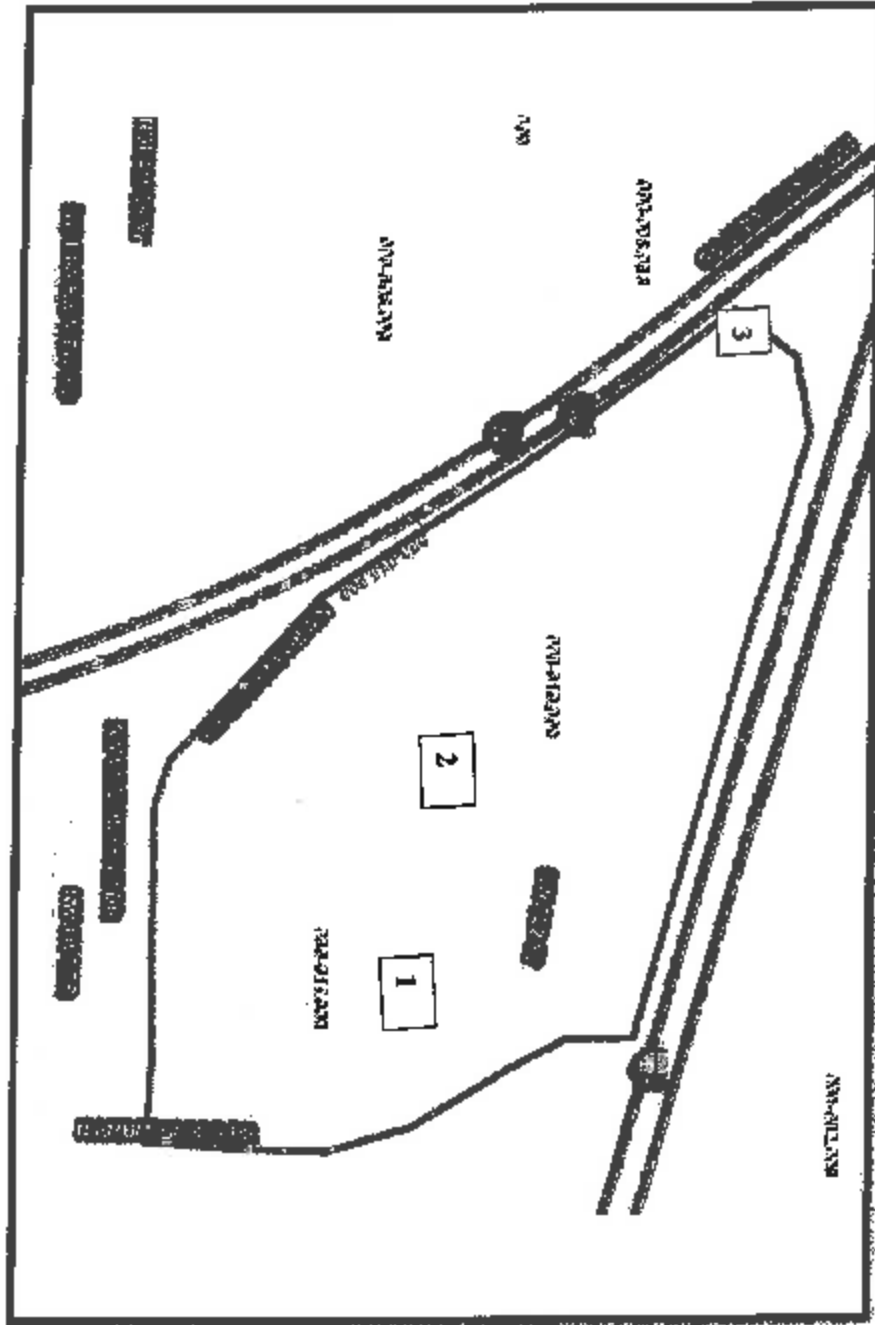


EXHIBIT B-2
MAP OF REAL PROPERTY TO BE ADDED TO DISTRICT



EXHIBIT C
PARCEL NUMBERS AND ASSESSED VALUES OF PROPERTY WITHIN DISTRICT

PETITIONERS' TRACTS:

Ambassador Building LLC

Parcel Numbers and Assessed Values (2025):

Map ID	Parcel ID	Address	AV 2025 Improvements	AV 2025 Land (No Improvements)	Total AV 2025 Land and Improvements
1	PL176014000000011000	12200 N Ambassador Dr.	\$13,174,393.00	\$2,748,758.00	\$15,923,151.00
	Total		\$13,174,393.00	\$2,748,758.00	\$15,923,151.00

Kansas City Airport Parking, LLC

Parcel Numbers and Assessed Values (2025):

Map ID	Parcel ID	Address	AV 2025 Improvements	AV 2025 Land (No Improvements)	Total AV 2025 Land and Improvements
2	PL176014000000010000	12101 NW Roanridge Rd	\$ 0	\$1,979,018.00	\$1,979,018.00
	Total		\$0	\$1,979,018.00	\$1,979,018.00

PETITIONERS' PERCENTAGE OF TOTAL CID ASSESSED VALUE:

Total AV Petitioners' Parcels		\$17,902,169.00
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Total AV CID		\$17,902,169.00
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Percentage of Total AV		100 %
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EXHIBIT D

FIVE-YEAR PLAN OF DISTRICT

A. General. The District was established for the purposes of providing funding for the financing, design, construction, removal, renovation, reconstruction or rehabilitation of certain public improvements or portions thereof, located within the District and related improvements and structures, as authorized pursuant to the Act. Such improvements and renovations are described as those projects eligible for funding or reimbursement from CID revenue as shown in greater detail in the budget described below. The District's purposes also include providing funding for the initial start-up costs and ongoing operating costs of the District. The District's projects are also intended to construct roundabouts at the intersection of I-29 and NW Cookingham Drive as well as make improvements to NW Cookingham Drive west of N Ambassador Drive. Because the District will be undertaking and coordinating this work, the District boundaries must be expanded to include this public right-of-way.

B. Purposes. The purposes of the District are to:

- (1) Form and govern the District in accordance with the Act and the revised statutes of the State of Missouri;
- (2) Provide or cause to be provided for the benefit of the District, certain improvements (including, without limitation, the construction of two (2) traffic roundabouts at the intersection of Interstate 29 and NW 120th Street, Kansas City, Missouri) and services described herein;
- (3) Obtain financing for the costs, expenditures, and undertakings of the District;
- (4) To levy and collect the CID Sales Tax in order to provide a source of repayment for CID Obligations issued to finance the District Projects, to pledge toward the repayment of CID Obligations issued to finance the District Projects, and/or to pay costs associated with the District or reimburse funds advanced under a reimbursement agreement as CID Sales Tax revenue is available; and
- (5) Such other purposes authorized by the Act.

C. District Administrative/Operation Costs. The administrative/operational services to be performed by the District shall include, but not be limited to, the following:

- (1) Adopting bylaws, passing resolutions, and otherwise governing the District in the manner required by the Act and the revised statutes of the State of Missouri;
- (2) Developing funding sources, including the levying of the CID Sales Tax, necessary in order to pay for the required expenses, costs and expenses of the District in a manner authorized by the Act;
- (3) Providing such accountings, reports and communications as are required by the Act and the Cooperative Agreement;

- (4) Employing or contracting for necessary agents, attorneys, engineers, appraisers, construction managers, environmental inspectors and experts of various types and descriptions in order to obtain competent plans and contracts for the construction (such term to include, inter alia, construction, demolition, removal, renovation, reconstruction or rehabilitation) of District Projects as described in this Petition;
- (5) Arranging for the construction of the District Projects in accordance with approved plans for same; and
- (6) Complying with the terms and conditions of the ordinance of the City authorizing the creation of the District;

The estimated costs for the District's Administrative/Operational Costs are approximately \$10,000 annually.

D. District Services. The District is authorized to provide all of those services authorized by the Act, including maintenance of public improvements and public and private property within the District, and supporting business activity and economic development in the District, including, but not limited to, the promotion of business activity, development and retention, and the recruitment of businesses. As the District does not anticipate initially providing such services, the estimated costs for District Services is \$0.

E. District Projects. The District Projects to be constructed by the District shall include, but not be limited to the following costs necessary for the construction of the following public improvements within the District:

Project Costs

Public Utilities (storm sewer, water)

Storm Sewer Extension	\$415,800
Waterline	\$766,185
Sanitary Sewer Extension	\$165,312

Subtotal	\$1,347,297
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Street Improvements

Mass Grading and Mobilization	\$708,658
Street Paving, Sidewalk & Curb	\$891,272
Landscape, Lights & Irrigation	\$849,275
Roundabout Intersections	\$10,000,000

Subtotal	\$12,449,205
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Total	\$13,795,502
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F. Anticipated Sources and Term. The anticipated sources of funds to pay for the District Projects are funds advanced under a reimbursement agreement. Reimbursement of funds advanced under a reimbursement agreement may occur during the term of the District.

G. Budget. The commencement of the construction of District Projects and commencement of District Services and the levy and collection of the CID Sales Tax are anticipated to occur within the first year of the District's submission of the Amended Petition.

H. Amendment Costs. The District's purpose includes providing funding for costs associated with the amendment of the Petition to establish the District, including, but not limited to, the drafting, filing and prosecuting of this Amended Petition, the negotiation of any and all agreements between the District and the City, including but not limited to legal fees, insurance and accounting fees which shall be reimbursable project costs. The estimated cost of the amendment of the Petition to establish the District is approximately \$15,000.

EXHIBIT E

**COPY OF PETITION FOR THE CREATION OF THE AMBASSADOR BUILDING
COMMUNITY IMPROVEMENT DISTRICT**

[DOCUMENT BEGINS ON NEXT PAGE]

**AMBASSADOR BUILDING
COMMUNITY IMPROVEMENT DISTRICT**

**PETITION TO THE
CITY OF KANSAS CITY, MISSOURI
FOR THE CREATION OF THE**

**AMBASSADOR BUILDING
COMMUNITY IMPROVEMENT DISTRICT**

Submitted June 1, 2020

**PETITION FOR THE CREATION OF THE
AMBASSADOR BUILDING COMMUNITY IMPROVEMENT DISTRICT**

To the City Council ("City Council") of the City of Kansas City, Missouri ("City"):

The undersigned ("Petitioner"), (1) being the owners of record owning more than fifty percent (50%) by assessed value of the real property within the boundaries of the hereinafter described proposed community improvement district (the "District"), and (2) comprising more than fifty (50%) per capita of all owners of real property within the boundaries of the District, do hereby petition and request that the City Council create such District to fund all or part of the costs of services and improvements described herein and provided and made within the District under the authority of Sections 67.1400 to 67.1571, R.S.Mo. (the "Act").

1. Boundaries, Legal Description, and Map of District

The legal description of the District is attached hereto as Exhibit A. A map of the boundaries of the District is attached hereto as Exhibit B, confirming that the District is contiguous. The District is located entirely within corporate boundaries of the City. A summary of the parcel(s) within the District owned by each Petitioner is attached hereto as Exhibit C.

2. Name of District

The name of the District is Ambassador Building Community Improvement District.

3. Signatures May Not Be Withdrawn

Notice has been provided to all Petition signers that their signatures may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk. This notice is included on each signature page attached to this Petition.

4. Five-Year Plan

A five-year plan stating a description of the purposes of the District, the services it will provide, the improvements it will make and an estimate of costs of these services and improvements to be incurred is attached hereto as Exhibit D.

5. District Type

The District will be established as a political subdivision of the State of Missouri in accordance with the Act.

6. District Governance, Number of Directors

The District will be governed by a board of directors elected by the District, which board shall consist of five (5) members.

7. Board of Directors

Pursuant to Section 67.1451.6, R.S.Mo., the initial board of directors and their respective terms shall be:

Michael Meier	4 years
Benny Hoy	4 years
Janese Hoy	2 years
Sam Blacksher	2 years
Taylor Vinyard	2 years

Successor directors shall be elected by the District for four year terms. Pursuant to Mo. Const. Art. 7, § 8, each of the above initial board members are citizens of the United States and have resided in the State of Missouri for at least one year preceding the submittal date of this Petition.

8. Total Assessed Value

The total estimated assessed value of all real property located within the District, as reported by the Platte County Assessor's Office, is \$7,351,579.00. As depicted on Exhibit C, Petitioner owns real property within the District currently assessed at \$7,351,579.00 representing approximately 100% of the assessed value of all of the real property within the District.

9. Determination of Blight

Petitioner is not seeking a determination of blight.

10. Proposed Length of Time

The life of the District shall begin from the effective date of the ordinance establishing the District, and shall be in existence for thirty (30) years to repay debt issued to fund capital improvements, provided however the District life may be automatically continued for successive ten year terms, until all of the project costs are satisfied, without having to submit a new petition subject to the condition precedent that the City Council shall not have adopted a resolution disallowing such continuation prior to the date upon which any successive term would have commenced unless sooner terminated by the property owners in accordance with Section 67.1481, R.S.Mo. of the Act.

11. Right of Property Owners to Terminate

Property owners are hereby notified of their right to initiate a petition to terminate the District as provided by Section 67.1481, R.S.Mo.

12. Proposed Method of Financing District Projects - Sales Tax

The proposed District Projects will be financed through a conventional secured loan, and/or reimbursement agreement or bonds issued by the District or other authorized

body, any of which will be secured by the pledge of revenue received from the imposition of a one percent District sales tax within the District ("CID Sales Tax").

13. Maximum Rates of Business Licenses and Real Property Taxes

The District will impose no real property tax levy or business license taxes within the District.

14. Method of Assessment and Maximum Rates of Special Assessments

The District will impose no special assessments within the District.

15. Limitations on Borrowing Capacity

Petitioner does not seek limitations on the borrowing capacity of the District.

16. Limitations on Revenue Generation

Petitioner does not seek limitations on the revenue generation of the District.

17. Other Limitations on District Powers

Petitioner does not seek limitations on the powers of the District.

18. Audit

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

19. Severability / Exhibits

It is the intention of the Petitioner that the provisions of this Petition shall be enforced to the fullest extent permissible under the laws and public policies of the State of Missouri and that the unenforceability (or modification to conform with such laws or public policies) of any provision hereof shall not render unenforceable, or impair, the remainder of this Petition. Accordingly, if any provision of this Petition shall be deemed invalid or unenforceable in whole or in part, this Petition shall be deemed amended to delete or modify, in whole or in part, if necessary, the invalid or unenforceable provision or provisions, or portions thereof, and to alter the balance of this Petition in order to render the same valid and enforceable. All exhibits attached hereto are hereby incorporated into this Petition by reference.

20. Request for Establishment

By execution and submission of this Petition, the Petitioner respectfully requests that the City Council establish the Ambassador Building Community Improvement District as set forth in this Petition.

[Remainder of page intentionally left blank; signature pages immediately follow]

IN WITNESS WHEREOF, I, the undersigned Petitioner, have executed the above foregoing Petition to create a Community Improvement District:

Name of Owner	Ambassador Building, LLC
Owner's Telephone Number	972-251-0440
Owner's Mailing Address	1201 WALNUT ST STE 2900 KANSAS CITY MO 64106-2178
Name of Signer	Richard Chaves Jr.
Signer's Legal Authority to Sign	Authorized Signer by LLC
Signer's Telephone Number	Same as above.
Signer's Mailing Address	Same as above.
Type of Entity	Missouri Limited Liability Company
Map, Parcel Number and Assessed Value of Each Tract of Property Owned within the District	See following pages

By executing this Petition, the undersigned represents and warrants that he is legally authorized to execute this Petition on behalf of the property owner named immediately above. The undersigned acknowledges that it has been given notice that its signature below may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk.

Ambassador Building, LLC,
a Missouri Limited Liability Company

By: [Signature]
Name: Richard Chaves Jr.
Its: Authorized Signer
Date: June 1, 2020

STATE OF MISSOURI)
COUNTY OF JACKSON) ss.

BE IT REMEMBERED, that on this 1st day of June, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Richard Chaves Jr., authorized representative/signer of Ambassador Building, LLC, who executed the within instrument on behalf of said limited liability company and he duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My Commission Expires: 7/31/20

[Signature]
NOTARY PUBLIC



RACHELLE M. BIONDO
My Commission Expires
July 31, 2020
Jackson County
Commission #12499262

Ambassador Building, LLC

Map ID	Parcel ID	Address	AV 2020 Land (No Improvements)	AV 2020 Improvements	Total AV Improvements
1	PL176014000000011000	12200 N Ambassador Dr	\$ 5,664,046	\$879,603	\$6,543,649
	Total		\$ 5,664,046	\$879,603	\$6,543,649

Parcel Numbers and Assessed Values (2020):

MAP: See Exhibit B.

IN WITNESS WHEREOF, I, the undersigned Petitioner, have executed the above foregoing Petition to create a Community Improvement District:

Name of Owner	Kansas City Airport Parking, LLC
Owner's Telephone Number	972-251-0440
Owner's Mailing Address	12200 N AMBASSADOR DR KANSAS CITY MO 64163
Name of Signer	Richard Chaves Jr.
Signer's Legal Authority to Sign	Authorized Signer/Representative
Signer's Telephone Number	Same as above.
Signer's Mailing Address	Same as above.
Type of Entity	Missouri Limited Liability Company
Map, Parcel Number and Assessed Value of Each Tract of Property Owned within the District	See following pages

By executing this Petition, the undersigned represents and warrants that he is legally authorized to execute this Petition on behalf of the property owner named immediately above. The undersigned acknowledges that it has been given notice that its signature below may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk.

Kansas City Airport Parking, LLC,
a Missouri Limited Liability Company

By: [Signature]
Name: Richard Chaves Jr.
Its: Authorized Signer/Representative
Date: June 1, 2020

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

BE IT REMEMBERED, that on this 1st day of June before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Richard Chaves Jr., authorized signer/representative of Kansas City Airport Parking, LLC, who executed the within instrument on behalf of said limited liability company and he duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My Commission Expires: 7/31/20

[Signature]
NOTARY PUBLIC



RACHELLE M. BIONDO
My Commission Expires
July 31, 2020
Jackson County
Commission #12499282

Kansas City Airport Parking, LLC

Parcel Numbers and Assessed Values (2020):

Map ID	Parcel ID	Address	AV 2020 Land (No Improvements)	AV 2020 Improvements	Total AV Improvements
2	PL176014000000010000	12101 NW Roanridge Rd	\$ 0	\$799,971	\$799,971
3	PL176014000000015000	No address	\$0	\$ 7,959	\$7,959
	Total		\$0	\$807,930	\$807,930

MAP: See Exhibit B.

CLERK'S RECEIPT OF PETITION

This Petition was filed in the office of the City Clerk of the City of Kansas City, Missouri
on the _____ day of _____, 2020.

City Clerk

[SEAL]

EXHIBIT A
LEGAL DESCRIPTION OF DISTRICT

Ambassador Building CID

PROPERTY DESCRIPTION (TOTAL PROPERTY)
CONTAINING 3,758,745 SQUARE FEET OR 86.29 ACRES

ALL OF LOT 1, TRACT A, TRACT B, AND TRACT C OF THE REPLAT OF LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI, AND ALL THAT PART OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 52 NORTH, RANGE 34 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S08°55'08"W, A DISTANCE OF 87.83 FEET; THENCE N78°14'48"W, A DISTANCE OF 38.48 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 307.39 FEET; THENCE N46°13'28"W, A DISTANCE OF 550.05 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1355.00 FEET, AN ARC DISTANCE OF 350.39 FEET; THENCE N31°24'29"W, A DISTANCE OF 494.31 FEET; THENCE N33°09'34"W, A DISTANCE OF 167.47 FEET; THENCE N34°54'56"W, A DISTANCE OF 210.59 FEET; THENCE N37°31'25"W, A DISTANCE OF 579.37 FEET; THENCE N35°40'37"E, A DISTANCE OF 265.58 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 435 AT A POINT 223.00 FEET RIGHT OF THE SOUTHERLY LANE CENTERLINE STATION 681+58.90; THENCE N77°32'06"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 264.66 FEET TO A POINT BEING 96.00 RIGHT OF THE INTERSTATE 435 SOUTHERLY LANE CENTERLINE STATION 683+91.10; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 214.53 FEET TO A POINT BEING 96.00 FEET RIGHT OF INTERSTATE 435 SOUTHERLY LANE CENTERLINE STATION 686+05.63, AND 150.00 FEET RIGHT OF CENTERLINE STATION 686+05.63; THENCE S60°40'17"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 66.09 FEET TO A POINT BEING 165.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 686+70; THENCE S80°42'00"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 332.42 FEET TO A POINT BEING 125.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 690+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET TO A POINT BEING 125.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 693+00; THENCE S67°08'04"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 302.03 FEET TO A POINT BEING 160.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 696+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 500.00 FEET TO A POINT BEING 160.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 701+00; THENCE S76°39'05"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 200.25 FEET TO A POINT BEING 150.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 703+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A

DISTANCE OF 304.12 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 1312 AT PAGE 421; THENCE S15°07'15"W, ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 28.20 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID WESTERLY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 414.24 FEET, AN ARC DISTANCE OF 173.86 FEET TO THE NORTHEASTERLY CORNER OF THE N. AMBASSADOR DRIVE RIGHT OF WAY AS SHOWN ON SAID REPLAT OF LOT 1; THENCE S79°29'38"W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID N. AMBASSADOR DRIVE, A DISTANCE OF 102.00 FEET TO THE NORTHWESTERLY CORNER OF SAID RIGHT OF WAY; THENCE SOUTHERLY, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID N. AMBASSADOR DRIVE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S10°30'22"E, A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 36.52 FEET; THENCE S14°18'36"E, A DISTANCE OF 63.29 FEET; THENCE S25°16'16"E, A DISTANCE OF 42.44 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTHERLY, ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 552.00 FEET, AN ARC DISTANCE OF 61.08 FEET; THENCE S31°36'41"E, CONTINUING ALONG SAID LINE AND ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 378.75 FEET; THENCE SOUTHERLY, CONTINUING ALONG THE EAST LINE OF SAID TRACT A, THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF SAID TRACT B, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 648.00 FEET, AN ARC DISTANCE OF 356.90 FEET; THENCE S00°03'15"E, CONTINUING ALONG THE EAST LINE OF SAID TRACT B, AND ALONG THE EAST LINE OF SAID TRACT C, A DISTANCE OF 237.99 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 186.00 FEET, AN ARC DISTANCE OF 17.73 FEET; THENCE S05°24'22"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 128.05 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 214.00 FEET, AN ARC DISTANCE OF 20.39 FEET; THENCE S00°03'15"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 179.69 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT C; THENCE N87°56'42"W, ALONG THE SOUTHERLY LINE OF SAID TRACT C, A DISTANCE OF 244.17 FEET; THENCE N63°01'24"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 201.49 FEET; THENCE S78°06'10"W, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 154.60 FEET; THENCE N89°41'11"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 360.00 FEET; THENCE N77°47'52"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 81.71 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
MAP OF DISTRICT

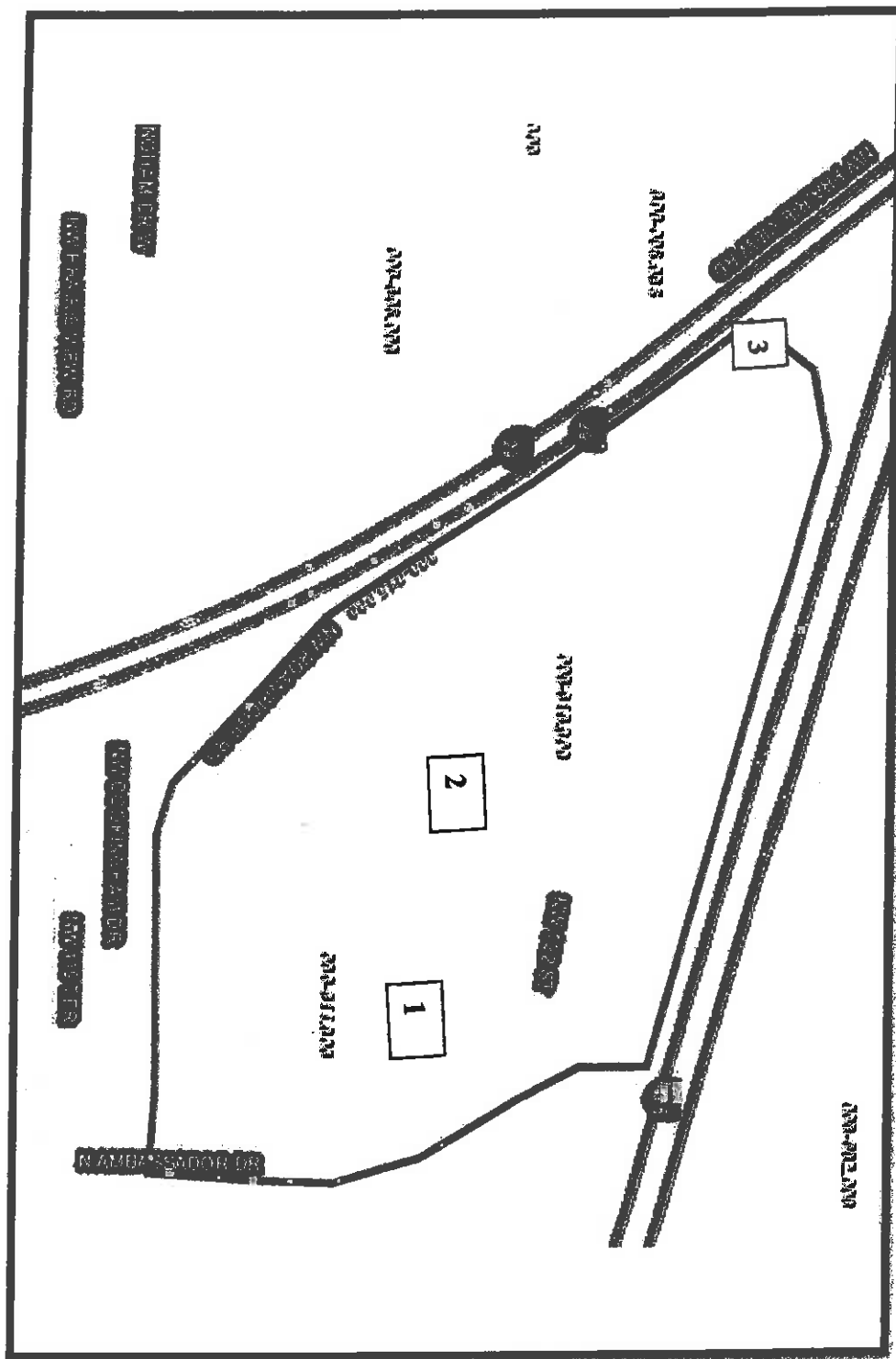


EXHIBIT C
PARCEL NUMBERS AND ASSESSED VALUES OF PROPERTY WITHIN DISTRICT

PETITIONERS' TRACTS:

Ambassador Building LLC

Parcel Numbers and Assessed Values (2020):

Map ID	Parcel ID	Address	AV 2020 Land (No Improvements)	AV 2020 Improvements	Total AV Improvements
1	PL176014000000011000	12200 N Ambassador Dr	\$ 5,664,046	\$879,603	\$6,543,649
	Total		\$ 5,664,046	\$879,603	\$6,543,649

Kansas City Airport Parking, LLC

Parcel Numbers and Assessed Values (2020):

Map ID	Parcel ID	Address	AV 2020 Land (No Improvements)	AV 2020 Improvements	Total AV Improvements
2	PL176014000000010000	12101 NW Roanridge Rd	\$ 0	\$799,971	\$799,971
3	PL176014000000015000	No address	\$0	\$ 7,959	\$7,959
	Total		\$0	\$807,930	\$807,930

PETITIONERS' PERCENTAGE OF TOTAL CID ASSESSED VALUE:

Total AV Petitioners' Parcels		\$7,351,579
Total AV CID		\$7,351,579
Percentage of Total AV		100 %

EXHIBIT D

FIVE-YEAR PLAN OF DISTRICT

A. General. The District will be established for the purposes of providing funding for the financing, design, construction, removal, renovation, reconstruction or rehabilitation of certain public improvements or portions thereof, located within the District and related improvements and structures, as authorized pursuant to the Act. Such improvements and renovations are described as those projects eligible for funding or reimbursement from CID revenue as shown in greater detail in the budget described below. The District's purposes also include providing funding for the initial start-up costs and ongoing operating costs of the District.

B. Purposes. The purposes of the District are to:

- (1) Form and govern the District in accordance with the Act and the revised statutes of the State of Missouri;
- (2) Provide or cause to be provided for the benefit of the District, certain improvements and services described herein;
- (3) Obtain financing for the costs, expenditures, and undertakings of the District;
- (4) To levy and collect the CID sales tax in order to provide a source of repayment for CID Obligations issued to finance the District Projects, or to pledge toward the repayment of CID Obligations issued to finance the District Projects; and
- (5) Such other purposes authorized by the Act.

C. District Administrative/Operation Costs. The administrative/operational services to be performed by the District shall include, but not be limited to, the following:

- (1) Adopting bylaws, passing resolutions, and otherwise governing the District in the manner required by the Act and the revised statutes of the State of Missouri;
- (2) Developing funding sources, including the levying of the CID sales tax, necessary in order to pay for the required expenses, costs and expenses of the District in a manner authorized by the Act;
- (3) Providing such accountings, reports and communications as are required by the Act and the Cooperative Agreement;
- (4) Employing or contracting for necessary agents, attorneys, engineers, appraisers, construction managers, environmental inspectors and experts of various types and descriptions in order to obtain competent plans and contracts for the construction (such term to include, inter alia, construction, demolition, removal, renovation, reconstruction or rehabilitation) of District Projects as described in this Petition;
- (5) Arranging for the construction of the District Projects in accordance with approved plans for same; and

- (6) Complying with the terms and conditions of the ordinance of the City authorizing the creation of the District;

The estimated costs for the District's Administrative/Operational Costs are approximately \$10,000 annually.

D. District Services. The District is authorized to provide all of those services authorized by the Act, including maintenance of public improvements and public and private property within the District, and supporting business activity and economic development in the District, including, but not limited to, the promotion of business activity, development and retention, and the recruitment of businesses. As the District does not anticipate initially providing such services, the estimated costs for District Services is \$0.

E. District Projects. The District Projects to be constructed by the District shall include, but not be limited to the following costs necessary for the construction of the following public improvements within the District:

Project Costs

Public Utilities (storm sewer, water)

Storm Sewer Extension \$415,800

Waterline \$766,185

Sanitary Sewer Extension \$165,312

Subtotal \$1,347,297

Street Improvements

Mass Grading and Mobilization \$708,658

Street Paving, Sidewalk & Curb \$891,272

Landscape, Lights & Irrigation \$849,275

Subtotal \$2,449,205

Initial Start-Up Costs \$30,000

Contingency \$500,000

Total \$4,326,502

F. Budget. The commencement of the construction of District Projects and commencement of District Services and the levy and collection of the CID Sales Tax are anticipated to occur within the first year of the District's existence.

G. Initial Start Up Costs. The District's purpose includes providing funding for initial start-up costs associated with the formation of the District, including, but not limited to, the drafting, filing and prosecuting of this Petition, the negotiation of any and all agreements between the District and the City, including but not limited to legal fees, insurance and accounting fees which shall be reimbursable project costs. The estimated cost of the initial startup of the District is approximately \$30,000.

EXHIBIT F

**COPY OF ORDINANCE NUMBER 200460 APPROVING THE PETITION TO
ESTABLISH THE AMBASSADOR BUILDING COMMUNITY IMPROVEMENT
DISTRICT**

[DOCUMENT BEGINS ON NEXT PAGE]

ORDINANCE NO. 200460

Approving the petition to establish the Ambassador Building Community Improvement District; establishing the Ambassador Building Community Improvement District generally located at the northwest of the intersection of N.W. Cookingham Drive and N. Ambassador Drive in Kansas City, Platte County, Missouri; requiring the annual submission of certain records; directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development; and authorizing the City to enter into a cooperative agreement with the District.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition (the "Petition") to establish the Ambassador Building Community Improvement District (the "District") as a political subdivision in accordance with Section 67.1401 through Section 67.1571, RSMo, otherwise known as the Missouri Community Improvement District Act (the "Act"), and which is attached to this Ordinance as Exhibit 1, is hereby approved in its entirety.

Section 2. That the District is hereby established for the purposes set forth in the Petition, which the District shall have all the powers and authority authorized by the Petition, the Act, and by law, and shall continue to exist for a period of thirty (30) years or more consistent with the terms of the Petition.

Section 3. That the District shall annually submit its proposed budget, annual report and copies of written resolutions passed by the District's board to the City pursuant to Section 67.1471, RSMo.

Section 4. That upon the effective date of this Ordinance, the City Clerk is hereby directed to report the creation of the District to the Missouri Department of Economic Development pursuant to Section 67.1421.6, RSMo, by sending copy of this ordinance to said agency.

Section 5. That the District shall enter into a cooperative agreement with the City, the form of which shall be substantially similar to that which is attached to this Ordinance as Exhibit 2.



Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

JUN 25 2020

Date Passed

Approved as to form and legality:

Eduard Alegre
Assistant City Attorney

EXHIBIT G

COPY OF BOARD RESOLUTION APPROVING THIS AMENDED PETITION

[DOCUMENT BEGINS ON NEXT PAGE]

AMBASSADOR BUILDING COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2025-02

**APPROVE PETITION TO THE CITY OF KANSAS CITY, MISSOURI TO AMEND THE
CREATION PETITION; AND OTHER ACTIONS RELATED THERETO**

Adopted July 10, 2025

WHEREAS, by Ordinance No. 200460, adopted June 25, 2020 ("Ordinance") and pursuant to the Community Improvement District Act, Sections 67.1401 *et seq.*, RSMo ("Act"), the City Council ("City Council") of the City of Kansas City, Missouri ("City") approved the Petition for the Creation of the Ambassador Building Community Improvement District ("Petition"), thereby creating the Ambassador Building Community Improvement District ("District"); and

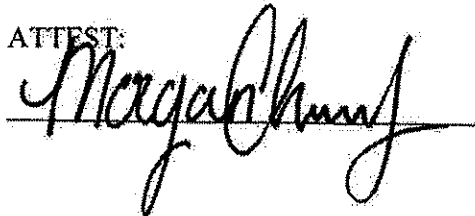
WHEREAS, the District and Petitioners desire to amend the Petition in order to expand the boundaries of the District to include roundabout areas;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Amended Petition to expand the Boundaries of the District is approved in substantially the form presented on this date to the Board of Directors, subject to such changes, additions or deletions as may be deemed necessary or desirable by the District's officers, upon the advice of counsel, to carry out the purpose and intent of this Resolution.
2. The District's officers and legal counsel are authorized and directed to submit the Amended Petition to the City for approval by the City Council following a public hearing in accordance with the Act.
3. The appropriate officers of the District are authorized and directed to take all further action necessary to carry out the purpose and intent of this Resolution.


Richard Chaves, Chairman

ATTEST:



**AMBASSADOR BUILDING
COMMUNITY IMPROVEMENT DISTRICT**

**PETITION TO THE
CITY OF KANSAS CITY, MISSOURI
TO AMEND THE PETITION
FOR THE CREATION OF THE**

**AMBASSADOR BUILDING
COMMUNITY IMPROVEMENT DISTRICT**

Submitted _____, 2025

PETITION TO AMEND THE PETITION FOR THE CREATION OF THE AMBASSADOR BUILDING COMMUNITY IMPROVEMENT DISTRICT

To the City Council ("City Council") of the City of Kansas City, Missouri ("City"):

The undersigned ("Petitioner"), (1) being the owners of record owning more than fifty percent (50%) by assessed value of the real property within the boundaries of the Ambassador Building Community Improvement District (the "District"), and (2) comprising more than fifty (50%) per capita of all owners of real property within the boundaries of the District, do hereby petition (this "Amended Petition") and request that the City Council amend the Petition (the "Petition") for the Creation of the Ambassador Building Community Improvement District (the "District") under the authority of Sections 67.1400 to 67.1571, R.S.Mo. (the "Act"). A copy of the Petition is attached hereto for reference as Exhibit E. The District was first established pursuant to terms set forth in the Petition and in accordance with the Act by the City Council's adoption of Ordinance Number 200460 on June 25, 2020. A copy of Ordinance Number 200460 is attached hereto for reference as Exhibit F.

1. Boundaries, Legal Description, and Map of District

The legal description of the District set forth on Exhibit A of the Petition is hereby deleted in its entirety and replaced with the legal description set forth on Exhibit A attached hereto and incorporated herein. The map of the District's boundaries set forth on Exhibit B of the Petition is hereby deleted in its entirety and replaced with the map set forth on Exhibit B attached hereto and incorporated herein. The District is located entirely within corporate boundaries of the City. A summary of the parcel(s) within the District owned by each Petitioner is attached hereto as Exhibit C.

2. Name of District

The name of the District is: Ambassador Building Community Improvement District.

3. Signatures May Not Be Withdrawn

Notice has been provided to all Amended Petition signers that their signatures may not be withdrawn later than seven (7) days after the filing of this Amended Petition with the City Clerk. This notice is included on each signature page attached to this Amended Petition.

4. Five-Year Plan

A five-year plan stating a description of the purposes of the District, the services it will provide, the improvements it will make, and an estimate of costs of these services and improvements to be incurred is attached hereto as Exhibit D.

5. District Type

The District was established as a political subdivision of the State of Missouri in accordance with the Act, and its status as such remains unchanged from the Petition.

6. District Governance, Number of Directors

The District is governed by a board of directors elected by the District, which board consists of five (5) members, and remains unchanged from the Petition.

7. Board of Directors

The initial board of directors, their respective terms, and election of successor directors remains unchanged from the Petition.

8. Total Assessed Value

The total estimated assessed value of all real property located within the District, as reported by the Platte County Assessor's Office, is \$17,902,169.00. As depicted on Exhibit C, Petitioner owns real property within the District currently assessed at \$17,902,169.00 representing approximately 100% of the assessed value of all of the real property within the District.

9. Determination of Blight

Petitioner is not seeking a determination of blight.

10. Proposed Length of Time

The life of the District shall remain unchanged from the Petition, except that the District life shall be automatically continued beyond its scheduled expiration date for successive ten year terms if any CID Obligations remain outstanding at the then-scheduled expiration date.

11. Right of Property Owners to Terminate

Property owners are hereby notified of their right to initiate a petition to terminate the District as provided by Section 67.1481, R.S.Mo.

12. Proposed Method of Financing District Projects - Sales Tax

The District, pursuant to its Resolution 2020:03 adopted July 6, 2020, approved by eligible voters by mail-in ballot on August 18, 2020, and certified by the Platte County Board of Election Commissioners on August 20, 2020, imposed a sales tax in the amount of one percent (1.0%) to fund District Projects for a period of thirty (30) years ("CID Sales Tax").

The proposed District Projects will be financed through a conventional secured loan, and/or reimbursement agreement or bonds issued by the District or other authorized

body ("CID Obligations"), any of which may be secured by the pledge of revenue received from the CID Sales Tax.

13. Maximum Rates of Business Licenses and Real Property Taxes

The District will impose no real property tax levy or business license taxes within the District.

14. Limitations on Borrowing Capacity

Petitioner does not seek limitations on the borrowing capacity of the District.

15. Limitations on Revenue Generation

Petitioner does not seek limitations on the revenue generation of the District.

16. Other Limitations on District Powers

Petitioner does not seek limitations on the powers of the District.

17. Audit

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

18. Severability / Exhibits

It is the intention of the Petitioner that the provisions of this Amended Petition shall be enforced to the fullest extent permissible under the laws and public policies of the State of Missouri and that the unenforceability (or modification to conform with such laws or public policies) of any provision hereof shall not render unenforceable, or impair, the remainder of this Amended Petition. Accordingly, if any provision of this Amended Petition shall be deemed invalid or unenforceable in whole or in part, this Amended Petition shall be deemed amended to delete or modify, in whole or in part, if necessary, the invalid or unenforceable provision or provisions, or portions thereof, and to alter the balance of this Amended Petition in order to render the same valid and enforceable. All exhibits attached hereto are hereby incorporated into this Amended Petition by reference.

19. Request for Amendment

By execution and submission of this Amended Petition, the Petitioner respectfully requests that the City Council amend the Petition for the Creation of the Ambassador Building Community Improvement District as set forth in this Amended Petition.

[Remainder of page intentionally left blank; signature pages immediately follow]

IN WITNESS WHEREOF, I, the undersigned Petitioner, have executed the above foregoing Amended Petition to amend the Petition to create a Community Improvement District:

Name of Owner	Ambassador Building, LLC
Owner's Telephone Number	972-251-0440
Owner's Mailing Address	12200 N AMBASSADOR DR KANSAS CITY MO 64163
Name of Signer	Richard Chaves Jr.
Signer's Legal Authority to Sign	Authorized Representative/Signer by LLC
Signer's Telephone Number	Same as above
Signer's Mailing Address	Same as above
Type of Entity	Missouri Limited Liability Company
Map, Parcel Number and Assessed Value of Each Tract of Property Owned within the District	See following pages

By executing this Amended Petition, the undersigned represents and warrants that he is legally authorized to execute this Amended Petition on behalf of the property owner named immediately above. The undersigned acknowledges that it has been given notice that its signature below may not be withdrawn later than seven (7) days after the filing of this Amended Petition with the City Clerk.

Ambassador Building, LLC,
a Missouri Limited Liability Company

By: _____
Name: Richard Chaves, Jr.
Its: Authorized Representative/Signer
Date: _____

STATE OF _____)
) ss.
COUNTY OF _____)

BE IT REMEMBERED, that on this ____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Richard Chaves Jr., authorized representative/signer of Ambassador Building, LLC, who executed the within instrument on behalf of said limited liability company and he duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

NOTARY PUBLIC

My Commission Expires: _____

Ambassador Building, LLC

Map ID	Parcel ID	Address	AV 2025 Improvements	AV 2025 Land (No Improvements)	Total AV 2025 Land and Improvements
1	PL176014000000011000	12200 N Ambassador Dr.	\$13,174,393.00	\$2,748,758.00	\$15,923,151.00
	Total		\$13,174,393.00	\$2,748,758.00	\$15,923,151.00

Parcel Numbers and Assessed Values (2025)

MAP: See Exhibit B.

IN WITNESS WHEREOF, I, the undersigned Petitioner, have executed the above foregoing Amended Petition to amend the Petition to create a Community Improvement District:

Name of Owner	Kansas City Airport Parking, LLC
Owner's Telephone Number	972-251-0440
Owner's Mailing Address	12200 N AMBASSADOR DR KANSAS CITY MO 64163
Name of Signer	Richard Chaves Jr.
Signer's Legal Authority to Sign	Authorized Signer/Representative
Signer's Telephone Number	Same as above
Signer's Mailing Address	Same as above
Type of Entity	Missouri Limited Liability Company
Map, Parcel Number and Assessed Value of Each Tract of Property Owned within the District	See following pages

By executing this Amended Petition, the undersigned represents and warrants that he is legally authorized to execute this Amended Petition on behalf of the property owner named immediately above. The undersigned acknowledges that it has been given notice that its signature below may not be withdrawn later than seven (7) days after the filing of this Amended Petition with the City Clerk.

Kansas City Airport Parking, LLC,
a Missouri Limited Liability Company

By: _____
Name: Richard Chaves, Jr.
Its: Authorized Signer/Representative
Date: _____

STATE OF _____)
) ss.
COUNTY OF _____)

BE IT REMEMBERED, that on this ____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Richard Chaves Jr., authorized signer/representative of Kansas City Airport Parking, LLC, who executed the within instrument on behalf of said limited liability company and he duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

NOTARY PUBLIC

My Commission Expires: _____

Kansas City Airport Parking, LLC

Map ID	Parcel ID	Address	AV 2025 Improvements	AV 2025 Land (No Improvements)	Total AV 2025 Land and Improvements
2	PL1760140000000010000	12101 NW Roanridge Rd	\$ 0	\$1,979,018.00	\$1,979,018.00
	Total		\$0	\$1,979,018.00	\$1,979,018.00

Parcel Numbers and Assessed Values (2025)

MAP: See Exhibit B.

CLERK'S RECEIPT OF AMENDED PETITION

This Amended Petition was filed in the office of the City Clerk of the City of Kansas City, Missouri on the _____ day of _____, 2025.

City Clerk

[SEAL]

EXHIBIT A
LEGAL DESCRIPTION OF DISTRICT

AMBASSADOR BUILDING AND KANSAS CITY AIRPORT PARKING PROPERTY:

ALL OF LOT 1, TRACT A, TRACT B, AND TRACT C OF THE REPLAT OF LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI, AND ALL THAT PART OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 52 NORTH, RANGE 34 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S08°55'08"W, A DISTANCE OF 87.83 FEET; THENCE N78°14'48"W, A DISTANCE OF 38.48 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 307.39 FEET; THENCE N46°13'28"W, A DISTANCE OF 550.05 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1355.00 FEET, AN ARC DISTANCE OF 350.39 FEET; THENCE N31°24'29"W, A DISTANCE OF 494.31 FEET; THENCE N33°09'34"W, A DISTANCE OF 167.47 FEET; THENCE N34°54'56"W, A DISTANCE OF 210.59 FEET; THENCE N37°31'25"W, A DISTANCE OF 579.37 FEET; THENCE N35°40'37"E, A DISTANCE OF 265.58 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 435 AT A POINT 223.00 FEET RIGHT OF THE SOUTHERLY LANE CENTERLINE STATION 681+58.90; THENCE N77°32'06"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 264.66 FEET TO A POINT BEING 96.00 RIGHT OF THE INTERSTATE 435 SOUTHERLY LANE CENTERLINE STATION 683+91.10; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 214.53 FEET TO A POINT BEING 96.00 FEET RIGHT OF INTERSTATE 435 SOUTHERLY LANE CENTERLINE STATION 686+05.63, AND 150.00 FEET RIGHT OF CENTERLINE STATION 686+05.63; THENCE S60°40'17"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 66.09 FEET TO A POINT BEING 165.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 686+70; THENCE S80°42'00"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 332.42 FEET TO A POINT BEING 125.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 690+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET TO A POINT BEING 125.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 693+00; THENCE S67°08'04"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 302.03 FEET TO A POINT BEING 160.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 696+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 500.00 FEET TO A POINT BEING 160.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 701+00; THENCE S76°39'05"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 200.25 FEET TO A POINT BEING 150.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 703+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 304.12 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 1312 AT PAGE 421; THENCE S15°07'15"W, ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 28.20 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID WESTERLY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING

A RADIUS OF 414.24 FEET, AN ARC DISTANCE OF 173.86 FEET TO THE NORTHEASTERLY CORNER OF THE N. AMBASSADOR DRIVE RIGHT OF WAY AS SHOWN ON SAID REPLAT OF LOT 1; THENCE S79°29'38"W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID N. AMBASSADOR DRIVE, A DISTANCE OF 102.00 FEET TO THE NORTHWESTERLY CORNER OF SAID RIGHT OF WAY; THENCE SOUTHERLY, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID N. AMBASSADOR DRIVE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S10°30'22"E, A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 36.52 FEET; THENCE S14°18'36"E, A DISTANCE OF 63.29 FEET; THENCE S25°16'16"E, A DISTANCE OF 42.44 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTHERLY, ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 552.00 FEET, AN ARC DISTANCE OF 61.08 FEET; THENCE S31°36'41"E, CONTINUING ALONG SAID LINE AND ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 378.75 FEET; THENCE SOUTHERLY, CONTINUING ALONG THE EAST LINE OF SAID TRACT A, THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF SAID TRACT B, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 648.00 FEET, AN ARC DISTANCE OF 356.90 FEET; THENCE S00°03'15"E, CONTINUING ALONG THE EAST LINE OF SAID TRACT B, AND ALONG THE EAST LINE OF SAID TRACT C, A DISTANCE OF 237.99 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 186.00 FEET, AN ARC DISTANCE OF 17.73 FEET; THENCE S05°24'22"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 128.05 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 214.00 FEET, AN ARC DISTANCE OF 20.39 FEET; THENCE S00°03'15"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 179.69 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT C; THENCE N87°56'42"W, ALONG THE SOUTHERLY LINE OF SAID TRACT C, A DISTANCE OF 244.17 FEET; THENCE N63°01'24"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 201.49 FEET; THENCE S78°06'10"W, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 154.60 FEET; THENCE N89°41'11"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 360.00 FEET; THENCE N77°47'52"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 81.71 FEET TO THE POINT OF BEGINNING.

AND THE DESCRIPTION ON THE FOLLOWING PAGE

ROUNDBABOUTS AND PUBLIC RIGHT-OF-WAY:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-011.000;

THENCE SOUTHERLY TO THE NORTHEAST CORNER OF PARCEL NUMBER 17-6.0-23-000-000-004.000;

THENCE WESTERLY AND NORTHERLY ALONG THE NORTHERN AND EASTERN BOUNDARIES OF PARCEL NUMBERS 17-6.0-23-000-000-004.000, 17-6.0-23-000-000-006.000, 17-6.0-23-000-000-010.000, AND 17-6.0-23-000-000-008.000 TO THE NORTHWEST CORNER OF PARCEL NUMBER 17-6.0-23-000-000-008.000;

THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF PARCEL NUMBER 17-6.0-23-000-000-008.000;

THENCE DUE WEST TO THE EASTERN BOUNDARY OF PARCEL NUMBER 17-6.0-23-000-000-009.000;

THENCE NORTHWESTERLY AND WESTERLY ALONG THE BOUNDARY OF PARCEL NUMBER 17-6.0-23-000-000-009.000 TO A POINT DUE SOUTH OF THE SOUTHWEST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-006.000;

THENCE DUE NORTH TO THE SOUTHWEST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-006.000;

THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG THE BOUNDARIES OF PARCEL NUMBERS 17-6.0-14-000-000-006.000 AND 17-6.0-14-000-000-006.001 TO THE EASTERNMOST POINT OF PARCEL NUMBER 17-6.0-14-000-000-006.001;

THENCE DUE EAST TO THE WESTERN BOUNDARY OF PARCEL NUMBER 17-6.0-14-000-000-010.000;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE BOUNDARY OF PARCEL NUMBERS 17-6.0-14-000-000-010.000 AND 17-6.0-14-000-000-011.000 TO THE SOUTHEAST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-011.000, THE POINT OF BEGINNING.

EXHIBIT B
MAP OF DISTRICT

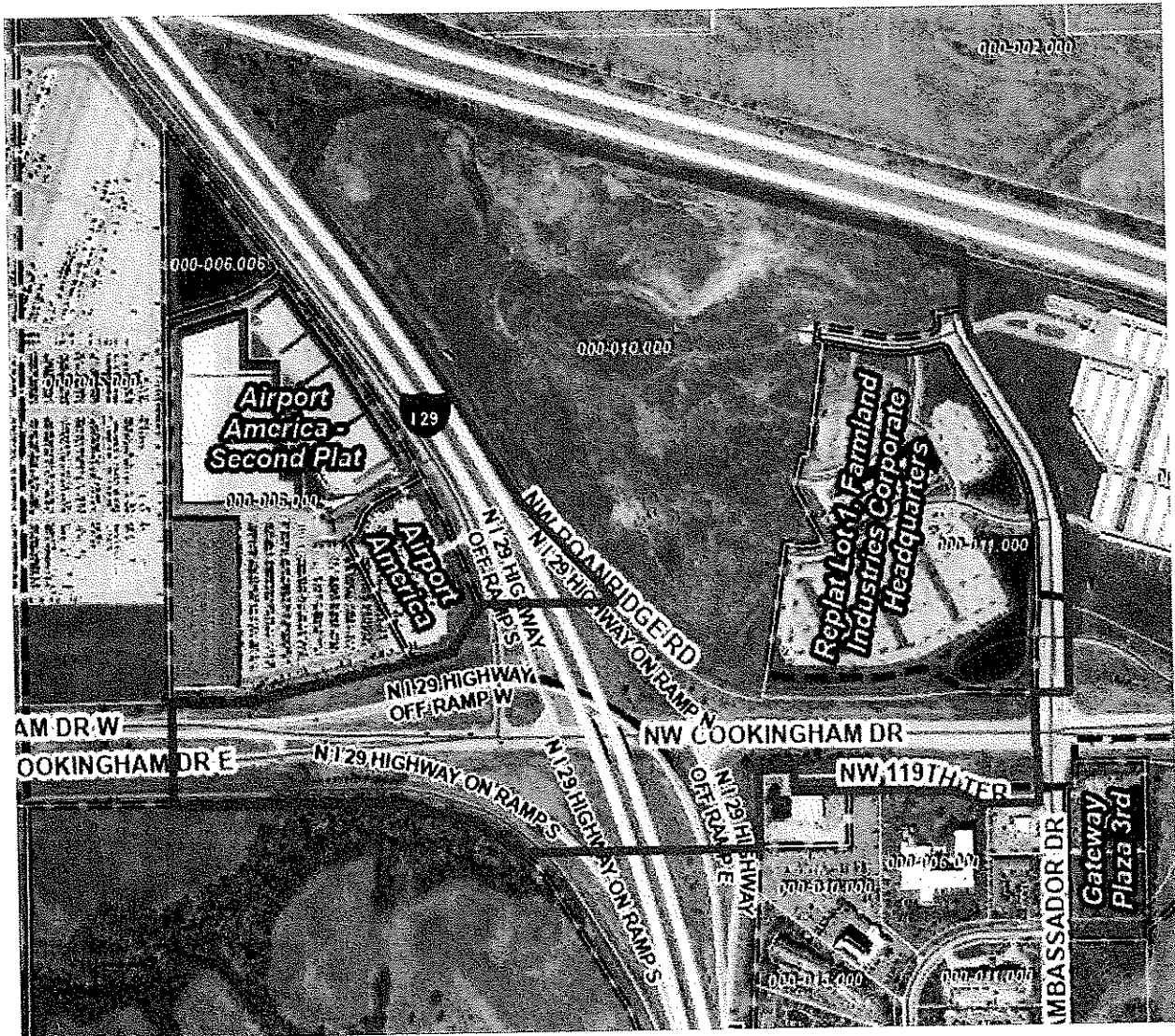


EXHIBIT C
PARCEL NUMBERS AND ASSESSED VALUES OF PROPERTY WITHIN DISTRICT

PETITIONERS' TRACTS:

Ambassador Building LLC

Parcel Numbers and Assessed Values (2025):

Map ID	Parcel ID	Address	AV 2025 Improvements	AV 2025 Land (No Improvements)	Total AV 2025 Land and Improvements
1	PL176014000000011000	12200 N Ambassador Dr.	\$13,174,393.00	\$2,748,758.00	\$15,923,151.00
	Total		\$13,174,393.00	\$2,748,758.00	\$15,923,151.00

Kansas City Airport Parking, LLC

Parcel Numbers and Assessed Values (2025):

Map ID	Parcel ID	Address	AV 2025 Improvements	AV 2025 Land (No Improvements)	Total AV 2025 Land and Improvements
2	PL176014000000010000	12101 NW Roanridge Rd	\$ 0	\$1,979,018.00	\$1,979,018.00
	Total		\$0	\$1,979,018.00	\$1,979,018.00

PETITIONERS' PERCENTAGE OF TOTAL CID ASSESSED VALUE:

Total AV Petitioners' Parcels		\$17,902,169.00
Total AV CID		\$17,902,169.00
Percentage of Total AV		100 %

EXHIBIT D

FIVE-YEAR PLAN OF DISTRICT

A. General. The District was established for the purposes of providing funding for the financing, design, construction, removal, renovation, reconstruction or rehabilitation of certain public improvements or portions thereof, located within the District and related improvements and structures, as authorized pursuant to the Act. Such improvements and renovations are described as those projects eligible for funding or reimbursement from CID revenue as shown in greater detail in the budget described below. The District's purposes also include providing funding for the initial start-up costs and ongoing operating costs of the District.

B. Purposes. The purposes of the District are to:

- (1) Form and govern the District in accordance with the Act and the revised statutes of the State of Missouri;
- (2) Provide or cause to be provided for the benefit of the District, certain improvements (including, without limitation, the construction of two (2) traffic roundabouts at the intersection of Interstate 29 and NW 120th Street, Kansas City, Missouri) and services described herein;
- (3) Obtain financing for the costs, expenditures, and undertakings of the District;
- (4) To levy and collect the CID Sales Tax in order to provide a source of repayment for CID Obligations issued to finance the District Projects, to pledge toward the repayment of CID Obligations issued to finance the District Projects, and/or to pay costs associated with the District or reimburse funds advanced under a reimbursement agreement as CID Sales Tax revenue is available; and
- (5) Such other purposes authorized by the Act.

C. District Administrative/Operation Costs. The administrative/operational services to be performed by the District shall include, but not be limited to, the following:

- (1) Adopting bylaws, passing resolutions, and otherwise governing the District in the manner required by the Act and the revised statutes of the State of Missouri;
- (2) Developing funding sources, including the levying of the CID Sales Tax, necessary in order to pay for the required expenses, costs and expenses of the District in a manner authorized by the Act;
- (3) Providing such accountings, reports and communications as are required by the Act and the Cooperative Agreement;
- (4) Employing or contracting for necessary agents, attorneys, engineers, appraisers, construction managers, environmental inspectors and experts of various types and descriptions in order to obtain competent plans and contracts for the construction

(such term to include, inter alia, construction, demolition, removal, renovation, reconstruction or rehabilitation) of District Projects as described in this Petition;

- (5) Arranging for the construction of the District Projects in accordance with approved plans for same; and
- (6) Complying with the terms and conditions of the ordinance of the City authorizing the creation of the District;

The estimated costs for the District's Administrative/Operational Costs are approximately \$10,000 annually.

D. District Services. The District is authorized to provide all of those services authorized by the Act, including maintenance of public improvements and public and private property within the District, and supporting business activity and economic development in the District, including, but not limited to, the promotion of business activity, development and retention, and the recruitment of businesses. As the District does not anticipate initially providing such services, the estimated costs for District Services is \$0.

E. District Projects. The District Projects to be constructed by the District shall include, but not be limited to the following costs necessary for the construction of the following public improvements within the District:

Project Costs

Public Utilities (storm sewer, water)

Storm Sewer Extension \$415,800

Waterline \$766,185

Sanitary Sewer Extension \$165,312

Subtotal

\$1,347,297

Street Improvements

Mass Grading and Mobilization \$708,658

Street Paving, Sidewalk & Curb \$891,272

Landscape, Lights & Irrigation \$849,275

Roundabout Intersections \$10,000,000

Subtotal

\$12,449,205

Bond Issuance Costs

Underwriter Costs \$334,500

Bond Counsel Fees \$223,000

Finance Consultant Fees \$334,500

District Finance and Legal Fees \$406,975

Subtotal

\$1,298,975

Capitalized Interest

\$1,115,000

Reserve Funds	\$892,000
Total	\$21,150,000

F. Anticipated Sources and Term. The anticipated sources of funds to pay for the District Projects are CID Obligations and funds advanced under a reimbursement agreement. The CID Obligations are anticipated to be issued with a term of approximately 30 years. Reimbursement of funds advanced under a reimbursement agreement may occur during such 30-year term or may commence after all CID Obligations are fully paid.

G. Budget. The commencement of the construction of District Projects and commencement of District Services and the levy and collection of the CID Sales Tax are anticipated to occur within the first year of the District's submission of the Amended Petition.

H. Amendment Costs. The District's purpose includes providing funding for costs associated with the amendment of the Petition to establish the District, including, but not limited to, the drafting, filing and prosecuting of this Amended Petition, the negotiation of any and all agreements between the District and the City, including but not limited to legal fees, insurance and accounting fees which shall be reimbursable project costs. The estimated cost of the amendment of the Petition to establish the District is approximately \$15,000.

EXHIBIT E

**COPY OF PETITION FOR THE CREATION OF THE AMBASSADOR BUILDING
COMMUNITY IMPROVEMENT DISTRICT**

[DOCUMENT BEGINS ON NEXT PAGE]

EXHIBIT F

**COPY OF ORDINANCE NUMBER 200460 APPROVING THE PETITION TO
ESTABLISH THE AMBASSADOR BUILDING COMMUNITY IMPROVEMENT
DISTRICT**

[DOCUMENT BEGINS ON NEXT PAGE]