

# HUSCHBLACKWELL

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November 11, 2022

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

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

Dear Ms. Sanders:

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

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

Thank you very much.

Sincerely,



Chris Kline  
Attorney

CK/sb  
Encl.

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

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

**KANSAS CITY, JACKSON COUNTY, MISSOURI**

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

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**EXHIBITS**

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

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

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

**I. DESCRIPTION OF THE DISTRICT**

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

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

**B. Name of District**

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

**C. Legal Description**

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

**D. Boundary Map**

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

## **II. PETITIONERS**

The Petitioners represent:

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

## **III. FIVE YEAR PLAN**

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

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

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

### **B. Services**

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

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

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

3. Marketing, Public Relations and Special Events

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

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

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

4. Administration and Operations

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

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

5. Investment

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

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

C. Budget

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

**IV. GOVERNANCE OF THE DISTRICT**

A. Type of District

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

B. Board of Directors

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

C. District Powers

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

**V. ASSESSED VALUE**

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

## **VI. SPECIAL ASSESSMENT**

### **A. Property Categories**

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

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

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

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

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

B. Square Footage Determination

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

C. Maximum Rates and Methods

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

**D. Levy of Assessments**

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

**VII. BLIGHT DETERMINATION**

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

**VIII. LIFE OF DISTRICT**

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

**IX. REQUEST TO AMEND DISTRICT**

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

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

**X. NOTICE TO PETITIONERS**

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

**XI. AUDIT**

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

**XII. SEVERABILITY**

If any provision of the Original Petition, the Amended Petition, or this Second Amended Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of the Original Petition, the Amended Petition, or this Second Amended Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question invalid, inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in Original Petition, the Amended Petition, or this Second Amended Petition invalid, inoperative or unenforceable to any extent whatsoever.

## EXHIBIT A

### DISTRICT LEGAL DESCRIPTION

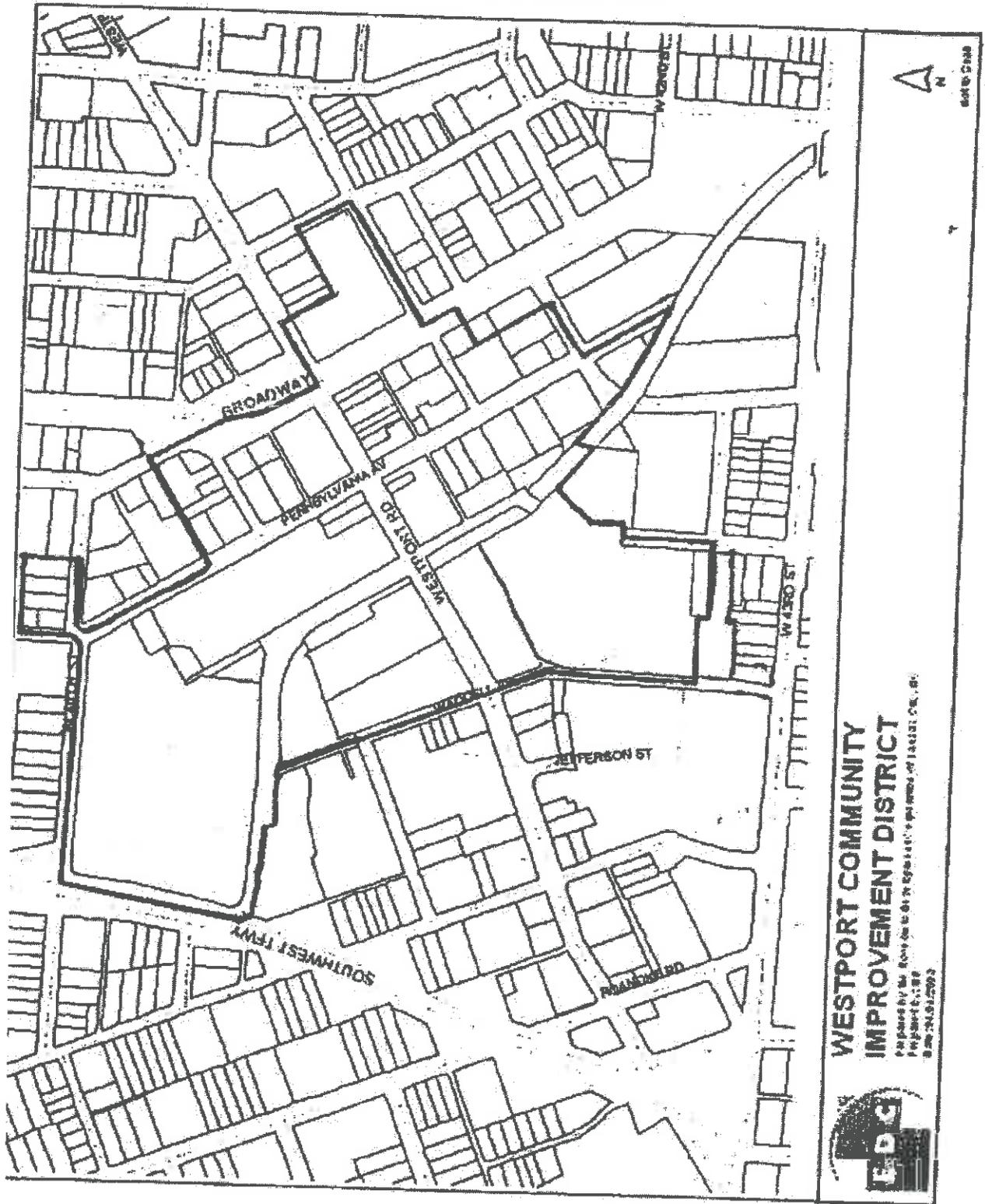
#### **Westport Community Improvement District**

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

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

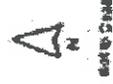
**EXHIBIT B**

**DISTRICT BOUNDARY MAP**



**WESTPORT COMMUNITY  
IMPROVEMENT DISTRICT**

Prepared by the Board on October 27, 2003  
Page 6 of 8  
B-200-241.01-2003



**EXHIBIT C**

**DISTRICT BUDGET – FIVE YEAR PLAN**

**Projected CID Budget**

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

**EXHIBIT D**

**AMENDED PETITION**

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

**KANSAS CITY, JACKSON COUNTY, MISSOURI**

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

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**EXHIBITS**

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

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

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

**I. DESCRIPTION OF THE DISTRICT**

**A. Name of District**

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

**B. Legal Description**

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

**C. Boundary Map**

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

**II. PETITIONERS**

The Petitioners represent:

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

**III. FIVE YEAR PLAN**

**A. Purposes of the District**

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

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

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

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

#### B. Services

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

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

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

3. Marketing and Public Relations

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

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

4. Administration and Operations

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

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

5. Investment

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

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

C. Budget

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### B. Square Footage Determination

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

C. **Maximum Rates and Methods**

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

D. **Levy of Assessments**

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

**VII. BLIGHT DETERMINATION**

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

**VIII. LIFE OF DISTRICT**

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

**IX. REQUEST TO ESTABLISH DISTRICT**

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

**X. NOTICE TO PETITIONERS**

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

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

**XI. SEVERABILITY**

If any provision of this Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.

## EXHIBIT A

### DISTRICT LEGAL DESCRIPTION

#### Westport Community Improvement District

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

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

**EXHIBIT B**

**DISTRICT BOUNDARY MAP**



**EXHIBIT C**

**DISTRICT BUDGET**

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

**DISTRICT BUDGET (cont'd)**

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

## EXHIBIT D

### SPECIAL ASSESSMENT PETITION

#### Petition for Levy of Special Assessment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# HUSCH BLACKWELL

Chris Kline  
Attorney

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

November 11, 2022

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

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

Dear Ms. Sanders:

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

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

Thank you very much.

Sincerely,



Chris Kline  
Attorney

CK/sb  
Encl.

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

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

**KANSAS CITY, JACKSON COUNTY, MISSOURI**

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

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**EXHIBITS**

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

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

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

**I. DESCRIPTION OF THE DISTRICT**

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

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

**B. Name of District**

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

**C. Legal Description**

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

**D. Boundary Map**

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

## II. PETITIONERS

The Petitioners represent:

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

## III. FIVE YEAR PLAN

### A. Purposes of the District

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

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

### B. Services

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

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

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

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

4. Administration and Operations

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

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

5. Investment

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

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

C. Budget

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

**IV. GOVERNANCE OF THE DISTRICT**

A. Type of District

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

B. Board of Directors

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

C. District Powers

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

**V. ASSESSED VALUE**

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

## **VI. SPECIAL ASSESSMENT**

### **A. Property Categories**

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

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

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

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

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

**B. Square Footage Determination**

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

**C. Maximum Rates and Methods**

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

**D. Levy of Assessments**

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

**VII. BLIGHT DETERMINATION**

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

**VIII. LIFE OF DISTRICT**

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

**IX. REQUEST TO AMEND DISTRICT**

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

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

**X. NOTICE TO PETITIONERS**

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

**XI. AUDIT**

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

**XII. SEVERABILITY**

If any provision of the Original Petition, the Amended Petition, or this Second Amended Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of the Original Petition, the Amended Petition, or this Second Amended Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question invalid, inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in Original Petition, the Amended Petition, or this Second Amended Petition invalid, inoperative or unenforceable to any extent whatsoever.

## EXHIBIT A

### DISTRICT LEGAL DESCRIPTION

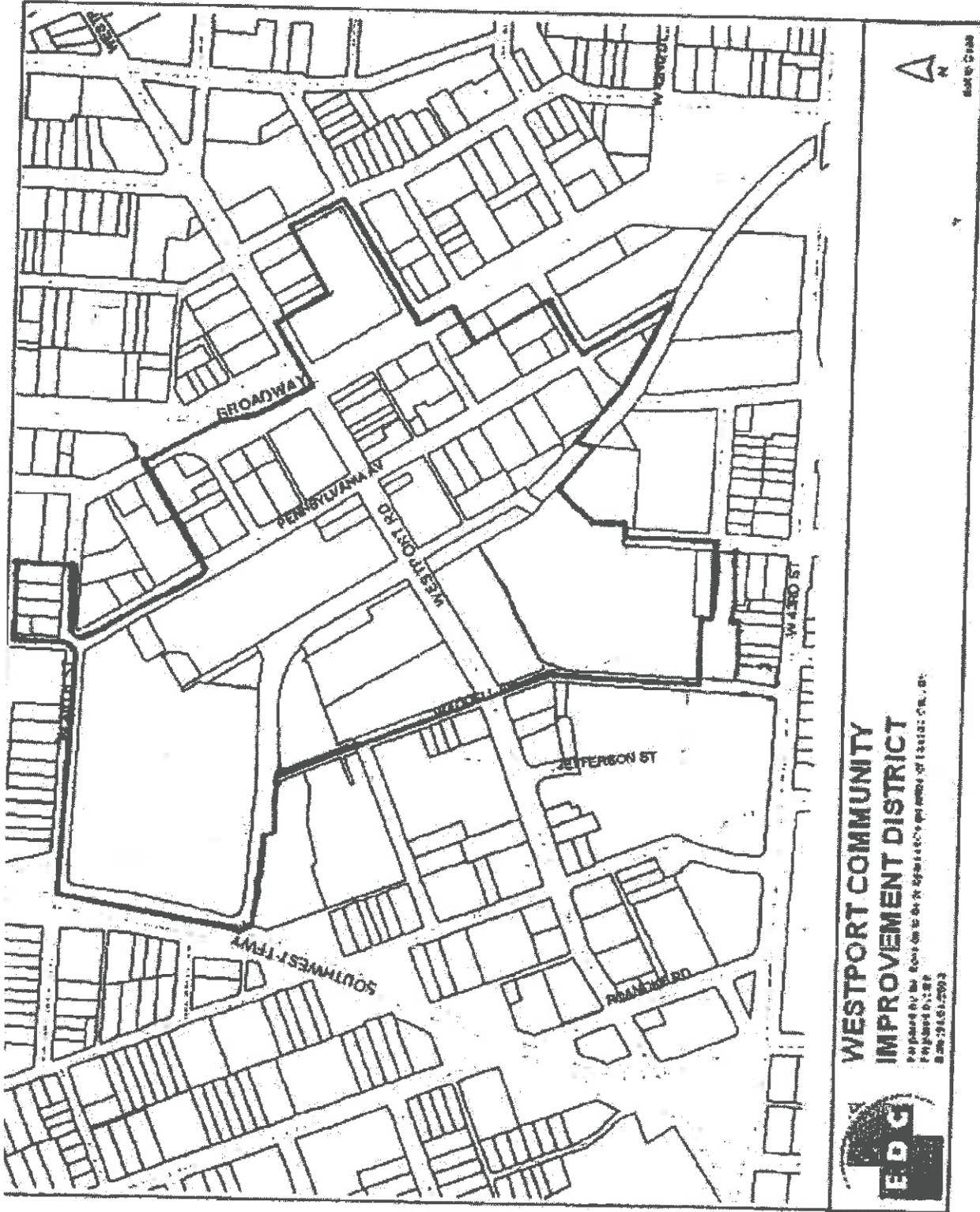
#### Westport Community Improvement District

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

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

**EXHIBIT B**

**DISTRICT BOUNDARY MAP**



**EXHIBIT C**

**DISTRICT BUDGET – FIVE YEAR PLAN**

Projected CID Budget

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

**EXHIBIT D**

**AMENDED PETITION**

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

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

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**EXHIBITS**

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

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

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

**I. DESCRIPTION OF THE DISTRICT**

**A. Name of District**

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

**B. Legal Description**

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

**C. Boundary Map**

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

**II. PETITIONERS**

The Petitioners represent:

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

**III. FIVE YEAR PLAN**

**A. Purposes of the District**

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

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

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

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

B. Services

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

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

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

3. Marketing and Public Relations

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

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

4. Administration and Operations

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

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

5. Investment

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

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

C. Budget

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### B. Square Footage Determination

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

C. Maximum Rates and Methods

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

D. Levy of Assessments

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

**VII. BLIGHT DETERMINATION**

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

**VIII. LIFE OF DISTRICT**

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

**IX. REQUEST TO ESTABLISH DISTRICT**

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

**X. NOTICE TO PETITIONERS**

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

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

#### **XI. SEVERABILITY**

If any provision of this Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.

## EXHIBIT A

### DISTRICT LEGAL DESCRIPTION

#### Westport Community Improvement District

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

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

**EXHIBIT B**

**DISTRICT BOUNDARY MAP**

Worksheet 1

DISTRICT BOUNDARY MAP



**WESTPORT COMMUNITY  
IMPROVEMENT DISTRICT**

Prepared by: Mr. Lawrence D. N. G. Bessie - Planning Director, W.C.  
P.O. Box 100  
O.P. No. 21-51-2003



**EXHIBIT C**

**DISTRICT BUDGET**

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

**DISTRICT BUDGET (cont'd)**

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

## EXHIBIT D

### **SPECIAL ASSESSMENT PETITION**

#### Petition for Levy of Special Assessment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**AND**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**And**

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

**And**

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

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

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

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

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

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

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

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

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

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

**Owner's Telephone Number:**

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

**If signer is different from owner:**

**Name of Signer:**

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

**Signer's Telephone Number:**

**Signer's Mailing Address:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

40 Penn Row Townhomes Condominium Association

By: Jannah D. Oppermann-Budt

Its: President

5/30/08

Date

Signature:

Jannah Oppermann-Budt

JANNAH D. OPPERMANN-BUDT

State of Missouri )

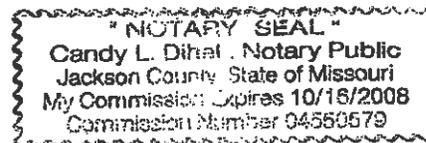
County of Jackson ) ss:

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

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

Candy L. Dihal  
Notary Public

My Commission Expires: 10/16/08



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

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

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

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

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

**If signer is different from owner:**

**Name of Signer:**

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

**Signer's Telephone Number:**

**Signer's Mailing Address:**

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

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

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

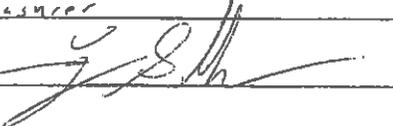
<b>Map Number:</b>	30-340-22
<b>Assessed Value:</b>	\$544,000.00
<b>Parcel Number:</b>	30-340-22-05-00-0-00-000
<b>Usable Building Square Feet:</b>	

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

Broadway-Westport Property, Inc.

By: Larry Gillman

Its: Treasurer

Signature: 

4/18/08  
Date

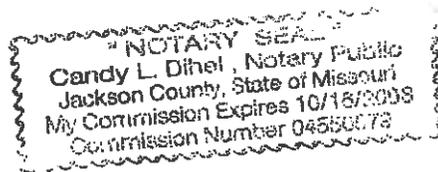
State of MISSOURI  
County of JACKSON ss:

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

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

Candy L. Dihel  
Notary Public

My Commission Expires: 10/16/08



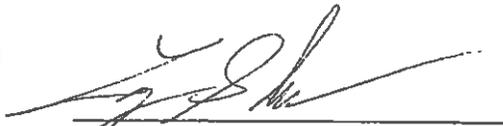
**AFFIDAVIT OF AUTHORITY TO SIGN THE PETITION**

STATE OF Missouri )  
COUNTY OF Jackson ) ss.

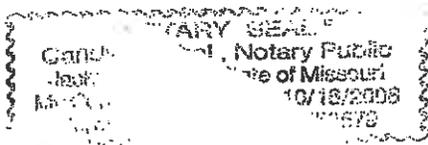
COMES NOW, Larry Goldman ("Affiant"), who first being duly sworn upon his oath states as follows:

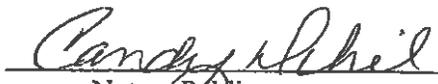
1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the Treasurer (title) of Broadway-Westport Property, Inc. ("Owner"); a corporation organized under the laws of the State of Missouri.
3. Affiant is duly authorized on behalf of Owner who is the owner of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

FURTHER AFFIANT SAITH NAUGHT.

  
Name: LARRY GOLDMAN

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



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

MY COMMISSION EXPIRES:

10/16/08

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

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

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

**If signer is different from owner:**

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

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

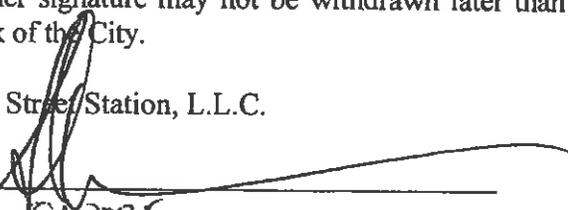
**If the owner is not an individual, state what type of entity:** Missouri limited liability company

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

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

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

Mill Street Station, L.L.C.

By:   
Its: owner

03/20/08  
Date

Signature: Stephen Block

**AFFIDAVIT OF AUTHORITY TO SIGN THE PETITION**

STATE OF MISSOURI  
 ) ss.  
COUNTY OF JACKSON

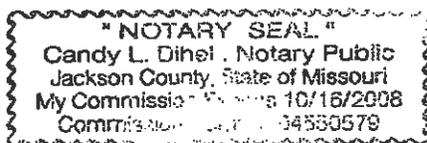
COMES NOW, Stephen Block ("Affiant"), who first being duly sworn upon his oath states as follows:

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

FURTHER AFFIANT SAITH NAUGHT.

  
Name: STEPHEN BLOCK

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



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

MY COMMISSION EXPIRES: 10/16/08

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

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

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

**Owner's Telephone Number:**

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

**If signer is different from owner:**

**Name of Signer:**

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

**Signer's Telephone Number:**

**Signer's Mailing Address:**

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

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

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

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

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

DCA Boston, L.L.C.

By:   
Its: Scott I. Asner, Manager

5/20/08  
Date

Signature: 

State of KANSAS )  
County of JOHNSON ) ss:

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

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

Susan K. Shriver  
Notary Public

My Commission Expires: 12-12-10



**AFFIDAVIT OF AUTHORITY TO SIGN THE PETITION**

STATE OF KANSAS )  
 ) ss.  
COUNTY OF JOHNSON )

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

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

FURTHER AFFIANT SAITH NAUGHT.

*Scott I. Asner*  
Name: Scott I. Asner

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

*Susan K Shriver*  
Notary Public

Susan K Shriver  
(Type or Print Name)

MY COMMISSION EXPIRES:



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

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

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

**If signer is different from owner:**

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

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

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

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

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

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

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

The Hanson Asset Management Limited Partnership

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

State of Kansas )  
County of Johnson ) ss:

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

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

[Handwritten Signature]  
Notary Public

My Commission Expires: 6-28-2010



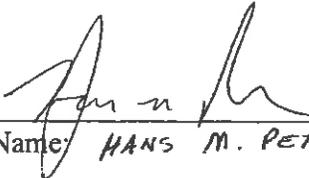
AFFIDAVIT OF AUTHORITY TO SIGN THE PETITION

STATE OF Kansas )  
 ) ss.  
COUNTY OF Johnson )

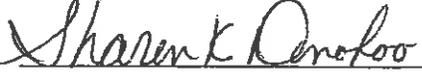
COMES NOW, Hans M. Peter ("Affiant"), who first being duly sworn upon his oath states as follows:

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

FURTHER AFFIANT SAITH NAUGHT.

  
Name: HANS M. PETER

Subscribed and sworn to before me a Notary Public in the above named county and state on the 26 day of February, 2008.

  
Notary Public

Sharon K. Donahoo  
(Type or Print Name)



MY COMMISSION EXPIRES:

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

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

**Name of Owner:** 4049 Penn Partners, LLC  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 4049 Pennsylvania Avenue, Suite 204, Kansas City, MO 64111

**If signer is different from owner:**

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

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

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

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

1. **Map Number:** 30-340-22  
**Assessed Value:** \$192,000.00  
**Parcel Number:** 30-340-22-02-00-0-00-000  
**Usable Building Square Feet:**
  
2. **Map Number:** 30-340-22  
**Assessed Value:** \$192,000.00  
**Parcel Number:** 30-340-22-03-00-0-00-000  
**Usable Building Square Feet:**
  
3. **Map Number:** 30-340-12  
**Assessed Value:** \$51,264.00  
**Parcel Number:** 30-340-12-09-00-0-00-000  
**Usable Building Square Feet:**

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

4049 Penn Partners, LLC

By: BUSI HELZBERG  
Its: MANAGING MEMBER

4-18-08

Date

Signature: Busi Helzberg

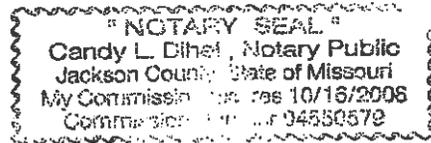
State of MISSOURI  
County of JACKSON ss:

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

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

Candy L. Dittel  
Notary Public

My Commission Expires: 10/16/08



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

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

**Name of Owner:** JFJ Real Estate Limited Partnership  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 4050 Pennsylvania #215, Kansas City, MO 64111

**If signer is different from owner:**

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

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

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

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

1. **Map Number:** 30-340-13  
**Assessed Value:** \$2,168,000.00  
**Parcel Number:** 30-340-13-04-01-0-00-000  
**Usable Building Square Feet:**
  
2. **Map Number:** 30-340-13  
**Assessed Value:** \$320.00  
**Parcel Number:** 30-340-13-14-00-0-00-000  
**Usable Building Square Feet:**
  
3. **Map Number:** 30-340-13  
**Assessed Value:** \$3,200.00  
**Parcel Number:** 30-340-13-17-00-0-00-000  
**Usable Building Square Feet:**

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

JFJ Real Estate Limited Partnership  
By: John P. Crowe & Co., General Partner'

By: John P. Crowe  
Its: President

4/8/08  
Date

Signature: John P. Crowe

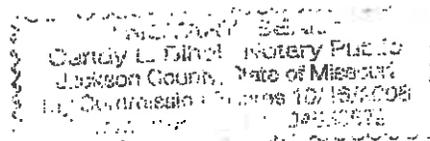
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared John P. Crowe, to me personally known to be the individual described in and who executed the preceding Petition.

Witness my hand and official seal this 8 day of April, 2008.

Candy L. Finkel  
Notary Public

My Commission Expires: 10/16/2008



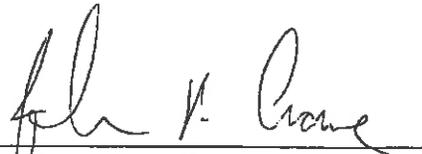
**AFFIDAVIT OF AUTHORITY TO SIGN THE PETITION**

STATE OF Missouri )  
 ) ss.  
COUNTY OF Jackson )

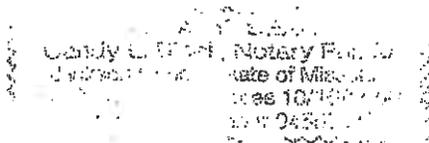
COMES NOW, John P. Crowe ("Affiant"), who first being duly sworn upon his oath states as follows:

1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the President of John P. Crowe & Company, GP (title) of JFJ Real Estate Limited Partnership ("Owner"); a limited partnership organized under the laws of the State of Illinois.
3. Affiant is duly authorized on behalf of Owner who is the owner of certain real property located within the boundaries shown on the Petition ("Petition") to Amend the Petition to Establish The Westport Community Improvement District I and Authorize Special Assessments ("District");
4. Affiant hereby certifies that Owner has determined to sign the Petition in furtherance of the extension of the District and for the purposes expressed in the Petition.
5. As evidenced by this Affidavit, Affiant certifies that Affiant is authorized to sign the Petition on behalf of Owner.

FURTHER AFFIANT SAITH NAUGHT.

  
Name: JOHN P. CROWE

Subscribed and sworn to before me a Notary Public in the above named county and state on the 8 day of April, 2008.



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

MY COMMISSION EXPIRES:

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

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

**Name of Owner:** Midwest Realty Corporation  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** c/o DST Realty, 333 W. 11<sup>th</sup> Street #101, Kansas City, MO 64105

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

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

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

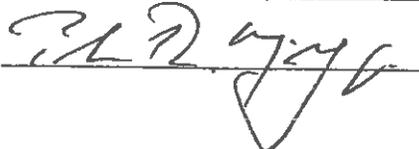
- |    |                                     |                          |
|----|-------------------------------------|--------------------------|
| 1. | <b>Map Number:</b>                  | 30-340-32                |
|    | <b>Assessed Value:</b>              | \$974,048.00             |
|    | <b>Parcel Number:</b>               | 30-340-32-21-00-0-00-000 |
|    | <b>Usable Building Square Feet:</b> |                          |
| 2. | <b>Map Number:</b>                  | 30-340-32                |
|    | <b>Assessed Value:</b>              | \$1,579,424.00           |
|    | <b>Parcel Number:</b>               | 30-340-32-23-00-0-00-000 |
|    | <b>Usable Building Square Feet:</b> |                          |

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

Midwest Realty Corporation

By: Thomas R. Gibson, Jr.  
Its: Vice President

4/3/18  
Date

Signature: 

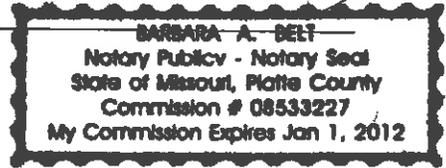
State of MISSOURI )  
County of JACKSON ) ss:

Before me personally appeared Thomas R. McGee, Jr., to me personally known to be the individual described in and who executed the preceding Petition.

Witness my hand and official seal this 3<sup>rd</sup> day of April, 2008.

  
Notary Public

My Commission Expires:



AFFIDAVIT OF AUTHORITY TO SIGN THE PETITION

STATE OF MISSOURI )  
COUNTY OF JACKSON ) ss.

COMES NOW, Thomas R. McGee, Jr. ("Affiant"), who first being duly sworn upon his oath states as follows:

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

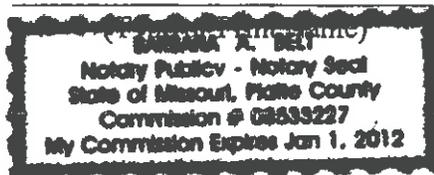
FURTHER AFFLIANT SAITH NAUGHT.

TR McGee, Jr.  
Name: THOMAS R. MCGEE, JR

Subscribed and sworn to before me a Notary Public in the above named county and state on the 3rd day of April, 2008.

[Signature]  
Notary Public

MY COMMISSION EXPIRES:



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

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

**Name of Owner:** Greater Kansas City Chapter, National Electrical Contractors Association

**Owner's Telephone Number:**

**Owner's Mailing Address:** 4016 Washington, Kansas City, MO 64111

**If signer is different from owner:**

**Name of Signer:**

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

**Signer's Telephone Number:**

**Signer's Mailing Address:**

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

**If the owner is not an individual, state what type of entity:** Missouri Non-Profit Corporation

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

1. **Map Number:** 30-340-12  
**Assessed Value:** \$127,360.00  
**Parcel Number:** 30-340-12-19-00-0-00-000  
**Usable Building Square Feet:**
  
2. **Map Number:** 30-340-12  
**Assessed Value:** \$33,536.00  
**Parcel Number:** 30-340-12-08-00-0-00-000  
**Usable Building Square Feet:**
  
3. **Map Number:** 30-340-12  
**Assessed Value:** \$21,024.00  
**Parcel Number:** 30-340-12-12-00-0-00-000  
**Usable Building Square Feet:**
  
4. **Map Number:** 30-340-12  
**Assessed Value:** \$25,504.00  
**Parcel Number:** 30-340-12-17-00-0-00-000  
**Usable Building Square Feet:**

5. Map Number: 30-340-12  
Assessed Value: \$13,440.00  
Parcel Number: 30-340-12-18-00-0-00-000  
Usable Building Square Feet:

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

Greater Kansas City Chapter, National Electrical  
Contractors Association

By: KENNETH BORDEN  
Its: EXECUTIVE DIRECTOR

4/16/08  
Date

Signature: *Kenneth Borden*

State of MO  
County of Jackson ss:

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

Witness my hand and official seal this 16 day of April, 2008.

*K. Mulendore*  
Notary Public

My Commission Expires: July 10, 2011



K. MULENDORE  
My Commission Expires  
July 10, 2011  
Jackson County  
Commission #07390470

AFFIDAVIT OF AUTHORITY TO SIGN THE PETITION

STATE OF MO )  
COUNTY OF Jackson ) ss.

COMES NOW, Kenneth C Borden ("Affiant"), who first being duly sworn upon his oath states as follows:

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

FURTHER AFFIANT SAITH NAUGHT.

Kenneth C Borden  
Name: KENNETH C. BORDEN

Subscribed and sworn to before me a Notary Public in the above named county and state on the 16 day of April, 200  .



K. MULLENDORE  
My Commission Expires  
July 10, 2011  
Jackson County  
Commission #07390470

K Mullendore  
Notary Public  
K Mullendore  
(Type or Print Name)

MY COMMISSION EXPIRES:

07.10.11

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

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

**Name of Owner:**     **The 41 Penn Condominium Association**

**Owner's Telephone Number:**

**Owner's Mailing Address:** 3715 Shawnee Mission Parkway, Fairway, KS 66205

**If signer is different from owner:**

**Name of Signer:**

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

**Signer's Telephone Number:**

**Signer's Mailing Address:**

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

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

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

**Map Number:**                             30-230-19  
**Assessed Value:**                       \$183,520.00  
**Parcel Number:**                       30-230-19-02-00-0-00-000  
**Usable Building Square Feet:**

**Map Number:**                             30-230-19  
**Assessed Value:**                       None  
**Parcel Number:**                       30-230-19-09-00-0-03-002  
**Usable Building Square Feet:**

**Map Number:**                             30-230-19  
**Assessed Value:**                       None  
**Parcel Number:**                       30-230-19-09-00-0-03-006  
**Usable Building Square Feet:**

**Map Number:**                             30-230-19  
**Assessed Value:**                       None  
**Parcel Number:**                       30-230-19-09-00-0-05-004  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-02-004  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-00-000  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-01-001  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-01-002  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-01-003  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-01-004  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-01-005  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-02-001  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-02-002  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-02-003  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-02-005  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-02-006  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-02-007  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-02-008  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-03-001  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-03-003  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-03-004  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-03-005  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-03-007  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-03-008  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-04-001  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-04-002  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-04-003  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-04-004  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-04-005  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-04-006  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-04-007  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-04-008  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-05-001  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-05-002  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-05-003  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-05-005  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-05-006  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-05-007  
**Usable Building Square Feet:**

**Map Number:** 30-230-19  
**Assessed Value:** None  
**Parcel Number:** 30-230-19-09-00-0-05-008  
**Usable Building Square Feet:**

By executing this Petition, the undersigned represents and warrants that he/she has received a copy of this Petition, has read this Petition, is authorized, pursuant to Chapter 67, Section 67.1401 (12) of the RSMo., to execute this Petition on behalf of the above named condominium association created under Sections 448.101 to 448.4-120, RSMo., and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Petition is filed with the clerk of the City.

The 41 Penn Condominium Association

By: Michael H. Heitmann  
Its: President

6/2/08

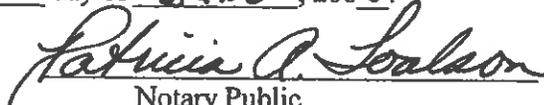
Date

Signature:   
MICHAEL H. HEITMANN

State of MISSOURI )  
County of JACKSON ) ss:

Before me personally appeared MICHAEL H. HEITMANN, to me personally known to be the individual described in and who executed the preceding Petition.

Witness my hand and official seal this 2<sup>nd</sup> day of JUNE, 2008.

  
Notary Public

My Commission Expires: 10/25/2011

PATRICIA A. TOALSON  
Notary Public - State of Missouri  
Jackson County  
My Commission Expires: October 25, 2011  
# 07420147

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

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

**Name of Owner:** Classical Developments, LLC

**Owner's Telephone Number:**

**Owner's Mailing Address:** 3715 Shawnee Mission Parkway, Fairway, KS 66205

**If signer is different from owner:**

**Name of Signer:**

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

**Signer's Telephone Number:**

**Signer's Mailing Address:**

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

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

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

- |           |                                     |                                 |
|-----------|-------------------------------------|---------------------------------|
| <b>1.</b> | <b>Map Number:</b>                  | <b>30-230-19</b>                |
|           | <b>Assessed Value:</b>              | <b>\$144,896.00</b>             |
|           | <b>Parcel Number:</b>               | <b>30-230-19-04-00-0-00-000</b> |
|           | <b>Usable Building Square Feet:</b> |                                 |
| <b>2.</b> | <b>Map Number:</b>                  | <b>30-230-19</b>                |
|           | <b>Assessed Value:</b>              | <b>\$57,536.00</b>              |
|           | <b>Parcel Number:</b>               | <b>30-230-19-05-00-0-00-000</b> |
|           | <b>Usable Building Square Feet:</b> |                                 |
| <b>3.</b> | <b>Map Number:</b>                  | <b>30-230-19</b>                |
|           | <b>Assessed Value:</b>              | <b>\$288,288.00</b>             |
|           | <b>Parcel Number:</b>               | <b>30-230-19-03-00-0-00-000</b> |
|           | <b>Usable Building Square Feet:</b> |                                 |

By executing this Petition, the undersigned represents and warrants that he/she has received a copy of this Petition, has read this Petition, is authorized to execute this Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The

undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Petition is filed with the clerk of the City.

Classical Developments, LLC

By: 

4/15/08  
Date

Its: Managing Member

Signature: Michael Heitmann

State of Missouri  
County of Platte ) ss:

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

Witness my hand and official seal this 15 day of April, 2008.

  
Notary Public

My Commission Expires: **PHYLLIS FRANCIS**  
Notary Public - State of Missouri  
Commissioned in Platte County  
My Commission Expires Sept. 29, 2011  
Commission #07486451



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

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

**Name of Owner:** Roadhouse4118Pennsylvania, LLC  
**Owner's Telephone Number:** 816-820-3725  
**Owner's Mailing Address:** 4112 Pennsylvania, Kansas City, MO

**If signer is different from owner:**

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

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

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

<b>Map Number:</b>	30-340-23
<b>Assessed Value:</b>	\$221,504.00
<b>Parcel Number:</b>	30-340-23-09-00-0-00-000
<b>Usable Building Square Feet:</b>	

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

Roadhouse4118Pennsylvania, LLC

By: Shawn L. Nelson  
Its: Managing Partner

Signature: Shawn L. Nelson

3/20/08  
Date

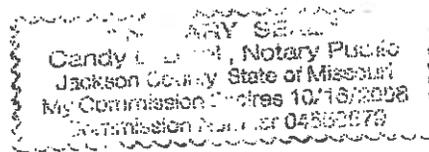
State of Missouri  
County of Jackson ss:

Before me personally appeared Shawn L. Nelson, to me personally known to be the individual(s) described in and who executed the preceding Petition.

Witness my hand and official seal this 20 day of March, 2008.

Candy L. Hibel  
Notary Public

My Commission Expires: 10/16/08



**AFFIDAVIT OF AUTHORITY TO SIGN THE PETITION**

STATE OF MISSOURI  
 ) ss.  
COUNTY OF JACKSON

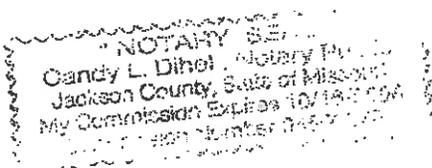
COMES NOW, Shawn L. Nelson ("Affiant"), who first being duly sworn upon his oath states as follows:

1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the Managing Partner (title) of Roadhouse4118 Pennsylvania, LLC ("Owner"); a limited liability company organized under the laws of the State of Missouri.
3. Affiant is duly authorized on behalf of Owner who is the owner of certain real property located within the boundaries shown on the Petition ("Petition") to Amend the Petition to Establish The Westport Community Improvement District I and Authorize Special Assessments ("District");
4. Affiant hereby certifies that Owner has determined to sign the Petition in furtherance of the extension of the District and for the purposes expressed in the Petition.
5. As evidenced by this Affidavit, Affiant certifies that Affiant is authorized to sign the Petition on behalf of Owner.

FURTHER AFFIANT SAITH NAUGHT.

Shawn L. Nelson  
Name: SHAWN L. NELSON

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



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

MY COMMISSION EXPIRES: 10/16/08

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

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

**Name of Owner:** T. GOM, L.L.C.

**Owner's Telephone Number:**

**Owner's Mailing Address:** 500 Westport Road, Kansas City, MO 64111

**If signer is different from owner:**

**Name of Signer:**

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

**Signer's Telephone Number:**

**Signer's Mailing Address:**

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

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

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

<b>Map Number:</b>	<b>30-340-13</b>
<b>Assessed Value:</b>	<b>\$150,400.00</b>
<b>Parcel Number:</b>	<b>30-340-13-08-00-0-00-000</b>
<b>Usable Building Square Feet:</b>	

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

T. GOM, L.L.C.

By: Michael J. Kelly  
Its: partner

April 22, 2008  
Date

Signature: 

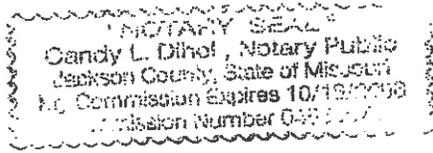
State of MISSOURI  
County of JACKSON ss:

Before me personally appeared Michael J. Kelly, to me personally known to be the individual described in and who executed the preceding Petition.

Witness my hand and official seal this 22 day of April, 2008.

Candy L. Dihnol  
Notary Public

My Commission Expires: 10/10/08





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

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

**Name of Owner:** Thomas A. Ptacek  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 4010 Pennsylvania, Kansas City, MO 64111

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

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

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

<b>Map Number:</b>	<b>30-340-13</b>
<b>Assessed Value:</b>	<b>\$103,264.00</b>
<b>Parcel Number:</b>	<b>30-340-13-13-00-0-00-000</b>
<b>Usable Building Square Feet:</b>	

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

Signature:   
Thomas A. Ptacek

4-4-8  
Date

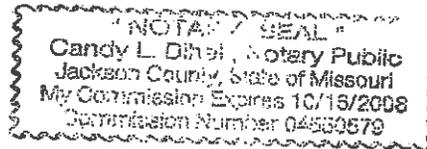
State of MISSOURI  
County of JACKSON ss:

Before me personally appeared Thomas A Placek, to me personally known to be the individual described in and who executed the preceding Petition.

Witness my hand and official seal this 4 day of April, 2008.

Candy L. Dineen  
Notary Public

My Commission Expires: 8/16/08



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

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

**Name of Owner:** Torre Properties, Inc.  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 4112 Pennsylvania, Kansas City, MO 64111

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

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

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

<b>Map Number:</b>	<b>30-340-23</b>
<b>Assessed Value:</b>	<b>\$173,510.00</b>
<b>Parcel Number:</b>	<b>30-340-23-10-00-0-00-000</b>
<b>Usable Building Square Feet:</b>	

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

Torre Properties, Inc.

By: Wm L. Nigro  
Its: Pres. WLN

3-10-08  
Date

Signature: W L Nigro

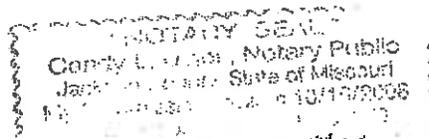
State of Missouri  
County of Jackson ss:

Before me personally appeared William L. Nigro, to me personally known to be the individual described in and who executed the preceding Petition.

Witness my hand and official seal this 10 day of March, 2008.

Candy L. Lohel  
Notary Public

My Commission Expires: 10/16/08



**AFFIDAVIT OF AUTHORITY TO SIGN THE PETITION**

STATE OF MISSOURI  
COUNTY OF JACKSON ) ss.

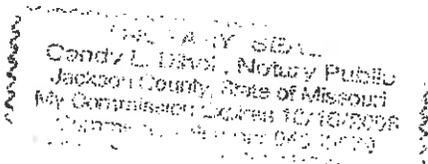
COMES NOW, William L. Nigro ("Affiant"), who first being duly sworn upon his oath states as follows:

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

FURTHER AFFLIANT SAITH NAUGHT.

W L Nigro  
Name: WILLIAM L. NIGRO

Subscribed and sworn to before me a Notary Public in the above named county and state on the 10 day of MARCH, 2008.



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

MY COMMISSION EXPIRES:  
10/10/08

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

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

**Name of Owner:** 504 Westport, LLC  
**Owner's Telephone Number:** 816-820-3725  
**Owner's Mailing Address:** ~~1300 Meadow Lake Terrace, Kansas City, MO 64114~~  
4139 Holly St, KC, MO, 64111

**If signer is different from owner:**

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

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

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

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

<b>Map Number:</b>	30-340-13
<b>Assessed Value:</b>	\$136,640.00
<b>Parcel Number:</b>	30-340-13-07-00-0-00-000
<b>Usable Building Square Feet:</b>	

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

504 Westport, LLC

By: Shawn L. Nelson  
Its: Managing Partner

3/20/08  
Date

Signature: Shawn L. Nelson

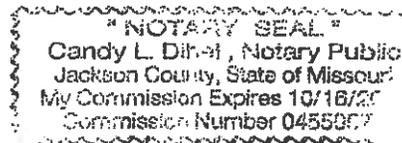
State of MISSOURI  
County of JACKSON ss:

Before me personally appeared Shawn L. Nelson, to me personally known to be the individual described in and who executed the preceding Petition.

Witness my hand and official seal this 20 day of March, 2008.

Candy L. Dilert  
Notary Public

My Commission Expires: 10/16/2008



**AFFIDAVIT OF AUTHORITY TO SIGN THE PETITION**

STATE OF Missouri  
 ) ss.  
COUNTY OF JACKSON

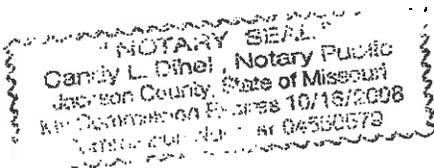
COMES NOW, Shawn L. Nelson ("Affiant"), who first being duly sworn upon his oath states as follows:

1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the Managing Partner (title) of 504 Westport, LLC ("Owner"); a limited liability company organized under the laws of the State of Missouri.
3. Affiant is duly authorized on behalf of Owner who is the owner of certain real property located within the boundaries shown on the Petition ("Petition") to Amend the Petition to Establish The Westport Community Improvement District I and Authorize Special Assessments ("District");
4. Affiant hereby certifies that Owner has determined to sign the Petition in furtherance of the extension of the District and for the purposes expressed in the Petition.
5. As evidenced by this Affidavit, Affiant certifies that Affiant is authorized to sign the Petition on behalf of Owner.

FURTHER AFFIANT SAITH NAUGHT.

Shawn L. Nelson  
Name: SHAWN L. NELSON

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



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

MY COMMISSION EXPIRES: 10/16/08

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

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

**Name of Owner:** Westport-Nall Investors, L.P.

**Owner's Telephone Number:**

**Owner's Mailing Address:** 4520 Main Street, Suite 1000, Kansas City, MO 64111

**If signer is different from owner:**

**Name of Signer:**

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

**Signer's Telephone Number:**

**Signer's Mailing Address:**

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

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

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

**Map Number:** 30-340-23

**Assessed Value:**

**Parcel Number:** 30-340-23-16-00-0-00-000 *Parking lot*

**Usable Building Square Feet:**

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

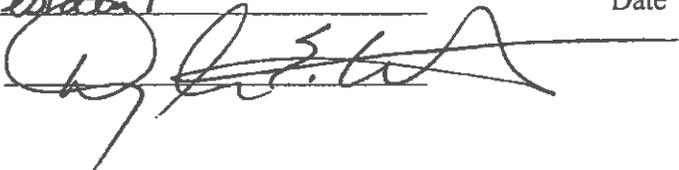
Westport-Nall Investors, L.P.

By: DOUGLASE WELTNER

Its: President

Date

4/10/08

Signature: 

State of Missouri )  
County of Douglas ) ss:

Before me personally appeared Douglas E. Wettner, to me personally known to be the individual described in and who executed the preceding Petition.

Witness my hand and official seal this 10<sup>th</sup> day of April, 2008.

Janette J. Guenther  
Notary Public

My Commission Expires: 3/15/11

JANETTE J. GUENTHER  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for Jackson County  
My Commission Expires: March 15, 2011  
Commission Number: 07423758

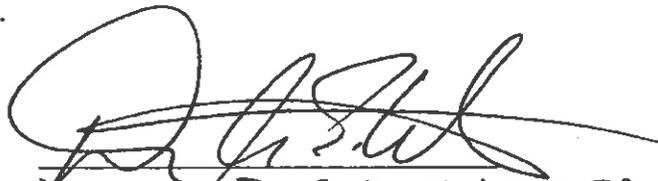
**AFFIDAVIT OF AUTHORITY TO SIGN THE PETITION**

STATE OF Missouri  
COUNTY OF Jackson ) ss.

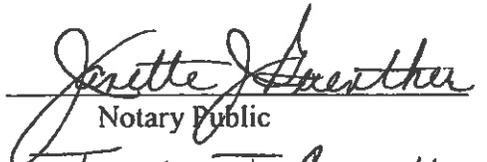
COMES NOW, DOUGLAS E. WELTNER ("Affiant"), who first being duly sworn upon his oath states as follows:

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

FURTHER AFFIANT SAITH NAUGHT.

  
Name: DOUGLAS E. WELTNER

Subscribed and sworn to before me a Notary Public in the above named county and state on the 10<sup>th</sup> day of April, 2008.

  
Notary Public  
Janette J. Cuenther

(Type or Print Name)  
**JANETTE J. CUENTHER**  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for Jackson County  
My Commission Expires: March 15, 2011  
Commission Number: 07423758

MY COMMISSION EXPIRES: 3/15/11

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

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

**Name of Owner:** Hoedl Properties, LLC  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** P.O. Box 7016, Kansas City, MO 64113

**If signer is different from owner:**

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

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

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

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

<b>Map Number:</b>	30-230-12
<b>Assessed Value:</b>	\$322,240.00
<b>Parcel Number:</b>	30-230-12-11-00-0-00-000
<b>Usable Building Square Feet:</b>	

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

Hoedl Properties, LLC

By: Michael Hoedl  
Its: Owner

6/2/08  
Date

Signature: Michael Hoedl

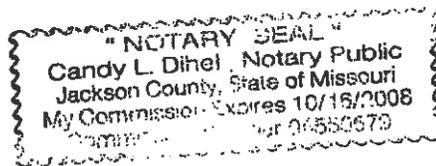
State of MISSOURI  
County of JACKSON ss:

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

Witness my hand and official seal this 2 day of June, 2008.

Candy L. Dihe  
Notary Public

My Commission Expires: 10/16/08



**AFFIDAVIT OF AUTHORITY TO SIGN THE PETITION**

STATE OF MISSOURI  
 ) ss.  
COUNTY OF JACKSON

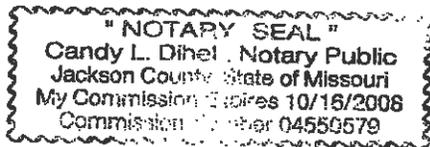
COMES NOW, Michael Hoedl ("Affiant"), who first being duly sworn upon his oath states as follows:

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

FURTHER AFFIANT SAITH NAUGHT.

Michael Hoedl  
Name: MICHAEL HOEDL

Subscribed and sworn to before me a Notary Public in the above named county and state on the 2 day of June, 2008.



Candy L. Dihel  
Notary Public

Candy L. Dihel  
(Type or Print Name)

MY COMMISSION EXPIRES:

EXHIBIT E

**ORDINANCE NO. 080917**

ORDINANCE NO. 080917

Approving the Petition to establish the Westport Community Improvement District; establishing the Westport Community Improvement District generally bounded by 40th Street on the north, approximately 42nd Street on the south, Southwest Trafficway/Bridger Road on the west and Broadway/Central Street on the east in Kansas City, Jackson County, Missouri; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development.

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

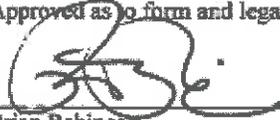
Section 1. That the Petition to establish the Westport Community Improvement District (the "District") as a not-for-profit corporation in accordance with Sections 67.1401 through Section 67.1571, RSMo, otherwise known as the Missouri Community Improvement District Act (the "Act"), and which is attached 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, that the District shall have all the powers and authority authorized by the Petition, the Act, and by law, and shall continue to exist and function for fifteen years following the effective date of this ordinance.

Section 3. That the District shall annually submit its proposed budget, 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 a copy of this ordinance to said agency.

Approved as to form and legality:

  
Brian Rabineau  
Assistant City Attorney

Authenticated as Passed

  
Mark Funkhouser, Mayor

  
Vickie Thompson, City Clerk



SEP 25 2008  
Date Passed

**EXHIBIT F**

**ORIGINAL PETITION**

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

**KANSAS CITY, JACKSON COUNTY, MISSOURI**

**June 2003**

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EXHIBIT A DISTRICT LEGAL DESCRIPTION

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

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

**I. DESCRIPTION OF THE DISTRICT**

**A. Name of District**

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

**B. Legal Description**

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

**C. Boundary Map**

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

**II. PETITIONERS**

The Petitioners represent:

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

**III. FIVE YEAR PLAN**

**A. Purposes of the District**

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

- (a) facilitate economic development within the District by providing or causing to be provided certain services ("the Eligible Services") described in Paragraph B of this Article for the benefit of the District;

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

**B. Services**

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

**1. Security Services**

The District may employ and/or contract for the provision of security personnel, equipment or facilities for the protection of property and persons within the District, including, but not limited to, the provision of:

- (a) armed patrol areas, building checks, alarm calls, security escorts and a central dispatch system for the District;
- (b) links to the Kansas City, Missouri, Police Department, thereby enhancing police visibility within the District;
- (c) security training for the District's personnel, agents and independent contractors;
- (d) two-way radios, bicycles, security uniforms and traffic bollards; and
- (e) programs to educate owners of District Land, tenants and residents within the District.

**2. Neighborhood Beautification Services**

The District may provide and/or contract for cleaning, maintenance and other services to public and private property within the District, including, but not limited to:

- (a) monitoring of City services;
- (b) cleaning common areas, trash containers, alley ways, streets and sidewalks within the District;
- (c) providing and maintaining seasonal decorations and entertainment;

- (d) providing landscape care, maintenance, weed abatement and providing and/or replacing landscape;
- (e) providing graffiti removal; and
- (f) providing other beautification efforts designed to improve the District's "curb appeal" and encourage private investment within the District.

### **3. Marketing and Public Relations**

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

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

### **4. Administration and Operations**

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

- (a) financing the costs of creating the District;
- (b) managing the District's budget and personnel;
- (c) maintaining insurance for the District and contracting for legal counsel on matters pertaining to the District;

- (d) levying and collecting the Special Assessments and obtaining grants and other funds to pay for the costs incurred to meet the District Purposes;
- (e) coordinating meetings, events and the dissemination of additional information necessary or desirable to meet the District Purposes; and
- (f) publishing promotional brochures necessary or desirable to meet the District Purposes.

**5. Investment**

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

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

**C. Budget**

The commencement of the Eligible Services and the levy and collection of the Special Assessments are anticipated to occur within the first year of the District's existence. The estimated initial costs of the Eligible Services and additional costs of the District are shown on Exhibit C attached to this Petition.

**IV. GOVERNANCE OF THE DISTRICT**

**A. Type of District**

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

**B. Board of Directors**

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

**V. ASSESSED VALUE**

The total assessed value of all of the real property within the District is \$12, 144,171.00.

**VI. SPECIAL ASSESSMENT**

**A. Property Categories**

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

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

If the Board finds, in its reasonable discretion, that there has been a change in the use of a Lot, or in the use of any portion of a Lot, the Board shall prorate the Special Assessment levy for the portion of the year for each applicable Use Category. If the

Board finds that such change in use has occurred after the Special Assessments have been levied for such year, the Board shall provide for an adjustment in the total amount of the Special Assessments due for such Lot in the following year.

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

**B. Square Footage Determination**

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

**C. Maximum Rates and Methods**

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

**D. Levy of Assessments**

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

**VII. BLIGHT DETERMINATION**

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

**VIII. LIFE OF DISTRICT**

The District will continue to exist and function for a period of five (5) years following the effective date of the Ordinance establishing the District.

**IX. REQUEST TO ESTABLISH DISTRICT**

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

**X. NOTICE TO PETITIONERS**

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

**XI. SEVERABILITY**

If any provision of this Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.

## EXHIBIT A

### DISTRICT LEGAL DESCRIPTION

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

Beginning at the intersection of the centerline of the right-of-way of Southwest Trafficway and 40<sup>th</sup> Street, then east along centerline of the right-of-way of 40<sup>th</sup> Street to centerline of the right-of-way of Pennsylvania Avenue, then north along centerline of the right-of-way of Pennsylvania Avenue 173 feet to the north line of Lot 18 Louis Vogels First Addition, then east along the north line of Lot 18 Louis Vogels First Addition 195 feet to the east line of Lot 18 Louis Vogels First Addition, then south along the east line of Lots 18 and 17 Louis Vogels First Addition to the centerline of the right-of-way of 40<sup>th</sup> Street, then west along the centerline of the right-of-way of 40<sup>th</sup> Street to the centerline of the right-of-way of Pennsylvania Avenue, then southeast along centerline of the right-of-way of Pennsylvania Avenue 390 feet, then east along south line of lots 47, 48, 49 and 50 J.C. McCoy's Plat (or part) of Westport to the centerline of the right-of-way of Washington Street, then south along centerline of the right-of-way of Washington Street to intersection with centerline of the right-of-way of Broadway Avenue, then south along centerline of the right-of-way of Broadway Avenue to intersection of the centerline of the right-of-way of Westport Road, then east along centerline of the right-of-way of Westport Road 201.5 feet, then south along the east line of Lot 26 J.C. McCoy's Plat of Westport to the northwest corner of Lot 30 J.C. McCoy's Plat of Westport, then east along the northline of Lots 30, 29 and 20 to the centerline of the right-of-way of Central Street, then south along the centerline of the right-of-way of Central Street to the centerline of the right-of-way of Archibald Street, then southwest along the centerline of the right-of-way of Archibald Street to the centerline of the right-of-way of Broadway Avenue, then south along the centerline of the right-of-way of Broadway 99 feet, then southwest along south line of Lot 10 Campbell's Addition to the northeast corner of Lot 12 Campbell's Addition, then south along east

line of Lots 12, 13 and 16 Campbell's Addition to the centerline of the right-of-way of 42<sup>nd</sup> Street, then southwest along the centerline of the right-of-way of 42<sup>nd</sup> Street to the centerline of the right-of-way of Pennsylvania Avenue, then south along centerline of the right-of-way of Pennsylvania Avenue to the northeast line of Country Club right-of-way, then northwest along the northeast line of the Country Club right-of-way to the intersection of Country Club right-of-way and the eastline of Lot 6 Edward Prices Addition, then south along the eastline of Lot 6 Edward Prices Addition to the southwest line of the Country Club right-of-way, then northwest along the southwest line of Country Club right-of-way for a distance of 160.13 feet, then southwest at an angle of 88 degrees perpendicular to the southwest line of Country Club right-of-way for a distance of 135 feet to the eastline of vacated Washington Street, then south along the eastline of vacated Washington Street 99 feet, then west 30 feet to the centerline of the right-of-way of Washington Street, then south along the centerline of the right-of-way of Washington Street 304.25 feet, then west 228 feet parallel to the south line of Lot 10 Edward Prices Addition to the west line of Lot 10 Edward Prices Addition, then south 24 feet along the east line of Lot 9 Edward Prices Addition, then west parallel to the south line of Lot 9 Edward Prices Addition 185 feet to the centerline of the right-of-way of Bridger Road, then north along the centerline of the right-of-way of Bridger Road to the north line of 42<sup>nd</sup> Street, then north along centerline of the right-of-way of vacated Bridger Road to southline of 41<sup>st</sup> Street, then west along southline of 41<sup>st</sup> Street to centerline of the right-of-way of Southwest Trafficway, then north along the centerline of the right-of-way of Southwest Trafficway to centerline of the right-of-way of 40<sup>th</sup> Street, point of beginning.

**EXHIBIT B**

**DISTRICT BOUNDARY MAP**



**WESTPORT COMMUNITY  
IMPROVEMENT DISTRICT**

Prepared for the Board of Directors by the City of Westport, CA  
Prepared by: EDC  
Date: 01.11.2007



Not to Scale

## EXHIBIT C

### DISTRICT BUDGET

<b>Expenses</b>			
Accounting			\$ 10,000
Advertising			1,000
Bank Charges (standard) & bad checks charges			700
City Administrative Fees			3,000
Donation			1,000
Dues & Subscriptions			6,000
Equipment Purchase / Lease			5,000
Equip. Repairs and Maintenance			3,000
Insurance			120,000
Jackson County - Administration fee (1%)			7,000
Loan for WMA debt, CID legal fees and prepaid District costs <sup>1</sup>			35,642
Legal			10,000
Licenses, Fees, Taxes			2,600
Marketing & Promotions			20,000
Meetings			1,000
Office Supplies, Postage			3,500
Professional Services fees			3,000
Rent			18,000
Sound System			3,500
Telephone/Pagers			7,000
Training			2,000
Uniforms			<u>5,000</u>
<b>Expenses Subtotal</b>			<b>\$ 267,942</b>
<b>Personnel Costs</b>			
Executive Director			\$60,000
Administrative Assistant			26,000
IRA Fund			2,700
security Coordinator			36,000
Security Officers	23,400	12.00	280,800 (450 hrs/week)
Dispatcher	4,940	10.00	49,400 (95 hrs/week)
FICA, Medicare Taxes		7.65%	34,593
Unemployment Taxes		0.80%	3,618
<b>Personnel Subtotal</b>			<u><b>\$ 493,111</b></u>
<b>Total Expenses</b>			<u><b>\$ 761,053</b></u>

<sup>1</sup> estimated annual debt service on a loan for \$150,000 (5-year term, 7% interest) to consolidate debt

## EXHIBIT D

### SPECIAL ASSESSMENT PETITION

#### Petition for Levy of Special Assessment

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

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

- I. Each Lot, or portion of each Lot, which is classified by the Board as Category 1 shall be subject to an annual special assessment (the "Category 1 Baseline Assessment") in a maximum amount not to exceed one dollar (\$1.00) per square-foot of Usable Area; provided however, such maximum amount of the Category 1 Baseline Assessment that could be assessed shall be increased annually, beginning in 2004, by seven and one-half percent (7.5%) above the actual rate levied in the previous year.
- II. Each Lot, or portion of each Lot, which is classified by the Board as Category 2 shall be subject to an annual special assessment (the "Category 2 Baseline Assessment") in an amount not to exceed sixty percent (60%) of the Category 1 Baseline Assessment.
- III. Each Lot, or portion of each Lot, which is classified by the Board as Category 3 shall be subject to the Category 1 Baseline Assessment plus an additional annual assessment (the "Extended Hours Assessment") in a maximum amount not to exceed One Dollar and Ninety Cents (\$1.90) per square foot of Usable Area against twenty percent (20%) of the Usable Area of such Lot, or portion of such Lot; provided however, such maximum amount of the Extended Hours Assessment that could be assessed shall be increased annually, beginning in 2004, by seven and one-half percent (7.5%) above the actual rate levied in the previous year.
- IV. Each Lot, or portion of each Lot, which is classified by the Board as Category 4 shall be subject to the Category 1 Baseline Assessment plus the Extended Hours Assessment against thirty-five percent (35%) of the Usable Area of such Lot, or portion of such Lot.
- V. Each Lot, or portion of each Lot, which is classified by the Board as Category 5 shall be subject to the Category 1 Baseline Assessment plus seventy-five percent (75%) of the Graduated Extended Hours Assessment (as defined below).
- VI. Each Lot, or portion of each Lot, which is classified by the Board as Category 6 shall be subject to the Category 1 Baseline Assessment plus one-hundred percent (100%) of the Graduated Extended Hours Assessment (as defined below).

VII. Each Lot, or portion of each Lot, which is classified by the Board as Category 3, Category 5 or Category 6, which has an area that is determined by the Board to be used for dancing, shall be, in addition to the foregoing applicable special assessments, subject to an additional annual special assessment (the "Dance Floor Assessment") in a maximum amount not to exceed the Extended Hours Assessment against ten percent (10%) of the Usable Area of such Lot, or portion of such Lot.

VIII. Each Lot, or portion of each Lot, which is classified by the Board as Category 7 shall be subject to an annual special assessment (the "Residential Assessment") by the District in an amount not to exceed fifty dollars (\$50.00) per lot, or portion of such lot, provided however, such maximum amount of the Residential Assessment that could be assessed shall be increased annually, beginning in 2004, by seven and one-half percent (7.5%) above the actual rate levied in the previous year.

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

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

The following equations are examples of the calculation of the Graduated Extended Hours Assessment for property which is classified by the Board as Category 6. The following computations assume that the Extended Hours Assessment equals One Dollar and Ninety Cents (\$1.90) per square foot of Usable Area.

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

$$3,000 \text{ sq. ft.} \times \$1.90 = \$5,700.00$$

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

$$(4,000 \text{ sq. ft.} \times \$1.90) + (3,000 \text{ sq. ft.} \times 50\% \times \$1.90) =$$

$$\$7,600 + \$2,850 = \$10,450$$

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

$$(4,000 \text{ sq. ft.} \times \$1.90) + (4,000 \text{ sq. ft.} \times 50\% \times \$1.90) + (4,000 \text{ sq. ft.} \times 25\% \times \$1.90) =$$

$$\$7,600 + \$3,800 + \$1,900 = \$13,300$$

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

	COMMON ADDRESS	LEGAL DESCRIPTION
1.	3983 Pennsylvania	40 PENN ROW LOT 1
2.	3985 Pennsylvania	40 PENN ROW LOT 2
3.	3987 Pennsylvania	40 PENN ROW LOT 3
4.	3989 Pennsylvania	40 PENN ROW LOT 4
5.	3991 Pennsylvania	40 PENN ROW LOT 5
6.	590 W. 40th	40 PENN ROW LOT 6
7.	588 W. 40th	40 PENN ROW LOT 7
8.	586 W. 40th	40 PENN ROW LOT 8
9.	584 W. 40th	40 PENN ROW LOT 9
10.	582 W. 40th	40 PENN ROW LOT 10
11.	580 W. 40th	40 PENN ROW LOT 11
12.	0 40th St	40 PENN ROW TRACT A (COMMON AREA)
13.	540 Westport Rd	MORRIS JOHN C SUB, PT OF LOTS 1 & 2 & ALSO PT OF LOT 25 LOUIS VOGEL'S 4TH ADD & S 1/2 VAC ALLEY LY N OF & ADJ SD LOT 25 DAF : BEG AT A PT ON N ROW LI WESTPORT RD 186.04' ELY OF INTERSEC OF N LI WESTPORT RD & ELY LI OF SUMMIT ST THE CONT ELY ALG NLY LI WESTPORT RD 186.04' TH N 34 DEG W 141.90' TH S 55 DEG W 33' TH N 34 DEG W 229.50' TH S 68 DEG W ALG C/L OF VAC ALLEY 138' TH SLY 308.4' TO POB
14.	Mill Street	MILL STREET STATION TRACT-B
15.	4118 Broadway	CAMPBELL'S JOHN ADD TO WESTPORT PT OF LOTS 6 & 7 DAF: BEG AT A PT ON WLY ROW LI OF BROADWAY 215.9' SELY OF SLY ROW LI OF WESTPORT RD TH SELY ALG SD WLY ROW LI 100' TH SWLY ALG NLY ROW LI OF ARCHIBALD ST 68' TO SLY PROLO OF WLY LI OF LOT 7 TH NWLY ALG SD PROLO & WLY LI OF SD LOT 100' TH NELY 68' TO POB (INCLUDES IRREG TR S & ADJ SD LOTS FORMERLY PT OF ARCHIBALD ST)
16.	4114 Broadway	CAMPBELL'S JOHN ADD TO WESTPORT ALL (EX SLY 100') OF TR DAF: PT OF LOTS 6 & 7 & PT OF LOT 23 J C MCCOY'S PART OF WESTPORT DAF: BEG AT A PT ON WLY ROW LI OF BROADWAY 154' SELY OF SLY ROW LI OF WESTPORT RD TH SELY ALG SD WLY ROW LI 161.9' TH SWLY ALG NLY ROW LI OF ARCHIBALD ST 68' TO SLY PROLO OF W LI OF LOT 7 TH NWLY ALG SD PROLO &

		WLY LI OF SD LOT 161.7 TO SLY LI OF ALLEY TH NELY ALG SD SLY LI 68' TO POB (INCLUDES IRREG TR LY S & ADJ SD LOTS FORMERLY PT OF ARCHIBALD ST)
17.	314 Archibald	MC COYS PART OF WESTPORT LOTS 25,26,29-32 & LOT 20, DICKINSON PLACE & VAC ALLEY & PT VAC ARCHIBALD ST ALL DAF: BEG NE COR SD LOT 26 TH SE 156' TH NE 198' TH SE 161.40' TH SW 343' TH NW 317.40' TH NE 148' TO POB
18.	4050 Broadway	MC COY J C PLAT OF WESTPORT ALL LOTS 1, 2, & 3
19.	40th	MILL STREET STATION LOT 1 & NWLY 1/2 VAC ALLEY LY SLY & ADJ
20.	4040 Mill	MILL STREET STATION LOT 2
21.	4058 Broadway	MC COY J C PLAT OF WESTPORT S 1/2 OF LOT 6
22.	4105 Pennsylvania	CAMPBELL'S JOHN ADD TO WESTPORT W 52' OF N 1/2 OF LOT 5
23.	4109 Pennsylvania	CAMPBELL'S JOHN ADD TO WESTPORT W 78.71' MOL OF S 1/2 OF LOT 5 & W 61.4' MOL OF LOT 8 & VAC 19.4' TRACT S OF & ADJ
24.	4132 Pennsylvania	CAMPBELL'S JOHN ADD TO WESTPORT LOT 96 & A TRIANGULAR TR LY S OF TH NLY LI LOT 96 PRODUCED SWLY & E OF A LI AT RI ANGLES TO SLY LI OF ARCHIBALD ST THRO A PT IN SD ST WHICH IS 82.68' SWLY FROM E LI OF SE 1/4 SEC 19-49-33
25.	E. 42nd Street	EDMUND PRICE'S ADD PT OF LOT 6 & PT OF SE 1/4 OF SE 1/4 SEC 19-49-33 DAF: BEG AT A PT ON E LI OF SE 1/4 585' N OF SE COR SD 1/4 SD PT ALSO BEING 10' N OF NE COR OF LOT 6 EDMUND PRICE'S ADD TH NWLY 130' TH SWLY 75' TH SELY 155' TH NELY 20' TH N 10' TO POB & S 1/2 VAC ARCHIBALD ST
26.	4128 Pennsylvania	CAMPBELL'S JOHN ADD TO WEST PORT BEG AT SW COR OW SHAWNEE & ARCHIBALD STS, TH S 72 FT TH W 158.07 FT, TH N 72 FT, TH E 158.07 FT TO BEG. PART OF LOT 93& IRREG-TRACT ADJ
27.	4117 Mill	MC COYS (J C) PLAT OF WESTPORT ALL OF LOT 18 & N 30' OF VAC ARCHIBALD ST S OF & ADJ
28.	4120 Pennsylvania	MC COY J C PLAT OF WESTPORT S 49' OF LOTS 19 & 20 & ALL OF LOT 3 CAMPBELL'S PART OF WESTPORT & N 1/2 VAC ARCHIBALD ST LY SLY & ADJ
29.	4130 Broadway	CAMPBELL'S JOHN ADD TO WESTPORT ALL W OF MILL CREEK PKWY LOT 10
30.	4212 Washington	PRICES ADD TO WESTPORT S 49' OF LOT 11 & N 1/2 OF VAC ALLEY S THOF
31.	4049 Pennsylvania	MC COY J C PLAT OF WESTPORT N 1/2 OF LOTS 7 & 8
32.	4049 Pennsylvania	MC COYS (JC) PLAT OF WESTPORT S 1/2 OF LOT 7 & LOT 8
33.	4050 Pennsylvania	J C MCCOY'S (WESTPORT) ALL LOTS 10 THRU 14 & ALL LOTS 41 THRU 46 J C MCCOY'S & ALL LOT 1 & TH S 33'6 1/2" OF LOT 3 CATHERINE PURDOM'S ADD & TH PT OF NE SE 1/4 DAF: BEG NE COR LOT 46 J C MCCOY'S TH N 71.68' TO SE COR LOT 3 CATHERINE PURDOM'S ADD TH W 120.83' TH SWLY 83.39' TH E 167.64' TO POB INCLUDES ALL VAC ALLEYS & VAC 40TH WITHIN SD DESC TH LY ADJ TO SD LOTS
34.	4029 Pennsylvania	MC COY J C PLAT OF WESTPORT S 86' OF W 40' LOT 53 & S 86' LOT 54
35.	Mill Street	CATHERINE PURDOM'S ADD PT OF VAC MILL ST DAF: BEG NW COR OF LOT 43, J C MCCOY'S PLAT OF WESTPORT, TH SW 20' TH NW 187.85' TH N 17.53' TH NW 50.76' TH NE 10' TH SE 253' TO POB
36.	Mill Street	MILL STREET STATION TRACT-A

37.	523 Westport Rd.	MORRIS JOHN C SUB LOT 5 & PT F SE 1/4 OF SE 1/4 19-49-33 & PT OF SW 1/4 OF SW 1/4 SEC 20-49-33 DAF: BEG 575' N OF SE COR SE 1/4 SD SEC 19 TH NWLY 210' TH NELY 35' TH NELY 15' TH SELY 290' MOL TH SELY 41' TH SWLY 45' TH NWLY 90' MOL TO POB & VAC ARCHIBALD ST
38.	42 <sup>nd</sup> Street	CAMPBELL'S JOHN ADD TO WESTPORT PT OF LOTS 98 & 99 & PT OF LOT 6 EDWARD PRICE'S ADD DAF: BEG 41.10' NWLY FROM SE COR LOT 99 TO INTERSEC OF VAC KANSAS CITY RAILWAY TH NWLY 130' MOL TH NELY 45.48' TH SELY 140' MOL TO POB & W 1/2 VAC ALLEY LY E OF & ADJ SD LOTS 98 & 99.
39.	Westport Road	MORRIS JOHN C SUB PT OF LOTS 6 & 7 & PT OF LOT 6 EDMUND PRICES ADD & VAC ST DAF: BEG NE COR OF LOT 6 JOHN C MORRIS SUB TH SELY 329' TH SELY 92' TH SWLY 125' MOL TH NWLY 302.98' TH S 55 DEG W 30.49' TH N 33 DEG W 147.81' TO SLY ROW LI WESTPORT RD TH NELY ALG SD ROW LI 100' MOL POB
40.	Westport Road	MORRIS JOHN C SUB PT OF LOTS 7 & 8 & PT OF LOT 15 & ALL OF LOTS 13-16 EDMUND PRICES ADD & PT SE 1/4 & VAC STS DAF: BEG AT SW COR OF LOT 13 EDMUND PRICES ADD TH N 329.07' TH N 56 DEG E 169.21' TH N 34 DEG W 150.01' TO PT ON SLY ROW LI OF WESTPORT RD TH N 56 DEG E 121.28' TH S 33 DEG E 147.81' TH N 55 DEG E 30.49' TH S 34 DEG E 302.98' TH S 40 DEG W 16.28' TH S 98.80' TH N 89 DEG W 110 TH S 50' TH N 89 DEG W 148' TH S 98.98' TH N 89 DEG W 164.80' TO POB
41.	Westport Road	MORRIS JOHN C SUB PT OF LOT 8 DAF: BEG NWLY COR OF LOT 8 TH NELY & ALG S ROW LI OF WESTPORT RD 150' MOL TH S 34 DEG E 150.01' TH S 56 DEG W 169.21' TO NELY ROW LI OF PENNSYLVANIA AVE TH NWLY 160' MOL TO POB
42.	Pennsylvania Ave	EDMUND PRICES ADD ALL OF LOT 9 (EX S 26') & N 50' OF LOT 10 & N 50' OF LOT 11 & ALL LOT 12 & S 58.99' OF LOT 14 & ALL OF VAC ALLEY LY N & ADJ TO LOT 9 & S 1/2 OF VAC ALLEY LY N & ADJ TO LOT 10
43.	Washington St	EDMUND PRICES ADD PT OF LOT 15 DAF: BEG SE COR OF LOT 15 TH W 50' TH N 50' TH E 90' MOL TH SWLY ALG CURV TO LF 75' MOL TO POB
44.	4200 Washington	PRICES ADD TO WESTPORT N 33 FT OF LOT 14
45.	4030 Broadway	MC COY J C PLAT OF WESTPORT N 1/2 OF LOT 6
46.	4026 Washington	N 1/2 LOTS 51 & 52 & E 37' OF S 1/2 LOT 52
47.	4027 Pennsylvania	MC COY J C PLAT OF WESTPORT N 56' OF W 40' LOT 53 & N 56' LOT 54
48.	4020 Broadway	MC COY J C PLAT OF WESTPORT S 1/2 -EX PART IN M C PKWY - OF LOT 51
49.	520 W. 40th St	MC COY J C PLAT OF WESTPORT E 34 FT OF LOT 53
50.	408 W 40th Terr.	MCCOYS (J.C.) PLAT OF WESTPORT W 37 FT OF S 1/2 OF LO T 52
51.	4137 Pennsylvania	CAMPBELLS JOHN ADDITION TO WESTPORT LOTS 9 & 12 & VAC ALLEY LY E & ADJ LOT 9 & W 1/2 VAC ALLEY LY E & ADJ LOT 12
52.	4149 Pennsylvania	CAMPBELL'S JOHN ADDITION TO WESTPORT S 47' OF W 72' LOT 16
53.	400 W 42nd	CAMPBELLS JOHN ADD TO WESTPORT ELY 70' OF LOTS 13 & 16 MEAS AT RI ANG TO NELY LI & W 1/2 VAC ALLEY LY E OF & ADJ TO SD LOTS
54.	4118 Pennsylvania	MC COYS J C PLAT OF WESTPORT PT OF LOTS 19 & 20 DAF: BEG 46' SE OF NE COR SD LOT 20 TH SE 47' TH SW 148' TH NW 47' TH NE 148' TO POB

55.	4144 Pennsylvania	CAMPBELL'S JOHN ADD TO WESTPORT LOTS 97 & 100 & E 1/2 VAC ALLEY W & ADJ
56.	4058 Pennsylvania	J C MCCOY'S PLAT OF WESTPORT PT OF LOT 9 DAF: BEG SE COR OF SD LOT TH NWLY 147' TH SWLY 37.89' TH SELY 147' TH NELY 39.69' TO POB
57.	560 Westport Rd	ARD'S WESTPORT LOT 1
58.	4010 Pennsylvania	PURDOMS CATHERINE ADD TO WESTPORT N 50' OF LOT 3 (EX PT TAKEN FOR ST) & ELY 1/2 VAC ALLEY SWLY OF & ADJ SD LOT & NELY 1/2 VAC ALLEY SW OF & ADJ SD LOT
59.	4110 Pennsylvania	MC COYS (J C) PLAT OF WESTPORT N 46' OF LOTS 19 & 20
60.	504 Westport	J C MCCOY'S PLAT OF WESTPORT PT OF LOT 9 DAF: BEG SW COR OF SD LOT TH NELY 34.31' TH NWLY 147' TH SWLY 36.11' TH SELY 147' TO POB
61.	401 Westport	MC COYS J C PLAT OF WESTPORT E 24' OF N OF ALLEY OF LOT 23
62.	405 Westport	MCCOY'S J C PLAT OF WESTPORT E 30' OF W 50' OF LOT 23
63.	415 Westport	MCCOY'S J C PLAT OF WESTPORT E 30' OF LOT 22 & W 20' OF LOT 23 ALSO A TR S OF & ADJ BEING PT OF LOT 4 CAMPBELL'S ADD TO WESTPORT
64.	411 Westport	MCCOY'S J C PLAT OF WESTPORT E 22' OF W 44' OF LOT 22 & A TR S OF & ADJ BEING PT OF CAMPBELL'S ADD TO WESTPORT
65.	413 Westport	J C MC COYS PLAT OF WESTPORT PT OF LOT 22 & PT OF LOT 4 CAMPBELLS ADD TO WESTPORT DAF: BEG AT NW COR OF LOT 22 & ITS PROLONGATION 142' TO NLY LI OF ALLEY TH NELY & PARA TO NWLY LI OF SD LOT 22 & ALG NLY OF ALLEY 22' TH NWLY & PARA TO & 22' FROM SWLY LI OF SD LOT 22 & ITS PROLONGATION SELY 142' TO A PT ON NWLY LI LOT 22 TH SWLY ALG NWLY LI SD LOT 22, 22' TO POB
66.	433 Westport	MCCOY'S J C PLAT OF WESTPORT PT OF LOT 21 OF SD SUB & PT OF LOT 4 CAMPBELL'S ADD TO WESTPORT DAF: BEG AT NW COR OF SD LOT 21 TH NELY ALG NLY LOT LI & SLY LI OF WESTPORT RD 39' MOL TO A PT 35' SWLY FROM NE COR OF SD LOT 21 MEAS ALG NLY LI OF SD LOT TH SELY ALG A LI PARA WI ELY LI OF SD LOT 21 80' TH NELY ALG A LI PARA WI NLY LI OF SD LOT 21 & SLY LI OF WESTPORT RD 27' TH SELY ALG A LI PARA WI ELY LI OF SD LOT 21 & PROLONGATION THEREOF 62' MOL TO NLY LI OF 12' ALLEY TH SWLY ALG NLY LI OF SD ALLEY 68' MOL TO SW COR OF SD LOT 21 TH NWLY ALG WLY LOT LI & ELY LI OF PENNSYLVANIA AVE 142' MOL TO POB
67.	Pennsylvania	MCCOY'S J C PLAT OF WESTPORT BEG NE COR LOT 21 SD SUB TH SWLY 35' TH SELY 80' TH NELY 27' TH SELY 62' TH ELY 8' TH NLY 142' TO POB INCLUDING PT OF LOT 4 CAMPBELL'S ADD TO WESTPORT
68.	501 Westport	MCCOY'S J C PLAT OF WESTPORT PT OF LOT 15 DAF: BEG 26' E OF NW COR SD LOT TH SELY 82' MOL TH NELY 27.5' TH NWLY 4.5' TH NELY TO A PT 21.10' FROM ELY LI OF LOT TH NWLY 77.5' TH SWLY 28.5' TO POB
69.	501 Westport	MCCOY'S J C PLAT OF WESTPORT LOT 15 (EX PT DAF: BEG AT A PT 26' ELY OF NW COR SD LOT TH S & PARA WI WLY LI SD LOT 82' MOL TH NELY & PARA WI N LI SD LOT 27.5' TH NWLY & PARA 4.5' TH NELY 1' TH NWLY 77.5' TO N LI SD LOT TH SWLY ALG N LI 28.5' TO POB) & LOTS 16 & 17
70.	410 Archibald	CAMPBELL'S JOHN ADD TO WESTPORT E 90.12' OF N 1/2 OF LOT 5 & E 63.4' OF S 1/2 OF LOT 5 & E 80.72' OF LOT 8 & VAC ALLEY E OF ADJ & VAC 19.4' TRACT S OF & ADJ & VAC ALLEY E OF & ADJ
71.	4139 Pennsylvania	CAMPBELL'S ADD TO WESTPORT (JOHN CAMPBELL'S) W 72' OF LOT 13 & N 27' OF W 72' OF LOT 16
72.	4204 Pennsylvania	SEC 20 TWP 49 RNG 33 BEG SE COR LOT 104 CAMPBELL ADD TO WESTPORT TH SELY ALG WLY LI OF PENN AVE TO NLY LI ROW TH NWLY TO SLY LI LOT 104 TH ELY TO POB
73.	4200 Pennsylvania	CAMPBELL'S JOHN ADD TO WESTPORT LOTS 101 & TH PT OF LOT 104 LY NELY OF KC RAILWAY CO. (EX PT IN ROW)

EXHIBIT G

ORDINANCE NO. 031062

ORDINANCE NO. 031062

Approving the petition to establish the Westport Community Improvement District; establishing the Westport Community Improvement District, generally bounded by 40th Street on the north, approximately 42nd Street on the south, S.W. Trafficway/Bridger Road on the west and Broadway/Central Street on the east, in Kansas City, Jackson County, Missouri; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development.

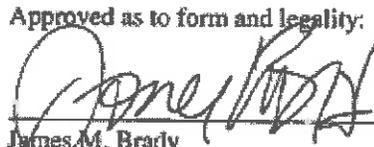
BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition to establish the Westport Community Improvement District (the "District") as a political subdivision in accordance with Chapter 67, RSMo, 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, shall have all the powers and authority authorized therein and by law, and shall expire five years from the effective date of this ordinance, or if bonds are issued, then until all of the bonds are repaid, whichever occurs later, or unless otherwise extended pursuant to Chapter 67, RSMo.

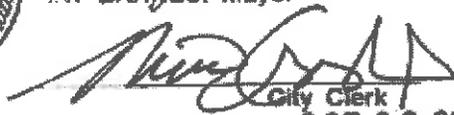
Section 3. That upon the effective date of this ordinance, the City Clerk is hereby directed to report the creation of the District to the Missouri Department of Economic Development pursuant to Section 67.1421.6, RSMo, by sending a copy of this ordinance to said agency.

Approved as to form and legality:

  
James M. Brady  
Assistant City Attorney

Authenticated as Passed

  
KAY BARNES, Mayor

  
City Clerk

OCT 0-2 2003

DATE PASSED \_\_\_\_\_



## EXHIBIT H

### SPECIAL ASSESSMENT PETITION

#### Petition for Levy of Special Assessment

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

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

- I. Each Lot, or portion of each Lot, which is classified by the Board as Category 1 shall be subject to an annual special assessment (the "Category 1 Baseline Assessment") in a maximum amount not to exceed \$1.8320 per square-foot of Usable Area; provided however, such maximum amount of the Category 1 Baseline Assessment that could be assessed may be increased annually by up to five percent (5%) above the actual rate levied in the previous year.
- II. Each Lot, or portion of each Lot, which is classified by the Board as Category 2 shall be subject to an annual special assessment (the "Category 2 Baseline Assessment") in an amount not to exceed sixty percent (60%) of the Category 1 Baseline Assessment.
- III. Each Lot, or portion of each Lot, which is classified by the Board as Category 3 shall be subject to the Category 1 Baseline Assessment plus an additional annual assessment (the "Extended Hours Assessment") in a maximum amount not to exceed \$3.6067 per square foot of Usable Area against twenty percent (20%) of the Usable Area of such Lot, or portion of such Lot; provided however, such maximum amount of the Extended Hours Assessment that could be assessed may be increased annually by up to five percent (5%) above the actual rate levied in the previous year.
- IV. Each Lot, or portion of each Lot, which is classified by the Board as Category 4 shall be subject to the Category 1 Baseline Assessment plus the Extended Hours Assessment against thirty-five percent (35%) of the Usable Area of such Lot, or portion of such Lot.
- V. Each Lot, or portion of each Lot, which is classified by the Board as Category 5 shall be subject to the Category 1 Baseline Assessment plus seventy-five percent (75%) of the Graduated Extended Hours Assessment (as defined below).

- VI. Each Lot, or portion of each Lot, which is classified by the Board as Category 6 shall be subject to the Category 1 Baseline Assessment plus one-hundred percent (100%) of the Graduated Extended Hours Assessment (as defined below).
- VII. Each Lot, or portion of each Lot, which is classified by the Board as Category 3, Category 5 or Category 6, which has an area that is determined by the Board to be used for dancing, shall be, in addition to the foregoing applicable special assessments, subject to an additional annual special assessment (the "Dance Floor Assessment") in an amount equal to the Extended Hours Assessment against ten percent (10%) of the Usable Area of such Lot, or portion of such Lot.
- VIII. Each Lot, or portion of each Lot, which is classified by the Board as Category 7 shall be subject to an annual special assessment (the "Residential Assessment") by the District in an amount not to exceed \$95.02 per lot, or portion of such lot, provided however, such maximum amount of the Residential Assessment that could be assessed may be increased annually by up to five percent (5%) above the actual rate levied in the previous year.
- IX. Each Lot, or portion of each Lot, which is classified by the Board as Category 8 shall be subject to the Category 1 Baseline Assessment plus one-hundred percent (100%) of the Graduated Extended Hours Assessment (as defined below).
- X. Each Lot, or portion of each Lot, which is classified by the Board as Category 8, shall be, in addition to the foregoing applicable special assessments, subject to an additional annual special assessment (the "Adult/Marijuana Assessment") in an amount equal to the Extended Hours Assessment against twenty percent (20%) of the Usable Area of such Lot, or portion of such Lot.
- XI. Each Lot, or portion of each Lot, which is classified by the Board as Category 4, Category 5, or Category 6 and has not entered into a "Good Neighbor Agreement" with the District, shall be, in addition to the foregoing applicable special assessments, subject to an additional annual assessment (the "Good Neighbor Assessment") in an amount not to exceed the Extended Hours Assessment against twenty percent (20%) of the Usable Area of such Lot, or portion of such Lot.

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

- a. The product of the first 4,000 square feet of Usable Area of such Lot, or portion of such Lot, multiplied by the Extended Hours Assessment; plus

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

The following equations are examples of the calculation of the Graduated Extended Hours Assessment for property which is classified by the Board as Category 6. The following computations assume that the current Extended Hours Assessment equals \$3.6067 per square foot of Usable Area.

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

$$3,000 \text{ sq.ft.} \times \$3.6067 = \$10,820.10$$

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

$$(4,000 \text{ sq.ft.} \times \$3.6067) + (3,000 \text{ sq.ft.} \times 50\% \times \$3.6067) = \$19,836.85$$

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

$$(4,000 \text{ sq.ft.} \times \$3.6067) + (4,000 \text{ sq.ft.} \times 50\% \times \$3.6067) + (4,000 \text{ sq.ft.} \times 25\% \times \$3.6067) = \$25,246.90$$

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

**EXHIBIT I**  
**SIGNATURE PAGES**

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

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

**Name of Owner:** Michael S. Carr

**Owner's Telephone Number:**

**Owner's Mailing Address:** 3983 Pennsylvania Ave., Kansas City, MO 64111

**If signer is different from owner:**

**Name of Signer:**

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

**Signer's Telephone Number:**

**Signer's Mailing Address:**

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

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

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

<b>Map Number:</b>	<b>30-340-10</b>
<b>Assessed Value:</b>	<b>\$48,830.00</b>
<b>Parcel Number:</b>	<b>30-340-10-08-00-0-00-000</b>
<b>Usable Building Square Feet:</b>	

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

\_\_\_\_\_  
Michael S. Carr

9/8-6-2022  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Spouse, if any

\_\_\_\_\_  
Date

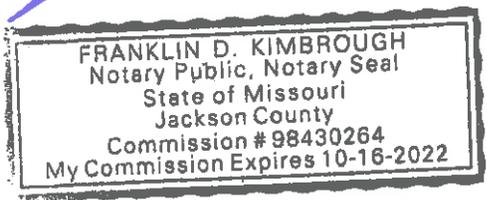
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Michael S. Carr, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 6<sup>th</sup> day of September, 2022.

Franklin D. Kimbrough  
Notary Public

My Commission Expires: 10-16-2022



~~State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss:~~

~~Before me personally appeared \_\_\_\_\_, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.~~

~~Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.~~

~~\_\_\_\_\_  
Notary Public~~

~~My Commission Expires: \_\_\_\_\_~~

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

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

**Name of Owner:** Shane Snider  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 3987 Pennsylvania Ave., Kansas City, MO 64111

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:** Single  
**If the owner is not an individual, state what type of entity:**

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

<b>Map Number:</b>	<b>30-340-10</b>
<b>Assessed Value:</b>	<b>\$48,830.00</b>
<b>Parcel Number:</b>	<b>30-340-10-10-00-0-00-000</b>
<b>Usable Building Square Feet:</b>	

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

Shane P. Snider  
Shane Snider

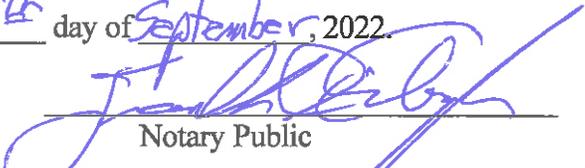
September 6, 2022  
Date

\_\_\_\_\_  
Spouse, if any

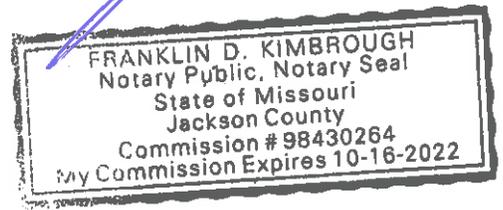
\_\_\_\_\_  
Date

State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Shave Swider, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 6<sup>th</sup> day of September, 2022.  
  
Notary Public

My Commission Expires: 10-16-2022



State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss:

Before me personally appeared \_\_\_\_\_, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

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

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

**Name of Owner:** Patrick Carter  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 588 W. 40th Street, Kansas City, MO 64111

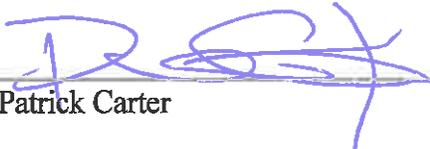
**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:** SINGLE  
**If the owner is not an individual, state what type of entity:**

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

<b>Map Number:</b>	<b>30-340-10</b>
<b>Assessed Value:</b>	<b>\$40,850.00</b>
<b>Parcel Number:</b>	<b>30-340-10-14-00-0-00-000</b>
<b>Usable Building Square Feet:</b>	

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

  
\_\_\_\_\_  
Patrick Carter

9/16/2022  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Spouse, if any

\_\_\_\_\_  
Date

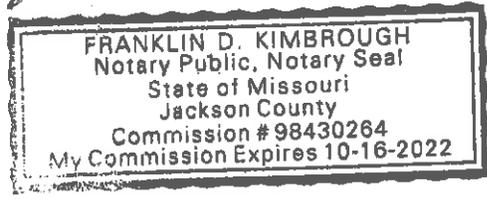
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Patrick Carter, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 6<sup>th</sup> day of September, 2022.

Franklin D. Kimbrough  
Notary Public

My Commission Expires: 10-16-2022



State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss:

Before me personally appeared \_\_\_\_\_, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

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

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

Name of Owner: ~~Joseph Hunter~~ Heather Robinson   
Owner's Telephone Number:  
Owner's Mailing Address: 590 W. 40th Street, Kansas City, MO 64111

If signer is different from owner:  
Name of Signer: Heather Robinson  
State basis of legal authority to sign: Property Owner  
Signer's Telephone Number: (785) 845 0620  
Signer's Mailing Address: 590 W 40th St KC, MO 64111

If the owner is an individual, state if the owner is single or married: Single  
If the owner is not an individual, state what type of entity:

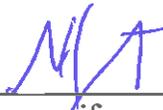
The map and parcel numbers and assessed values of the properties owned:

Map Number: 30-340-10  
Assessed Value: \$40,660.00  
Parcel Number: 30-340-10-13-00-0-00-000  
Usable Building Square Feet:

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

  
\_\_\_\_\_  
Joseph Hunter

9/6/22  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Spouse, if any

\_\_\_\_\_  
Date

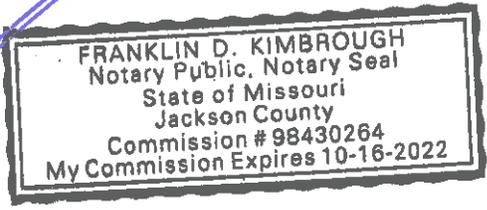
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Heather Renee Robinson, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 6<sup>th</sup> day of September, 2022.

Franklin D. Kimbrough  
Notary Public

My Commission Expires: 10-16-2022



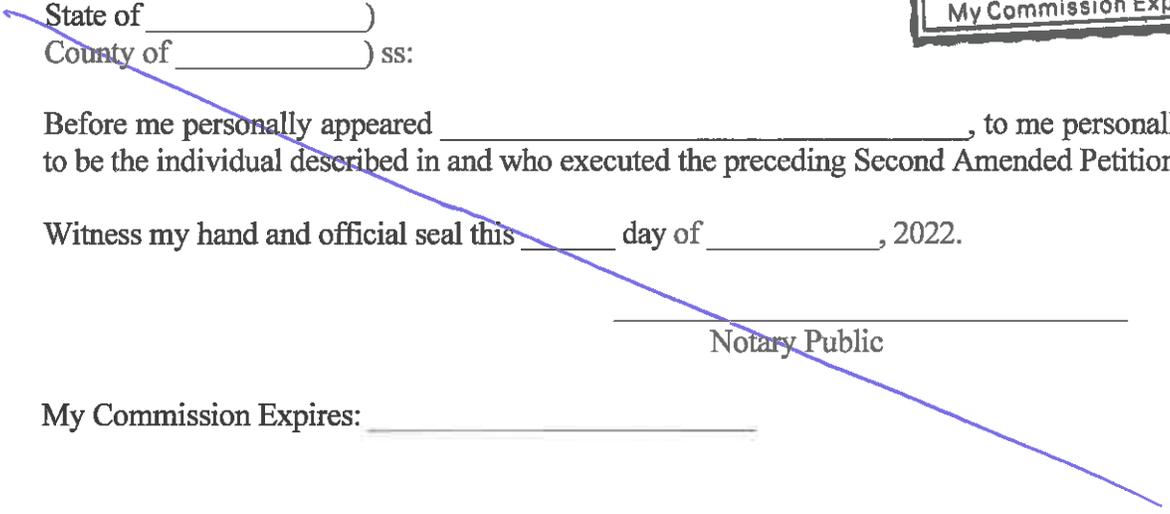
State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss:

Before me personally appeared \_\_\_\_\_, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_



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

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

**Name of Owner:** Robert J. Kuhlmann  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 584 W. 40th Street, Kansas City, MO 64111

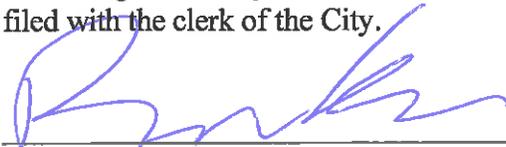
**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:** \_\_\_\_\_  
**If the owner is not an individual, state what type of entity:**

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

<b>Map Number:</b>	30-340-10
<b>Assessed Value:</b>	\$48,830.00
<b>Parcel Number:</b>	30-340-10-16-00-0-00-000
<b>Usable Building Square Feet:</b>	

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

  
\_\_\_\_\_  
Robert J. Kuhlmann

09/06/2022  
\_\_\_\_\_  
Date

N/A  
\_\_\_\_\_  
Spouse, if any

\_\_\_\_\_  
Date

State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Robert Jeter Kuhlmann, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 6th day of September, 2022.

Franklin D. Kimbrough  
Notary Public

My Commission Expires: 10-16-2022



State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss:

Before me personally appeared \_\_\_\_\_, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

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

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

**Name of Owner:** Tristan Ross Peregrino Fowler  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 582 W. 40th Street, Kansas City, MO 64111

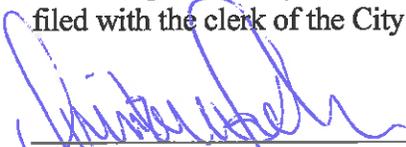
**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:** Single  
**If the owner is not an individual, state what type of entity:**

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

<b>Map Number:</b>	<b>30-340-10</b>
<b>Assessed Value:</b>	<b>\$46,740.00</b>
<b>Parcel Number:</b>	<b>30-340-10-17-00-0-00-000</b>
<b>Usable Building Square Feet:</b>	

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

  
\_\_\_\_\_  
Tristan Ross Peregrino Fowler

9/16/2022  
\_\_\_\_\_  
Date

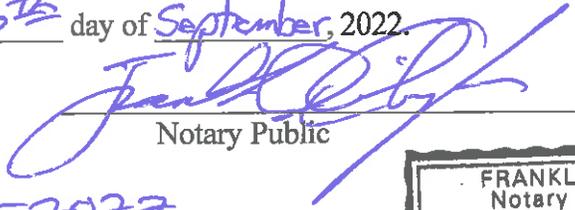
  
\_\_\_\_\_  
Spouse, if any

\_\_\_\_\_  
Date

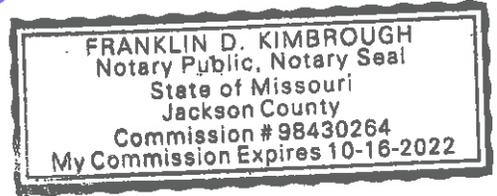
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Tristan Ross Peregrino Fowler to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 6<sup>th</sup> day of September, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10-16-2022



State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss:

Before me personally appeared \_\_\_\_\_, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

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

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

**Name of Owner:** Willis Harvey White III  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 580 W. 40th Street, Kansas City, MO 64111

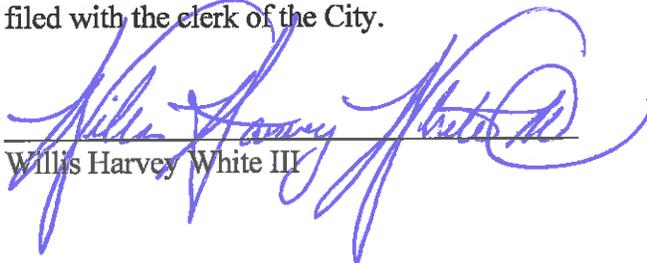
**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:** Single  
**If the owner is not an individual, state what type of entity:**

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

<b>Map Number:</b>	<b>30-340-10</b>
<b>Assessed Value:</b>	<b>\$48,830.00</b>
<b>Parcel Number:</b>	<b>30-340-10-18-00-0-00-000</b>
<b>Usable Building Square Feet:</b>	

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

  
\_\_\_\_\_  
Willis Harvey White III

Sept 6, 2022  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Spouse, if any

\_\_\_\_\_  
Date

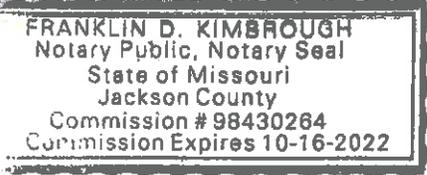
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Willis White III, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 6th day of September, 2022.

Franklin D. Kimbrough  
Notary Public

My Commission Expires: 10-16-2022



State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss:

Before me personally appeared \_\_\_\_\_, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

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

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

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

**Owner's Telephone Number:**

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

**If signer is different from owner:**

**Name of Signer:** *Michael S. Carr*  
**State basis of legal authority to sign:** *MO - President of A HOA*  
**Signer's Telephone Number:** *913-908-7569*  
**Signer's Mailing Address:** *3983 Pennsylvania ave*

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

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

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

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

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

40 Penn Row Townhomes Condominium Association

By: Jannah D. Oppermann-Budt

Its: President

Date

*9-6-2022*

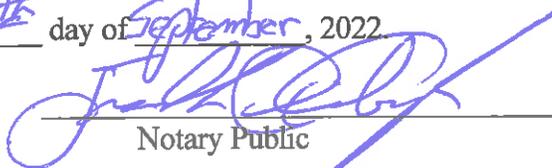
Signature: \_\_\_\_\_

*Michael S. Carr*

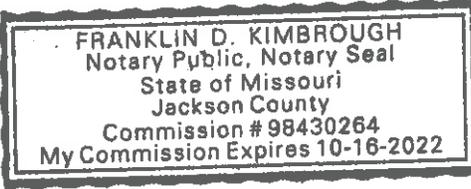
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Michael S. Carr, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 6<sup>th</sup> day of September, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10-16-2022



**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF Missouri )  
 ) ss.  
COUNTY OF Jackson )

COMES NOW, Michael S. Carr, ("Affiant"), who first being duly sworn upon his oath states as follows:

1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the President (title) of 40 Penn Row Townhomes Condominium Association ("Owner"); a not for profit corporation organized under the laws of the State of Missouri.
3. Affiant is duly authorized on behalf of Owner who is the owner of certain real property located within the boundaries shown on the Second Petition to Amend the Petition ("Second Amended Petition") to Establish The Westport Community Improvement District ("District").
4. Affiant hereby certifies that Owner has determined to sign the Second Amended Petition in furtherance of the extension of the District and for the purposes expressed in the Second Amended Petition.
5. As evidenced by this Affidavit, Affiant certifies that Affiant is authorized to sign the Second Amended Petition on behalf of Owner.

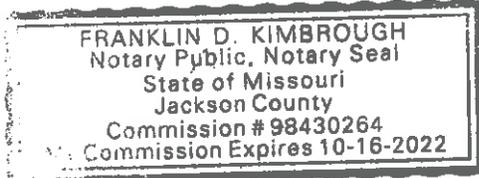
FURTHER AFFIANT SAITH NAUGHT.

Michael S. Carr  
Name: Michael S. Carr

Subscribed and sworn to before me a Notary Public in the above named county and state on the 6<sup>th</sup> day of September, 2022.

Franklin D. Kimbrough  
Notary Public  
Franklin D. Kimbrough  
(Type or Print Name)

MY COMMISSION EXPIRES: 10-16-2022



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

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

**Name of Owner: CH Retail Fund I/Kansas City Westport Landing, L.L.C.**  
**Owner's Telephone Number: 214-661-8000**  
**Owner's Mailing Address: 3819 Maple Avenue, Dallas, Texas 75219**

**If signer is different from owner: Name of Signer: N/A**  
**State basis of legal authority to sign: N/A**  
**Signer's Telephone Number: N/A**  
**Signer's Mailing Address: N/A**

If the owner is an individual, state if the owner is single or married: N/A

If the owner is not an individual, state what type of entity: Delaware limited liability company The map and parcel numbers and assessed values of the properties owned:

<b>1. Map Number:</b>	<b>30-340-14</b>
<b>Assessed Value:</b>	<b>\$951,360.00</b>
<b>Parcel Number:</b>	<b>30-340-14-11-00-0-00-000</b>
<b>Usable Building Square Feet:</b>	
<b>2. Map Number:</b>	<b>30-340-14</b>
<b>Assessed Value:</b>	<b>\$65,920.00</b>
<b>Parcel Number:</b>	<b>30-340-14-19-00-0-00-000</b>
<b>Usable Building Square Feet:</b>	

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

OWNER:

CH Retail Fund I/Kansas City Westport Landing, L.L.C.

By: Retail Managers I, L.L.C., its manager *RU*

By: *[Signature]* *AD*

Name: Samuel E. Peck

Title: Vice President

Date: 11/4/2022

STATE OF TEXAS

COUNTY OF DALLAS

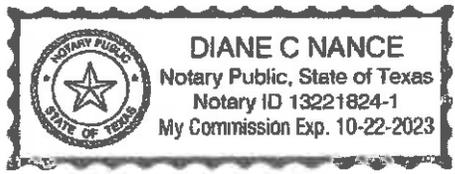
Before me personally appeared Samuel E. Peck, personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 4<sup>th</sup> day of November, 2022.

*[Signature: Diane C. Nance]*  
Notary Public – State of Texas

My Commission Expires:

10-22-2023



**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF TEXAS

COUNTY OF DALLAS

COMES NOW, Samuel E. Peck, ("Affiant"), who first being duly sworn upon his oath states as follows, in his capacity as the Vice President of Retail Manager I, L.L.C., the manager of CH Retail Fund I/Kansas City Westport Landing, L.L.C., and not individually:

1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the Vice President of Retail Manager I, L.L.C., the manager of CH Retail Fund I/Kansas City Westport Landing, L.L.C. ("Owner"); a limited liability company organized under the laws of the State of Delaware.
3. Affiant is duly authorized on behalf of Retail Managers I, L.L.C., the manager of Owner, who is the owner of certain real property located within the boundaries shown on the Second Petition to Amend the Petition ("Second Amended Petition") to Establish The Westport Community Improvement District ("District").
4. Affiant hereby certifies that Owner has determined to sign the Second Amended Petition in furtherance of the extension of the District and for the purposes expressed in the Second Amended Petition.

As evidenced by this Affidavit, Affiant certifies that Affiant is authorized to sign the Second Amended Petition on behalf of Owner.

FURTHER AFFIANT SAITH NAUGHT.

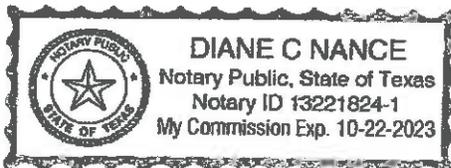
  
\_\_\_\_\_  
SAMUEL E. PECK,  
Vice President of Retail Manager I, L.L.C., the  
manager of CH Retail Fund I/Kansas City  
Westport Landing, L.L.C.

STATE OF TEXAS

COUNTY OF DALLAS

Before me personally appeared Samuel E. Peck, personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 4<sup>th</sup> day of November, 2022.



  
\_\_\_\_\_  
Notary Public – State of Texas

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

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

**Name of Owner:** Westport Residences, LLC  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 112 S Hanley Rd., Ste. 100, St. Louis, Missouri 63102

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

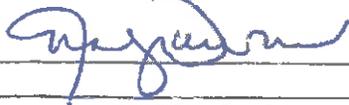
**If the owner is an individual, state if the owner is single or married:**  
**If the owner is not an individual, state what type of entity: a Delaware limited liability company**

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

<b>Map Number:</b>	<b>30-230-13</b>
<b>Assessed Value:</b>	<b>\$6,453,274.00</b>
<b>Parcel Number:</b>	<b>30-230-13-19-00-0-00-000</b>
<b>Usable Building Square Feet:</b>	

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

Westport Residences, LLC

By:   
Its: \_\_\_\_\_  
Signature: JOSEPH P. DOWNS  
EXECUTIVE VICE  
PRESIDENT

11/4/2022  
Date

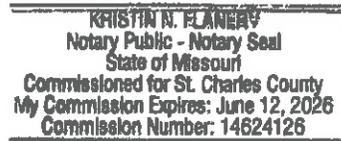
State of MISSOURI )  
County of ST. CHARLES ) ss:

Before me personally appeared JOSEPH P. DOWNS, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 4 day of NOVEMBER, 2022.

  
Notary Public

My Commission Expires: JUNE 12, 2026



**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF ST. CHARLES )

COMES NOW, JOSEPH P. DOWNS, ("Affiant"), who first being duly sworn upon his oath states as follows:

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

FURTHER AFFIANT SAITH NAUGHT.

  
Name: JOSEPH P. DOWNS  
EXECUTIVE VICE PRESIDENT

Subscribed and sworn to before me a Notary Public in the above named county and state on the 4 day of NOVEMBER, 2022.

  
Notary Public

KRISTIN N. FANTASY  
(Type or Print Name)

MY COMMISSION EXPIRES: JUNE 12, 2026

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

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

**Name of Owner:**      **Broadway-Westport Property, Inc.**  
**Owner's Telephone Number:**      *913/707-9030*  
**Owner's Mailing Address:**      **PO Box 6794, Leawood, Kansas 66206**

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

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

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

<b>Map Number:</b>	<b>30-340-22</b>
<b>Assessed Value:</b>	<b>\$383,040.00</b>
<b>Parcel Number:</b>	<b>30-340-22-09-00-0-00-000</b>
<b>Usable Building Square Feet:</b>	

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

Broadway-Westport Property, Inc.

By: *Lawrence Gullman*  
Its: *President*

*July 19 2022*  
Date

Signature: 

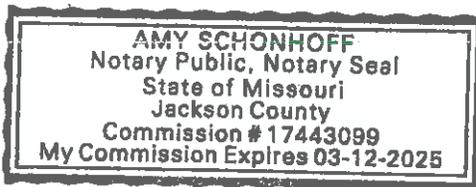
State of Missouri  
County of Jackson ss:

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

Witness my hand and official seal this 19 day of July, 2022.

Amy Schonhoff  
Notary Public

My Commission Expires: 3-12-2025



**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF Missouri )  
 ) ss.  
COUNTY OF Jackson )

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

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

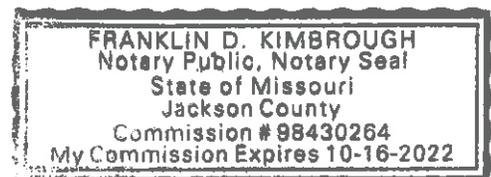
FURTHER AFFIANT SAITH NAUGHT.

  
Name: Lawrence Goldman

Subscribed and sworn to before me a Notary Public in the above named county and state on the 14<sup>th</sup> day of October, 2022.

  
Notary Public  
Franklin D. Kimbrough  
(Type or Print Name)

MY COMMISSION EXPIRES: 10-16-2022



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

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

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

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

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

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

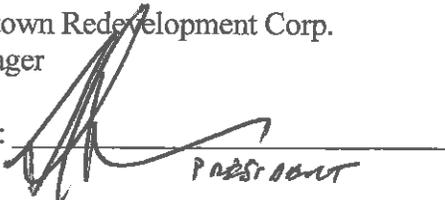
<b>Map Number:</b>	<b>30-340-13</b>
<b>Assessed Value:</b>	<b>\$1,513,600.00</b>
<b>Parcel Number:</b>	<b>30-340-13-18-00-0-00-000</b>
<b>Usable Building Square Feet:</b>	

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

Mill Street Station, L.L.C.

By: Midtown Redevelopment Corp.  
Its: Manager

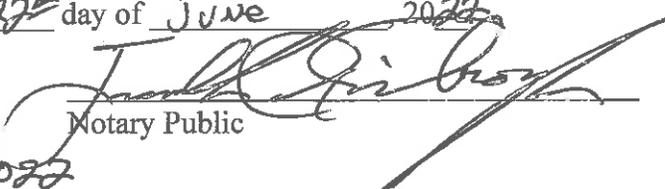
22 Jun 2022  
Date

Signature:  \_\_\_\_\_  
PRESIDENT

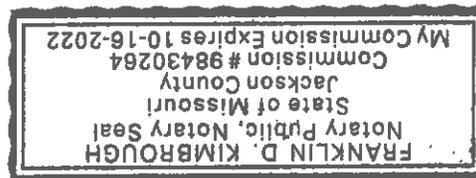
State of Missouri )  
County of JACKSON ) ss:

On this 22<sup>nd</sup> day of JUNE, 2022 before me personally appeared Stephen Black to me personally known, and who, being by me duly sworn, did say that he or she is the President of Midtown Redevelopment Corp. of Mill Street Station, LLC, a Missouri limited liability company, and that the proceeding Petition was signed in behalf of said limited liability company and acknowledged said Petition to be the free act and deed of said limited liability company.

Witness my hand and official seal this 22<sup>nd</sup> day of June, 2022

  
Notary Public

My Commission Expires: 10-16-2022





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

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

**Name of Owner:** SISK Dressman, LLC  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 5317 Falmouth Rd., Fairway, KS 66205

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

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

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

<b>Map Number:</b>	30-340-22
<b>Assessed Value:</b>	\$106,560.00
<b>Parcel Number:</b>	30-340-22-06-00-0-00-000
<b>Usable Building Square Feet:</b>	

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

SISK Dressman, LLC

By: RANDALL E. SISK  
Its: LLC - MANAGER

6-14-2022  
Date

Signature: Randall E Sisk

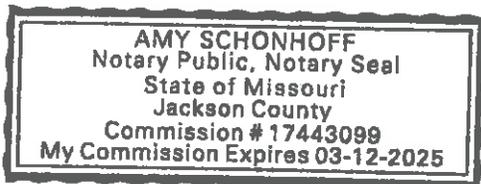
State of Missouri  
County of Jackson ss:

Before me personally appeared Randall E. Sisk, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 14 day of June, 2022.

Amy Schonhoff  
Notary Public

My Commission Expires: 3-12-2025





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

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

**Name of Owner:** TM Grandview LLC  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 4520 Madison 300, Kansas City, MO 64111

**If signer is different from owner:**

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

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

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

1. **Map Number:** 30-230-12  
**Assessed Value:** \$166,080.00  
**Parcel Number:** 30-230-12-19-00-0-00-000  
**Usable Building Square Feet:**

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

TM Grandview LLC

By: Randi Lefko  
Its: Manager

8/16/22  
Date

Signature: 

State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Randi Lefko, to me personally known  
to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 15th day of August, 2022.

Britta Rice  
Notary Public

My Commission Expires: 6/21/24



**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF Missouri )  
 ) ss.  
COUNTY OF Jackson )

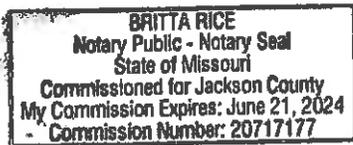
COMES NOW, Randi Lefko, ("Affiant"), who first being duly sworn upon his oath states as follows:

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

FURTHER AFFIANT SAITH NAUGHT.

Randi Lefko  
Name: Randi Lefko

Subscribed and sworn to before me a Notary Public in the above named county and state on the 16th day of August, 2022.



Britta Rice  
Notary Public  
Britta Rice  
(Type or Print Name)

MY COMMISSION EXPIRES: 6/21/24

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

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

**Name of Owner:** 4124 Penn RE, LLC  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 423 Westport Road, Kansas City, MO 64111-3291

**If signer is different from owner:**

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

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

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

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

- |           |                                     |                                 |
|-----------|-------------------------------------|---------------------------------|
| <b>1.</b> | <b>Map Number:</b>                  | <b>30-340-20</b>                |
|           | <b>Assessed Value:</b>              | <b>\$427,840.00</b>             |
|           | <b>Parcel Number:</b>               | <b>30-340-20-13-00-0-00-000</b> |
|           | <b>Usable Building Square Feet:</b> |                                 |
| <b>2.</b> | <b>Map Number:</b>                  | <b>30-340-20</b>                |
|           | <b>Assessed Value:</b>              | <b>\$218,880.00</b>             |
|           | <b>Parcel Number:</b>               | <b>30-340-20-12-00-0-00-000</b> |
|           | <b>Usable Building Square Feet:</b> |                                 |

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

4124 Penn RE, LLC

By: Brett Allred  
Its: Sole Member / Manager

9/15/22  
Date

Signature: Brett Allred

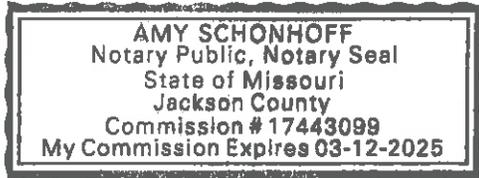
State of Missouri  
County of Jackson ss:

Before me personally appeared Brett Allred, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 15<sup>th</sup> day of September, 2022.

Amy Schonhoff  
Notary Public

My Commission Expires: 03-12-2025



**AFFIDAVIT OF AUTHORITY TO SIGN THE PETITION**

STATE OF Missouri )  
COUNTY OF Jackson ) ss.

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

1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the Sole Member / Manager (title) of 4124 Penn RE, LLC ("Owner"); a limited liability company organized under the laws of the State of Missouri.
3. Affiant is duly authorized on behalf of Owner who is the owner of certain real property located within the boundaries shown on the Petition ("Petition") to Amend the Petition to Establish The Westport Community Improvement District I and Authorize Special Assessments ("District");
4. Affiant hereby certifies that Owner has determined to sign the Petition in furtherance of the extension of the District and for the purposes expressed in the Petition.
5. As evidenced by this Affidavit, Affiant certifies that Affiant is authorized to sign the Petition on behalf of Owner.

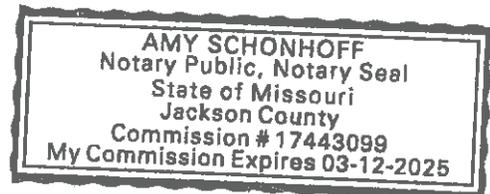
FURTHER AFFIANT SAITH NAUGHT.

Brett Allred  
Name: Brett Allred

Subscribed and sworn to before me a Notary Public in the above named county and state on the 15<sup>th</sup> day of September, 2022.

Amy Schonhoff  
Notary Public  
Amy Schonhoff  
(Type or Print Name)

MY COMMISSION EXPIRES: 03-12-2025



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

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

**Name of Owner:** Allred Holdings, LLC  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** P.O. Box 1029, Junction City, KS 66441

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

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

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

1. **Map Number:** 30-340-20  
**Assessed Value:** \$252,480.00  
**Parcel Number:** 30-340-20-11-00-0-00-000  
**Usable Building Square Feet:**
  
2. **Map Number:** 30-340-13  
**Assessed Value:** \$41,184.00  
**Parcel Number:** 30-340-13-21-00-0-00-000  
**Usable Building Square Feet:**
  
3. **Map Number:** 30-230-19  
**Assessed Value:** \$72,960.00  
**Parcel Number:** 30-230-19-09-00-0-04-007  
**Usable Building Square Feet:**

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

Allred Holdings, LLC

By: Brett Allred  
Its: Sole Member / Manager

9/15/22  
Date

Signature: Brett Allred

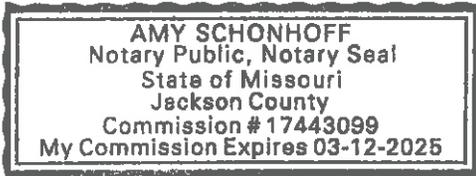
State of Missouri  
County of Jackson ss:

Before me personally appeared Brett Allred, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 15<sup>th</sup> day of September, 2022.

Amy Schonhoff  
Notary Public

My Commission Expires: 3-12-2025



**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF Missouri  
COUNTY OF Jackson ) ss.

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

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

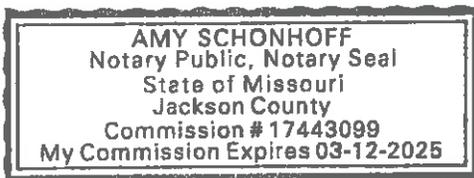
FURTHER AFFIANT SAITH NAUGHT.

Name: Brett Allred  
Brett Allred

Subscribed and sworn to before me a Notary Public in the above named county and state on the 15<sup>th</sup> day of September, 2022.

Amy Schonhoff  
Notary Public  
Amy Schonhoff  
(Type or Print Name)

MY COMMISSION EXPIRES: 3-12-2025



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

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

**Name of Owner:** 4128 Broadway, LLC  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 10955 Lowell 710, Overland Park, KS 66207

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

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

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

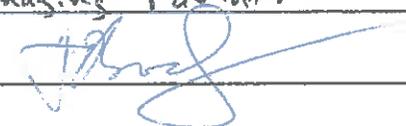
<b>Map Number:</b>	<b>30-230-19</b>
<b>Assessed Value:</b>	<b>\$226,560.00</b>
<b>Parcel Number:</b>	<b>30-230-19-01-00-0-00-000</b>
<b>Usable Building Square Feet:</b>	

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

4128 Broadway, LLC

By: Harold Brody  
Its: Managing Partner

10/4/2022  
Date

Signature: 

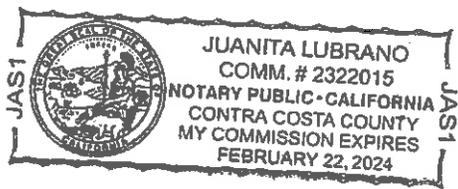
State of California  
County of Contra Costa ss:

Before me personally appeared Harold Brody, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 4th day of October, 2022.

Juanita Lubrano  
Notary Public

My Commission Expires: 02/22/2024



**AFFIDAVIT OF AUTHORITY TO SIGN THE PETITION**

STATE OF Cal. Formica )  
 ) ss.  
COUNTY OF Contra Costa )

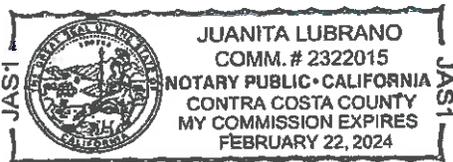
COMES NOW, Harold Bredy ("Affiant"), who first being duly sworn upon his oath states as follows:

1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the Managing Partner (title) of 4128 Broadway, LLC ("Owner"); a limited liability company organized under the laws of the State of Missouri.
3. Affiant is duly authorized on behalf of Owner who is the owner of certain real property located within the boundaries shown on the Petition ("Petition") to Amend the Petition to Establish The Westport Community Improvement District I and Authorize Special Assessments ("District");
4. Affiant hereby certifies that Owner has determined to sign the Petition in furtherance of the extension of the District and for the purposes expressed in the Petition.
5. As evidenced by this Affidavit, Affiant certifies that Affiant is authorized to sign the Petition on behalf of Owner.

FURTHER AFFIANT SAITH NAUGHT.

[Signature]  
Name: Harold Bredy

Subscribed and sworn to before me a Notary Public in the above named county and state on the 4th day of October, 2022.



[Signature]  
Notary Public  
Juanita Lubrano  
(Type or Print Name)

MY COMMISSION EXPIRES: 02/22/2024

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

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

**Name of Owner:** Westport 535, LLC

**Owner's Telephone Number:**

**Owner's Mailing Address:** 4520 Madison Ave., Ste. 300, Kansas City, MO 64111

**If signer is different from owner:**

**Name of Signer:**

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

**Signer's Telephone Number:**

**Signer's Mailing Address:**

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

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

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

<b>Map Number:</b>	30-340-32
<b>Assessed Value:</b>	\$992,000.00
<b>Parcel Number:</b>	30-340-32-21-00-0-00-000
<b>Usable Building Square Feet:</b>	

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

Westport 535, LLC

By:   
Its: MANAGER

Date

8 / 15 / 22

Signature: ERIC GONSHER

State of Missouri  
County of Jackson ss:

Before me personally appeared Eric Gansher, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 15<sup>th</sup> day of August, 2022.

Britta Rice  
Notary Public

My Commission Expires: 6-21-24

BRITTA RICE  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for Jackson County  
My Commission Expires: June 21, 2024  
Commission Number: 20717177



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

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

**Name of Owner:** Allen Village School  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 706 W. 42<sup>nd</sup> Street, Kansas City, MO 64111

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:**  
**If the owner is not an individual, state what type of entity:** a Missouri nonprofit corporation

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

<b>Map Number:</b>	<b>30-340-32</b>
<b>Assessed Value:</b>	<b>\$1,533,120.00</b>
<b>Parcel Number:</b>	<b>30-340-32-23-00-0-00-000</b>
<b>Usable Building Square Feet:</b>	

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

Allen Village School

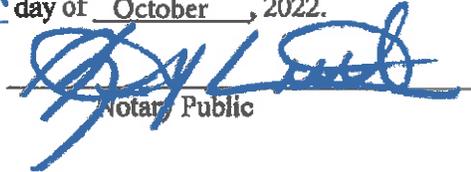
By: Dana Lynn Cutler  
Its: Attorney  
Signature: Dana Lynn Cutler

10/10/2022  
Date

State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Dana Tippin Cutler, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 10<sup>th</sup> day of October, 2022.

  
Notary Public

My Commission Expires: \_\_\_\_\_

KEITH A. CUTLER  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for Jackson County  
My Commission Expires: July 21, 2024  
Commission Number: 12440882

**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF JACKSON )

COMES NOW, Dana Tippin Cutler, ("Affiant"), who first being duly sworn upon his oath states as follows:

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

FURTHER AFFIANT SAITH NAUGHT.

  
Name: Dana Tippin Cutler

Subscribed and sworn to before me a Notary Public in the above named county and state on the 10th day of October, 2022.

  
Notary Public

Keith A. Cutler  
(Type or Print Name)

MY COMMISSION EXPIRES:

KEITH A. CUTLER Notary Public - Notary Seal State of Missouri Commissioned for Jackson County My Commission Expires: July 21, 2024 Commission Number: 12440882
---

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

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

**Name of Owner:** Mitchel John LaRocca, Jr. and Mechelle LaRocca  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 18024 Windstop Ln., Dallas, TX 75287

**If signer is different from owner:**

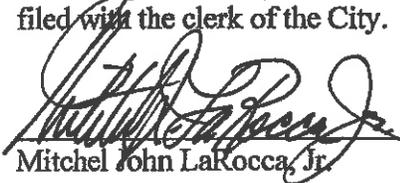
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:** \_\_\_\_\_  
**If the owner is not an individual, state what type of entity:**

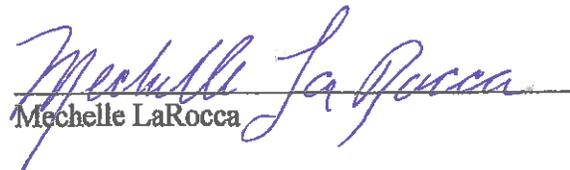
**The map and parcel numbers and assessed values of the properties owned:**

<b>Map Number:</b>	<b>30-340-22</b>
<b>Assessed Value:</b>	<b>\$108,160.00</b>
<b>Parcel Number:</b>	<b>30-340-22-01-00-0-00-000</b>
<b>Usable Building Square Feet:</b>	

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

  
\_\_\_\_\_  
Mitchel John LaRocca, Jr.

9/27/22  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Mechelle LaRocca

9/27/22  
\_\_\_\_\_  
Date

State of Texas )  
County of Dallas ) ss:

Before me personally appeared Mitchel John LaRocca Jr., to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 27 day of Sept., 2022.

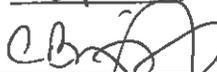
  
\_\_\_\_\_  
Notary Public

My Commission Expires: 1-11-2025

State of Texas )  
County of Dallas ) ss:

Before me personally appeared Mechelle LaRocca, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 27 day of Sept, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 1-11-2025

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

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

**Name of Owner:** Westport Development LLC

**Owner's Telephone Number:**

**Owner's Mailing Address:** 5051 Indian Creek Parkway – Unit 212, Overland Park, KS 66207

**If signer is different from owner:**

**Name of Signer:**

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

**Signer's Telephone Number:**

**Signer's Mailing Address:**

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

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

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

1. **Map Number:** 30-340-12  
**Assessed Value:** \$223,360.00  
**Parcel Number:** 30-340-12-19-00-0-00-000  
**Usable Building Square Feet:**
  
2. **Map Number:** 30-340-12  
**Assessed Value:** \$2,560.00  
**Parcel Number:** 30-340-12-25-00-0-00-000  
**Usable Building Square Feet:**
  
3. **Map Number:** 30-340-12  
**Assessed Value:** \$24,960.00  
**Parcel Number:** 30-340-12-12-00-0-00-000  
**Usable Building Square Feet:**
  
4. **Map Number:** 30-340-12  
**Assessed Value:** \$30,400.00  
**Parcel Number:** 30-340-12-17-00-0-00-000  
**Usable Building Square Feet:**
  
5. **Map Number:** 30-340-12  
**Assessed Value:** \$16,000.00  
**Parcel Number:** 30-340-12-18-00-0-00-000

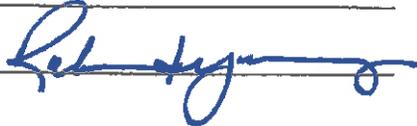
**Usable Building Square Feet:**

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

Westport Development, LLC

By: Robert D. Young, President, Murfin, Inc.  
Its: Member

July 21, 2022  
Date

Signature: 

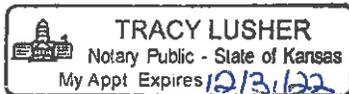
State of Kansas )  
County of Sedgwick ) ss:

Before me personally appeared Robert D. Young, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 21st day of July, 2022.

  
Notary Public

My Commission Expires: December 31, 2022



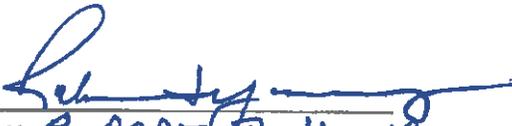
**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF KANSAS )  
 ) ss.  
COUNTY OF SARAWICK )

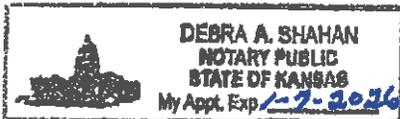
COMES NOW, ROBERT D YOUNG, ("Affiant"), who first being duly sworn upon his oath states as follows:

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

FURTHER AFFIANT SAITH NAUGHT.

  
Name: ROBERT D YOUNG

Subscribed and sworn to before me a Notary Public in the above named county and state on the 7<sup>TH</sup> day of OCTOBER, 2022.



  
Notary Public

DEBRA A SHAHAN  
(Type or Print Name)

MY COMMISSION EXPIRES: 1-7-2026

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

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

**Name of Owner:** DB ICEHOUSE LLC

**Owner's Telephone Number:**

**Owner's Mailing Address:** 4140 Pennsylvania Ave., Kansas City, MO 64111

**If signer is different from owner:**

**Name of Signer:**

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

**Signer's Telephone Number:**

**Signer's Mailing Address:**

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

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

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

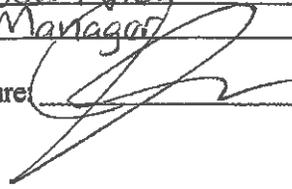
<b>Map Number:</b>	30-230-20
<b>Assessed Value:</b>	\$448,960.00
<b>Parcel Number:</b>	30-230-20-05-00-0-00-000
<b>Usable Building Square Feet:</b>	

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

DB ICEHOUSE LLC

By: Joe Niebur

Its: Manager

Signature: 

8/30/2022  
Date

State of COLORADO  
County of EL PASO ) ss:

Before me personally appeared Joe Niebur, to me personally known  
to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 30 day of August, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 01-13-2024

**NADINE GOERING**  
Notary Public  
State of Colorado  
Notary ID # 20204001586  
My Commission Expires 01-13-2024

**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF Colorado )  
COUNTY OF El Paso ) ss.

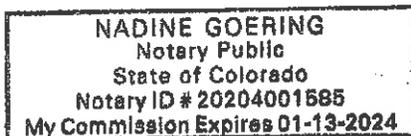
COMES NOW, Joe Niebur, ("Affiant"), who first being duly sworn upon his oath states as follows:

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

FURTHER AFFIANT SAITH NAUGHT.

  
Name: JOSEPH NIEBUR

Subscribed and sworn to before me a Notary Public in the above named county and state on the 30 day of August, 2022.



  
Notary Public  
Nadine Goering  
(Type or Print Name)

MY COMMISSION EXPIRES: 01-13-2024

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

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

**Name of Owner:** Monarch Kansas City LP  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 591 W Putnam Ave., Greenwich, CT 06830

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:**  
**If the owner is not an individual, state what type of entity:** a Delaware limited partnership

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

**Map Number:** 30-340-14  
**Assessed Value:** \$2,387,200.00  
**Parcel Number:** 30-340-14-16-00-0-00-000  
**Usable Building Square Feet:**

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

Monarch Kansas City LP,  
a Delaware limited partnership *Craig Schroeder*

By: *Craig Schroeder* Signed by Craig Schroeder on behalf of Anjali Agarwal, the Senior Vice President, Starwood Capital Groups, with his written approval and consent. 10/31/2022  
Name: Craig Schroeder Date  
Title: General Manager - AC Hotel KC Westport



State of Tennessee )  
County of Cheatham ) ss:

Before me personally appeared Craig Schroeder, to me personally known, and who, being by me duly sworn, did say that he or she is the General Manager of the AC Hotel KC, Westport of Monarch Kansas City LP, a Delaware limited partnership, and that the proceeding Second Amended Petition was signed in behalf of said limited partnership and acknowledged said Second Amended Petition to be the free act and deed of said limited partnership.

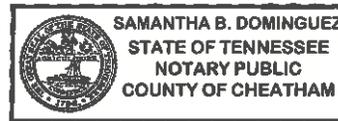
Witness my hand and official seal this 31 day of October, 2022.

*Samantha B. D.*

Notary Public

My Commission Expires: July 26, 2025

Document Notarized using a Live Audio-Video Connection



ONLINE NOTARY PUBLIC  
MY COMMISSION EXPIRES: JULY 26 2025



**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF Tennessee )  
 ) ss.  
COUNTY OF Cheatham )

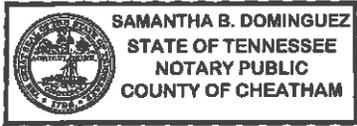
COMES NOW, Craig Schroeder, ("Affiant"), who first being duly sworn upon his oath states as follows:

1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the General Manager of the AC Hotel KC, Westport (title) of Monarch Kansas City LP ("Owner"); a limited partnership organized under the laws of the State of Delaware.
3. Affiant is duly authorized on behalf of Owner who is the owner of certain real property located within the boundaries shown on the Second Petition to Amend the Petition ("Second Amended Petition") to Establish The Westport Community Improvement District ("District").
4. Affiant hereby certifies that Owner has determined to sign the Second Amended Petition in furtherance of the extension of the District and for the purposes expressed in the Second Amended Petition.
5. As evidenced by this Affidavit, Affiant certifies that Affiant is authorized to sign the Second Amended Petition on behalf of Owner.

FURTHER AFFIANT SAITH NAUGHT.

Craig Schroeder  
Name: Craig Schroeder

Subscribed and sworn to before me a Notary Public in the above named county and state on the 31 day of October, 2022.



ONLINE NOTARY PUBLIC  
MY COMMISSION EXPIRES: JULY 26 2025

Samantha B. D.  
Notary Public

Samantha B Dominguez  
(Type or Print Name)

MY COMMISSION EXPIRES: July 26, 2025  
Document Notarized using a Live Audio-Video Connection



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

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

**Name of Owner:** KCDB LLC  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 524 S Tejon St., Colorado Springs, CO 80903

**If signer is different from owner:**

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

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

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

**Map Number:** 30-230-21 (undivided one-half interest)  
**Assessed Value:** \$637,440.00  
**Parcel Number:** 30-230-21-04-00-0-00-000  
**Usable Building Square Feet:**

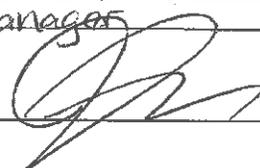
**Map Number:** 30-230-21 (undivided one-half interest)  
**Assessed Value:** \$7,680.00  
**Parcel Number:** 30-230-21-03-00-0-00-000  
**Usable Building Square Feet:**

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

KCDB LLC

By: Joe Niebur  
Its: Managers

8/30/2022  
Date

Signature: 

State of COLORADO  
County of EL PASO ss:

Before me personally appeared Joe Niebur, to me personally known  
to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 30 day of August, 2022.

NG

Notary Public

My Commission Expires: 01-13-2024

NADINE GOERING  
Notary Public  
State of Colorado  
Notary ID # 20204001585  
My Commission Expires 01-13-2024

**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF Colorado )  
COUNTY OF El Paso ) ss.

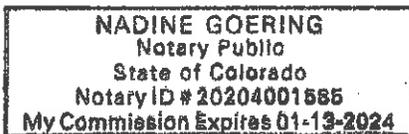
COMES NOW, Joe Niebur, ("Affiant"), who first being duly sworn upon his oath states as follows:

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

FURTHER AFFIANT SAITH NAUGHT.

  
Name: Joseph Niebur

Subscribed and sworn to before me a Notary Public in the above named county and state on the 30 day of August, 2022.



  
Notary Public  
Nadine Goering  
(Type or Print Name)

MY COMMISSION EXPIRES: 01-13-2024

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

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

**Name of Owner:** KCDB LLC  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 524 S Tejon St., Colorado Springs, CO 80903

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

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

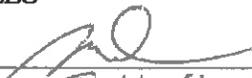
**The map and parcel numbers and assessed value of the property owned:**

**Map Number:** 30-230-21 (undivided one-half interest)  
**Assessed Value:** \$637,440.00  
**Parcel Number:** 30-230-21-04-00-0-00-000  
**Usable Building Square Feet:**

**Map Number:** 30-230-21 (undivided one-half interest)  
**Assessed Value:** \$7,680.00  
**Parcel Number:** 30-230-21-03-00-0-00-000  
**Usable Building Square Feet:**

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

KCDB LLC

By:   
Its: Sudh Chandra

Date

8-29-22

Signature: 

State of Colorado  
County of Arapahoe ss:

Before me personally appeared Judd Shader, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 29 day of August, 2022.

Lydia L. Strand  
Notary Public

My Commission Expires: 1/14/25



**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF Colorado )  
 ) ss.  
COUNTY OF Wapahute

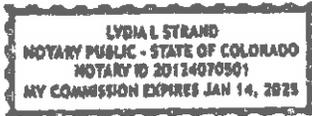
COMBS NOW, Judd Shader, ("Affiant"), who first being duly sworn upon his oath states as follows:

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

FURTHER AFFIANT SAITH NAUGHT.

  
Name: Judd Shader

Subscribed and sworn to before me a Notary Public in the above named county and state on the 21 day of August, 2022.



  
Notary Public  
Lydia Strand  
(Type or Print Name)

MY COMMISSION EXPIRES: 1/14/25

**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF Colorado )  
 ) ss.  
COUNTY OF Wapahosa

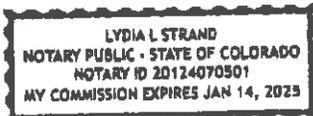
COMES NOW, Judd Shader, ("Affiant"), who first being duly sworn upon his oath states as follows:

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

FURTHER AFFIANT SAITH NAUGHT.

Name: \_\_\_\_\_

Subscribed and sworn to before me a Notary Public in the above named county and state on the 21 day of August, 2022.



Lydia L. Strand  
Notary Public  
Lydia Strand  
(Type or Print Name)

MY COMMISSION EXPIRES: 1/14/25

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

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

**Name of Owner:** Leeds West Property Group, II, LLC  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 524 S Tejon St., Colorado Springs, CO 80903

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

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

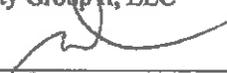
**The map and parcel numbers and assessed value of the property owned:**

**Map Number:** 30-230-21 (undivided one-half interest)  
**Assessed Value:** \$637,440.00  
**Parcel Number:** 30-230-21-04-00-0-00-000  
**Usable Building Square Feet:**

**Map Number:** 30-230-21 (undivided one-half interest)  
**Assessed Value:** \$7,680.00  
**Parcel Number:** 30-230-21-03-00-0-00-000  
**Usable Building Square Feet:**

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

Leeds West Property Group II, LLC

By:   
Its: David S. Under

8-29-22  
Date

Signature: 

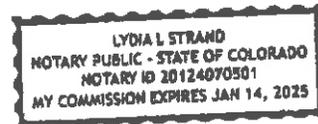
State of Colorado  
County of Arapahoe ss:

Before me personally appeared Judd Shader, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 29 day of August, 2022.

Lydia L. Strand  
Notary Public

My Commission Expires: 1/14/25



**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF Colorado )  
 ) ss.  
COUNTY OF Arapahoe

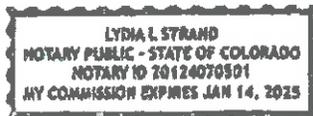
COMES NOW, Owner, Judd Shader, ("Affiant"), who first being duly sworn upon his oath states as follows:

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

FURTHER AFFIANT SAITH NAUGHT.

  
Name: Judd Shader

Subscribed and sworn to before me a Notary Public in the above named county and state on the 29 day of August, 2022.



  
Notary Public  
Lydia Strand  
(Type or Print Name)

MY COMMISSION EXPIRES: 1/14/25

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

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

**Name of Owner:** 4010 Penn LLC

**Owner's Telephone Number:**

**Owner's Mailing Address:** 4010 Pennsylvania Avenue, Kansas City, MO 64111

**If signer is different from owner:**

**Name of Signer:**

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

**Signer's Telephone Number:**

**Signer's Mailing Address:**

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

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

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

<b>Map Number:</b>	30-340-13
<b>Assessed Value:</b>	\$37,120.00
<b>Parcel Number:</b>	30-340-13-19-00-0-00-000
<b>Usable Building Square Feet:</b>	

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

4010 Penn LLC

By: Thomas A. P. [Signature]  
Its: Owner

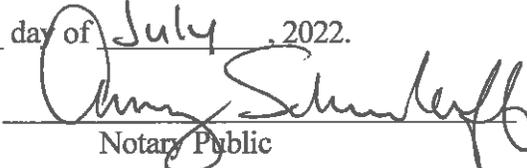
7-15-2022  
Date

Signature: [Signature]

State of Missouri  
County of Jackson ss:

Before me personally appeared Thomas A. Ptacek, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 15 day of July, 2022.

  
Notary Public

My Commission Expires: 3-12-2025



**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF Missouri )  
COUNTY OF Jackson ) ss.

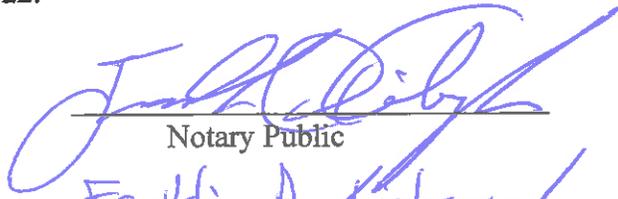
COMES NOW, Thomas A. Ptacek, ("Affiant"), who first being duly sworn upon his oath states as follows:

1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the Managing Member (title) of 4010 Penn LLC ("Owner"); a limited liability company organized under the laws of the State of Missouri.
3. Affiant is duly authorized on behalf of Owner who is the owner of certain real property located within the boundaries shown on the Second Petition to Amend the Petition ("Second Amended Petition") to Establish The Westport Community Improvement District ("District");
4. Affiant hereby certifies that Owner has determined to sign the Second Amended Petition in furtherance of the extension of the District and for the purposes expressed in the Second Amended Petition.
5. As evidenced by this Affidavit, Affiant certifies that Affiant is authorized to sign the Second Amended Petition on behalf of Owner.

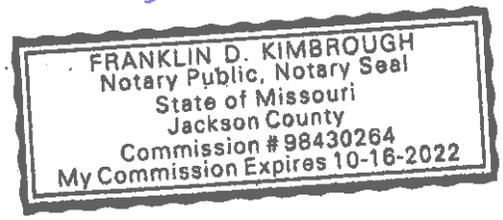
FURTHER AFFIANT SAITH NAUGHT.

  
Name: Thomas A. Ptacek

Subscribed and sworn to before me a Notary Public in the above named county and state on the 27<sup>th</sup> day of August, 2022.

  
Notary Public  
Franklin D. Kimbrough  
(Type or Print Name)

MY COMMISSION EXPIRES: 10-16-2022



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

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

**Name of Owner:** Westport Development, LLC  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 250 N. Water Street – Suite 300, Wichita, KS 67202

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

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

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

<b>Map Number:</b>	30-340-13
<b>Assessed Value:</b>	\$2,792,960.00
<b>Parcel Number:</b>	30-340-13-20-00-0-00-000
<b>Usable Building Square Feet:</b>	

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

Westport Development, LLC

By: Robert D. Young, President, Murfin, Inc.  
Its: Member

July 21, 2022

Date

Signature: 

State of  Kansas  )  
County of  Sedgwick  ) ss:

Before me personally appeared  Robert D. Young , to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this  21st  day of  July , 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:  December 31, 2022



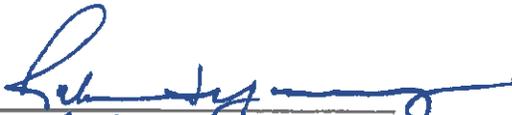
**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF KANSAS )  
 ) ss.  
COUNTY OF SEDGWICK )

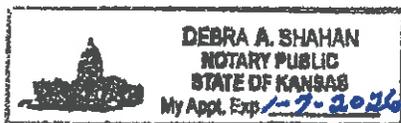
COMES NOW, ROBERT D YOUNG, ("Affiant"), who first being duly sworn upon his oath states as follows:

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

FURTHER AFFIANT SAITH NAUGHT.

  
Name: ROBERT D YOUNG

Subscribed and sworn to before me a Notary Public in the above named county and state on the 7TH day of OCTOBER, 2022.



  
Notary Public

DEBRA A SHAHAN  
(Type or Print Name)

MY COMMISSION EXPIRES: 1-7-2026

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

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

**Name of Owner:** T Gom, L.L.C.  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 500 Westport Rd., Kansas City, MO 64111

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

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

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

<b>Map Number:</b>	<b>30-340-13</b>
<b>Assessed Value:</b>	<b>\$152,960.00</b>
<b>Parcel Number:</b>	<b>30-340-13-22-00-0-00-000</b>
<b>Usable Building Square Feet:</b>	

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

T Gom, L.L.C.

By: *Margaret J Kelly*  
Its: *Margaret Kelly*

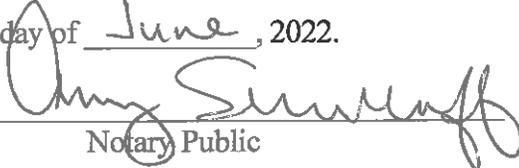
*01/04/22*  
Date

Signature: *Margaret Kelly*

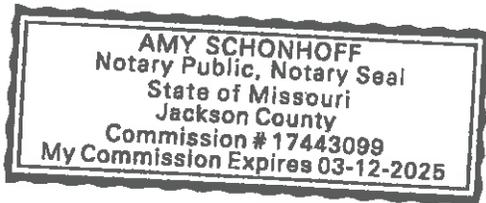
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Michael S. Kelly, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 14 day of June, 2022.

  
Notary Public

My Commission Expires: 3-12-2025





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

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

**Name of Owner:** Westport Development, LLC  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 250 N. Water Street – Suite 300, Wichita, KS 67202

**If signer is different from owner:**

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

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

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

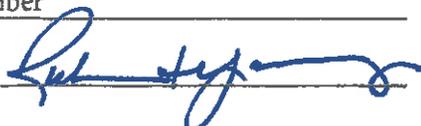
<b>Map Number:</b>	<b>30-340-20</b>
<b>Assessed Value:</b>	<b>\$16,640.00</b>
<b>Parcel Number:</b>	<b>30-340-20-08-00-0-00-000</b>
<b>Usable Building Square Feet:</b>	

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

Westport Development, LLC

By: Robert D. Young, President, Murfin, Inc.  
Its: Member

July 21, 2022  
Date

Signature: 

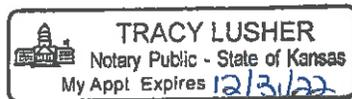
State of Kansas )  
County of Sedgwick ) ss:

Before me personally appeared Robert D. Young, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 21st day of July, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: December 31, 2022



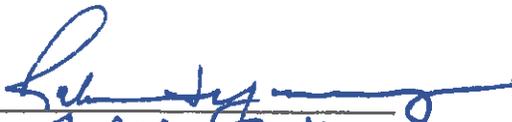
**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF KANSAS )  
 ) ss.  
COUNTY OF SARAWICK )

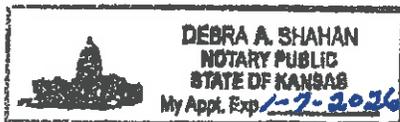
COMES NOW, ROBERT D YOUNG, ("Affiant"), who first being duly sworn upon his oath states as follows:

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

FURTHER AFFIANT SAITH NAUGHT.

  
Name: ROBERT D YOUNG

Subscribed and sworn to before me a Notary Public in the above named county and state on the 7<sup>TH</sup> day of OCTOBER, 2022.



  
Notary Public

DEBRA A SHAHAN  
(Type or Print Name)

MY COMMISSION EXPIRES: 1-7-2026

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

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

**Name of Owner:** Classical Developments, LLC  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 3715 Shawnee Mission Pkwy, Fairway, KS 66205

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

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

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

- |           |                                     |                                 |
|-----------|-------------------------------------|---------------------------------|
| <b>1.</b> | <b>Map Number:</b>                  | <b>30-230-19</b>                |
|           | <b>Assessed Value:</b>              | <b>\$94,400.00</b>              |
|           | <b>Parcel Number:</b>               | <b>30-230-19-09-00-0-01-001</b> |
|           | <b>Usable Building Square Feet:</b> |                                 |
| <b>2.</b> | <b>Map Number:</b>                  | <b>30-230-19</b>                |
|           | <b>Assessed Value:</b>              | <b>\$216,350.00</b>             |
|           | <b>Parcel Number:</b>               | <b>30-230-19-09-00-0-01-002</b> |
|           | <b>Usable Building Square Feet:</b> |                                 |
| <b>3.</b> | <b>Map Number:</b>                  | <b>30-230-19</b>                |
|           | <b>Assessed Value:</b>              | <b>\$56,000.00</b>              |
|           | <b>Parcel Number:</b>               | <b>30-230-19-09-00-0-01-003</b> |
|           | <b>Usable Building Square Feet:</b> |                                 |
| <b>4.</b> | <b>Map Number:</b>                  | <b>30-230-19</b>                |
|           | <b>Assessed Value:</b>              | <b>\$70,720.00</b>              |
|           | <b>Parcel Number:</b>               | <b>30-230-19-09-00-0-01-004</b> |
|           | <b>Usable Building Square Feet:</b> |                                 |
| <b>5.</b> | <b>Map Number:</b>                  | <b>30-230-19</b>                |
|           | <b>Assessed Value:</b>              | <b>\$69,440.00</b>              |
|           | <b>Parcel Number:</b>               | <b>30-230-19-09-00-0-01-005</b> |

**Usable Building Square Feet:**

6. **Map Number:** 30-230-19  
**Assessed Value:** \$157,120.00  
**Parcel Number:** 30-230-19-04-00-0-00-000  
**Usable Building Square Feet:**
7. **Map Number:** 30-230-19  
**Assessed Value:** \$43,840.00  
**Parcel Number:** 30-230-19-05-00-0-00-000  
**Usable Building Square Feet:**
8. **Map Number:** 30-230-19  
**Assessed Value:** \$149,760.00  
**Parcel Number:** 30-230-19-03-00-0-00-000  
**Usable Building Square Feet:**

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

Classical Developments, LLC

By: Michael Heitmann  
Its: Managing Member

8-12-22  
Date

Signature: 

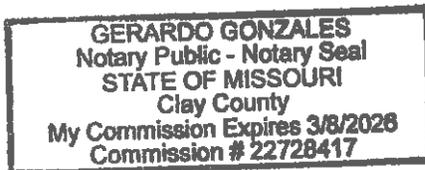
State of Missouri  
County of Jackson ss:

Before me personally appeared Michael Heilmann, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 12 day of August, 2022.

Gerardo Gonzales  
Notary Public

My Commission Expires: 3/8/2026





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

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

**Name of Owner:** Robert Babcock  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 4141 Pennsylvania Ave., Unit 206, Kansas City, MO 64111

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:** Single  
**If the owner is not an individual, state what type of entity:**

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

<b>Map Number:</b>	30-230-19
<b>Assessed Value:</b>	\$49,210.00
<b>Parcel Number:</b>	30-230-19-09-00-0-02-006
<b>Usable Building Square Feet:</b>	

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

  
\_\_\_\_\_  
Robert Babcock

7/7/22  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Spouse, if any

\_\_\_\_\_  
Date

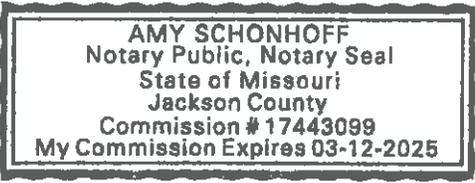
State of Missouri  
County of Jackson ss:

Before me personally appeared Robert Babcock, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 7 day of July, 2022.

Amy Schonhoff  
Notary Public

My Commission Expires: 3-12-2025



State of \_\_\_\_\_  
County of \_\_\_\_\_) ss:

Before me personally appeared \_\_\_\_\_, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

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

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

**Name of Owner:** Michael T. Wilson  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 4141 PENNSYLVANIA AVE UNIT 205

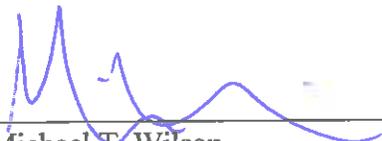
**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

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

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

<b>Map Number:</b>	<b>30-230-19</b>
<b>Assessed Value:</b>	<b>\$77,710.00</b>
<b>Parcel Number:</b>	<b>30-230-19-09-00-0-02-007</b>
<b>Usable Building Square Feet:</b>	

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

  
\_\_\_\_\_  
Michael T. Wilson

9/25/22  
\_\_\_\_\_  
Date

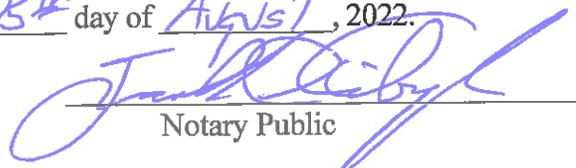
\_\_\_\_\_  
Spouse, if any

\_\_\_\_\_  
Date

State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Michael Wilson, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 25<sup>th</sup> day of August, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10-16-2022



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

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

**Name of Owner:** Sean B. Mohn  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 4141 Pennsylvania Ave., Unit 303, Kansas City, MO 64111

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:** \_\_\_\_\_  
**If the owner is not an individual, state what type of entity:**

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

<b>Map Number:</b>	<b>30-230-19</b>
<b>Assessed Value:</b>	<b>\$71,440</b>
<b>Parcel Number:</b>	<b>30-230-19-09-00-0-03-001</b>
<b>Usable Building Square Feet:</b>	

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

\_\_\_\_\_  
Sean B. Mohn

\_\_\_\_\_  
Date

\_\_\_\_\_  
Spouse, if any

\_\_\_\_\_  
Date

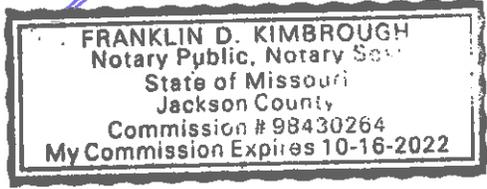
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Sean Bernard Mohr, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 2<sup>nd</sup> day of September, 2022.

Franklin D. Kimbrough  
Notary Public

My Commission Expires: 10-16-2022



State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss:

Before me personally appeared \_\_\_\_\_, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: 10-16-2022

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

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

**Name of Owner:** Bryan W. & Christina V. Magers  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 4141 Pennsylvania Ave., Unit 301, Kansas City, MO 64111

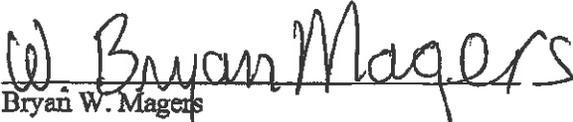
**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:** \_\_\_\_\_  
**If the owner is not an individual, state what type of entity:**

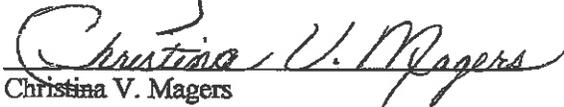
**The map and parcel numbers and assessed values of the properties owned:**

<b>Map Number:</b>	<b>30-230-19</b>
<b>Assessed Value:</b>	<b>\$71,440.00</b>
<b>Parcel Number:</b>	<b>30-230-19-09-00-0-03-003</b>
<b>Usable Building Square Feet:</b>	

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

  
Bryan W. Magers

8-30-2022  
Date

  
Christina V. Magers

8-30-2022  
Date

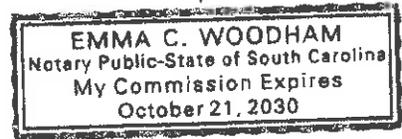
State of South Carolina  
County of Charleston ss:

Before me personally appeared W. Bryan Meyers, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 30<sup>th</sup> day of August, 2022.

Emma C Woodham  
Notary Public

My Commission Expires: Oct 21, 2030



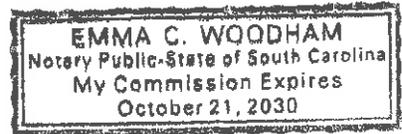
State of South Carolina  
County of Charleston ss:

Before me personally appeared Christina V. Meyers, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 30<sup>th</sup> day of August, 2022.

Emma C Woodham  
Notary Public

My Commission Expires: Oct 31, 2030



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

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

**Name of Owner:** Selisa Emanuelli EE  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 4141 Pennsylvania Ave., Unit 306, Kansas City, MO 64111

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:** \_\_\_\_\_  
**If the owner is not an individual, state what type of entity:**

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

<b>Map Number:</b>	30-230-19
<b>Assessed Value:</b>	\$49,780.00
<b>Parcel Number:</b>	30-230-19-09-00-0-03-006
<b>Usable Building Square Feet:</b>	

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

  
Selisa Emanuelli  
EE

8/31/22  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Spouse, if any

\_\_\_\_\_  
Date

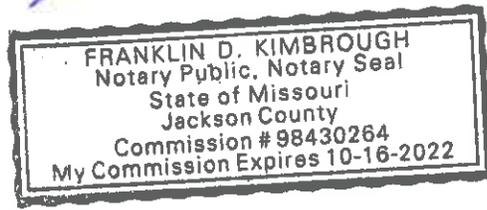
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Elisa Emmanelli, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 31<sup>st</sup> day of August, 2022.

Franklin D. Kimbrough  
Notary Public

My Commission Expires: 10-16-2022



State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss:

Before me personally appeared \_\_\_\_\_, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

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

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

**Name of Owner:** John Gray

**Owner's Telephone Number:**

**Owner's Mailing Address:** 4141 Pennsylvania Ave., Unit 305, Kansas City, MO 64111

**If signer is different from owner:**

**Name of Signer:**

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

**Signer's Telephone Number:**

**Signer's Mailing Address:**

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

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

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

<b>Map Number:</b>	<b>30-230-19</b>
<b>Assessed Value:</b>	<b>\$71,060.00</b>
<b>Parcel Number:</b>	<b>30-230-19-09-00-0-03-007</b>
<b>Usable Building Square Feet:</b>	

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

  
\_\_\_\_\_  
John Gray

  
\_\_\_\_\_  
Date

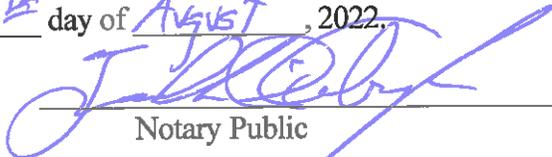
\_\_\_\_\_  
Spouse, if any

\_\_\_\_\_  
Date

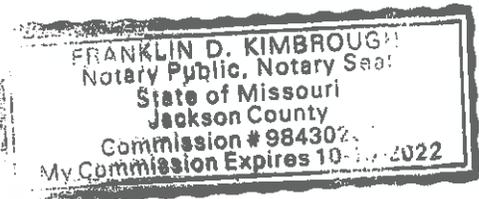
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared John Gray, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 25<sup>th</sup> day of August, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10-16-2022



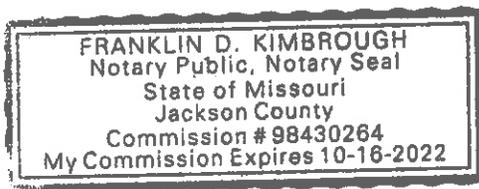
~~State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss:~~

~~Before me personally appeared \_\_\_\_\_, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.~~

~~Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.~~

~~\_\_\_\_\_  
Notary Public~~

~~My Commission Expires: \_\_\_\_\_~~



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

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

Name of Owner: ~~Mamie Wilson Steen~~ *Marnie Wilson Steen* *MWS*  
Owner's Telephone Number: *270-823-4933*  
Owner's Mailing Address: *4141 Pennsylvania Ave., Unit 304, Kansas City, MO 64111*

If signer is different from owner:

Name of Signer: *Marnie Wilson Steen*  
State basis of legal authority to sign: *Owner*  
Signer's Telephone Number: *270-823-4933*  
Signer's Mailing Address: *4141 Pennsylvania Ave, Unit 304, Kansas City, MO 64111*

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

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

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

Map Number: **30-230-19**  
Assessed Value: **\$66,500.00**  
Parcel Number: **30-230-19-09-00-0-03-008**  
Usable Building Square Feet:

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

*Marnie Wilson Steen*  
~~Mamie Wilson Steen~~  
*Marnie Wilson Steen MWS*

*9/22/22*  
Date

\_\_\_\_\_  
Spouse, if any

\_\_\_\_\_  
Date

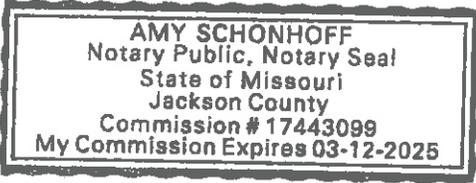
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Marnie Steen, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 22 day of September, 2022.

Amy Schonhoff  
Notary Public

My Commission Expires: 3-12-2025



State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss:

Before me personally appeared \_\_\_\_\_, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

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

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

**Name of Owner:** Mark T & Colleen S Henderson  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 4141 Pennsylvania Ave., Unit 307, Kansas City, MO 64111

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

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

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

<b>Map Number:</b>	30-230-19
<b>Assessed Value:</b>	\$90,630.00
<b>Parcel Number:</b>	30-230-19-09-00-0-03-009
<b>Usable Building Square Feet:</b>	

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

  
\_\_\_\_\_  
Mark T. Henderson

8/25/22  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Colleen S. Henderson

8/25/22  
\_\_\_\_\_  
Date

State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Mark Henderson, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 25<sup>th</sup> day of August, 2022.

  
Notary Public

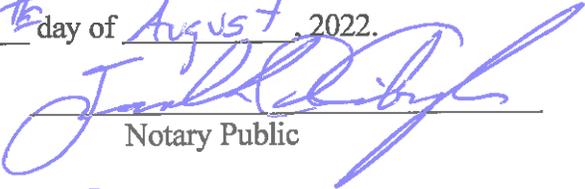
My Commission Expires: 10-16-2022



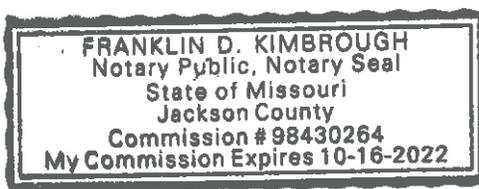
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Colleen S. Henderson, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 25<sup>th</sup> day of August, 2022.

  
Notary Public

My Commission Expires: 10-16-2022



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

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

**Name of Owner:** Turner Fishpaw

**Owner's Telephone Number:**

**Owner's Mailing Address:** 4141 Pennsylvania Ave., Unit 403, Kansas City, MO 64111

**If signer is different from owner:**

**Name of Signer:**

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

**Signer's Telephone Number:**

**Signer's Mailing Address:**

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

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

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

<b>Map Number:</b>	30-230-19
<b>Assessed Value:</b>	\$78,090.00
<b>Parcel Number:</b>	30-230-19-09-00-0-04-001
<b>Usable Building Square Feet:</b>	

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

  
\_\_\_\_\_  
Turner Fishpaw

8/25/22  
\_\_\_\_\_  
Date

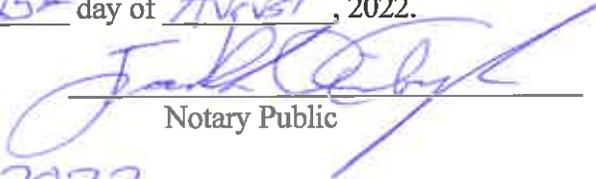
\_\_\_\_\_  
Spouse, if any

\_\_\_\_\_  
Date

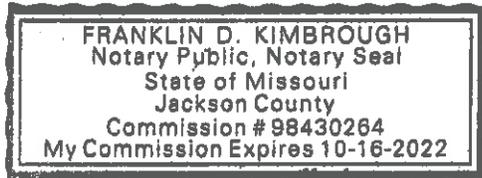
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Turner Fishman, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 25<sup>th</sup> day of August, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10-16-2022



State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss:

Before me personally appeared \_\_\_\_\_, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

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

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

**Name of Owner:** Sean Clayton

**Owner's Telephone Number:**

**Owner's Mailing Address:** 4141 Pennsylvania Ave., Unit 402, Kansas City, MO 64111

**If signer is different from owner:**

**Name of Signer:**

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

**Signer's Telephone Number:**

**Signer's Mailing Address:**

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

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

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

<b>Map Number:</b>	30-230-19
<b>Assessed Value:</b>	\$49,210.00
<b>Parcel Number:</b>	30-230-19-09-00-0-04-002
<b>Usable Building Square Feet:</b>	

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

\_\_\_\_\_  
Sean Clayton

8/25/22  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Spouse, if any

\_\_\_\_\_  
Date

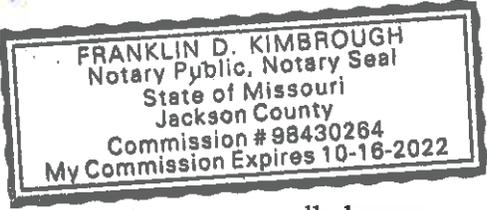
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Sean Clayton, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 25<sup>th</sup> day of August, 2022.

Franklin D. Kimbrough  
Notary Public

My Commission Expires: 10-16-2022



State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss:

Before me personally appeared \_\_\_\_\_, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

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

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

**Name of Owner:** Roger A. Espinoza Ramirez, as Trustee of the Roger A. Espinoza Ramirez Living Trust dated March 25, 2019

**Owner's Telephone Number:**

**Owner's Mailing Address:** 4141 Pennsylvania Ave., Unit 408, Kansas City, MO 64111

**If signer is different from owner:**

**Name of Signer:**

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

**Signer's Telephone Number:**

**Signer's Mailing Address:**

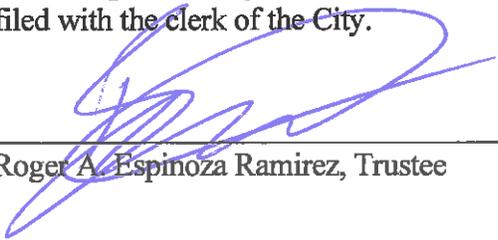
**If the owner is an individual, state if the owner is single or married:**

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

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

<b>Map Number:</b>	<b>30-230-19</b>
<b>Assessed Value:</b>	<b>\$71,060.00</b>
<b>Parcel Number:</b>	<b>30-230-19-09-00-0-04-004</b>
<b>Usable Building Square Feet:</b>	

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

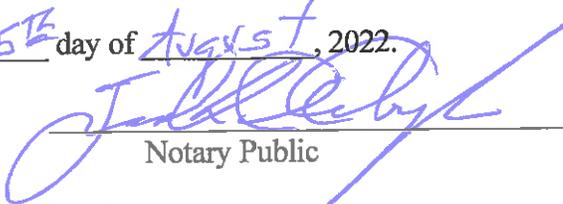
  
\_\_\_\_\_  
Roger A. Espinoza Ramirez, Trustee

8/25/22  
\_\_\_\_\_  
Date

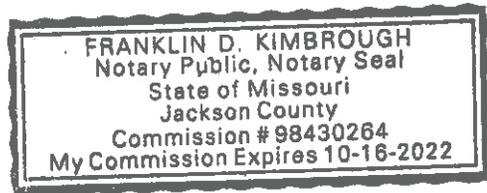
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Roger A. Espinoza Ramirez, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 25<sup>th</sup> day of August, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10-16-2022



**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF Missouri )  
 ) ss.  
COUNTY OF Jackson )

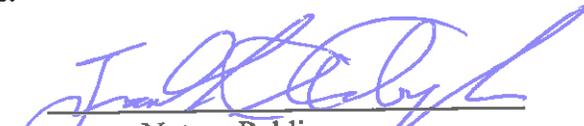
COMES NOW, Roger Espinoza ("Affiant"), who first being duly sworn upon his oath states as follows:

1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the Trustee of Roger A. Espinoza Ramirez Living Trust dated March 25, 2019 ("Owner").
3. Affiant is duly authorized on behalf of Owner who is the owner of certain real property located within the boundaries shown on the Second Petition to Amend the Petition ("Second Amended Petition") to Establish The Westport Community Improvement District ("District").
4. Affiant hereby certifies that Owner has determined to sign the Second Amended Petition in furtherance of the extension of the District and for the purposes expressed in the Second Amended Petition.
5. As evidenced by this Affidavit, Affiant certifies that Affiant is authorized to sign the Second Amended Petition on behalf of Owner.

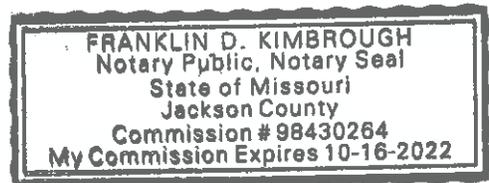
FURTHER AFFIANT SAITH NAUGHT.

  
Name: Roger Espinoza

Subscribed and sworn to before me a Notary Public in the above named county and state on the 25<sup>th</sup> day of August, 2022.

  
Notary Public  
Franklin Kimbrough  
(Type or Print Name)

MY COMMISSION EXPIRES: 10-16-2020



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

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

**Name of Owner:** Peggy J. Hayes, as trustee of the Peggy J. Hayes Revocable Trust

**Owner's Telephone Number:**

**Owner's Mailing Address:** 4141 Pennsylvania Ave., Unit 407, Kansas City, MO 64111

**If signer is different from owner:**

**Name of Signer:**

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

**Signer's Telephone Number:**

**Signer's Mailing Address:**

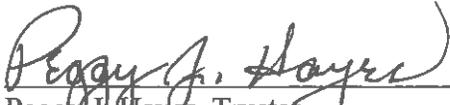
**If the owner is an individual, state if the owner is single or married:** married

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

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

<b>Map Number:</b>	<b>30-230-19</b>
<b>Assessed Value:</b>	<b>\$78,090.00</b>
<b>Parcel Number:</b>	<b>30-230-19-09-00-0-04-005</b>
<b>Usable Building Square Feet:</b>	

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

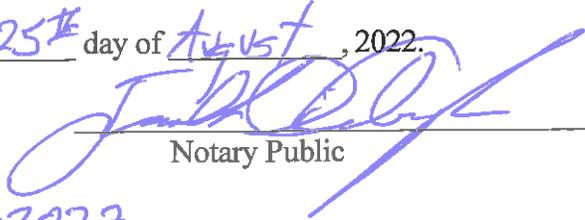
  
Peggy J. Hayes, Trustee

Date 8/25/2022

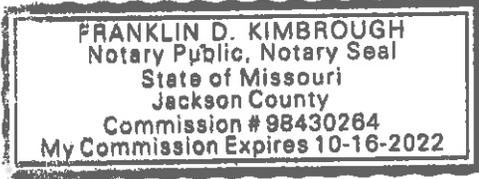
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Peggy J. Hayes, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 25<sup>th</sup> day of August, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10-16-2022



**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF KS)  
COUNTY OF Jackson) ss.

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

1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the Trustee of Peggy J. Hayes Revocable Trust ("Owner").
3. Affiant is duly authorized on behalf of Owner who is the owner of certain real property located within the boundaries shown on the Second Petition to Amend the Petition ("Second Amended Petition") to Establish The Westport Community Improvement District ("District").
4. Affiant hereby certifies that Owner has determined to sign the Second Amended Petition in furtherance of the extension of the District and for the purposes expressed in the Second Amended Petition.
5. As evidenced by this Affidavit, Affiant certifies that Affiant is authorized to sign the Second Amended Petition on behalf of Owner.

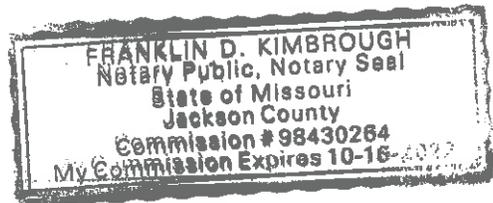
FURTHER AFFIANT SAITH NAUGHT.

Peggy J. Hayes  
Name: Peggy J Hayes

Subscribed and sworn to before me a Notary Public in the above named county and state on the 25<sup>th</sup> day of August, 2022.

Franklin D. Kimbrough  
Notary Public  
Franklin D. Kimbrough  
(Type or Print Name)

MY COMMISSION EXPIRES: 10-16-2022



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

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

**Name of Owner:** 4141 Penn, LLC  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 401 E. 54<sup>th</sup> St., Kansas City, MO 64110

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

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

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

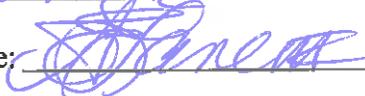
**Map Number:** 30-230-19  
**Assessed Value:** \$49,210.00  
**Parcel Number:** 30-230-19-09-00-0-04-006  
**Usable Building Square Feet:**

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

4141 Penn, LLC

By: ALONZO E. LAVETT III  
Its: MEMBER

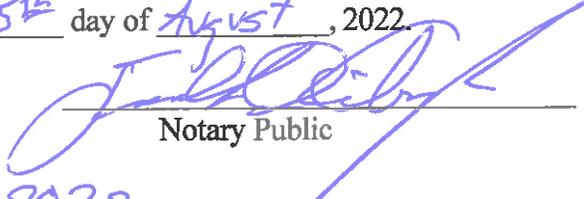
8/25/2022  
Date

Signature: 

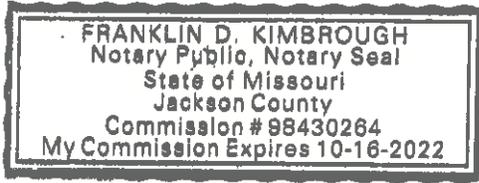
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared ALONZO E. LANE III, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 25<sup>th</sup> day of August, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10-16-2022



**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF MO )  
COUNTY OF JACKSON ) ss.

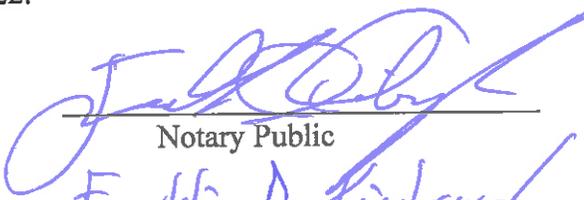
COMES NOW, ALONZO E. LANE III, ("Affiant"), who first being duly sworn upon his oath states as follows:

1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the MEMBER (title) of 4141 Penn, LLC ("Owner"); a limited liability company organized under the laws of the State of Missouri.
3. Affiant is duly authorized on behalf of Owner who is the owner of certain real property located within the boundaries shown on the Second Petition to Amend the Petition ("Second Amended Petition") to Establish The Westport Community Improvement District ("District").
4. Affiant hereby certifies that Owner has determined to sign the Second Amended Petition in furtherance of the extension of the District and for the purposes expressed in the Second Amended Petition.
5. As evidenced by this Affidavit, Affiant certifies that Affiant is authorized to sign the Second Amended Petition on behalf of Owner.

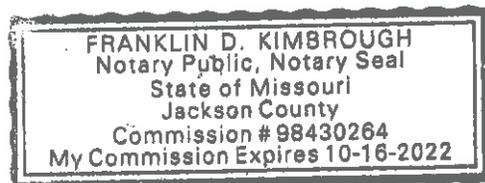
FURTHER AFFIANT SAITH NAUGHT.

  
Name: ALONZO E. LANE III  
8/25/2022

Subscribed and sworn to before me a Notary Public in the above named county and state on the 25<sup>th</sup> day of August, 2022.

  
Notary Public  
Franklin D. Kimbrough  
(Type or Print Name)

MY COMMISSION EXPIRES: 10-16-2022



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

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

**Name of Owner:** Thaddeus Sieracki  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 4141 Pennsylvania Ave., Unit 404, Kansas City, MO 64111

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:** \_\_\_\_\_  
**If the owner is not an individual, state what type of entity:**

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

<b>Map Number:</b>	30-230-19
<b>Assessed Value:</b>	\$74,100.00
<b>Parcel Number:</b>	30-230-19-09-00-0-04-008
<b>Usable Building Square Feet:</b>	

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

  
\_\_\_\_\_  
Thaddeus Sieracki

9/3/22  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Spouse, if any

\_\_\_\_\_  
Date

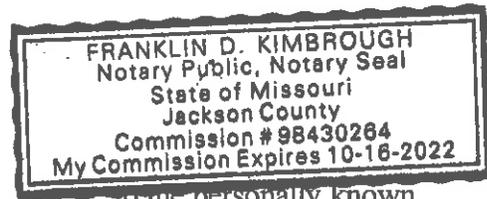
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Thaddeus Sieracki, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 3<sup>rd</sup> day of September, 2022.

Franklin D. Kimbrough  
Notary Public

My Commission Expires: 10-16-2022



State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss:

Before me personally appeared \_\_\_\_\_, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

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

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

**Name of Owner:** MICHAEL T & MELISSA R JAEGER  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 4141 Pennsylvania Ave., Unit 503, Kansas City, MO 64111

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:** \_\_\_\_\_  
**If the owner is not an individual, state what type of entity:**

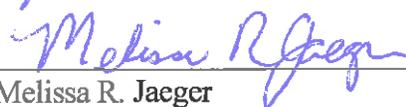
**The map and parcel numbers and assessed values of the properties owned:**

<b>Map Number:</b>	<b>30-230-19</b>
<b>Assessed Value:</b>	<b>\$78,090.00</b>
<b>Parcel Number:</b>	<b>30-230-19-09-00-0-05-001</b>
<b>Usable Building Square Feet:</b>	

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

  
\_\_\_\_\_  
Michael T. Jaeger

8/25/22  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Melissa R. Jaeger

8/25/22  
\_\_\_\_\_  
Date

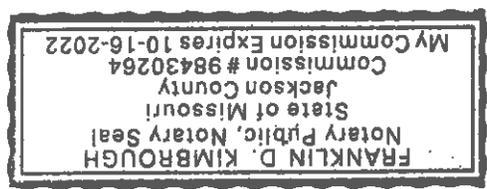
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Michael Jones & ~~Melissa Jaeger~~, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 25<sup>th</sup> day of August, 2022.

Franklin D. Kimbrough  
Notary Public

My Commission Expires: 10-16-2022



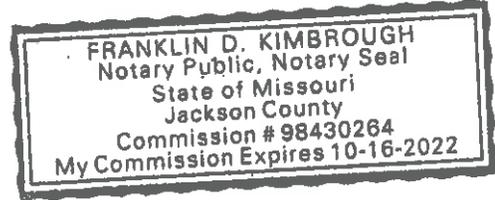
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Melissa Jaeger, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 25<sup>th</sup> day of August, 2022.

Franklin D. Kimbrough  
Notary Public

My Commission Expires: 10-16-2022



**Signature Page for Second Petition to Amend  
the Petition to Establish The  
Westport Community Improvement District and  
Authorize Special Assessments**

I request that the City Council of the City of Kansas City, Missouri establish the Westport Community Improvement District according to the preceding Second Amended Petition.

**Name of Owner:** Subbu Sarma  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 4141 Pennsylvania Ave., Unit 501, Kansas City, MO 64111

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

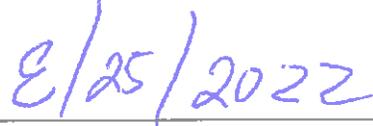
**If the owner is an individual, state if the owner is single or married:** \_\_\_\_\_  
**If the owner is not an individual, state what type of entity:** \_\_\_\_\_

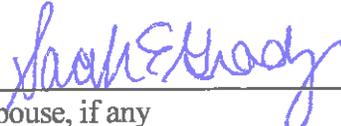
**The map and parcel numbers and assessed values of the properties owned:**

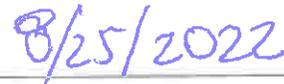
<b>Map Number:</b>	<b>30-230-19</b>
<b>Assessed Value:</b>	<b>\$77,710.00</b>
<b>Parcel Number:</b>	<b>30-230-19-09-00-0-05-003</b>
<b>Usable Building Square Feet:</b>	

By executing this Second Amended Petition, the undersigned represents and warrants that he/she has received a copy of this Second Amended Petition, has read this Second Amended Petition, is authorized to execute this Second Amended Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Second Amended Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Second Amended Petition is filed with the clerk of the City.

  
\_\_\_\_\_  
Subbu Sarma

  
\_\_\_\_\_  
Date

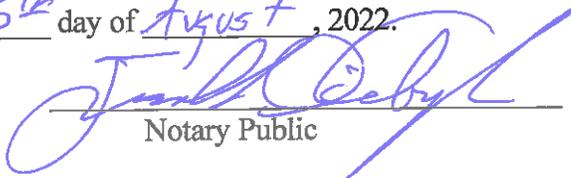
  
\_\_\_\_\_  
Spouse, if any

  
\_\_\_\_\_  
Date

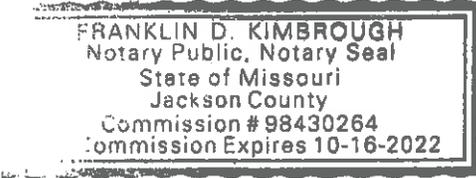
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Subbu Sarma, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 25<sup>th</sup> day of August, 2022.

  
\_\_\_\_\_  
Notary Public

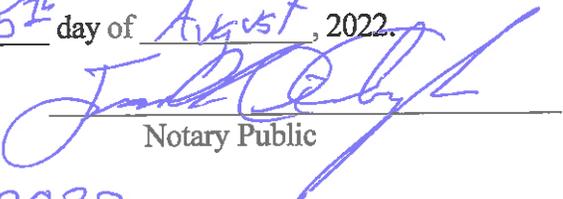
My Commission Expires: 10-16-2022



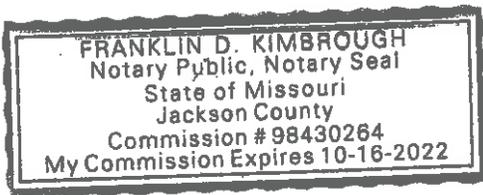
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Sarah F. Grady, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 25<sup>th</sup> day of August, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10-16-2022



**Signature Page for Second Petition to Amend  
the Petition to Establish The  
Westport Community Improvement District and  
Authorize Special Assessments**

I request that the City Council of the City of Kansas City, Missouri establish the Westport Community Improvement District according to the preceding Second Amended Petition.

**Name of Owner:** STUART (ASM)  
Paul ~~Stewart~~ Mesler, as Trustee of The Paul Stuart Mesler Revocable Trust, under agreement dated August 11, 2011

**Owner's Telephone Number:**

**Owner's Mailing Address:** 4141 Pennsylvania Ave., Unit 508, Kansas City, MO 64111

**If signer is different from owner:**

**Name of Signer:** PAUL STUART MESLER  
**State basis of legal authority to sign:** OWNER + RESIDENT  
**Signer's Telephone Number:** 816-804-0344  
**Signer's Mailing Address:** PAUL S. MESLER 4141 PENNSYLVANIA AVE 508  
KANSAS CITY, MO 64111

**If the owner is an individual, state if the owner is single or married:**

**If the owner is not an individual, state what type of entity:** Trust

**The map and parcel numbers and assessed values of the properties owned:**

**Map Number:** 30-230-19  
**Assessed Value:** \$71,060.00  
**Parcel Number:** 30-230-19-09-00-0-05-004  
**Usable Building Square Feet:**

By executing this Second Amended Petition, the undersigned represents and warrants that he/she has received a copy of this Second Amended Petition, has read this Second Amended Petition, is authorized to execute this Second Amended Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Second Amended Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Second Amended Petition is filed with the clerk of the City.

Paul S Mesler  
Paul ~~Stewart~~ Mesler, Trustee

Date July 19, 2022

PAUL STUART MESLER, TRUSTEE  
OF THE PAUL STUART MESLER TRUST (PSM)  
U/A AUGUST 11, 2011

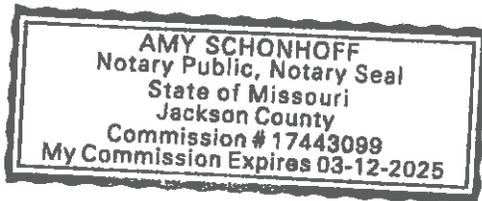
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Paul S. Mesler, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 19 day of July, 2022.

Amy Schonhoff  
Notary Public

My Commission Expires: 3-12-2025



**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF MO )  
COUNTY OF JACKSON ) ss.

COMES NOW, PAUL STUART MESLER, ("Affiant"), who first being duly sworn upon his oath states as follows:

1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the Trustee of The Paul Stuart Mesler Revocable Trust, under agreement dated August 11, 2011 ("Owner").
3. Affiant is duly authorized on behalf of Owner who is the owner of certain real property located within the boundaries shown on the Second Petition to Amend the Petition ("Second Amended Petition") to Establish The Westport Community Improvement District ("District").
4. Affiant hereby certifies that Owner has determined to sign the Second Amended Petition in furtherance of the extension of the District and for the purposes expressed in the Second Amended Petition.
5. As evidenced by this Affidavit, Affiant certifies that Affiant is authorized to sign the Second Amended Petition on behalf of Owner.

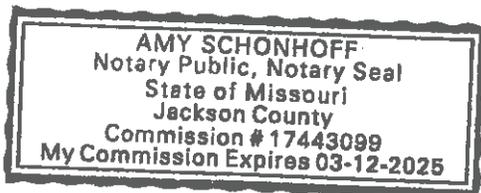
FURTHER AFFIANT SAITH NAUGHT.

Paul Stuart Mesler  
Name: PAUL STUART MESLER

Subscribed and sworn to before me a Notary Public in the above named county and state on the 16 day of August, 2022.

Amy Schonhoff  
Notary Public  
Amy Schonhoff  
(Type or Print Name)

MY COMMISSION EXPIRES: 3-12-2025



**Signature Page for Second Petition to Amend  
the Petition to Establish The  
Westport Community Improvement District and  
Authorize Special Assessments**

I request that the City Council of the City of Kansas City, Missouri establish the Westport Community Improvement District according to the preceding Second Amended Petition.

**Name of Owner:**      **ROBERT LESTER**

**Owner's Telephone Number:**

**Owner's Mailing Address:** 4141 Pennsylvania Ave., Unit 507, Kansas City, MO 64111

**If signer is different from owner:**

**Name of Signer:**

**State basis of legal authority to sign:**

**Signer's Telephone Number:**

**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:** \_\_\_\_\_

**If the owner is not an individual, state what type of entity:**

**The map and parcel numbers and assessed values of the properties owned:**

<b>Map Number:</b>	<b>30-230-19</b>
<b>Assessed Value:</b>	<b>\$78,660.00</b>
<b>Parcel Number:</b>	<b>30-230-19-09-00-0-05-005</b>
<b>Usable Building Square Feet:</b>	

By executing this Second Amended Petition, the undersigned represents and warrants that he/she has received a copy of this Second Amended Petition, has read this Second Amended Petition, is authorized to execute this Second Amended Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Second Amended Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Second Amended Petition is filed with the clerk of the City.

  
\_\_\_\_\_  
Robert Lester

  
\_\_\_\_\_  
Date

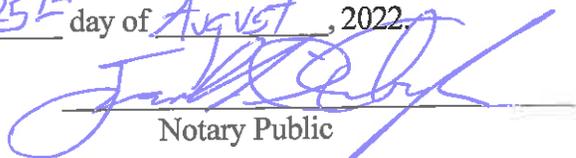
\_\_\_\_\_  
Spouse, if any

\_\_\_\_\_  
Date

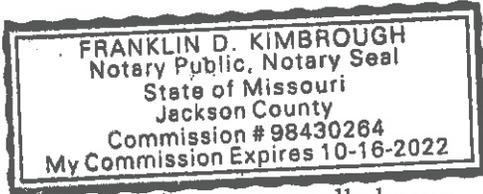
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Robert Lester, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 25<sup>th</sup> day of August, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10-16-2022



State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss:

Before me personally appeared \_\_\_\_\_, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**Signature Page for Second Petition to Amend  
the Petition to Establish The  
Westport Community Improvement District and  
Authorize Special Assessments**

I request that the City Council of the City of Kansas City, Missouri establish the Westport Community Improvement District according to the preceding Second Amended Petition.

**Name of Owner:** Roadhouse4118Pennsylvania, LLC

**Owner's Telephone Number:**

**Owner's Mailing Address:** 4116 Pennsylvania Ave., SPC A, Kansas City, MO 64111

**If signer is different from owner:**

**Name of Signer:**

**State basis of legal authority to sign:**

**Signer's Telephone Number:**

**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:**

**If the owner is not an individual, state what type of entity:** a Missouri limited liability company

**The map and parcel numbers and assessed value of the property owned:**

<b>Map Number:</b>	<b>30-340-20</b>
<b>Assessed Value:</b>	<b>\$137,280.00</b>
<b>Parcel Number:</b>	<b>30-340-20-10-00-0-00-000</b>
<b>Usable Building Square Feet:</b>	

By executing this Second Amended Petition, the undersigned represents and warrants that he/she has received a copy of this Second Amended Petition, has read this Second Amended Petition, is authorized to execute this Second Amended Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Second Amended Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Second Amended Petition is filed with the clerk of the City.

Roadhouse4118Pennsylvania, LLC

By:       *TOOO GAMBAL*        
Its:       *Member*      

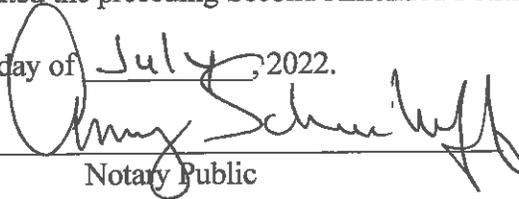
      *7/7/22*        
Date

Signature:       *[Handwritten Signature]*

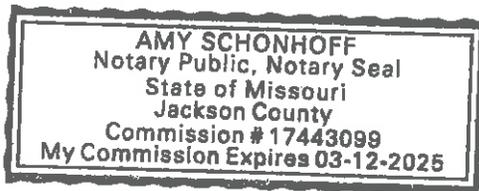
State of Missouri  
County of Jackson ss:

Before me personally appeared Todd Gambal, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 7 day of July, 2022.

  
Notary Public

My Commission Expires: 3-12-2025



**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF Missouri )  
COUNTY OF Jackson ) ss.

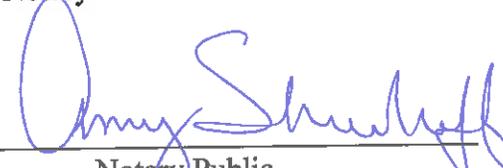
COMES NOW, TODD GAMBAL, ("Affiant"), who first being duly sworn upon his oath states as follows:

1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the Managing Member (title) of Roadhouse4118Pennsylvania, LLC ("Owner"); a limited liability company organized under the laws of the State of Missouri.
3. Affiant is duly authorized on behalf of Owner who is the owner of certain real property located within the boundaries shown on the Second Petition to Amend the Petition ("Second Amended Petition") to Establish The Westport Community Improvement District ("District").
4. Affiant hereby certifies that Owner has determined to sign the Second Amended Petition in furtherance of the extension of the District and for the purposes expressed in the Second Amended Petition.
5. As evidenced by this Affidavit, Affiant certifies that Affiant is authorized to sign the Second Amended Petition on behalf of Owner.

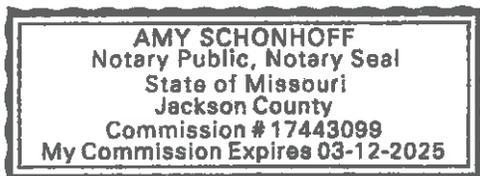
FURTHER AFFIANT SAITH NAUGHT.

  
Name: TODD GAMBAL

Subscribed and sworn to before me a Notary Public in the above named county and state on the 1st day of September, 2022.

  
Notary Public  
Amy Schonhoff  
(Type or Print Name)

MY COMMISSION EXPIRES: 3-12-2025



**Signature Page for Second Petition to Amend  
the Petition to Establish The  
Westport Community Improvement District and  
Authorize Special Assessments**

I request that the City Council of the City of Kansas City, Missouri establish the Westport Community Improvement District according to the preceding Second Amended Petition.

**Name of Owner:** Torre Properties, Inc.

**Owner's Telephone Number:**

**Owner's Mailing Address:** 4112 Pennsylvania Ave., Kansas City, MO 64111

**If signer is different from owner:**

**Name of Signer:**

**State basis of legal authority to sign:**

**Signer's Telephone Number:**

**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:**

**If the owner is not an individual, state what type of entity: a Missouri corporation**

**The map and parcel numbers and assessed value of the property owned:**

<b>Map Number:</b>	<b>30-340-20</b>
<b>Assessed Value:</b>	<b>\$74,880.00</b>
<b>Parcel Number:</b>	<b>30-340-20-09-00-0-00-000</b>
<b>Usable Building Square Feet:</b>	

By executing this Second Amended Petition, the undersigned represents and warrants that he/she has received a copy of this Second Amended Petition, has read this Second Amended Petition, is authorized to execute this Second Amended Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Second Amended Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Second Amended Petition is filed with the clerk of the City.

Torre Properties, Inc.

By: William Nigro  
Its: PRES

7-14-22  
Date

Signature: W Nigro

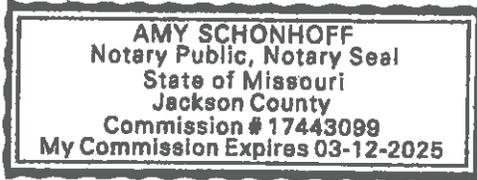
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared William Niqvo, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 14 day of July, 2022.

Amy Schonhoff  
Notary Public

My Commission Expires: 3-12-25



**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF Missouri  
COUNTY OF Jackson ) ss.

COMES NOW, William L. Nigro, ("Affiant"), who first being duly sworn upon his oath states as follows:

1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the William L. Nigro PRESIDENT (title) of Torre Properties, Inc. ("Owner"); a corporation organized under the laws of the State of Missouri.
3. Affiant is duly authorized on behalf of Owner who is the owner of certain real property located within the boundaries shown on the Second Petition to Amend the Petition ("Second Amended Petition") to Establish The Westport Community Improvement District ("District").
4. Affiant hereby certifies that Owner has determined to sign the Second Amended Petition in furtherance of the extension of the District and for the purposes expressed in the Second Amended Petition.
5. As evidenced by this Affidavit, Affiant certifies that Affiant is authorized to sign the Second Amended Petition on behalf of Owner.

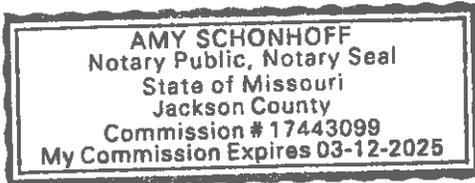
FURTHER AFFIANT SAITH NAUGHT.

W L Nigro  
Name: Wm L. Nigro

Subscribed and sworn to before me a Notary Public in the above named county and state on the 16 day of August, 2022.

Amy Schonhoff  
Notary Public  
Amy Schonhoff  
(Type or Print Name)

MY COMMISSION EXPIRES: 3-12-2025



**Signature Page for Second Petition to Amend  
the Petition to Establish The  
Westport Community Improvement District and  
Authorize Special Assessments**

I request that the City Council of the City of Kansas City, Missouri establish the Westport Community Improvement District according to the preceding Second Amended Petition.

**Name of Owner:** Westport Development LLC  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 250 N. Water Street – Suite 300  
Wichita, KS 67202

**If signer is different from owner:**

**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:**

**If the owner is not an individual, state what type of entity: a Kansas limited liability company**

**The map and parcel numbers and assessed value of the property owned:**

<b>Map Number:</b>	30-230-12
<b>Assessed Value:</b>	\$984,960.00
<b>Parcel Number:</b>	30-230-12-21-00-0-00-000
<b>Usable Building Square Feet:</b>	

By executing this Second Amended Petition, the undersigned represents and warrants that he/she has received a copy of this Second Amended Petition, has read this Second Amended Petition, is authorized to execute this Second Amended Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Second Amended Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Second Amended Petition is filed with the clerk of the City.

Westport Development LLC

By: Robert D. Young, President, Murfin, Inc.  
Its: Member

July 21, 2022  
Date

Signature: 

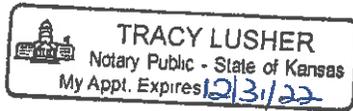
State of Kansas )  
County of Sedgwick ) ss:

Before me personally appeared Robert D. Young, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 21st day of July, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: December 31, 2022



**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF KANSAS )  
 ) ss.  
COUNTY OF SEDGWICK )

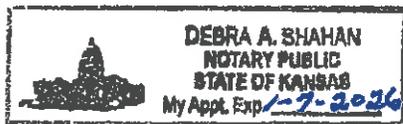
COMES NOW, ROBERT D YOUNG, ("Affiant"), who first being duly sworn upon his oath states as follows:

1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the PRES. MURKIN, INC. MEMBER (title) of Westport Development, LLC ("Owner"); a limited liability company organized under the laws of the State of KANSAS.
3. Affiant is duly authorized on behalf of Owner who is the owner of certain real property located within the boundaries shown on the Second Petition to Amend the Petition ("Second Amended Petition") to Establish The Westport Community Improvement District ("District");
4. Affiant hereby certifies that Owner has determined to sign the Second Amended Petition in furtherance of the extension of the District and for the purposes expressed in the Second Amended Petition.
5. As evidenced by this Affidavit, Affiant certifies that Affiant is authorized to sign the Second Amended Petition on behalf of Owner.

FURTHER AFFIANT SAITH NAUGHT.

  
Name: ROBERT D YOUNG

Subscribed and sworn to before me a Notary Public in the above named county and state on the 7<sup>TH</sup> day of OCTOBER, 2022.



  
Notary Public

DEBRA A SHAHAN  
(Type or Print Name)

MY COMMISSION EXPIRES: 1-7-2026

**Signature Page for Second Petition to Amend  
the Petition to Establish The  
Westport Community Improvement District and  
Authorize Special Assessments**

I request that the City Council of the City of Kansas City, Missouri establish the Westport Community Improvement District according to the preceding Second Amended Petition.

**Name of Owner:** Westport Real Estate Acquisitions, L.L.C.  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 4112 Pennsylvania Ave., Kansas City, MO 64111

**If signer is different from owner:**  
**Name of Signer:**  
**State basis of legal authority to sign:**  
**Signer's Telephone Number:**  
**Signer's Mailing Address:**

**If the owner is an individual, state if the owner is single or married:**  
**If the owner is not an individual, state what type of entity:** a Missouri limited liability company

**The map and parcel numbers and assessed value of the property owned:**

<b>Map Number:</b>	<b>30-230-12</b>
<b>Assessed Value:</b>	<b>\$49,920.00</b>
<b>Parcel Number:</b>	<b>30-230-12-20-00-0-00-000</b>
<b>Usable Building Square Feet:</b>	

By executing this Second Amended Petition, the undersigned represents and warrants that he/she has received a copy of this Second Amended Petition, has read this Second Amended Petition, is authorized to execute this Second Amended Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Second Amended Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Second Amended Petition is filed with the clerk of the City.

Westport Real Estate Acquisitions, L.L.C.

By:   
Its:   
Signature: 

7/7/22  
Date

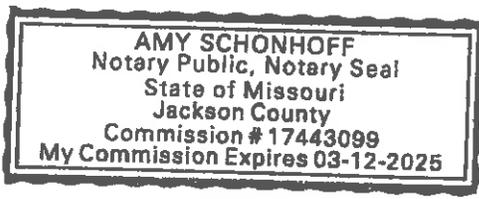
State of Missouri )  
County of Jackson ) ss:

Before me personally appeared Robert Babcock, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 7 day of July, 2022.

Amy Schonhoff  
Notary Public

My Commission Expires: 3-12-2025



**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF Missouri )  
COUNTY OF Jackson ) ss.

COMES NOW, Robert Babcock, ("Affiant"), who first being duly sworn upon his oath states as follows:

1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the Secretary (title) of Westport Real Estate Acquisitions, L.L.C. ("Owner"); a limited liability company organized under the laws of the State of Missouri.
3. Affiant is duly authorized on behalf of Owner who is the owner of certain real property located within the boundaries shown on the Second Petition to Amend the Petition ("Second Amended Petition") to Establish The Westport Community Improvement District ("District").
4. Affiant hereby certifies that Owner has determined to sign the Second Amended Petition in furtherance of the extension of the District and for the purposes expressed in the Second Amended Petition.
5. As evidenced by this Affidavit, Affiant certifies that Affiant is authorized to sign the Second Amended Petition on behalf of Owner.

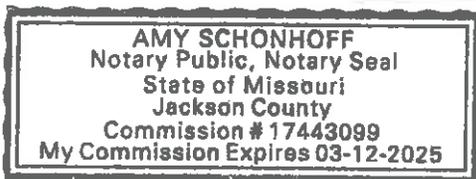
FURTHER AFFIANT SAITH NAUGHT.

[Signature]  
Name: Robert Babcock

Subscribed and sworn to before me a Notary Public in the above named county and state on the 1st day of September, 2022.

[Signature]  
Notary Public  
Amy Schonhoff  
(Type or Print Name)

MY COMMISSION EXPIRES: 3-12-2025



**Signature Page for Second Petition to Amend  
the Petition to Establish The  
Westport Community Improvement District and  
Authorize Special Assessments**

I request that the City Council of the City of Kansas City, Missouri establish the Westport Community Improvement District according to the preceding Second Amended Petition.

**Name of Owner:** Westport Community Improvement District  
**Owner's Telephone Number:**  
**Owner's Mailing Address:** 4050 Pennsylvania Ave., Ste. 135, Kansas City, MO 64111

**If signer is different from owner:**

**Name of Signer:** Franklin D. Kimbrough  
**State basis of legal authority to sign:** Executive Director acting on directive of the Board.  
**Signer's Telephone Number:** 816-451-5370  
**Signer's Mailing Address:** 4050 Pennsylvania Avenue, Kansas City, MO 64111

**If the owner is an individual, state if the owner is single or married:**  
**If the owner is not an individual, state what type of entity:** a Missouri not-for-profit corporation

**The map and parcel numbers and assessed value of the property owned:**

1. **Map Number:** 30-340-13  
**Assessed Value:** \$3.00  
**Parcel Number:** 30-340-13-23-00-0-00-000  
**Usable Building Square Feet:**
  
2. **Map Number:** 30-230-12  
**Assessed Value:** \$3.00  
**Parcel Number:** 30-230-12-17-00-0-00-000  
**Usable Building Square Feet:**
  
3. **Map Number:** 30-230-12  
**Assessed Value:** \$3.00  
**Parcel Number:** 30-230-12-18-00-0-00-000  
**Usable Building Square Feet:**
  
4. **Map Number:** 30-340-12  
**Assessed Value:** \$3.00  
**Parcel Number:** 30-340-12-23-00-0-00-000  
**Usable Building Square Feet:**
  
5. **Map Number:** 30-340-20  
**Assessed Value:** \$3.00  
**Parcel Number:** 30-340-20-04-00-0-00-000  
**Usable Building Square Feet:**
  
6. **Map Number:** 30-340-20  
**Assessed Value:** \$3.00

Parcel Number: 30-340-20-05-00-0-00-000  
Usable Building Square Feet:

7. Map Number: 30-340-20  
Assessed Value: \$3.00  
Parcel Number: 30-340-22-07-00-0-00-000  
Usable Building Square Feet:

8. Map Number: 30-340-20  
Assessed Value: \$3.00  
Parcel Number: 30-340-22-08-00-0-00-000  
Usable Building Square Feet:

By executing this Second Amended Petition, the undersigned represents and warrants that he/she has received a copy of this Second Amended Petition, has read this Second Amended Petition, is authorized to execute this Second Amended Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Second Amended Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Second Amended Petition is filed with the clerk of the City.

Westport Community Improvement District

By: Franklin D. Kimbrough  
Its: Executive Director

7-19-2022  
Date

Signature: [Signature]

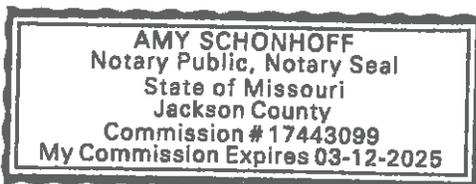
State of Missouri  
County of Jackson ss:

Before me personally appeared Franklin D. Kimbrough, to me personally known to be the individual described in and who executed the preceding Second Amended Petition.

Witness my hand and official seal this 19 day of July, 2022.

[Signature]  
Notary Public

My Commission Expires: 3-12-2025



**AFFIDAVIT OF AUTHORITY TO SIGN THE SECOND AMENDED PETITION**

STATE OF Missouri )  
 ) ss.  
COUNTY OF Jackson )

COMES NOW, Franklin D. Kimbrough, ("Affiant"), who first being duly sworn upon his oath states as follows:

1. Affiant is over twenty-one years old and is not subject to any legal disabilities.
2. Affiant is the Executive Director (title) of Westport Community Improvement District ("Owner"); a not-for-profit corporation organized under the laws of the State of Missouri.
3. Affiant is duly authorized on behalf of Owner who is the owner of certain real property located within the boundaries shown on the Second Petition to Amend the Petition ("Second Amended Petition") to Establish The Westport Community Improvement District ("District").
4. Affiant hereby certifies that Owner has determined to sign the Second Amended Petition in furtherance of the extension of the District and for the purposes expressed in the Second Amended Petition.
5. As evidenced by this Affidavit, Affiant certifies that Affiant is authorized to sign the Second Amended Petition on behalf of Owner.

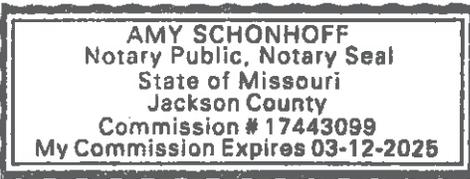
FURTHER AFFIANT SAITH NAUGHT.

Franklin D. Kimbrough  
Name: Franklin D. Kimbrough

Subscribed and sworn to before me a Notary Public in the above named county and state on the 14th day of September, 2022.

Amy Schonhoff  
Notary Public  
Amy Schonhoff  
(Type or Print Name)

MY COMMISSION EXPIRES: 3-12-2025





**ASSESSMENT DEPARTMENT**  
**JACKSON COUNTY, MISSOURI**

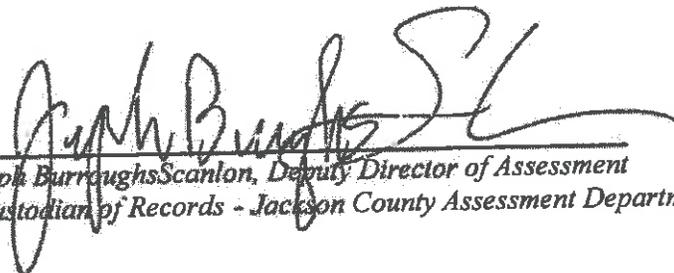
(816) 881-3239  
Fax: (816) 881-1368

Jackson County Courthouse  
415 East 12<sup>th</sup> Street, First Floor Mezzanine  
Kansas City, Missouri 64106  
jacksongov.org

Attached are spreadsheet(s), database(s), and/or text file(s) of records from the Jackson County Assessment Department. These pages of records are kept by the Jackson County Assessment Department in the regular course of business. It was the regular course of business of the Jackson County Assessment Department for an employee or representative with knowledge of the act, event, condition, opinion or diagnosis recorded to make the record or to transmit information thereof to be included in such record; and the record was made at or near the time of the act, event, condition, opinion or diagnosis.

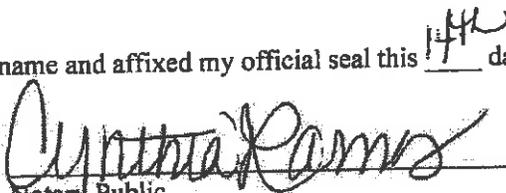
I, Jeph BurroughsScanlon, the duly appointed and qualified Custodian of Records for the Assessment Department of Jackson County, Missouri, do hereby certify that the forgoing is a true and correct copy of record.

IN WITNESS, WHEREOF, I have set my hand at my office in Kansas City, Missouri, on this  
14<sup>th</sup> day of April, 2022.

  
\_\_\_\_\_  
Jeph BurroughsScanlon, Deputy Director of Assessment  
Custodian of Records - Jackson County Assessment Department

Thursday, April 14, 2022  
Date

In witness whereof I have hereunto subscribed my name and affixed my official seal this 14<sup>th</sup> day of April 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

CYNTHIA RAMOS  
NOTARY PUBLIC, NOTARY SEAL  
STATE OF MISSOURI  
JACKSON COUNTY  
COMMISSION # 85445390  
MY COMMISSION EXPIRES: NOVEMBER 5, 2023



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-230-12-11-00-0-00-000      Alternate Property Number: 3907493  
Account Type: Real Property  
TCA: 001      Guest Property Account(s): 20200406B (Host is Primary)  
Situs Address: 410 ARCHIBALD ST      20200407B (Host is Primary)  
KANSAS CITY MO 64111      20200408B (Host is Primary)  
Legal: CAMPBELL'S JOHN ADD TO WESTPORT E 90.12' OF N 1/2 OF LOT 5 & E 63.4' OF S 1/2 OF LOT 5 & E 80.72' OF  
LOT 8 & VAC ALLEY E OF ADJ & VAC 19.4' TRACT S OF & ADJ & VAC ALLEY E OF & ADJ

Parties:

Role	Name & Address
Owner	2 JL INVESTMENTS KANSAS CITY LLC 130 S BEMISTON AVE STE 406 CLAYTON MO 63105
Taxpayer	2 JL INVESTMENTS KANSAS CITY LLC 130 S BEMISTON AVE STE 406 CLAYTON MO 63105

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$847,000	\$846,900	\$846,900	\$734,800	\$734,800
Taxable Value Total	\$271,040	\$271,008	\$271,008	\$235,136	\$235,136
Assessed Value Total	\$271,040	\$271,008	\$271,008	\$235,136	\$235,136

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	2010

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-230-12-12-00-0-00-000 Alternate Property Number: 3907507
Account Type: Real Property
TCA: 001 Primary Host Property of 6 Property Accounts
Situs Address: 4118 BROADWAY BLVD KANSAS CITY MO 64111

Legal: CAMPBELL'S JOHN ADD TO WESTPORT PT OF LOTS 6 & 7 DAF: BEG AT A PT ON WLY ROW LI OF BROADWAY 215.9' SELY OF SLY ROW LI OF WESTPORT RD TH SELY ALG SD WLY ROW LI 100' TH SWLY ALG NLY ROW LI OF ARCHIBALD ST 68' TO SLY PROLO OF WLY LI OF LOT 7 TH NWLY ALG SD PROLO & WLY LI OF SD LOT 100' TH NELY 68' TO POB (INCLUDES IRREG TR S & ADJ SD LOTS FORMERLY PT OF ARCHIBALD ST)

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner (ALADDIN ORIENTAL RUG CO) and Taxpayer (ALADDIN ORIENTAL RUG CO).

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with Value 2010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-12-13-00-0-00-000
Account Type: Real Property
TCA: 001
Situs Address: 4114 BROADWAY ST
KANSAS CITY MO 64111
Legal: CAMPBELL'S JOHN ADD TO WESTPORT ALL (EX SLY 100') OF TR DAF: PT OF LOTS 6 & 7 & PT OF LOT 23 J C MCCOY'S PART OF WESTPORT DAF: BEG AT A PT ON WLY ROW LI OF BROADWAY 154' SELY OF SLY ROW LI OF WESTPORT RD TH SELY ALG SD WLY ROW LI 161.9' TH SWLY ALG NLY ROW LI OF ARCHIBALD ST 68' TO SLY PROLO OF W LI OF LOT 7 TH NWLY ALG SD PROLO & WLY LI OF SD LOT 161.7' TO SLY LI OF ALLEY TH NELY ALG SD SLY LI 68' TO POB (INCLUDES IRREG TR LY S & ADJ SD LOTS FORMERLY PT OF ARCHIBALD ST)

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner (ALADDIN ORIENTAL RUG CO) and Taxpayer (ALADDIN ORIENTAL RUG CO).

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row: 2021, Property Class, 2000.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-12-17-00-0-00-000
Account Type: Real Property
TCA: 001
Situs Address: NO ADDRESS ASSIGNED BY CITY
KANSAS CITY MO 64111
Legal: WESTPORT CID—TRACT E

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner and Taxpayer, both listed as WESTPORT COMMUNITY IMPROVEMENT DIST.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Exemptions:

Table with 4 columns: Tax Year, Description, Count, Amount, Assessment Basis. Lists exemptions for years 2021, 2020, and 2019.

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-230-12-18-00-0-00-000 Alternate Property Number:
Account Type: Real Property
TCA: 001
Situs Address: NO ADDRESS ASSIGNED BY CITY
KANSAS CITY MO 64111
Legal: WESTPORT CID—TRACT F

Parties:

Table with 2 columns: Role, Name & Address. Rows for Owner and Taxpayer, both listing WESTPORT COMMUNITY IMPROVEMENT DIST.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows for Market Value Total, Taxable Value Total, Assessed Value Total.

Property Characteristics:

Exemptions:

Table with 4 columns: Tax Year, Description, Count, Amount, Assessment Basis. Lists exemptions for years 2021, 2020, and 2019.

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-12-19-00-0-00-000
Account Type: Real Property
TCA: 001
Situs Address: 4111 PENNSYLVANIA AVE
KANSAS CITY MO 64111
Legal: WESTPORT CID—LOT 11
Alternate Property Number:
Guest Property Account(s): 03879100B (Host is Primary)

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner (TM GRANDVIEW LLC) and Taxpayer (TM GRANDVIEW LLC).

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-230-12-20-00-0-00-000 **Alternate Property Number:**  
 Account Type: Real Property  
 TCA: 001  
 Situs Address: 4109 PENNSYLVANIA AVE  
 KANSAS CITY MO 64111  
 Legal: WESTPORT CID—LOT 12

Parties:

Role	Name & Address
Owner	WESTPORT REAL ESTATE ACQUISITIONS LLC 4109 PENNSYLVANIA AVE KANSAS CITY MO 64111-3002
Taxpayer	WESTPORT REAL ESTATE ACQUISITIONS LLC 4109 PENNSYLVANIA AVE KANSAS CITY MO 64111-3002

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$156,000	\$155,834	\$155,834		
Taxable Value Total	\$49,920	\$49,867	\$49,867		
Assessed Value Total	\$49,920	\$49,867	\$49,867		

Property Characteristics:

Exemptions:

(End of Report)





JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-230-13-19-00-0-00-000 Alternate Property Number: 0609120
Account Type: Real Property
TCA: 001
Situs Address: 331 WESTPORT RD KANSAS CITY MO 64111
Legal: WESTPORT RESIDENCES--LOT 1

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner (WESTPORT RESIDENCES LLC) and Taxpayer (WESTPORT RESIDENCES LLC).

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with value 2010.

Exemptions:

Table with 4 columns: Tax Year, Description, Count, Amount, Assessment Basis. Rows show D09 Enterprize. MANUAL ENTRY with counts and amounts.

(End of Report)





JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-230-19-03-00-0-00-000 Alternate Property Number: 3908210
Account Type: Real Property
TCA: 001 Guest Property Account(s): 098125036 (Host is Primary)
Situs Address: 4143 PENNSYLVANIA AVE KANSAS CITY MO 64111
Legal: CAMPBELL'S ADD TO WESTPORT (JOHN CAMPBELL'S) W 72' OF LOT 13 & N 27' OF W 72' OF LOT 16

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner (CLASSICAL DEVELOPMENTS LLC) and Taxpayer (CLASSICAL DEVELOPMENTS LLC).

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with value 2010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-230-19-04-00-0-00-000 Alternate Property Number: 3908228  
 Account Type: Real Property  
 TCA: 001 Guest Property Account(s): 20141194B (Host is Primary)  
 Situs Address: 4149 PENNSYLVANIA AVE 20210955B (Host is Primary)  
 KANSAS CITY MO 64111  
 Legal: CAMPBELL'S JOHN ADDITION TO WESTPORT S 47' OF W 72' LOT 16

Parties:

Role	Name & Address
Owner	CLASSICAL DEVELOPMENTS LLC 3715 SHAWNEE MISSION PKWY FAIRWAY KS 66205
Taxpayer	CLASSICAL DEVELOPMENTS LLC 3715 SHAWNEE MISSION PKWY FAIRWAY KS 66205

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$491,000	\$490,705	\$490,705	\$426,700	\$426,700
Taxable Value Total	\$157,120	\$157,026	\$157,026	\$136,544	\$136,544
Assessed Value Total	\$157,120	\$157,026	\$157,026	\$136,544	\$136,544

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	2010

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-230-19-05-00-0-00-000 Alternate Property Number: 3908236  
 Account Type: Real Property  
 TCA: 001 Guest Property Account(s): 20160700B (Host is Primary)  
 Situs Address: 400 W 42ND ST  
 KANSAS CITY MO 64111  
 Legal: CAMPBELLS JOHN ADD TO WESTPORT ELY 70' OF LOTS 13 & 16 MEAS AT RI ANG TO NELY LI & W 1/2 VAC  
 ALLEY LY E OF & ADJ TO SD LOTS

Parties:

Role	Name & Address
Owner	CLASSICAL DEVELOPMENTS LLC 3715 SHAWNEE MISSION PKWY FAIRWAY KS 66205
Taxpayer	CLASSICAL DEVELOPMENTS LLC 3715 SHAWNEE MISSION PKWY FAIRWAY KS 66205

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$137,000	\$136,275	\$136,275	\$118,500	\$118,500
Taxable Value Total	\$43,840	\$43,608	\$43,608	\$37,920	\$37,920
Assessed Value Total	\$43,840	\$43,608	\$43,608	\$37,920	\$37,920

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	2010

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-00-000
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE
KANSAS CITY MO 64111
Legal: 41 PENN CONDOMINIUMS—LOT 1

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner (41 PENN LLC) and Taxpayer (41 PENN LLC).

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row for 2021 Property Class with value 1000.

Exemptions:

Table with 4 columns: Tax Year, Description, Count, Amount, Assessment Basis. Lists exemptions for years 2019, 2020, and 2021.

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-01-001
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 102
KANSAS CITY MO 64111
Legal: 41 PENN CONDOMINIUMS—UNIT 102

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner (CLASSICAL DEVELOPMENTS LLC) and Taxpayer (CLASSICAL DEVELOPMENTS LLC).

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with value 2010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-01-002
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 101
KANSAS CITY MO 64111
Legal: 41 PENN CONDOMINIUMS—UNIT 101
Alternate Property Number:

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner and Taxpayer, both listed as CLASSICAL DEVELOPMENTS LLC at 3715 SHAWNEE MISSION PKWY, FAIRWAY KS 66205.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row for 2021 Property Class with Value 2010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-01-003
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 105
KANSAS CITY MO 64111
Legal: 41 PENN CONDOMINIUMS—UNIT 105
Alternate Property Number:
Guest Property Account(s): 20211146B (Host is Primary)

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner and Taxpayer, both listed as CLASSICAL DEVELOPMENTS LLC at 3715 SHAWNEE MISSION PKWY, FAIRWAY KS 66205.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with Value 2010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-01-004
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 104
KANSAS CITY MO 64111
Legal: 41 PENN CONDOMINIUMS—UNIT 104

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner and Taxpayer, both listed as CLASSICAL DEVELOPMENTS LLC at 3715 SHAWNEE MISSION PKWY, FAIRWAY KS 66205.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with Value 2010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-01-005
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 103
KANSAS CITY MO 64111
Legal: 41 PENN CONDOMINIUMS—UNIT 103

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner and Taxpayer, both listed as CLASSICAL DEVELOPMENTS LLC.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with value 2010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-02-001 Alternate Property Number:  
 Account Type: Real Property  
 TCA: 001  
 Situs Address: 4141 PENNSYLVANIA AVE UNIT 203  
 KANSAS CITY MO 64111  
 Legal: 41 PENN CONDOMINIUMS—UNIT 203

Parties:

Role	Name & Address
Owner	BIG TIME PROPERTIES LLC 4141 PENNSYLVANIA AVE UNIT 201 KANSAS CITY MO 64111
Taxpayer	BIG TIME PROPERTIES LLC 4141 PENNSYLVANIA AVE UNIT 201 KANSAS CITY MO 64111

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$411,000	\$358,450	\$358,450	\$314,650	\$314,650
Taxable Value Total	\$78,090	\$68,106	\$68,106	\$59,784	\$59,784
Assessed Value Total	\$78,090	\$68,106	\$68,106	\$59,784	\$59,784

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	1010

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-02-002 Alternate Property Number:
Account Type: Real Property
TCA: 001
Situation Address: 4141 PENNSYLVANIA AVE UNIT 202 KANSAS CITY MO 64111
Legal: 41 PENN CONDOMINIUMS--UNIT 202

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner and Taxpayer, both listed as BIG TIME PROPERTIES LLC at 4141 PENNSYLVANIA AVE UNIT 201 KANSAS CITY MO 64111.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with value 1010.

Exemptions:

(End of Report)





JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-02-004 Alternate Property Number:
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 208 KANSAS CITY MO 64111
Legal: 41 PENN CONDOMINIUMS—UNIT 208

Parties:

Table with 2 columns: Role, Name & Address. Rows for Owner and Taxpayer, both listing SCHECKEL JAMES DAVID at 4141 PENNSYLVANIA AVE UNIT 208, KANSAS CITY MO 64111.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows for Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row for 2021 Property Class with value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-02-005
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 207
Legal: 41 PENN CONDOMINIUMS—UNIT 207

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner and Taxpayer, both listed as WILLIAMS DWAYNE at 4141 PENNSYLVANIA AVE UNIT 207, KANSAS CITY MO 64111.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with Value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-02-006 Alternate Property Number:
Account Type: Real Property
TCA: 001
Situation Address: 4141 PENNSYLVANIA AVE UNIT 206 KANSAS CITY MO 64111
Legal: 41 PENN CONDOMINIUMS—UNIT 206

Parties:

Table with 2 columns: Role, Name & Address. Rows include Mortgage Company, Owner, and Taxpayer.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row for 2021 Property Class with value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-02-007
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 205
KANSAS CITY MO 64111
Legal: 41 PENN CONDOMINIUMS---UNIT 205

Parties:

Table with 2 columns: Role, Name & Address. Rows for Owner and Taxpayer, both listing 41 PENN LLC at 3715 SHAWNEE MISSION PKWY, FAIRWAY KS 66205.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows for Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row for 2021 Property Class with value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-02-008
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 204
KANSAS CITY MO 64111
Legal: 41 PENN CONDOMINIUMS—UNIT 204
Alternate Property Number:
Guest Property Account(s): 203712922 (Host is Primary)

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner and Taxpayer, both listed as ANSARI SHAYA at 4141 PENNSYLVANIA AVE APT 204, KANSAS CITY MO 64111.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row for 2021 Property Class with value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-03-001
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 303
Legal: 41 PENN CONDOMINIUMS--UNIT 303
Alternate Property Number:
Guest Property Account(s): 208082431 (Host is Primary)
208503368 (Host is Primary)

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner (MOHN SEAN B) and Taxpayer (MOHN SEAN B) at 4141 PENNSYLVANIA AVE UNIT 303, KANSAS CITY MO 64111.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row: 2021, Property Class, 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary  
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-03-002 Alternate Property Number:  
Account Type: Real Property  
TCA: 001  
Situation Address: 4141 PENNSYLVANIA AVE UNIT 302  
KANSAS CITY MO 64111  
Legal: 41 PENN CONDOMINIUMS—UNIT 302

Parties:

Role	Name & Address
Mortgage Company	CHASE HOME FINANCE LLC 1 FIRST AMERICAN WAY WESTLAKE TX 76262
Owner	ZAHNER EILEEN T 4141 PENNSYLVANIA # 302 KANSAS CITY MO 64111
Taxpayer	ZAHNER EILEEN T 4141 PENNSYLVANIA # 302 KANSAS CITY MO 64111

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$259,000	\$226,034	\$226,034	\$204,726	\$204,726
Taxable Value Total	\$49,210	\$42,946	\$42,946	\$38,898	\$38,898
Assessed Value Total	\$49,210	\$42,947	\$42,947	\$38,898	\$38,898

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	1010

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-03-003
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 301
KANSAS CITY MO 64111
Legal: 41 PENN CONDOMINIUMS—UNIT 301

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner (MAGERS W BRYAN & CHRISTINA V) and Taxpayer (MAGERS W BRYAN & CHRISTINA V).

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row for 2021 Property Class with value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-03-006      Alternate Property Number:

Account Type: Real Property

TCA: 001      Guest Property Account(s): 208071547 (Host is Primary)

Situs Address: 4141 PENNSYLVANIA AVE UNIT 306  
KANSAS CITY MO 64111

Legal: 41 PENN CONDOMINIUMS—UNIT 306

Parties:

Role	Name & Address
Owner	EMANUELLI ELISA 4141 PENNSYLVANIA AVE UNIT 306 KANSAS CITY MO 64111
Taxpayer	EMANUELLI ELISA 4141 PENNSYLVANIA AVE UNIT 306 KANSAS CITY MO 64111

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$262,000	\$228,534	\$228,534	\$204,726	\$204,726
Taxable Value Total	\$49,780	\$43,421	\$43,421	\$38,898	\$38,898
Assessed Value Total	\$49,780	\$43,422	\$43,422	\$38,898	\$38,898

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	1010

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-03-007
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 305
KANSAS CITY MO 64111
Legal: 41 PENN CONDOMINIUMS—UNIT 305

Parties:

Table with 2 columns: Role, Name & Address. Rows include Mortgage Company (NAVY FEDERAL CREDIT UNION), Owner (GRAY JOHN), and Taxpayer (GRAY JOHN).

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with value 1000.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-03-008
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 304
Legal: 41 PENN CONDOMINIUMS—UNIT 304

Parties:

Table with 2 columns: Role, Name & Address. Rows for Owner and Taxpayer, both listing STEEN MAMIE WILSON at 4141 PENNSYLVANIA AVE UNIT 304.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows for Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row for 2021 Property Class with value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary  
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-03-009 Alternate Property Number:  
 Account Type: Real Property  
 TCA: 001 Guest Property Account(s): 203687475 (Host is Primary)  
 Situs Address: 4141 PENNSYLVANIA AVE UNIT 307  
 KANSAS CITY MO 64111  
 Legal: 41 PENN CONDOMINIUMS—UNIT 307 & 308  
 Parties:

Role	Name & Address
Owner	HENDERSON MARK T & COLLEEN S 4141 PENNSYLVANIA AVE UNIT 307 & 308 KANSAS CITY MO 64111
Taxpayer	HENDERSON MARK T & COLLEEN S 4141 PENNSYLVANIA AVE UNIT 307 & 308 KANSAS CITY MO 64111

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$477,000	\$455,000	\$455,000	\$572,460	\$572,460
Taxable Value Total	\$90,630	\$86,450	\$86,450	\$108,767	\$108,767
Assessed Value Total	\$90,630	\$86,450	\$86,450	\$108,768	\$108,768

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	1010

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-04-001
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 403
Legal: 41 PENN CONDOMINIUMS--UNIT 403
Alternate Property Number:
Guest Property Account(s): 208056048 (Host is Primary)
208096479 (Host is Primary)

Parties:

Table with 2 columns: Role, Name & Address. Rows include Mortgage Company (ARVEST MORTGAGE DIVISION), Owner (FISHPAW TURNER), and Taxpayer (FISHPAW TURNER).

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row for 2021 Property Class with value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-04-002
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 402
Legal: 41 PENN CONDOMINIUMS--UNIT 402
Alternate Property Number:
Guest Property Account(s): 093913414 (Host is Primary)
208105567 (Host is Primary)

Partles:

Table with 2 columns: Role, Name & Address. Rows include Owner (CLAYTON SEAN) and Taxpayer (CLAYTON SEAN) with their respective addresses.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-04-003      Alternate Property Number:  
 Account Type: Real Property  
 TCA: 001      Guest Property Account(s): 200747249 (Host is Primary)  
 Situs Address: 4141 PENNSYLVANIA AVE UNIT 401  
 KANSAS CITY MO 64111  
 Legal: 41 PENN CONDOMINIUMS—UNIT 401

Parties:

Role	Name & Address
Owner	JAYADEV NAGABHUSHAN 4141 PENNSYLVANIA AVE UNIT 401 KANSAS CITY MO 64111
Taxpayer	JAYADEV NAGABHUSHAN 4141 PENNSYLVANIA AVE UNIT 401 KANSAS CITY MO 64111

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$396,000	\$345,000	\$345,000	\$314,650	\$314,650
Taxable Value Total	\$75,240	\$65,550	\$65,550	\$59,784	\$59,784
Assessed Value Total	\$75,240	\$65,550	\$65,550	\$59,784	\$59,784

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	1010

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-04-004 Alternate Property Number:
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 408 KANSAS CITY MO 64111
Legal: 41 PENN CONDOMINIUMS—UNIT 408

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner (RAMIREZ ROGER A ESPINOZA-TRUSTEE) and Taxpayer (RAMIREZ ROGER A ESPINOZA-TRUSTEE).

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-04-005
Account Type: Real Property
TCA: 001
Situation Address: 4141 PENNSYLVANIA AVE UNIT 407
Legal: 41 PENN CONDOMINIUMS---UNIT 407

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner and Taxpayer, both listing HAYES JON S & PEGGY J at 4141 PENNSYLVANIA AVE UNIT 407.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with value 1000.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-04-006 Alternate Property Number:
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 406 KANSAS CITY MO 64111
Legal: 41 PENN CONDOMINIUMS—UNIT 406

Parties:

Table with 2 columns: Role, Name & Address. Rows for Owner and Taxpayer, both listing 4141 PENN LLC at 401 E 54TH ST, KANSAS CITY MO 64110.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows for Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row for 2021 Property Class with value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-04-007
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 405
Legal: 41 PENN CONDOMINIUMS—UNIT 405
Alternate Property Number:
Guest Property Account(s): 208060863 (Host is Primary)

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner and Taxpayer, both ALLRED HOLDINGS LLC.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row: 2021, Property Class, 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-04-008 Alternate Property Number:
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 404 KANSAS CITY MO 64111
Legal: 41 PENN CONDOMINIUMS—UNIT 404

Parties:

Table with 2 columns: Role, Name & Address. Rows for Owner and Taxpayer, both listing SIERACKI THADDEUS at 4141 PENNSYLVANIA AVE UNIT 404 KANSAS CITY MO 64111.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows for Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row for 2021 Property Class with value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-05-001
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 503
Legal: 41 PENN CONDOMINIUMS—UNIT 503

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner and Taxpayer, both listing MIGLIETTI WARREN M & PORTIA A at 4141 PENNSYLVANIA AVE UNIT 503.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-05-002 Alternate Property Number:
Account Type: Real Property
TCA: 001 Guest Property Account(s): 207617280 (Host is Primary)
Situs Address: 4141 PENNSYLVANIA AVE UNIT 502 KANSAS CITY MO 64111
Legal: 41 PENN CONDOMINIUMS—UNIT 502

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner (SCHLECHT WILLIAM) and Taxpayer (SCHLECHT WILLIAM) with their respective addresses.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-05-003 Alternate Property Number:
Account Type: Real Property
TCA: 001
Situation Address: 4141 PENNSYLVANIA AVE UNIT 501 KANSAS CITY MO 64111
Legal: 41 PENN CONDOMINIUMS--UNIT 501

Parties:

Table with 2 columns: Role, Name & Address. Rows for Owner and Taxpayer, both SARMA SUBBU at 4141 PENNSYLVANIA AVE UNIT 501 KANSAS CITY MO 64111.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows for Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row for 2021 Property Class with value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-05-004
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 508
Legal: 41 PENN CONDOMINIUMS—UNIT 508

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner and Taxpayer, both identified as MESLER PAUL STUART TRUSTEE at 4141 PENNSYLVANIA AVE UNIT 508.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-05-005      Alternate Property Number:  
 Account Type: Real Property  
 TCA: 001      Guest Property Account(s): 204133699 (Host is Primary)  
 Situs Address: 4141 PENNSYLVANIA AVE UNIT 507  
 KANSAS CITY MO 64111  
 Legal: 41 PENN CONDOMINIUMS—UNIT 507

Parties:

Role	Name & Address
Mortgage Company	DOVENMUEHLE MORTGAGE INC 1 CORP DR STE 360 LAKE ZURICH IL 60047-8945
Owner	ZUCHT JOSEPH 4141 PENNSYLVANIA AVE UNIT 507 KANSAS CITY MO 64111
Taxpayer	ZUCHT JOSEPH 4141 PENNSYLVANIA AVE UNIT 507 KANSAS CITY MO 64111

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$414,000	\$360,950	\$360,950	\$314,650	\$314,650
Taxable Value Total	\$78,660	\$68,581	\$68,581	\$59,784	\$59,784
Assessed Value Total	\$78,660	\$68,581	\$68,581	\$59,784	\$59,784

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	1010

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-05-006
Account Type: Real Property
TCA: 001
Situs Address: 4141 PENNSYLVANIA AVE UNIT 506
Legal: 41 PENN CONDOMINIUMS--UNIT 506

Parties:

Table with 2 columns: Role, Name & Address. Rows include Mortgage Company, Owner, and Taxpayer.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row for 2021 Property Class with value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-05-007 Alternate Property Number:  
 Account Type: Real Property  
 TCA: 001 Guest Property Account(s): 208043894 (Host is Primary)  
 Situs Address: 4141 PENNSYLVANIA AVE UNIT 505  
 KANSAS CITY MO 64111  
 Legal: 41 PENN CONDOMINIUMS—UNIT 505

Parties:

Role	Name & Address
Mortgage Company	FLAGSTAR BANK 1 FIRST AMERICAN WAY WESTLAKE TX 76262
Owner	DAVIS SCOTT M 4141 PENNSYLVANIA AVE UNIT 505 KANSAS CITY MO 64111
Taxpayer	DAVIS SCOTT M 4141 PENNSYLVANIA AVE UNIT 505 KANSAS CITY MO 64111

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$409,000	\$356,908	\$356,908	\$314,650	\$314,650
Taxable Value Total	\$77,710	\$67,813	\$67,813	\$59,784	\$59,784
Assessed Value Total	\$77,710	\$67,813	\$67,813	\$59,784	\$59,784

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	1010

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-230-19-09-00-0-05-008 Alternate Property Number:  
 Account Type: Real Property  
 TCA: 001 Guest Property Account(s): 204107784 (Host is Primary)  
 Situs Address: 4141 PENNSYLVANIA AVE UNIT 504 207159151 (Host is Primary)  
 KANSAS CITY MO 64111 207598092 (Host is Primary)  
 Legal: 41 PENN CONDOMINIUMS---UNIT 504

Parties:

Role	Name & Address
Mortgage Company	STANDARD MORTGAGE 95 METHODIST HILL DR ROCHESTER NY 14623
Owner	PATEL VIRAL 4141 PENNSYLVANIA AVE APT 504 KANSAS CITY MO 64111
Taxpayer	PATEL VIRAL 4141 PENNSYLVANIA AVE APT 504 KANSAS CITY MO 64111

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$390,000	\$339,946	\$339,946	\$304,500	\$304,500
Taxable Value Total	\$74,100	\$64,590	\$64,590	\$57,855	\$57,855
Assessed Value Total	\$74,100	\$64,590	\$64,590	\$57,855	\$57,855

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	1010

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-20-05-00-0-00-000 Alternate Property Number: 3908287
Account Type: Real Property
TCA: 001 Guest Property Account(s): 20210205B (Host is Primary)
Situs Address: 4140 PENNSYLVANIA AVE KANSAS CITY MO 64111
Legal: CAMPBELL'S JOHN ADD TO WESTPORT LOTS 97 & 100 & E 1/2 VAC ALLEY W & ADJ

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner (DB ICEHOUSE LLC) and Taxpayer (DB ICEHOUSE LLC).

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with value 2010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-21-03-00-0-00-000 Alternate Property Number: 3908295
Account Type: Real Property
TCA: 001
Situation Address: NO ADDRESS ASSIGNED BY CITY KANSAS CITY MO 64111
Legal: SEC 20 TWP 49 RNG 33 BEG SE COR LOT 104 CAMPBELL ADD TO WESTPORT TH SELY ALG WLY LI OF PENN AVE TO NLY LI ROW TH NWLY TO SLY LI LOT 104 TH ELY TO POB

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner (KCDB LLC), Owner (LEEDS WEST PROPERTY GROUP II LLC), and Taxpayer (KCDB LLC).

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row: 2021, Property Class, 2010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-230-21-04-00-0-00-000 Alternate Property Number: 3908309
Account Type: Real Property
TCA: 001 Guest Property Account(s): 08836860B (Host is Primary)
Situation Address: 4200 PENNSYLVANIA AVE 09003324B (Host is Primary)
KANSAS CITY MO 64111 20160234B (Host is Primary)
Legal: CAMPBELL'S JOHN ADD TO WESTPORT LOTS 101 & TH PT OF LOT 104 LY NELY OF KC RAILWAY CO. (EX PT IN ROW)

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner (KCDB LLC), Owner (LEEDS WEST PROPERTY GROUP II LLC), and Taxpayer (KCDB LLC).

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row: 2021, Property Class, 2010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-340-10-08-00-0-00-000
Account Type: Real Property
TCA: 001
Situs Address: 3983 PENNSYLVANIA AVE
KANSAS CITY MO 64111
Legal: 40 PENN ROW LOT 1
Alternate Property Number:
Guest Property Account(s): 204522776 (Host is Primary)

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner (CARR MICHAEL S) and Taxpayer (CARR MICHAEL S) with their respective addresses.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-340-10-09-00-0-00-000 Alternate Property Number:  
 Account Type: Real Property  
 TCA: 001 Guest Property Account(s): 099133917 (Host is Primary)  
 Situs Address: 3985 PENNSYLVANIA AVE  
 KANSAS CITY MO 64111  
 Legal: 40 PENN ROW LOT 2

Parties:

Role	Name & Address
Mortgage Company	COMMERCE MORTGAGE SHARI CRITES 922 WALNUT STE 1100 KANSAS CITY MO 64106
Owner	BOWERS JEFFREY M 3985 PENNSYLVANIA AVE KANSAS CITY MO 64111
Taxpayer	BOWERS JEFFREY M 3985 PENNSYLVANIA AVE KANSAS CITY MO 64111

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$257,000	\$224,129	\$224,129	\$173,479	\$173,479
Taxable Value Total	\$48,830	\$42,585	\$42,585	\$32,961	\$32,961
Assessed Value Total	\$48,830	\$42,584	\$42,584	\$32,961	\$32,961

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	1010

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-340-10-10-00-0-00-000      Alternate Property Number:  
 Account Type: Real Property  
 TCA: 001      Guest Property Account(s): 207657857 (Host is Primary)  
 Situs Address: 3987 PENNSYLVANIA AVE  
 KANSAS CITY MO 64111  
 Legal: 40 PENN ROW LOT 3

Parties:

Role	Name & Address
Owner	SNIDER SHANE 3987 PENNSYLVANIA AVE KANSAS CITY MO 64111
Taxpayer	SNIDER SHANE 3987 PENNSYLVANIA AVE KANSAS CITY MO 64111

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$257,000	\$224,129	\$224,129	\$173,479	\$173,479
Taxable Value Total	\$48,830	\$42,585	\$42,585	\$32,961	\$32,961
Assessed Value Total	\$48,830	\$42,584	\$42,584	\$32,961	\$32,961

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	1010

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

**Account No.:** 30-340-10-11-00-0-00-000 **Alternate Property Number:**  
**Account Type:** Real Property  
**TCA:** 001 **Guest Property Account(s):** 204082832 (Host is Primary)  
**Situs Address:** 3989 PENNSYLVANIA AVE  
 KANSAS CITY MO 64111  
**Legal:** 40 PENN ROW LOT 4

Parties:

Role	Name & Address
Owner	ABRAHAM MICHAEL G & MARUTHANAL ANCY 1240 HUNTINGTON RD KANSAS CITY MO 64113
Taxpayer	ABRAHAM MICHAEL G & MARUTHANAL ANCY 1240 HUNTINGTON RD KANSAS CITY MO 64113

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$257,000	\$224,129	\$224,129	\$173,479	\$173,479
Taxable Value Total	\$48,830	\$42,585	\$42,585	\$32,961	\$32,961
Assessed Value Total	\$48,830	\$42,584	\$42,584	\$32,961	\$32,961

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	1010

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-340-10-12-00-0-00-000 **Alternate Property Number:**

Account Type: Real Property

TCA: 001 **Guest Property Account(s):** 204561798 (Host is Primary)  
 205796442 (Host is Primary)  
 206696331 (Host is Primary)

Situs Address: 3991 PENNSYLVANIA AVE  
 KANSAS CITY MO 64111

Legal: 40 PENN ROW LOT 5

Parties:

Role	Name & Address
Mortgage Company	CAPITOL FEDERAL SAVINGS BANK 700 S KANSAS TOPEKA KS 66603
Owner	HIGGINS JOSHUA M 3991 PENNSYLVANIA AVE KANSAS CITY MO 64111
Taxpayer	HIGGINS JOSHUA M 3991 PENNSYLVANIA AVE KANSAS CITY MO 64111

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$215,000	\$187,769	\$187,769	\$136,619	\$136,619
Taxable Value Total	\$40,850	\$35,676	\$35,676	\$25,958	\$25,958
Assessed Value Total	\$40,850	\$35,676	\$35,676	\$25,957	\$25,957

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	1010

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-340-10-13-00-0-00-000
Account Type: Real Property
TCA: 001
Situs Address: 590 W 40TH ST
KANSAS CITY MO 64111
Legal: 40 PENN ROW LOT 6
Alternate Property Number:
Guest Property Account(s): 205849080 (Host is Primary)

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner (Hunter Joseph) and Taxpayer (Hunter Joseph).

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-340-10-14-00-0-00-000
Account Type: Real Property
TCA: 001
Situs Address: 588 W 40TH ST
KANSAS CITY MO 64111
Legal: 40 PENN ROW LOT 7

Alternate Property Number:

Guest Property Account(s): 208062668 (Host is Primary)

Parties:

Table with 2 columns: Role, Name & Address. Rows include Mortgage Company, Owner, and Taxpayer.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row for 2021 Property Class with value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-340-10-15-00-0-00-000

Alternate Property Number:

Account Type: Real Property

TCA: 001

Guest Property Account(s): 204512471 (Host is Primary)

Situs Address: 586 W 40TH ST  
KANSAS CITY MO 64111

206726595 (Host is Primary)

Legal: 40 PENN ROW LOT 8

206769399 (Host is Primary)

Parties:

Role	Name & Address
Owner	LAIR DAMIAN M & CCC OIL IND 21 W 10TH ST UNIT 11D KANSAS CITY MO 64105
Taxpayer	LAIR DAMIAN M & CCC OIL IND 21 W 10TH ST UNIT 11D KANSAS CITY MO 64105

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$257,000	\$224,129	\$224,129	\$173,479	\$173,479
Taxable Value Total	\$48,830	\$42,585	\$42,585	\$32,961	\$32,961
Assessed Value Total	\$48,830	\$42,584	\$42,584	\$32,961	\$32,961

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	1010

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary  
As Of 4/19/2022 Status: Active

Account No.: 30-340-10-16-00-0-00-000  
Account Type: Real Property  
TCA: 001  
Situs Address: 584 W 40TH ST  
KANSAS CITY MO 64111  
Legal: 40 PENN ROW LOT 9

Alternate Property Number:

Guest Property Account(s): 207197774 (Host is Primary)

Parties:

Role	Name & Address
Mortgage Company	FLAGSTAR BANK 1 FIRST AMERICAN WAY WESTLAKE TX 78262
Owner	VETO BARBARA A 584 W 40TH ST KANSAS CITY MO 64111
Owner	KUHLMANN ROBERT J 584 W 40TH ST KANSAS CITY MO 64111
Taxpayer	KUHLMANN ROBERT J 584 W 40TH ST KANSAS CITY MO 64111

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$257,000	\$224,129	\$224,129	\$173,479	\$173,479
Taxable Value Total	\$48,830	\$42,585	\$42,585	\$32,961	\$32,961
Assessed Value Total	\$48,830	\$42,584	\$42,584	\$32,961	\$32,961

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	1010

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-340-10-17-00-0-00-000
Account Type: Real Property
TCA: 001
Situation Address: 582 W 40TH ST
KANSAS CITY MO 64111
Legal: 40 PENN ROW LOT 10

Parties:

Table with 2 columns: Role, Name & Address. Rows include Mortgage Company (ARVEST MORTGAGE DIVISION), Owner (FOWLER TRISTAN ROSS PEREGRINO), and Taxpayer (FOWLER TRISTAN ROSS PEREGRINO).

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-340-10-18-00-0-00-000
Account Type: Real Property
TCA: 001
Situation Address: 580 W 40TH ST
KANSAS CITY MO 64111
Legal: 40 PENN ROW LOT 11

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner and Taxpayer, both listed as WHITE WILLIS HARVEY III at 580 W 40TH ST, KANSAS CITY MO 64111.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with value 1010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-340-10-19-00-0-00-000
Account Type: Real Property
TCA: 001
Situs Address: 580 W 40TH ST
KANSAS CITY MO 64111
Legal: 40 PENN ROW TRACT A (COMMON AREA)

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner and Taxpayer, both listed as 40 PENN ROW TOWNHOMES CONDO ASSOC.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row for 2021 Property Class with value 1000.

Exemptions:

Table with 4 columns: Tax Year, Description, Count, Amount, Assessment Basis. Lists exemptions for years 2019, 2020, and 2021.

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-340-12-12-00-0-00-000      Alternate Property Number: 3935977  
 Account Type: Real Property  
 TCA: 001  
 Situs Address: 400 W 40TH TER  
 KANSAS CITY MO 64111  
 Legal: MC COY J C PLAT OF WESTPOR T S 1/2 -EX PART IN M C      PKWY - OF LOT 51

Parties:

Role	Name & Address
Owner	WESTPORT DEVELOPMENT LLC 5051 INDIAN CREEK PKWY UNIT 212 OVERLAND PARK KS 66207
Taxpayer	WESTPORT DEVELOPMENT LLC 5051 INDIAN CREEK PKWY UNIT 212 OVERLAND PARK KS 66207

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$78,000	\$77,970	\$77,970	\$67,800	\$67,800
Taxable Value Total	\$24,960	\$24,950	\$24,950	\$21,696	\$21,696
Assessed Value Total	\$24,960	\$24,950	\$24,950	\$21,696	\$21,696

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	2010

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-340-12-17-00-0-00-000 Alternate Property Number: 3936019
Account Type: Real Property
TCA: 001
Situs Address: 410 W 40TH TER KANSAS CITY MO 64111
Legal: MC COY J C PLAT OF WESTPOR T E 34 FT OF LOT 53

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner and Taxpayer, both listed as WESTPORT DEVELOPMENT LLC at 5051 INDIAN CREEK PKWY UNIT 212 OVERLAND PARK KS 66207.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with value 2010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-340-12-18-00-0-00-000 Alternate Property Number: 3936027
Account Type: Real Property
TCA: 001
Situs Address: 408 W 40TH TER KANSAS CITY MO 64111
Legal: MCCOYS (J.C.) PLAT OF WESTP ORT W 37 FT OF S 1/2 OF LO T 52

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner and Taxpayer, both listed as WESTPORT DEVELOPMENT LLC at 5051 INDIAN CREEK PKWY UNIT 212 OVERLAND PARK KS 66207.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with Value 2010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-340-12-19-00-0-00-000 Alternate Property Number: 3936035  
 Account Type: Real Property  
 TCA: 001  
 Situs Address: 4026 WASHINGTON ST  
 KANSAS CITY MO 64111  
 Legal: MCCOYS J C PLAT OF PT OF WESTPORT---N 1/2 LOTS 51 & 52 & E 37' OF S 1/2 LOT 52

Parties:

Role	Name & Address
Owner	WESTPORT DEVELOPMENT LLC 5051 INDIAN CREEK PKWY UNIT 212 OVERLAND PARK KS 66207
Taxpayer	WESTPORT DEVELOPMENT LLC 5051 INDIAN CREEK PKWY UNIT 212 OVERLAND PARK KS 66207

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$698,000	\$697,225	\$697,225	\$429,800	\$429,800
Taxable Value Total	\$223,360	\$223,112	\$223,112	\$137,536	\$137,536
Assessed Value Total	\$223,360	\$223,112	\$223,112	\$137,536	\$137,536

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	2010

Exemptions:

(End of Report)



**JACKSON COUNTY**

**Property Account Summary**  
As Of 4/19/2022 Status: Active

**Account No.:** 30-340-12-23-00-0-00-000 **Alternate Property Number:**  
**Account Type:** Real Property  
**TCA:** 001  
**Situs Address:** NO ADDRESS ASSIGNED BY CITY  
 KANSAS CITY MO 64111  
**Legal:** WESTPORT CID—TRACT B

**Parties:**

Role	Name & Address
Owner	WESTPORT COMMUNITY IMPROVEMENT DIST 4050 PENNSYLVANIA STE 135 KANSAS CITY MO 64111
Taxpayer	WESTPORT COMMUNITY IMPROVEMENT DIST 4050 PENNSYLVANIA STE 135 KANSAS CITY MO 64111

**Property Values:**

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$10	\$10	\$10		
Taxable Value Total	\$0	\$0	\$0		
Assessed Value Total	\$3	\$3	\$3		

**Property Characteristics:**

**Exemptions:**

Tax Year	Description	Count	Amount	Assessment Basis
2021	CA1 (N)	1	\$3	Assessed Value Commercial
	CA1 (N)	1	\$0	Assessed Value Residential
	CA1 (N)	1	\$3	Assessed Value Land
	CA1 (N)	1	\$3	Assessed Value Total
	CA1 (N)	1	\$0	Assessed Value Agricultural
2020	CA1 (N)	1	\$3	Assessed Value Total
	CA1 (N)	1	\$3	Assessed Value Commercial
	CA1 (N)	1	\$0	Assessed Value Residential
	CA1 (N)	1	\$3	Assessed Value Land
2019	CA1 (N)	1	\$0	Assessed Value Agricultural
	CA1 (N)	1	\$3	Assessed Value Commercial
	CA1 (N)	1	\$0	Assessed Value Residential
	CA1 (N)	1	\$3	Assessed Value Total
	CA1 (N)	1	\$3	Assessed Value Land
	CA1 (N)	1	\$0	Assessed Value Agricultural

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-340-12-24-00-0-00-000 Alternate Property Number:
Account Type: Real Property
TCA: 001
Situs Address: 414 W 40TH TER KANSAS CITY MO 64111
Legal: WESTPORT CID—LOT 16

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner and Taxpayer, both SKY VIEWS REAL ESTATE LLC at 4001 DR MARTIN LUTHER KING JR BLVD STE 1010 KANSAS CITY MO 64130.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-340-12-25-00-0-00-000 Alternate Property Number:
Account Type: Real Property
TCA: 001
Situs Address: 4043 PENNSYLVANIA AVE
KANSAS CITY MO 64111
Legal: WESTPORT CID—LOT 17

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner and Taxpayer, both listed as WESTPORT DEVELOPMENT LLC at 5051 INDIAN CREEK PKWY UNIT 212 OVERLAND PARK KS 66207.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-340-13-18-00-0-00-000 Alternate Property Number:  
 Account Type: Real Property  
 TCA: 001 Primary Host Property of 7 Property Accounts  
 Situs Address: 4001 MILL ST  
 KANSAS CITY MO 64111  
 Legal: WESTPORT CID—LOT 1

Parties:

Role	Name & Address
Owner	MILL STREET STATION 4001 MILL ST KANSAS CITY MO 64111
Taxpayer	MILL STREET STATION 4001 MILL ST KANSAS CITY MO 64111

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$4,730,000	\$4,504,337	\$4,504,337		
Taxable Value Total	\$1,513,600	\$1,441,388	\$1,441,388		
Assessed Value Total	\$1,513,600	\$1,441,388	\$1,441,388		

Property Characteristics:

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-340-13-19-00-0-00-000
Account Type: Real Property
TCA: 001
Situs Address: 4010 PENNSYLVANIA AVE
KANSAS CITY MO 64111
Legal: WESTPORT CID--LOT 2
Alternate Property Number:
Guest Property Account(s): 01015150B (Host is Primary)

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner (PTACEK THOMAS A), Owner (4010 PENN LLC), and Taxpayer (4010 PENN LLC).

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-340-13-20-00-0-00-000
Account Type: Real Property
TCA: 001
Situs Address: 4050 PENNSYLVANIA AVE
KANSAS CITY MO 64111
Legal: WESTPORT CID—LOT 3

Parties:

Table with 2 columns: Role, Name & Address. Rows for Owner and Taxpayer, both listing 4050 WESTPORT LLC at 4050 PENNSYLVANIA AVE STE 400, KANSAS CITY MO 64111.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows for Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-340-13-21-00-0-00-000 **Alternate Property Number:**  
 Account Type: Real Property  
 TCA: 001  
 Situs Address: 504 WESTPORT RD  
 KANSAS CITY MO 64111  
 Legal: WESTPORT CID—LOT 4

Parties:

Role	Name & Address
Owner	ALLRED HOLDINGS LLC 504 WESTPORT RD KANSAS CITY MO 64111
Taxpayer	ALLRED HOLDINGS LLC % CENTRAL NATIONAL BANK PO BOX 1029 JUNCTION CITY KS 66441

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$128,700	\$194,718	\$194,718		
Taxable Value Total	\$41,184	\$62,310	\$62,310		
Assessed Value Total	\$41,184	\$62,310	\$62,310		

Property Characteristics:

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-340-13-22-00-0-00-000
Account Type: Real Property
TCA: 001
Situs Address: 500 WESTPORT RD
KANSAS CITY MO 64111
Legal: WESTPORT CID—LOT 5

Alternate Property Number:
Guest Property Account(s): 04736250B (Host is Primary)

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner (T GOM LLC) and Taxpayer (T GOM LLC) with their respective addresses.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-340-13-23-00-0-00-000 Alternate Property Number:
Account Type: Real Property
TCA: 001
Situs Address: NO ADDRESS ASSIGNED BY CITY
KANSAS CITY MO 64111
Legal: WESTPORT CID—TRACT I

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner and Taxpayer, both listed as WESTPORT COMMUNITY IMPROVEMENT DIST.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Exemptions:

Table with 4 columns: Tax Year, Description, Count, Amount, Assessment Basis. Lists exemptions for years 2019, 2020, and 2021.

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-340-14-11-00-0-00-000 **Alternate Property Number:** 3936116  
 Account Type: Real Property  
 TCA: 001 **Primary Host Property of 6 Property Accounts**  
 Situs Address: 534 WESTPORT RD  
 KANSAS CITY MO 64111  
 Legal: MORRIS JOHN C SUB PT OF LOTS 1 & 2 & ALSO PT OF LOT 25 LOUIS VOGEL'S 4TH ADD & S 1/2 VAC ALLEY LY  
 N OF & ADJ SD LOT 25 DAF: BEG AT A PT ON N ROW LI WESTPORT RD 186.04' ELY OF INTERSEC OF N LI  
 WESTPORT RD & ELY LI OF SUMMIT ST TH CONT ELY ALG NLY LI WESTPORT RD 186.04' TH N 34 DEG W  
 141.90' TH S 55 DEG W 33' TH N 34 DEG W 229.50' TH S 68 DEG W ALG C/L OF VAC ALLEY 138' TH SLY 308.4'  
 TO POB

Parties:

Role	Name & Address
Owner	CH RETAIL FUND I/KC WESTPORT LANDING LLC 3819 MAPLE AVE DALLAS TX 75219
Taxpayer	CH RETAIL FUND I/KC WESTPORT LANDING LLC 3819 MAPLE AVE DALLAS TX 75219

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$2,973,000	\$2,830,700	\$2,830,700	\$1,894,853	\$1,671,300
Taxable Value Total	\$951,360	\$905,824	\$905,824	\$606,353	\$534,816
Assessed Value Total	\$951,360	\$905,824	\$905,824	\$606,353	\$534,816

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	2010

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

**Account No.:** 30-340-14-16-00-0-00-000 **Alternate Property Number:** 3936132  
**Account Type:** Real Property  
**TCA:** 001 **Guest Property Account(s):** 20140292B (Host is Primary)  
**Situs Address:** 560 WESTPORT RD 20190081B (Host is Primary)  
KANSAS CITY MO 64111 202455944 (Host is Primary)  
**Legal:** ARD'S WESTPORT LOT 1

Parties:

Role	Name & Address
Owner	MONARCH KANSAS CITY LP 591 W PUTNAM AVE GREENWICH CT 06830
Taxpayer	MONARCH KANSAS CITY LP 591 W PUTNAM AVE GREENWICH CT 06830

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$7,460,000	\$8,371,164	\$8,371,164	\$7,140,500	\$7,140,500
Taxable Value Total	\$2,387,200	\$2,678,772	\$2,678,772	\$2,284,960	\$2,284,960
Assessed Value Total	\$2,387,200	\$2,678,772	\$2,678,772	\$2,284,960	\$2,284,960

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	2010

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-340-14-19-00-0-00-000 Alternate Property Number: 1786836
Account Type: Real Property
TCA: 001
Situs Address: NO ADDRESS ASSIGNED BY CITY KANSAS CITY MO 64111
Legal: MILL STREET STATION TRACT-B

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner and Taxpayer, both identified as CH RETAIL FUND I/KC WESTPORT LANDING LLC.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row shows 2021 Property Class with value 2010.

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-340-14-20-00-0-00-000 Alternate Property Number: 1786895  
 Account Type: Real Property  
 TCA: 001 Guest Property Account(s): 097086129 (Host is Primary)  
 Situs Address: 4040 MILL ST 20170717B (Host is Primary)  
 KANSAS CITY MO 64111  
 Legal: MILL STREET STATION LOT 2

Parties:

Role	Name & Address
Owner	SANTA ANA ENTERPRISES LLC 14139 PEPPERWOOD DR PENN VALLEY CA 95946
Taxpayer	SANTA ANA ENTERPRISES LLC 14139 PEPPERWOOD DR PENN VALLEY CA 95946

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$1,233,000	\$1,232,500	\$1,232,500	\$1,215,300	\$1,215,300
Taxable Value Total	\$394,560	\$394,400	\$394,400	\$35,990	\$35,990
Assessed Value Total	\$394,560	\$394,400	\$394,400	\$388,896	\$388,896

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	2010

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-340-20-04-00-0-00-000
Account Type: Real Property
TCA: 001
Situs Address: NO ADDRESS ASSIGNED BY CITY
KANSAS CITY MO 64111
Legal: WESTPORT CID--TRACT G

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner and Taxpayer, both listed as WESTPORT COMMUNITY IMPROVEMENT DIST.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Exemptions:

Table with 4 columns: Tax Year, Description, Count, Amount, Assessment Basis. Lists exemptions for years 2021, 2020, and 2019.

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-340-20-05-00-0-00-000
Account Type: Real Property
TCA: 001
Situation Address: NO ADDRESS ASSIGNED BY CITY
Legal: WESTPORT CID—TRACT H

Parties:

Table with 2 columns: Role, Name & Address. Rows for Owner and Taxpayer, both listing WESTPORT COMMUNITY IMPROVEMENT DIST.

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows for Market Value Total, Taxable Value Total, Assessed Value Total.

Property Characteristics:

Exemptions:

Table with 4 columns: Tax Year, Description, Count, Amount, Assessment Basis. Lists exemptions for years 2021, 2020, and 2019.

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-340-20-06-00-0-00-000 Alternate Property Number:
Account Type: Real Property
TCA: 001
Situs Address: 509 WESTPORT RD KANSAS CITY MO 64111
Legal: WESTPORT CID—LOT 6A

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner (WESTPORT BBG INVESTMENTS LLC) and Taxpayer (WESTPORT BBG INVESTMENTS LLC).

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary  
As Of 4/19/2022 Status: Active

Account No.: 30-340-20-07-00-0-00-000 Alternate Property Number:  
Account Type: Real Property  
TCA: 001  
Situs Address: 505 WESTPORT RD  
KANSAS CITY MO 64111  
Legal: WESTPORT CID—LOT 6B

Parties:

Role	Name & Address
Owner	WESTPORT BBG INVESTMENTS LLC 14320 VENTURA STE 613 SHERMAN OAKS CA 91423
Taxpayer	WESTPORT BBG INVESTMENTS LLC 14320 VENTURA STE 613 SHERMAN OAKS CA 91423

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$8,000	\$7,766	\$7,766		
Taxable Value Total	\$2,560	\$2,485	\$2,485		
Assessed Value Total	\$2,560	\$2,485	\$2,485		

Property Characteristics:

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary  
As Of 4/19/2022 Status: Active

Account No.: 30-340-20-08-00-0-00-000 Alternate Property Number:  
Account Type: Real Property  
TCA: 001  
Situs Address: 501 WESTPORT RD  
KANSAS CITY MO 64111  
Legal: WESTPORT CID—LOT 7

Parties:

Role	Name & Address
Owner	HARRY'S DEVELOPMENT LLC 4050 PENNSYLVANIA AVE STE 400 KANSAS CITY MO 64111
Taxpayer	HARRY'S DEVELOPMENT LLC 4050 PENNSYLVANIA AVE STE 400 KANSAS CITY MO 64111

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$52,000	\$51,332	\$51,332		
Taxable Value Total	\$16,640	\$16,426	\$16,426		
Assessed Value Total	\$16,640	\$16,426	\$16,426		

Property Characteristics:

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-340-20-09-00-0-00-000
Account Type: Real Property
TCA: 001
Situs Address: 4110 PENNSYLVANIA AVE
KANSAS CITY MO 64111
Legal: WESTPORT CID—LOT 8
Alternate Property Number:
Guest Property Account(s): 08997640B (Host is Primary)
098007656 (Host is Primary)

Parties:

Table with 2 columns: Role, Name & Address. Rows include Mortgage Company (CENTRAL BANK OF THE MIDWEST), Owner (TORRE PROPERTIES INC), and Taxpayer (TORRE PROPERTIES INC).

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-340-20-10-00-0-00-000      Alternate Property Number:

Account Type: Real Property

TCA: 001      Guest Property Account(s): 09003966B (Host is Primary)  
 20150521B (Host is Primary)

Situs Address: 4116 PENNSYLVANIA AVE SPC A  
 KANSAS CITY MO 64111

Legal: WESTPORT CID--LOT 9

Parties:

Role	Name & Address
Owner	ROADHOUSE4118PENNSYLVANIA LLC 4116 PENNSYLVANIA AVE KANSAS CITY MO 64111
Taxpayer	ROADHOUSE4118PENNSYLVANIA LLC 4116 PENNSYLVANIA AVE KANSAS CITY MO 64111

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$429,000	\$428,542	\$428,542		
Taxable Value Total	\$137,280	\$137,133	\$137,133		
Assessed Value Total	\$137,280	\$137,133	\$137,133		

Property Characteristics:

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-340-20-11-00-0-00-000 Alternate Property Number:  
 Account Type: Real Property  
 TCA: 001  
 Situs Address: 4115 MILL ST  
 KANSAS CITY MO 64111  
 Legal: WESTPORT CID—LOT 10A

Parties:

Role	Name & Address
Owner	ALLRED HOLDINGS LLC 6207 W 67TH TER KANSAS CITY MO 64111
Taxpayer	ALLRED HOLDINGS LLC % CENTRAL NATIONAL BANK PO BOX 1029 JUNCTION CITY KS 66441

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$789,000	\$750,532	\$750,532		
Taxable Value Total	\$252,480	\$240,170	\$240,170		
Assessed Value Total	\$252,480	\$240,170	\$240,170		

Property Characteristics:

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary
As Of 4/19/2022 Status: Active

Account No.: 30-340-20-12-00-0-00-000
Account Type: Real Property
TCA: 001
Situs Address: 4120 PENNSYLVANIA AVE
KANSAS CITY MO 64111
Legal: WESTPORT CID—LOT 10B
Alternate Property Number:
Guest Property Account(s): 208508879 (Host is Primary)
208511499 (Host is Primary)

Parties:

Table with 2 columns: Role, Name & Address. Rows include Owner (TM GRANDVIEW LLC) and Taxpayer (TM GRANDVIEW LLC).

Property Values:

Table with 6 columns: Value Name, 2021, 2020, 2019, 2018, 2017. Rows include Market Value Total, Taxable Value Total, and Assessed Value Total.

Property Characteristics:

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary  
As Of 4/19/2022 Status: Active

Account No.: 30-340-20-13-00-0-00-000  
 Account Type: Real Property  
 TCA: 001  
 Situs Address: 4130 PENNSYLVANIA AVE  
 KANSAS CITY MO 64111  
 Legal: WESTPORT CID—LOT 10C

Alternate Property Number:  
 Guest Property Account(s): 09446545B (Host is Primary)  
 09780138B (Host is Primary)  
 20200560B (Host is Primary)

Parties:

Role	Name & Address
Owner	TM GRANDVIEW LLC 4520 MADISON 300 KANSAS CITY MO 64111
Taxpayer	TM GRANDVIEW LLC 4520 MADISON 300 KANSAS CITY MO 64111

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$1,337,000	\$1,272,764	\$1,272,764		
Taxable Value Total	\$427,840	\$407,284	\$407,284		
Assessed Value Total	\$427,840	\$407,284	\$407,284		

Property Characteristics:

Exemptions:

(End of Report)





JACKSON COUNTY

Property Account Summary  
As Of 4/19/2022 Status: Active

Account No.: 30-340-22-06-00-0-00-000 Alternate Property Number: 3937562  
Account Type: Real Property  
TCA: 001  
Situs Address: 4040 BROADWAY ST  
KANSAS CITY MO 64111  
Legal: MC COY J C PLAT OF WESTPOR T S 1/2 OF LOT 6

Parties:

Role	Name & Address
Owner	SISK DRESSMAN LLC 5317 FALMOUTH RD FAIRWAY KS 66205
Taxpayer	SISK DRESSMAN LLC 5317 FALMOUTH RD FAIRWAY KS 66205

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$333,000	\$332,350	\$332,350	\$289,000	\$289,000
Taxable Value Total	\$106,560	\$106,352	\$106,352	\$92,480	\$92,480
Assessed Value Total	\$106,560	\$106,352	\$106,352	\$92,480	\$92,480

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	2010

Exemptions:

(End of Report)



**JACKSON COUNTY**

**Property Account Summary**  
As Of 4/19/2022 Status: Active

Account No.: 30-340-22-07-00-0-00-000 **Alternate Property Number:**  
 Account Type: Real Property  
 TCA: 001  
 Situs Address: NO ADDRESS ASSIGNED BY CITY  
 KANSAS CITY MO 64111  
 Legal: WESTPORT CID—TRACT C

**Parties:**

Role	Name & Address
Owner	WESTPORT COMMUNITY IMPROVEMENT DIST 4050 PENNSYLVANIA STE 135 KANSAS CITY MO 64111
Taxpayer	WESTPORT COMMUNITY IMPROVEMENT DIST 4050 PENNSYLVANIA STE 135 KANSAS CITY MO 64111

**Property Values:**

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$10	\$10	\$10		
Taxable Value Total	\$0	\$0	\$0		
Assessed Value Total	\$3	\$3	\$3		

**Property Characteristics:**

**Exemptions:**

Tax Year	Description	Count	Amount	Assessment Basis
2021	CA1 (N)	1		
	CA1 (N)	1	\$3	Assessed Value Land
	CA1 (N)	1	\$3	Assessed Value Total
	CA1 (N)	1	\$0	Assessed Value Residential
	CA1 (N)	1	\$0	Assessed Value Agricultural
2020	CA1 (N)	1	\$3	Assessed Value Commercial
	CA1 (N)	1	\$3	Assessed Value Total
	CA1 (N)	1	\$0	Assessed Value Residential
	CA1 (N)	1	\$3	Assessed Value Land
	CA1 (N)	1	\$3	Assessed Value Commercial
2019	CA1 (N)	1	\$0	Assessed Value Agricultural
	CA1 (N)	1	\$3	Assessed Value Land
	CA1 (N)	1	\$3	Assessed Value Total
	CA1 (N)	1	\$0	Assessed Value Residential
	CA1 (N)	1	\$3	Assessed Value Commercial

(End of Report)



**JACKSON COUNTY**

**Property Account Summary**  
As Of 4/19/2022 Status: Active

Account No.: 30-340-22-08-00-0-00-000 **Alternate Property Number:**  
 Account Type: Real Property  
 TCA: 001  
 Situs Address: NO ADDRESS ASSIGNED BY CITY  
 KANSAS CITY MO 64111  
 Legal: WESTPORT CID—TRACT D

**Parties:**

Role	Name & Address
Owner	WESTPORT COMMUNITY IMPROVEMENT DIST 4050 PENNSYLVANIA STE 135 KANSAS CITY MO 64111
Taxpayer	WESTPORT COMMUNITY IMPROVEMENT DIST 4050 PENNSYLVANIA STE 135 KANSAS CITY MO 64111

**Property Values:**

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$10	\$10	\$10		
Taxable Value Total	\$0	\$0	\$0		
Assessed Value Total	\$3	\$3	\$3		

**Property Characteristics:**

**Exemptions:**

Tax Year	Description	Count	Amount	Assessment Basis
2021	CA1 (N)	1	\$0	Assessed Value Residential
	CA1 (N)	1	\$3	Assessed Value Total
	CA1 (N)	1	\$0	Assessed Value Agricultural
	CA1 (N)	1	\$3	Assessed Value Commercial
2020	CA1 (N)	1	\$3	Assessed Value Land
	CA1 (N)	1	\$0	Assessed Value Agricultural
	CA1 (N)	1	\$3	Assessed Value Total
	CA1 (N)	1	\$0	Assessed Value Residential
2019	CA1 (N)	1	\$3	Assessed Value Commercial
	CA1 (N)	1	\$3	Assessed Value Land
	CA1 (N)	1	\$0	Assessed Value Residential
	CA1 (N)	1	\$3	Assessed Value Total
	CA1 (N)	1	\$3	Assessed Value Land
	CA1 (N)	1	\$3	Assessed Value Commercial
	CA1 (N)	1	\$0	Assessed Value Agricultural

(End of Report)



JACKSON COUNTY

Property Account Summary  
As Of 4/19/2022 Status: Active

Account No.: 30-340-22-09-00-0-00-000  
Account Type: Real Property  
TCA: 001  
Situs Address: 4050 BROADWAY ST  
KANSAS CITY MO 64111  
Legal: WESTPORT CID—LOT 14

Alternate Property Number:

Guest Property Account(s): 20200051B (Host is Primary)  
20210981B (Host is Primary)

Parties:

Role	Name & Address
Owner	BROADWAY WESTPORT PROPERTY INC % BYRAM ASSET MANAGEMENT LLC PO BOX 6794 LEAWOOD KS 66206
Taxpayer	BROADWAY WESTPORT PROPERTY INC % BYRAM ASSET MANAGEMENT LLC PO BOX 6794 LEAWOOD KS 66206

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$1,197,000	\$1,196,800	\$1,196,800		
Taxable Value Total	\$383,040	\$382,976	\$382,976		
Assessed Value Total	\$383,040	\$382,976	\$382,976		

Property Characteristics:

Exemptions:

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-340-22-10-00-0-00-000

Alternate Property Number:

Account Type: Real Property

TCA: 001

Primary Host Property of 7 Property Accounts

Situs Address: 4049 PENNSYLVANIA AVE  
KANSAS CITY MO 64111

Legal: WESTPORT CID—LOT 15

Parties:

Role	Name & Address
Owner	SKY VIEWS REAL ESTATE LLC 4001 DR MARTIN LUTHER KING JR BLVD STE 1010 KANSAS CITY MO 64130
Taxpayer	SKY VIEWS REAL ESTATE LLC 4001 DR MARTIN LUTHER KING JR BLVD STE 1010 KANSAS CITY MO 64130

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$1,400,000	\$1,400,000	\$1,400,000		
Taxable Value Total	\$448,000	\$448,000	\$448,000		
Assessed Value Total	\$448,000	\$448,000	\$448,000		

Property Characteristics:

Exemptions:

(End of Report)



**JACKSON COUNTY**

**Property Account Summary**

As Of 4/19/2022 Status: Active

**Account No.:** 30-340-32-01-01-0-00-000

**Alternate Property Number:** 8399413

**Account Type:** Real Property

**TCA:** 001

**Guest Property Account(s):** 20190222B (Host is Primary)

**Situs Address:** 523 WESTPORT RD  
KANSAS CITY MO 64111

**Legal:** MORRIS JOHN C SUB LOT 5 & PT F SE 1/4 OF SE 1/4 19-49-33 & PT OF SW 1/4 OF SW 1/4 SEC 20-49-33 DAF:  
BEG 575' N OF SE COR SE 1/4 SD SEC 19 TH NWLY 210' TH NELY 35' TH NELY 15' TH SELY 290' MOL TH SELY  
41' TH SWLY 45' TH NWLY 90' MOL TO POB & VAC ARCHIBALD ST

**Parties:**

Role	Name & Address
Owner	CITY OF KANSAS CITY DIRECTOR OF PUBLIC WORKS DEPARTMENT 414 E 12TH ST KANSAS CITY MO 64106
Taxpayer	CITY OF KANSAS CITY DIRECTOR OF PUBLIC WORKS DEPARTMENT 414 E 12TH ST KANSAS CITY MO 64106

**Property Values:**

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$337,000	\$336,490	\$336,490	\$292,600	\$292,600
Taxable Value Total	\$0	\$0	\$0	\$0	\$0
Assessed Value Total	\$107,840	\$107,677	\$107,677	\$93,632	\$93,632

**Property Characteristics:**

Tax Year	Characteristic	Value
2021	Property Class	5000

**Exemptions:**

Tax Year	Description	Count	Amount	Assessment Basis
2021	E02 City	1	\$107,840	Assessed Value Commercial
	E02 City	1	\$107,840	Assessed Value Total
	E02 City	1	\$0	Assessed Value Residential
	E02 City	1	\$0	Assessed Value Agricultural
2020	E14 Charit Pol Sub	1	\$107,840	Assessed Value Land
	E14 Charit Pol Sub	1	\$0	Assessed Value Residential
	E14 Charit Pol Sub	1	\$107,677	Assessed Value Total
	E14 Charit Pol Sub	1	\$107,677	Assessed Value Commercial
2019	E14 Charit Pol Sub	1	\$107,677	Assessed Value Land
	E14 Charit Pol Sub	1	\$0	Assessed Value Agricultural
	E14 Charit Pol Sub	1	\$107,677	Assessed Value Land
	E14 Charit Pol Sub	1	\$0	Assessed Value Agricultural
	E14 Charit Pol Sub	1	\$107,677	Assessed Value Commercial
	E14 Charit Pol Sub	1	\$107,677	Assessed Value Total
	E14 Charit Pol Sub	1	\$0	Assessed Value Residential

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-340-32-15-00-0-00-000 Alternate Property Number: 3939123  
 Account Type: Real Property  
 TCA: 001  
 Situs Address: 4212 WASHINGTON ST  
 KANSAS CITY MO 64111  
 Legal: PRICES ADD TO WESTPORT S 49' OF LOT 11 & N 1/2 OF VAC ALLEY S THOF

Parties:

Role	Name & Address
Owner	JAMES BEATRICE 4212 WASHINGTON KANSAS CITY MO 64111
Taxpayer	JAMES BEATRICE 4212 WASHINGTON KANSAS CITY MO 64111

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$153,000	\$145,466	\$145,466	\$130,934	\$130,934
Taxable Value Total	\$29,070	\$27,639	\$27,639	\$24,877	\$24,877
Assessed Value Total	\$29,070	\$27,639	\$27,639	\$24,877	\$24,877

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	1010
	Allow Senior Pay Plan	Y

Exemptions:

(End of Report)



**JACKSON COUNTY**

**Property Account Summary**

As Of 4/19/2022 Status: Active

**Account No.:** 30-340-32-19-01-0-00-000

**Alternate Property Number:** 6287601

**Account Type:** Real Property

**TCA:** 001

**Situs Address:** 510 W 42ND ST  
KANSAS CITY MO 64111

**Legal:** CAMPBELL'S JOHN ADD TO WESTPORT PT OF LOTS 98 & 99 & PT OF LOT 6 EDWARD PRICE'S ADD DAF: BEG 41.10' NWLY FROM SE COR LOT 99 TO INTERSEC OF VAC KANSAS CITY RAILWAY TH NWLY 130' MOL TH NELY 45.48' TH SELY 140' MOL TO POB & W 1/2 VAC ALLEY LY E OF & ADJ SD LOTS 98 & 99

**Parties:**

Role	Name & Address
Owner	THE KANSAS CITY AREA TRANSPORTATION AUTH 1350 E 17TH ST KANSAS CITY MO 64108
Taxpayer	THE KANSAS CITY AREA TRANSPORTATION AUTH 1350 E 17TH ST KANSAS CITY MO 64108

**Property Values:**

Value Name	2021	2020	2019	2018	2017
Market Value Total					
Taxable Value Total	\$59,000	\$59,000	\$59,000	\$29,500	\$29,500
Assessed Value Total	\$0	\$0	\$0	\$0	\$0
	\$18,880	\$18,880	\$18,880	\$9,440	\$9,440

**Property Characteristics:**

Tax Year	Characteristic	Value
2021	Property Class	2000

**Exemptions:**

Tax Year	Description	Count	Amount	Assessment Basis
2021	E14 Charit Pol Sub	1	\$18,880	Assessed Value Land
	E14 Charit Pol Sub	1	\$18,880	Assessed Value Total
	E14 Charit Pol Sub	1	\$0	Assessed Value Residential
	E14 Charit Pol Sub	1	\$0	Assessed Value Agricultural
2020	E14 Charit Pol Sub	1	\$18,880	Assessed Value Commercial
	E14 Charit Pol Sub	1	\$0	Assessed Value Residential
	E14 Charit Pol Sub	1	\$18,880	Assessed Value Total
	E14 Charit Pol Sub	1	\$18,880	Assessed Value Commercial
2019	E14 Charit Pol Sub	1	\$18,880	Assessed Value Land
	E14 Charit Pol Sub	1	\$0	Assessed Value Agricultural
	E14 Charit Pol Sub	1	\$0	Assessed Value Residential
	E14 Charit Pol Sub	1	\$18,880	Assessed Value Total
	E14 Charit Pol Sub	1	\$18,880	Assessed Value Commercial
	E14 Charit Pol Sub	1	\$0	Assessed Value Agricultural
	E14 Charit Pol Sub	1	\$18,880	Assessed Value Land

(End of Report)



JACKSON COUNTY

Property Account Summary

As Of 4/19/2022 Status: Active

Account No.: 30-340-32-21-00-0-00-000

Alternate Property Number:

Account Type: Real Property

TCA: 001

Guest Property Account(s): 20032503B (Host is Primary)

Situs Address: 535 WESTPORT RD  
KANSAS CITY MO 64111

Legal: WESTPORT TRAIL ADD--LOT 1

Parties:

Role	Name & Address
Owner	WESTPORT 535 LLC 4520 MADISON AVE STE 300 KANSAS CITY MO 64111
Taxpayer	WESTPORT 535 LLC 4520 MADISON AVE STE 300 KANSAS CITY MO 64111

Property Values:

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$3,100,000	\$3,000,000	\$3,485,700	\$2,500,000	\$2,500,000
Taxable Value Total	\$992,000	\$960,000	\$1,115,424	\$800,000	\$800,000
Assessed Value Total	\$992,000	\$960,000	\$1,115,424	\$800,000	\$800,000

Property Characteristics:

Tax Year	Characteristic	Value
2021	Property Class	2010

Exemptions:

(End of Report)



**JACKSON COUNTY**

**Property Account Summary**

As Of 4/19/2022 Status: Active

**Account No.:** 30-340-32-23-00-0-00-000

**Alternate Property Number:**

**Account Type:** Real Property

**TCA:** 001

**Situs Address:** 4251 BRIDGER RD  
KANSAS CITY MO 64111

**Legal:** WESTPORT TRAIL ADDITION—PT Lot 2 DAF: BEG AT MOST SLY COR SD LT 2 TH N 87 DEG 11 MIN 47 SEC W 202.37' TO BEG OF CURV TO TH RI WI A RAD OF 15' & DIST 23.51' TH N 02 DEG 37 MIN 11 SEC E 221.44' TO TRU POB TH N 02 DEG 37 MIN 11 SEC E 326.64' TH N 41 DEG 36 MIN 14 SEC E 11.59' TH N 04 DEG 22 MIN 09 SEC E 37.67' TH ALG A CURV TO RI WI A RAD 50' & DIST 14.24' TH N 57 DEG 33 MIN 08 SEC E 50.29' TH N 31 DEG 43 MIN 12 SEC W 9.22' TH N 58 DEG 17 MIN 28 SEC E 120.93' TH N 31 DEG 44 MIN 20 SEC W 19.27' TH N 58 DEG 55 MIN 13 SEC E 46.48' TH N 58 DEG 45 MIN 04 SEC E 173.89' TH S 31 DEG 49 MIN 15 SEC E 178.56' TH S 49 DEG 42 MIN 09 SEC E 51.74' TH ALG A CURV TO LF WI A RAD 980.37' & DIST 53.52' TH S 42 DEG 55 MIN 22 SEC W 136.19' TH S 02 DEG 29 MIN 36 SEC W 98.76' TH N 87 DEG 28 MIN 46 SEC W 60' TH S 02 DEG 31 MIN 46 SEC W 198.82' TH N 87 DEG 13 MIN 07 SEC W 197.80' TH S 02 DEG 47 MIN 11 SEC W 57.35' TH S 02 DEG 47 MIN 11 SEC W 21.99' TH N 87 DEG 20 MIN 50 SEC W 147.26' TO TRU POB (KNOWN AS TR B ON CERT SUR S-10 PG-22)

**Parties:**

Role	Name & Address
Owner	ALLEN VILLAGE SCHOOL 706 W 42ND ST KANSAS CITY MO 64111
Taxpayer	ALLEN VILLAGE SCHOOL 706 W 42ND ST KANSAS CITY MO 64111

**Property Values:**

Value Name	2021	2020	2019	2018	2017
Market Value Total	\$4,791,000	\$4,790,200	\$4,790,200	\$2,430,000	\$2,430,000
Taxable Value Total	\$0	\$0	\$0	\$0	\$0
Assessed Value Total	\$1,533,120	\$1,532,864	\$1,532,864	\$777,600	\$777,600

**Property Characteristics:**

Tax Year	Characteristic	Value
2021	Property Class	2010

**Exemptions:**

Tax Year	Description	Count	Amount	Assessment Basis
2021	E11 Charitable	1	\$0	Assessed Value Residential
	E11 Charitable	1	\$1,533,120	Assessed Value Commercial
	E11 Charitable	1	\$0	Assessed Value Agricultural
	E11 Charitable	1	\$1,393,792	Assessed Value Land
2020	E11 Charitable	1	\$1,533,120	Assessed Value Total
	E11 Charitable	1	\$0	Assessed Value Agricultural
	E11 Charitable	1	\$1,393,792	Assessed Value Land
	E11 Charitable	1	\$1,532,864	Assessed Value Total
2019	E11 Charitable	1	\$0	Assessed Value Residential
	E11 Charitable	1	\$1,532,864	Assessed Value Commercial
	E11 Charitable	1	\$0	Assessed Value Residential
	E11 Charitable	1	\$0	Assessed Value Agricultural
	E11 Charitable	1	\$1,393,792	Assessed Value Land
	E11 Charitable	1	\$1,532,864	Assessed Value Total

E11 Charitable

1

\$1,532,864 Assessed Value Commercial

*(End of Report)*