UPDATE
Full Commission Meeting Agenda
Thursday, May 11, 2017
7:00 PM

Location:
Municipal Office Building
701 N 7th Street, Lobby
Kansas City, Kansas 66101
Commission Chambers

Name	Absent
Mayor Mark Holland	☐
Commissioner At-Large Dist. 1 – Melissa Bynum	☐
Commissioner At-Large Dist. 2 – Hal Walker	☐
Commissioner Gayle E. Townsend	☐
Commissioner Brian McKiernan	☐
Commissioner Ann Brandau-Murguia	☐
Commissioner Harold Johnson	☐
Commissioner Mike Kane	☐
Commissioner Angela Markley	☐
Commissioner James Walters	☐
Commissioner Jane Philbrook	☐

SERGEANT-AT-ARMS: CAPTAIN SHANE TURNER

I. CALL TO ORDER

II. ROLL CALL

III. INVOCATION GIVEN BY REVEREND CYNTHIA SMART, MASON MEMORIAL UNITED METHODIST CHURCH

IV. PLEDGE OF ALLEGIANCE

V. REVISIONS TO MAY 11, 2017 AGENDA
BLUE SHEET – REMOVE CONSENT ITEM #2

VI. MAYOR'S AGENDA

VII. CONSENT AGENDA

(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)

Item No. 1 - GRANT: SEXUAL HEALTH ADOLESCENT RELATIONSHIP PROGRAM (SHARP)

Synopsis: A grant application has been submitted to the Federal Government, Office of the Assistant Secretary for Health, for a three year, $1.5M Teen Pregnancy Prevention Grant, submitted by Terry Brecheisen, Health Department Director. No match is required.

*On April 24, 2017, the **Administration and Human Services Standing Committee**, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.*

Tracking #: 171080

Item No. 2 - RECOMMENDATION: NEIGHBORHOOD REVITALIZATON STRATEGY AREA (SOAR)

Synopsis: Recommend Census Tract 422 (18th St., I-70 to Central Avenue, west to Grandview Blvd.) be developed as a Neighborhood Revitalization Strategy Area (NRSA) for submission to HUD as part of the revised Five Year Consolidated Plan, submitted by Wilba Miller, Community Development Director.

*On April 24, 2017, the **Administration and Human Services Standing Committee**, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.*

Tracking #: 171086

Item No. 3 - ORDINANCE: TREE BOARD'S DUTIES

Synopsis: An ordinance amending and updating the codes regarding the Tree Board's duties, trees allowed in the public right-of-way, and insurance requirements for tree trimmers, submitted by Ryan Haga, Assistant Counsel.

*On May 1, 2017, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Walker, voted unanimously to approve and forward to full commission.*

Tracking #: 171106

Item No. 4 - RESOLUTION: SET PUBLIC HEARING FOR ARGENTINE FAST FOOD SHOPS

Synopsis: A resolution setting a public hearing date of June 15, 2017, to consider the amendment to the Metropolitan Redevelopment District and the creation of a community improvement district (CID) for the Argentine Fast Food Shops proposal, submitted by Jon Stephens, Interim Economic Development Director.

*On May 1, 2017, the **Economic Development and Finance Standing Committee**, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.*

Tracking #: 171127

Item No. 5 - RESOLUTION: REAPPOINTMENT OF COUNTY APPRAISER

Synopsis: A resolution reappointing Katherine Briney as County Appraiser for a four-year term July 1, 2017, expiring June 30, 2021, submitted by Doug Bach, County Administrator.

Tracking #: 171129

Item No. 6 - MINUTES

Synopsis: Minutes from regular session of April 6, 2017; and special sessions of April 26 and 30, 2017.

Tracking #: MINUTES

Item No. 7 - WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated April 27.

Tracking #: WEEKLY BUSINESS MATERIAL

VIII. PUBLIC HEARING AGENDA

IX. STANDING COMMITTEES' AGENDA

Item No. 1 - RESOLUTION: BPU LINES-LEAVENWORTH ROAD, 38TH TO 63RD ST.

Synopsis: A resolution declaring the necessity and authorizing a survey of lands for electrical distribution and transmission lines both above and below ground along Leavenworth Road from 38th St. to 63rd St., submitted by Ryan Haga, Assistant Counsel.

*On April 24, 2017, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted 5 to 1 to approve and forward to full commission.*

Tracking #: 171097

Item No. 2 - RESOLUTION: EXCLUDE A PORTION OF HOLLIDAY DRIVE FROM THE BOUNDARIES OF KCK

Synopsis: A resolution authorizing the filing of a petition to exclude a portion of Holliday Drive from the boundaries of Kansas City, KS, and providing notice that the Planning Commission will hold a public hearing on this matter on June 12, 2017, at 6:30 p.m., submitted by Susan Alig, Assistant Attorney.

*On April 24, 2017, the **Administration and Human Services Standing Committee**, chaired by Commissioner Markley, voted 4 to 1 to approve and forward to full commission.*

Tracking #: 171088

X. ADMINISTRATOR'S AGENDA

Item No. 1 - RESOLUTION: SET A PUBLIC HEARING FOR AMENDMENTS TO VILLAGE EAST STAR BOND DISTRICTS

Synopsis: A resolution setting a public hearing date of June 15, 2017 to consider the proposed second amendment to amended and restated Star Bond District Plan and proposed Star Bond Project Plans for Project Areas 2B and 3 of The Village East Star Bond District, submitted by Angela Harshbarger, Economic Development.

Tracking #: 171130

XI. COMMISSIONERS' AGENDA

XII. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

Item No. 1 - COMMUNICATION: LAND BANK BUSINESS

Synopsis: Request approval of the following applications, transfers and donation, submitted by Chris Slaughter, Land Bank Manager.

Transfers to Land Bank
1718 S. 17th St. from Board of County Commissioners, request from owner of multiple properties in area
7219R Kaw Dr. from UG of WyCo/KCK, transfer for potential sale
7239R Kaw Dr. from UG of WyCo/KCK transfer for potential sale

Applications
1031 Haskell Ave. - Pablo Perez, yard extension
268 N. 35th St. - Rosa Jasso, yard extension
1936 S. 41st St. - Greg Bequette, property acquisition
1930 S. 41st St. - Greg Bequette, property acquisition
1929 S. 42nd St. - Greg Bequette, property acquisition
1919 S. 42nd St. -Greg Bequette, property acquisition
1931 S. 41st St. - Greg Bequette, property acquisition
1915 S. 41st St. - Greg Bequette, property acquisition
1420 Tauromee Ave. - CHWC, Inc., single family construction
(The Land Bank Advisory Board voted to forward the applications for final approval.)

Transfers from Land Bank
645 Minnesota Ave. to UG
655 Minnesota Ave. to UG
907 N. 7th St. Tfwy. to UG
905 N. 7th St. Tfwy. to UG
(Properties transferred from Land Bank to UG for filing of plat.)

Donation to Land Bank
3127 Waverly Ave. from Thomas Devick

*On May 1, 2017, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Walker, voted unanimously to approve and forward to the Land Bank Board of Trustees.*

Tracking #: 171103

XIII. PUBLIC ANNOUNCEMENT

XIV. ADJOURN

AGENDA UPDATE
UNIFIED GOVERNMENT COMMISSION MEETING
THURSDAY, MAY 11, 2017

VII. CONSENT AGENDA

REMOVE

Item No. 2 – 171086….RECOMMENDATION: NEIGHBORHOOD REVITALIZATION STRATEGY AREA (SOAR)

Synopsis: Recommend Census Tract 422 (18th St., I-70 to Central Avenue, west to Grandview Blvd.) be developed as a Neighborhood Revitalization Strategy Area (NRSA) for submission to HUD as part of the revised Five Year Consolidated Plan, submitted by Wilba Miller, Community Development Director.

Additional steps must be taken prior to full commission action; therefore, this item is removed.

Staff Request for Commission Action

Tracking No. 171080

Full Commission Meeting Date: 5/11/17
Committee: Administration & Human Services

Date of Standing Committee Action: 4/24/17
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
04/25/2017	Terry Brecheisen	x6707	tbrecheisen@wycokc.org	Health Department

Item Description:
The Unified Government Public Health Department has applied to the Federal Government- Office of the Assistant Secretary for Health for a 3 year grant in the amount of $1,500,000.00. In recent years, the Health Department has worked closely with the U.S.D. 500 School District and other partners on the implementation of an evidenced-based educational curriculum for middle and high school students across the district. This proposal will capitalize on these experiences and address "healthy relationships" for teens and adolcescents both through pre-existing programs and through a large network of Research Alliance Partners who will contribute to research activities and dissemination. No match requirement.

Action Requested:
Approval of grant application.

Budget Impact: (if applicable)
Amount: $0.00
Source:
Included In Budget:
Other (explain): Grant Funding Request

Attachments List:
Application, Budget Narrative, Project Narrative

GRANTS.GOV

Grant Application Package

Opportunity Title:	FY17 Announcement of Anticipated Availability of Funds
Offering Agency:	Office of the Assistant Secretary for Health
CFDA Number:	93.343
CFDA Description:	Public Health Service Evaluation Funds
Opportunity Number:	AH-TPE-17-001
Competition ID:	AH-TPE-17-001-058580
Opportunity Open Date:	12/21/2016
Opportunity Close Date:	03/24/2017
Agency Contact:	Program Requirements or Technical Assistance: OAH Research Center FOA 240-453-2847 PHSFAQS@hhs.gov

This opportunity is only open to organizations, applicants who are submitting grant applications on behalf of a company, state, local or tribal government, academia, or other type of organization.

Application Filing Name: The Unified Government of Wyandotte County/Kansas City, KS Public Health Department (UGPHD)

Select Forms to Complete

Mandatory

- Application for Federal Assistance (SF-424)
- Project Abstract Summary
- Project Narrative Attachment Form
- Budget Narrative Attachment Form
- Disclosure of Lobbying Activities (SF-LLL)
- Assurances for Non-Construction Programs (SF-424B)
- Budget Information for Non-Construction Programs (SF-424A)

Optional

- [X] Attachments

Instructions

Show Instructions >>

This electronic grants application is intended to be used to apply for the specific Federal funding opportunity referenced here.

If the Federal funding opportunity listed is not the opportunity for which you want to apply, close this application package by clicking on the "Cancel" button at the top of this screen. You will then need to locate the correct Federal funding opportunity, download its application and then apply.

OMB Number: 4040-0004
Expiration Date: 10/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
03/24/2017	

5a. Federal Entity Identifier:	5b. Federal Award Identifier:
48-1194075	AH-TPE-17-001

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:	Unified Government Public Health Department

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:
48-1194075	0306935920000

d. Address:

* Street1:	619 Ann Avenue
Street2:	
* City:	Kansas City
County/Parish:	
* State:	KS: Kansas
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	66101-3038

e. Organizational Unit:

Department Name:	Division Name:
Public Health Department	Personal Health Services

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Mrs.	* First Name:	Christina
Middle Name:			
* Last Name:	VanCleave		
Suffix:			

Title:	Program Supervisor
Organizational Affiliation:	Unified Government Public Health Department
* Telephone Number:	913-573-6774
Fax Number:	913-573-6788
* Email:	cvancleave@wycokck.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Office of the Assistant Secretary for Health

11. Catalog of Federal Domestic Assistance Number:

93.343

CFDA Title:

Public Health Service Evaluation Funds

*** 12. Funding Opportunity Number:**

AH-TPE-17-001

* Title:

FY17 Announcement of Anticipated Availability of Funds for Centers for Teen Pregnancy Prevention and Adolescent Health Promotion Research

13. Competition Identification Number:

AH-TPE-17-001-058580

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Map of Wyandotte County.pdf | Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Sexual Health Adolescent Relationship Program (SHARP)

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: KS-003 * b. Program/Project: KS-003

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2017 * b. End Date: 06/30/2020

18. Estimated Funding ($):

* a. Federal	500,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	500,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Ms. * First Name: Christina

Middle Name:

* Last Name: VanCleave

Suffix:

* Title: Program Supervisor

* Telephone Number: 913-573-6774 Fax Number: 913-573-6788

* Email: cvancleave@wycokck.org

* Signature of Authorized Representative: Christina C VanCleave * Date Signed: 03/24/2017

OMB Number: 0980-0204
Expiration Date: 04/30/2015

Project Abstract Summary

Program Announcement (CFDA)

93.343

Program Announcement (Funding Opportunity Number)

AH-TPE-17-001

Closing Date

03/24/2017

Applicant Name

Unified Government Public Health Department

Length of Proposed Project

36

Application Control No.

AH-TPE-17-001

Federal Share Requested (for each year)

Federal Share 1st Year

$ 500,000

Federal Share 2nd Year

$ 500,000

Federal Share 3rd Year

$ 500,000

Federal Share 4th Year

$ 0

Federal Share 5th Year

$ 0

Non-Federal Share Requested (for each year)

Non-Federal Share 1st Year

$ 0

Non-Federal Share 2nd Year

$ 0

Non-Federal Share 3rd Year

$ 0

Non-Federal Share 4th Year

$ 0

Non-Federal Share 5th Year

$ 0

Project Title

Sexual Health Adolescent Relationship Program (SHARP)

Project Abstract Summary

Project Summary

Project Abstract Summary
Pregnancy prevention among adolescents continues to be a major area of concern for many communities. The Wyandotte County, Kansas City, Kansas Unified Government Health Department has a long track record of involvement in activities to reduce teen pregnancy. In recent years, the Health Department has worked closely with the U.S.D. 500 School District and other partners on the implementation of an evidenced-based educational curriculum for middle and high school students across the district. Although this has led to important successes, clear opportunities for improvement exist. The recent growth of strong partnerships for research and teen health care between University of Kansas Medical Center, the Health Department, U.S.D. 500, Wyandotte Inc. (the designated County mental health center), and Children's Mercy Hospital System has led to a clearer understanding of opportunities for teen pregnancy reduction and the development of this proposal. These partners have worked closely together the last several years to develop a series of research projects, as well as a new school based clinic system with robust mental health and women's health services fully integrated (including pre and postnatal care). This proposal will capitalize on these experiences and address "healthy relationships" for teens and adolescents both through pre-existing programs and through a large network of Research Alliance Partners who will contribute to research activities and dissemination. By combining research expertise at two academic health science centers and the community-based knowledge and understanding of the Health Department and our Research Alliance Network, we believe this proposal is unique and well suited to conduct innovative and novel community-based research around teen pregnancy. By using a community-based participatory research (CBPR) approach and heavy involvement of teen leaders we have already engaged through the school-based clinic system, we will have a highly relevant and pragmatic research center with enormous potential for rapid impact.

Estimated number of people to be served as a result of the award of this grant.

0

Project Narrative File(s)

*** Mandatory Project Narrative File Filename:** Research Centers in Teen Preg Reduction RFA-instructio

Add Mandatory Project Narrative File | Delete Mandatory Project Narrative File | View Mandatory Project Narrative File

To add more Project Narrative File attachments, please use the attachment buttons below.

Add Optional Project Narrative File | Delete Optional Project Narrative File | View Optional Project Narrative File

Budget Narrative File(s)

*** Mandatory Budget Narrative Filename:** Budget Narrative final form.docx

Add Mandatory Budget Narrative | Delete Mandatory Budget Narrative | View Mandatory Budget Narrative

To add more Budget Narrative attachments, please use the attachment buttons below.

Add Optional Budget Narrative | Delete Optional Budget Narrative | View Optional Budget Narrative

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

Approved by OMB
0348-0046

1. * Type of Federal Action:
- [ ] a. contract
- [x] b. grant
- [ ] c. cooperative agreement
- [ ] d. loan
- [ ] e. loan guarantee
- [ ] f. loan insurance

2. * Status of Federal Action:
- [ ] a. bid/offer/application
- [x] b. initial award
- [ ] c. post-award

3. * Report Type:
- [x] a. initial filing
- [ ] b. material change

4. Name and Address of Reporting Entity:

[x] Prime [ ] SubAwardee

** Name:* Unified Government of Public Health Department

** Street 1:* 619 Ann Avenue *Street 2:*

** City:* Kansas City *State:* KS: Kansas *Zip:* 66101

Congressional District, if known: KS-003

5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime:

6. * Federal Department/Agency:

US Dept. of HHSO.

7. * Federal Program Name/Description:

Public Health Service Evaluation Funds

CFDA Number, *if applicable:* 93.343

8. Federal Action Number, *if known:*

9. Award Amount, *if known:*

$ 1,500,000.00

10. a. Name and Address of Lobbying Registrant:

Prefix: ** First Name:* Engage LLC *Middle Name:*

** Last Name:* Engage LLC *Suffix:*

** Street 1:* 525 2nd St. NE *Street 2:*

** City:* Washington *State:* DC: District of Columbia *Zip:* 20002

b. Individual Performing Services (including address if different from No. 10a)

Prefix: ** First Name:* Paul *Middle Name:*

** Last Name:* Kalchbrenner *Suffix:*

** Street 1:* 525 2nd St NE *Street 2:*

** City:* Washington *State:* DC: District of Columbia *Zip:* 20002

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

*** Signature:** Christina C VanCleave

***Name:** *Prefix:* ** First Name:* Christina *Middle Name:*

** Last Name:* VanCleave *Suffix:*

Title: Program Manager **Telephone No.:** 913-573-6774 **Date:** 03/24/2017

Federal Use Only:

Authorized for Local Reproduction
Standard Form - LLL (Rev. 7-97)

BUDGET INFORMATION - Non-Construction Programs

OMB Number: 4040-0006
Expiration Date: 01/31/2019

SECTION A - BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. Public Health Service Evaluation Funds (Federal Funds)	93.343	$	$ 0.00	$ 500,000.00	$	$ 500,000.00
2.						
3.						
4.						
5. Totals		$	$	$ 500,000.00	$	$ 500,000.00

SECTION B - BUDGET CATEGORIES

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY (1)	(2)	(3)	(4)	Total (5)
	Public Health Service Evaluation Funds (Federal Funds)				
a. Personnel	$ 108,381.00	$	$	$	$ 108,381.00
b. Fringe Benefits	42,707.00				42,707.00
c. Travel					
d. Equipment					
e. Supplies	2,314.00				2,314.00
f. Contractual	326,321.00				326,321.00
g. Construction					
h. Other					
i. Total Direct Charges (sum of 6a-6h)	479,723.00				$ 479,723.00
j. Indirect Charges	20,277.00				$ 20,277.00
k. TOTALS (sum of 6i and 6j)	$ 500,000.00	$	$	$	$ 500,000.00
7. Program Income	$	$	$	$	$

SECTION C - NON-FEDERAL RESOURCES

(a) Grant Program	(b) Applicant	(c) State	(d) Other Sources	(e)TOTALS
8. Public Health Service Evaluation Funds (Federal Funds)	$ 0.00	$	$	$ 0.00
9.				
10.				
11.				
12. TOTAL (sum of lines 8-11)	$	$	$	$

SECTION D - FORECASTED CASH NEEDS

	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal	$ 500,000.00	$ 125,000.00	$ 125,000.00	$ 125,000.00	$ 125,000.00
14. Non-Federal	$				
15. TOTAL (sum of lines 13 and 14)	$ 500,000.00	$ 125,000.00	$ 125,000.00	$ 125,000.00	$ 125,000.00

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT

(a) Grant Program	FUTURE FUNDING PERIODS (YEARS) (b)First	(c) Second	(d) Third	(e) Fourth
16. Public Health Service Evaluation Funds (Federal Funds)	$ 500,000.00	$ 500,000.00	$	$
17.				
18.				
19.				
20. TOTAL (sum of lines 16 - 19)	$ 500,000.00	$ 500,000.00	$	$

SECTION F - OTHER BUDGET INFORMATION

21. Direct Charges: See budget narrative

22. Indirect Charges: The de minimus rate of 10%

23. Remarks:

ATTACHMENTS FORM

Instructions: On this form, you will attach the various files that make up your grant application. Please consult with the appropriate Agency Guidelines for more information about each needed file. Please remember that any files you attach must be in the document format and named as specified in the Guidelines.

Important: Please attach your files in the proper sequence. See the appropriate Agency Guidelines for details.

1) Please attach Attachment 1	Appendix Page.pdf	Add Attachment	Delete Attachment	View Attachment
2) Please attach Attachment 2		Add Attachment	Delete Attachment	View Attachment
3) Please attach Attachment 3		Add Attachment	Delete Attachment	View Attachment
4) Please attach Attachment 4		Add Attachment	Delete Attachment	View Attachment
5) Please attach Attachment 5		Add Attachment	Delete Attachment	View Attachment
6) Please attach Attachment 6		Add Attachment	Delete Attachment	View Attachment
7) Please attach Attachment 7		Add Attachment	Delete Attachment	View Attachment
8) Please attach Attachment 8		Add Attachment	Delete Attachment	View Attachment
9) Please attach Attachment 9		Add Attachment	Delete Attachment	View Attachment
10) Please attach Attachment 10		Add Attachment	Delete Attachment	View Attachment
11) Please attach Attachment 11		Add Attachment	Delete Attachment	View Attachment
12) Please attach Attachment 12		Add Attachment	Delete Attachment	View Attachment
13) Please attach Attachment 13		Add Attachment	Delete Attachment	View Attachment
14) Please attach Attachment 14		Add Attachment	Delete Attachment	View Attachment
15) Please attach Attachment 15		Add Attachment	Delete Attachment	View Attachment

OMB Number: 4040-0007
Expiration Date: 01/31/2019

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.

2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.

3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.

5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).

6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C.§§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U. S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.

10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).

14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.

15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.

16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
Christina C VanCleave	Program Supervisor
APPLICANT ORGANIZATION	DATE SUBMITTED
Unified Government Public Health Department	03/24/2017

Standard Form 424B (Rev. 7-97) Back

Budget Narrative

Unified Government Public Health Department

Key Personnel

Christina VanCleave, Project Coordinator: Ms. VanCleave has her bachelor's degree in Social Work and is a supervisor in Personal Health Services at the Unified Government Public Health Department. She has worked in a leadership role to promote sexual and reproductive health in Wyandotte County for the past 15 years. Ms. VanCleave currently manages a multidisciplinary staff that includes Disease Intervention Specialists, Program Coordinators and Health Educators who are funded through a variety of grants including state to local and the Personal Responsibility Education Program (PREP). These grant sources have given Ms. VanCleave the experience of managing grant funded programs at the state and federal level. Ms. VanCleave will be responsible for the overall management of the project which includes implementation, planning, coordination, monitoring and reporting associated with the project. In addition, Ms. VanCleave will provide oversight of the Research Alliance's filling the role as the main interceptor between the Research Alliance partners and CMH, KUMC and PACES. Specific duties include, maintaining, recruiting, coordination of Research Alliance's as well as scheduling and facilitating quarterly meetings

Health Research Coordinator: The research program coordinator positons at the Unified Government Public Health Department will implement evidence based teen pregnancy prevention programs with middle and high school students enrolled in Health and Physical Education throughout the Kansas City, Kansas Public School System (USD 500). These individuals will provide sexual and health education to "At Risk" youth between the ages of 13-

18. Evidence based interventions include curriculum involving healthy relationships, STD prevention, contraception, refusal skills and goal setting to aid in the reduction of teen pregnancy in the community.

Name	Role			Year 1	Year 2	Year 3	Total Salary Requested For 3 Years
Justin Folsom	Health Research Coordinator	Salary Fringe	100%	$49,420 $19,317	$50,410 $19,475	$51,417 $19,637	$151,247 $58,429
TBD	Health Research Coordinator	Salary Fringe	100%	$49,420 $19,317	$50,410 $19,475	$51,417 $19,637	$151,247 $58,429
Christina VanCleave	Program Supervisor	Salary Fringe	15%	$9,541 $4,073	$9,731 $4,105	$9,926 $4,116	$29,198 $12,294

*2% annual cost of living increase has been built into the budget for years 1-3.

Fringe Benefits

Fringe is calculation includes FICA, Retirement, Unemployment and Health Insurance.

Supplies

Office and other supplies for postage, printing, paper.

Sub-Contracts

See attached budget narratives for KUMC, CMH and PACES. Also includes 11 Research Alliances at $1,000 stipend per alliance.

Indirect Costs

The de minimus rate of 10% of modified total direct costs, due know negotiated indirect cost rate with a Federal entity.

BUDGET NARRATIVE

KUMC Sub-Contract

KEY PERSONNEL

K. Allen Greiner, MD, MPH, Medical Officer-Health Department, Principal Investigator: Dr. Greiner is a Professor and Director of the Family Medicine Research Division. He has extensive experience conducting clinical research and public health projects on a number of disease topics and has directed several large clinical studies specifically looking at interventions for improving colorectal cancer screening. He is PI on a Cancer Networks Program Center (U54) grant from NCI, the Kansas Community Cancer Disparities Network and he uses community-based participatory research methods with minority populations regularly as part of this program. He has extensive experience working with clinics and many underserved communities within Kansas and the urban neighborhoods of Kansas City, and his role as Medical Officer for the Kansas City, KS, Wyandotte County Health Department has prepared him to lead efforts to address a range of health disparities for minorities and low-income populations. He currently leads the community engagement program (the Community Partnership for Health) within the KUMC CTSA. His projects on health behavior change have employed innovative testing of theory and emerging constructs. His role on this project is to oversee and coordinate KUMC activities. He will serve on the Leadership Team and lead Quality Improvement activities with Dr. LeMaster. He will assist in recruiting new organizations partners to the network. He will provide direct training as needed (5% FTE in all years).

Joseph LeMaster, MD, MPH, Co-Investigator: Dr. LeMaster is a Family Physician and public health professional. He helped found the Wyandotte High School School-based health center with Dr. Greiner. He spent ten years working as a physician and public health professional in

Nepal and leads several projects promoting health among refugee communities. He is the Health Officer for the Johnson County Health Department, which serves the southern Kansas-side portion of the greater Kansas City metropolitan area. He has extensive experience with quality improvement initiatives and has served as the principal investigator on several studies that use practice facilitation with primary care practices working within the American Academy of Family Physician National Research Network. For this project he will serve on the Leadership Team and oversee Quality Improvement activities with Dr. Greiner. He will assist in recruiting new organizational partners to the network. He will provide direct research technical assistance as needed (5% FTE in all years).

Sarah Finocchario Kessler, PhD, Co-Investigator: Dr. Kessler is a public health researcher with extensive experience conducting interventions for at risk pregnant women with HIV. She is an Assistant Professor of Family Medicine at the University of Kansas Medical Center. She currently has a National Institutes of Health funded study employing the "HITSystem Program" to deliver text messages to pregnant women and reduce fetal HIV transmission in several African countries. For this study, she will provide guidance in the design, implementation and evaluation of research activities by partners and technical assistance components of the overall program. She will oversee any research that uses digital intervention components to be used with adolescents. She will serve on the Leadership Team (15% FTE in year 1, 14% in 2 & 3).

Natabona Mabachi, PhD, Co-Investigator: Dr. Mabachi is a Health Communications specialist who has experience conducting health promotion campaigns and research in low-income communities. This includes programs targeting teens and Latino populations. She has experience in qualitative methods and will lead mixed methods project activities. She will lead all Program communications activities. She will work closely with the Program Staff Team to determine

preferred communication content for primary materials and provide technical assistance on projects as needed (15% FTE in year 1, 14% in 2 & 3).

TBD, Project Manager: The Project Manager will organize and coordinate the work of the KUMC Research. They will communicate each day with the UGPHD staff and interface with Research Alliance Partners. She will organize meetings, track research projects within the project management system and maintain a registry of projects and dissemination activities. (100% FTE in all years)

Salaries and Wages Table Name	**Role**	**Year 1 Months %**	**Year 2 Months %**	**Year3 Months %**	**Total**
Allen Greiner	PI	5%	5%	5%	$36,651
Joseph LeMaster	Co-Investigator	5%	5%	5%	$36,208
Sarah Kessler	Co-Investigator	15%	14%	14%	$72,345
Natabona Mabachi	Co-Investigator	15%	14%	14%	$46,301
TBD	Project Manager	100%	100%	100%	$234,304
Total			$425,809		

BUDGET NARRATIVE

The Children's Mercy Hospital

KEY PERSONNEL

Romina Barral, MD, Co-Investigator: Dr. Barral is a Research Assistant Professor in the Department of Pediatrics at the University of Kansas Medical Center, an Assistant Professor in the Department of Pediatrics at the University of Missouri Kansas City, and Faculty in the Adolescent Medicine Division of The Children's Mercy Hospital. Her adolescent health research has focused on reproductive health among underserved and understudied populations. She also has experience in the development and implementation of research projects incorporating cultural factors and principles of community-based participatory research. For this application, she will bring her experience in multidisciplinary mixed methods research involving community-based studies, survey development, research design and methodology in minority populations, participant recruitment and human subjects' protection, data management, research staff training and supervision. Throughout her research, Dr. Barral has established a strong leadership and partnership with health care providers and community based organizations serving Latinos in the state of Kansas. She is currently completing a project funded by Children's Mercy Hospital to determine reproductive health care knowledge and access among Latino youth in rural Kansas. Within that project, she has developed a new research infrastructure for reproductive health research for Latinos in rural Kansas. **In summary, Dr. Barral has led the development of a new reproductive health research program focused on disparities among minority adolescents.**

As Co-Investigator and advisor on the proposed study, Dr. Barral will work closely with our Project Coordinator to collaborate with coinvestigators and clinical information specialists.

She will provide substantive and strategic program advice and assistance to the agencies responsible for carrying out significant program activities. Within these agencies, she will also build upon the partnerships to provide technical guidance and assistance in the review, evaluation, and oversight of the administration and management of program activities. She will also assist in developing data collection systems and conducting program evaluation to review, analyze and apply programmatic data and report on activities. She will also provide her expertise in generating reports and manuscripts.

As co-investigator, Dr. Barral will attend monthly investigator meetings, and annual scientific advisory meetings for project management, intervention development, and study analysis. She will assist in dissemination of products broadly among Research and Adolescent Health Societies, in which she is already active. Her effort will be 20% for all three years of the project. A 2.5% salary increase is included in years 2 and 3.

Salaries and Wages Table

Name	Role	Effort	Base Salary	Year 1	Year 2	Year 3	Total Salary Requested
Romina Barral	Co-Investigator	20%	$161,990	$32,398	$33,208	$34,038	$99,644

Fringe Benefits Table

Fringe benefits are calculated at a rate of 21.25% of salary. Fringe benefits include FICA, retirement, disability insurance, worker's compensation, life insurance, unemployment insurance, health insurance, educational assistance, adoption assistance, and an employee assistance plan.

Name	Role	Year 1	Year 2	Year 3	Total Fringe Requested
Romina Barral	Co-Investigator	$6,885	$7,057	$7,233	$21,175

TOTAL PERSONNEL: $120,819

TOTAL DIRECT CHARGES: $120,819

INDIRECT CHARGES: $60,411

The Children's Mercy Hospital currently has an indirect cost rate approved by the Department of Health and Human Services. The current approved rate for research is 50%.

TOTAL: $181,230

BUDGET NARRATIVE

Wyandot Inc., PACES

KEY PERSONNEL

PACES Staff

PACES: Consultant: PACES is a subsidiary of Wyandot, Inc. which is the mental health center within the community. PACES is dedicated to providing community based therapeutic services to children and adolescents with emotional and behavioral health concerns. PACES goal is to help children, heal families and create hope on the road to recovery so children and families can live happy and healthy lives. For this application, PACES will provide their expertise from a mental health perspective in the subject area of healthy relationships.

PACES will provide consultation to the Research Center and the Research Alliances as requested for guidance and knowledge of healthy relationships. The Research Center and its Research Alliances will be inserting a healthy relationships component into research projects on the reduction of teen pregnancy.

PACES consultation is based on an hourly contracted fee of $128.00 an hour. PACES can provide consultation to the Research Center and Research Alliances for a projected estimate average of three hours per week. This contracted fee will be $19,968.00 per year for three years for a total of $59, 904.00.

As the consultant in this project, PACES will attend quarterly meetings with the Research Alliances and other strategic or planning meetings as requested by the Research Center.

Work plan

Goal: *The UGPHD will effectively facilitate comprehensive and ongoing partnerships with key stakeholders to facilitate quality research on teen pregnancy prevention.*

S.M.A.R.T. objective: **The UGPHD will conduct ongoing assessments of research needs, gaps, regional resources, literature reviews, as well as providing summarization of research findings.**

Activities	Measures of Success	Responsible position	Timeline
1. Provide ongoing assessment of needs in priority area	Systematic list or registry of needs	UGPHD staff	Updated quarterly throughout
2. Summarizing state of research in priority area	White paper	CMH faculty	Updated every 6 months
3. Filling research gaps found in the assessment	New project designed Project launched Initial data analysis	KUMC-CMH faculty KUMC and UGPHD staff	Updated quarterly throughout
4. Ongoing research literature review (every quarter) to see if updated studies on teen pregnancy prevention and healthy relationships are available	Comprehensive literature review summary	KUMC-CMH faculty	Updated quarterly throughout
5.Conduct periodic review of regional resources available for reproductive health or health relationship promotion	Resource registry	UGPHD staff	Updated every 6 months

S.M.A.R.T. objective: **The UGPHD will identify, develop, and maintain a community-based research alliance network.**

Activities	Measures of Success	Responsible position	Timeline
1. Obtain letters of commitment	Completed letters	UGPHD staff	Ongoing
2. Organize quarterly meetings	Meeting minutes, updated projects and needs registries	UGPHD staff	Quarterly throughout
3. Establish communications and technical assistance request mechanisms	Website, newsletter, online portal	UGPHD staff	3 months
4. Recruit new Alliance partners	Increased number of commitment letters	UGPHD, KUMC, CMH staff & Research alliance partners	Ongoing

S.M.A.R.T. objective: **The UGPHD will report on the progress of the Center's work, including: work accomplished with research alliances, challenges, and lessons learned.**

Activities	Measures of Success	Responsible position	Timeline
1. Complete semi-annual progress reports	Completed reports	UGPHD staff	6 months ongoing
2. Disseminate communications materials	Website, newsletter, social media	UGPHD and KUMC staff	3 months ongoing
3. Submit peer-reviewed publications	Publications	KUMC-CMH faculty	12 months ongoing
4. Conduct regional presentations	Presentation materials	KUMC-CMH faculty	3 months ongoing

S.M.A.R.T. objective: **The UGPHD, KUMC, and CMH will provide technical assistance through applied research and development projects.**

Activities	Measures of Success	Responsible position	Timeline
1. Project planning	Meeting minutes, IRB approvals	KUMC-CMH faculty	3 months ongoing
2. Project implementation	Project reports	UGPHD and KUMC staff	6 months ongoing
3. Data analysis	Data analysis plans	KUMC-CMH faculty	9 months ongoing
4. Create preliminary reports	Draft reports	KUMC-CMH faculty	12 months ongoing
5. Generate final reports	Published and/or disseminated reports	KUMC-CMH faculty	15 months ongoing

Goal: *The S.H.A.R.P. (Sexual Health And Relationship Program) will impact and enhance teen pregnancy interventions on a national level.*

S.M.A.R.T. objective: **The UGPHD will institute a dissemination plan.**

Activities	Measures of Success	Responsible position	Timeline
1. Organize quarterly meetings	Meeting minutes, updated projects and needs registries	UGPHD staff	Quarterly throughout
2. Develop and distribute communications materials	Website, newsletter, social media	UGPHD and KUMC staff	3 months ongoing
3. Generate White paper reports	Reports of literature reviews	KUMC-CMH faculty	6 months ongoing
4. Organize and begin QI projects	QI project protocols	KUMC-CMH faculty	6 months ongoing
5. Create resource & product repository	Repository developed and available	UGPHD and KUMC staff	6 months ongoing
6. Establish Annual Teen Pregnancy Summit	Summit presentations and notes	UGPHD and KUMC staff	12 months ongoing
7. Develop a parent advisory council	Consistent attendance by invested parents	UGPHD, KUMC, CMH staff	3 months
8. Enhance the teen advisory council	Consistent attendance by teens in our community	UGPHD, KUMC, CMH staff	3 months ongoing

S.M.A.R.T. objective: **The UGPHD will establish a Collaboration & Coordination Plan.**

Activities	Measures of Success	Responsible position	Timeline
1. Organize quarterly meetings	Meeting minutes, updated projects and needs registries	UGPHD staff	Quarterly throughout
2. Develop and distribute communications materials	Website, newsletter, social media	UGPHD and KUMC staff	3 months ongoing
3. Implement project management software	Software launched and running	UGPHD and KUMC staff	3 months ongoing
4. Collaborate with other Centers and OAH grantees	Protocols for collaborative projects	KUMC-CMH faculty	12 months ongoing

Goal: *The Research Center will implement S.H.A.R.P. (Sexual Health And Relationship Program) through competent program management for a successful project execution.*

S.M.A.R.T. objective: **The UGPHD will implement, monitor, and manage S.H.A.R.P.**

Activities	Measures of Success	Responsible position	Timeline
1. Ensure project managers are in place	Managers assigned to projects and activities	UGPHD and KUMC staff and KUMC-CMH faculty	3 months ongoing
2. Finalize organizational chart	Completed organizational chart	UGPHD and KUMC staff and KUMC-CMH faculty	3 months ongoing
3. Implement project management software	Software launched and running	UGPHD and KUMC staff	3 months ongoing

S.M.A.R.T. objective: **The UGPHD, KUMC, and CMH will hire, train, engage, and retain staff.**

Activities	Measures of Success	Responsible position	Timeline
1. Ensure project managers are in place	Managers assigned to projects and activities	UGPHD and KUMC staff and KUMC-CMH faculty	3 months ongoing
2. Fill open staff positions	All staff positions filled	UGPHD and KUMC staff and KUMC-CMH faculty	3 months ongoing
3. Develop and deliver training protocols	Protocols, notes from trainings	UGPHD and KUMC staff and KUMC-CMH faculty	3 months ongoing

Project Narrative

Pregnancy prevention among teens remains an important area of public health concern. Lack of services and a failure to move beyond use of evidence-based curricula in schools have led to inadequate outcomes. Teen pregnancy requires more than $9 billion per year in dollars spent for health care, resultant foster care, juvenile justice intervention and eventual poor educational outcomes and limited job opportunities for adolescent mothers.[1] Failure to complete high school remains a major concern for teens that become pregnant or give birth. Only approximately fifty percent of teens who give birth during adolescence complete school or receive a G.E.D. This compares to the ninety percent of women who do not give birth and go on to receive a diploma by their early twenties.[1,2] The Centers for Disease Control and Prevention has declared teen pregnancy one of its ten winnable battles in public health.[3] The CDC's Healthy People 2020 objective is to reduce pregnancies among adolescent females aged 15-17 to 36.2 pregnancies per 1,000 female age-group population and females aged 18-19 to 105.9 per 1,000 female age-group population.[4]

Pregnancy rates among Kansas resident females aged 10-19 dropped by 7.5 percent from 2014 to 2015. The 2015 Kansas pregnancy rate among females 15-17 years of age (11.5 per 1,000 female age-group population) compares favorably with the Healthy People 2020 national target of 36.2 pregnancies per 1,000 female age-group population. The state pregnancy rate for females aged 18-19 (55.9 per 1,000 age-group population) also compares favorably with the Healthy People 2020 national target of 105.9 pregnancies per 1,000 female age-group population. Unfortunately, many disparities continue to exist among the diverse population groups in Kansas. For example, pregnancy rates for Black non-Hispanic and Hispanic teens

between the ages of 10-17 years continue to be higher than the rate for White non-Hispanics. The pregnancy rate among Black non-Hispanics increased slightly in 2015 to 6.8 from 6.7 in 2014, while Hispanics, who had the highest rates among the population sub-groups decreased from 9.9 in 2014 to 9.0 in 2015. White non-Hispanics continued to decline from 3.8 in 2014 to 2.9 in 2015. In Wyandotte County in 2015 pregnancy rates for Hispanic any race were 74.5 while White non-Hispanics was 45.0 and non-Hispanic Black was 59.3.

Wyandotte County, Kansas City, Kansas (KCK) is located in the Northeast corner of Kansas and is one of the least healthy and most impoverished communities in America. The county and city are considered contiguous and have a unified government. The county population was estimated at 163,369 in 2015 and it is the eighth poorest county in Kansas (105 counties total). Twenty one percent of those over age twenty five years are not high school graduates and the poverty rate is estimated at 30 percent. Children and youth aged 19 years and under living in Wyandotte County (48,690) account for 31% of the entire county population. Approximately 45% of these youth live in single-parent homes. The county is diverse (2016 census estimates are 24.3% African American and 27.7% Latino) and has many sociodemographic characteristics that make the risk of teen pregnancy very high for the population. There is great opportunity for strengths-based approaches that garner teen and community partner input for advancing research and health equity around the topic of teen pregnancy in the community and region. This proposal describes an interdisciplinary team approach that will rely on significant community input to build such a research Center in Kansas City, Kansas.

Overall Description of Research Center

The Wyandotte County, Kansas City, Kansas Unified Government Health Department (UGPHD)

has overseen and directed programs to reduce teen pregnancy in the County for at least twenty years. In recent years, the Health Department has worked closely with the U.S.D. 500 School District and other partners on the implementation of evidenced-based educational curricula for middle and high school students across the district. The recent development of multiple partnerships for research and teen health care between University of Kansas Medical Center (KUMC), the Health Department, U.S.D. 500, Wyandotte Inc. (the designated County mental health center), and Children's Mercy Hospital System (CMH) has led to a clearer understanding of opportunities for teen pregnancy reduction and the development of this proposal. These partners have worked closely together the last several years to develop a series of research projects, as well as a new school based clinic system with robust mental health and women's health services fully integrated (including pre and postnatal care). This proposal will capitalize on these experiences and address "healthy relationships" for teens and adolescents both through pre-existing programs and through a large network of Research Alliance Partners who will contribute to research activities and dissemination. Although evidence suggests that increased sexual and reproductive health service availability might improve disparities in teen pregnancy between minorities and others, many communities, such as Wyandotte County, face shrinking resources. In addition, many clinical care providers do not provide services that cater to youth. The lack of "youth friendly" or adolescent-centered approaches, may be an important barrier to service use by teens. We have found that our in school clinical activities overcome some of these barriers, but we see great potential for addressing "healthy relationships" in addition to expanded services. By combining research expertise at two academic health science centers and the community-based knowledge and understanding of the Health Department and our Research Alliance Network, we believe this proposal is unique and well suited to conduct innovative and

novel community-based research around teen pregnancy. The Research Alliance Network that has been assembled for this proposal consists of ten current organizations or institutions that serve youth. They are committed to active participation in the research activities of the overall Center (see letters of commitment). This Network will receive ongoing input and guidance from a teen advisory group and parental advisory council that will meet regularly and collaborate on projects. KUMC and CMH will lead research projects within this Center but will also work closely with Network Partners to design new projects and translate research into practice. By using a community-based participatory research (CBPR) approach and heavy involvement of teen leaders we have already engaged through the school-based clinic system, we will have a highly relevant and pragmatic research center with enormous potential for rapid impact.

Assessment of Research Needs and Resources Available

The Research Alliance Partners who have agreed to be a part of this proposal consist of a diverse and wide-reaching set of organizations and service providers (see appendix for full list). This Research Alliance "Network" will be the primary conduit for our assessment of research needs and regional resources. We convened this group and conducted a baseline comprehensive needs assessment through face-to-face meetings at the UGPHD and through email and telephone conversations. These Partners all agreed that additional research is needed on how "healthy relationships" influence teen pregnancy. Initial discussions with these Partners revealed important research needs around how both teen-parent and teen-teen relationships impact teen behavior. These Partners are excited to understand these issues more fully and to adjust their services and programming to assure that teens have the support they need to initiate and sustain healthy relationships. They expressed a commitment to work on implementation of healthy relationship interventions as evidence-based programs are uncovered or adapted to meet the

needs of their clients. We have a specific plan to continue regularly scheduled meetings and communications with all Research Alliance Partners throughout the grant award period.

In addition to our Research Alliance Partners, both a teen advisory group and parental advisory council will provide direct and extensive input to the Center on an ongoing basis. We assembled the teen advisory group in the fall of 2016 out of a health careers preparatory class at Wyandotte High School. These teens began working with KUMC faculty, UGPHD staff and teachers to address teen sexual health and organize a district wide HPV vaccination campaign and service delivery program. The campaign included a social media and peer-to-peer messaging program developed by the teen group. It culminated with an HPV immunization day at the high school in January 2017. Staff from the UGPHD delivered vaccines and students assisted with logistics. Through this experience the teen advisory group gained confidence and began looking for additional projects. Our team engaged them in discussions around preventing teen pregnancy and this research Center proposal through this past winter. Their input was combined with data collected from Research Alliance Partners as part of the needs assessment. Our plan is for ongoing meetings with this group throughout the grant period. We are currently in the process of assembling our parental advisory council. Our initial recruitment efforts have included outreach to the parents of our teen advisory group and to the parent teacher organizations of the five public high schools across U.S.D. 500. We expect to hold monthly meetings with our teen advisory group and quarterly meetings with our parental advisory council throughout the grant award period.

Identification and Maintenance of Research Alliances

While preparing this proposal, staff and researchers from the UGPHD, KUMC and CMH identified and convened a group of Research Alliance Partners. These Partners contributed

information and input on research needs and resources and each prepared and submitted a Letter of Commitment describing how they will be involved in future meetings and research activities with Center staff and leadership. Future plans are to work from this initial network of ten Partners and have ongoing discussions about additional key Research Alliance Partners who may need to be recruited to the network. This iterative process will continue throughout the entire grant award period. Each quarterly meeting of Partners will include dedicated time for discussing possible new Partners and the importance of building a network with all organizations and entities who are working with teens or who provide services that might contribute to conduct of research that answers the important questions of the larger group. Our strategy for maintaining Research Alliances is based on the same principles we have used at KUMC while leading the "community engagement" program for the KU Clinical and Translational Science Award (CTSA) Center. Running this program for the last six years has convinced us that research partnerships must be built on mutual trust and empowerment. As mentioned above, all work of the Center will be grounded in the principles of Community Based Participatory Research (CBPR). CBPR can be defined as "a *partnership* approach to research that *equitably involves*...community members, organizational representatives, and researchers in *all aspects* of the research process and in which all *partners contribute expertise and share decision making and ownership*"(emphasis added).[5] Key concepts that differentiate it from other types of research are the partnership between academic and governmental institutions and the community, the equitable distribution of all aspects of the research process (and monetary compensation), and the shared decision making and ownership of data. CBPR has been used to successfully address a variety of health outcomes in ethnic minorities, with the overall goal of reducing health disparities.[5] In minority communities, successful programs include youth tobacco cessation,

understanding tobacco use patterns, cancer prevention and control, elder abuse, youth wellness, genetic issues, environmental exposures, and mental health issues.[6-15] CBPR has been successfully used in non-English speaking communities for cancer research, training, and awareness,[16] breast health promotion,[17] HIV prevention programs,[18] and diabetes control and reduction.[19] It has been described as a valuable capacity building approach for underserved minority communities.[20]

CBPR methods have been used by all of the key personnel involved in this proposal. We have found these methods lead to collaborative research activities, with joint investment and shared outputs. Nearly half of the Research Alliance Partners for this proposal have previously worked with our team on community-based research in the past. As the Alliance grows, we expect to add in a broad array of policymakers and practitioners from across the region as well as nationally.

Description of Research Studies and Products

The Center will be structured to provide ongoing research assistance to all members of the Research Alliance as well as additional partners. All partners will be encouraged to request assistance directly or through online portals at the UGPHD or KUMC. Assistance will be provided for secondary data analysis, literature reviews, report/presentation development, grant writing, study planning, IRB approvals, survey and data collection activities, intervention development and delivery, trial design, and outcomes measurement. In addition, Center faculty and staff will provide direct assistance with research to practice activities and evaluation. This will include adaptation of evidence-based tools and products for implementation in local practice settings, as well as measurement of facilitators and barriers to rapid adoption of new strategies.

Center faculty and staff will work directly with partners to identify needs for promoting health relationships across the community.

Our initial research needs assessment revealed a number of crucial issues to be addressed in the research studies and products to be disseminated by the Center. After we completed our initial assessment, we worked with our Research Alliance Partners to develop an initial set of three research projects which will launch in the first year of the Center's existence. Each of these projects also ties into the Center's primary thematic focus of addressing healthy relationships.

1. *The impact of parent-child relationships in early childhood on teen pregnancy reduction.* This project will be developed using a CBPR approach to gather input and finalize a methodology that can explore the importance of early childhood and pre-teen influences on later adolescent behavior. Working with our Research Alliance network, our teen advisory group, and community members we will design a mixed methods project to explore whether enhancement of parent-child relationships influences future risk of pregnancy promoting behavior. This project will be primarily cross-sectional but will explore associations between parent-child bonding and communications and eventual pregnancy risk. Similar cross-sectional studies from the literature will be used to guide final study methodologies.[21,22]
2. *Understanding how housing and parental habitation influences teen pregnancy promoting behaviors*. Research Alliance Partners from the local Housing Authority and the Justice System identified this topic as a research need during assessment activities. These partners will help with further refinement of this project. The project will explore how the relationships of teens and adults co-habitating (formally or informally) in low-income housing across the region influence risk taking or health promoting behaviors.

Initial discussions with these partners and others suggest that a survey methodology may be appropriate for this project. Analysis of data to be collected would assess how the characteristics of housing development relationships relate to or are associated with sexual behaviors and pregnancy.[23]

3. *Do trauma-informed care approaches reduce risky sexual behaviors among teens*? This pilot intervention project will be driven by our teen advisory board and will test whether implementation of trauma informed care approaches (in schools, health care settings, and through our network of service providers) has a short or long-term impact on reducing teen pregnancy promoting behaviors. We will design special intervention materials that provide education on childhood trauma to teens, their parents and their sexual partners. We will also work to train service providers so that their work with teens adheres to trauma-informed care principles. Final methodologies will be determined by the network and teens but the goal will be to raise awareness around trauma and have all network Partners adopting trauma informed care approaches.[24,25]

Additional projects will be driven by both the needs of Partners and the expertise of involved researchers from KUMC and CMH. The KUMC team has experience using innovative theory-based approaches to influence health behavior among the underserved. We believe such approaches can be used to address healthy relationship issues that Research Alliance Partners identify as important. Part of the Center's approach may involve the novel use of evidence based strategies for changing teen, parent or teacher behaviors. Dr. Greiner has a current National Institutes of Health (NIH) funded study testing the use of implementation intentions to stimulate behavior change in African American and Latino communities in the region. It employs mobile technologies and touch screen computer methods . The text messaging is integrated in a web-

based system that prompts providers and patients when follow-up services are required. Dr. Kessler will use her established relationship with a Kansas City technology company to explore texting interventions to change relationships or increase uptake of youth-focused SRH services and advise partners about 'best practices' for using text messages to communicate with at-risk teens.

The UGPHD has been using text messaging to communicate with patients via text message for nearly three years. All patients, starting in July, 2014, at registration, were asked if they would consent to receiving text messages from the UGPHD using their mobile number. Since program initiation, 31% of all patients aged 15-19 have consented to UGPHD contact via text message. A computer-based text messaging application provides the platform for these text messages. Patients cannot respond to text messages, but text messages provide the patient a return contact number to call. Patients receive text messages when they need to return to the Health Department for STI treatment. Within this Program, the text messaging system will be used to facilitate referrals, schedule appointments, send reminders, and provide education to teens. It also may be utilized for promotion of behavior change or healthy relationship promoting strategies.

In addition, to research work, the Center and the Research Alliance Partner network will begin activities to disseminate a concrete set of evidence-based products to practitioners. These products will be evidence-based and have been identified as high priority items for adoption by regional service providers. They will be made available to the network and technical support will be provided to Partners as they make implementation plans. Products include; the Teenage Pregnancy Risk Assessment Checklist,[26] Guidebooks from the SAMHSA funded National Center for Trauma Informed Care [27], Adverse Childhood Experience (ACE) Questionnaire [28],

Abuse Assessment Screen (AAS) [29]. Center staff and faculty will then develop systematic plans to study the implementation/dissemination process as Partners attempt to adopt these products into routine practice. These study activities will be to identify key barriers and/or facilitators of product adoption. Following the initial stages of this study, Center faculty and staff will work with Partners to adjust their implementation approaches as necessary to assure broad and effective uptake

Dissemination Plan

Our Dissemination Plan for the Center includes dissemination and study of already existing evidence-based products, tools, and resources for reducing teen pregnancy, as well as a plan for disseminating new research findings that are produced by the work of the center. Our Research Alliance Partner Network will serve as the infrastructure through which all dissemination will occur. Our quarterly meetings with networks partners will be used as one platform for dissemination of materials and findings. We will also convene an annual daylong summit on teen pregnancy reduction where we will share best practices, new research findings, and conduct workshops on implementation and adoption of evidence-based strategies in practice. Each individual research study (such as the three example studies above) will have results presented in poster format as well as through "white paper" summaries that will be tailored to both local level community-stakeholders and then adapted for publication in scientific journals. We will use both the quarterly meetings and annual summit as "bridge events." A wide range of partners beyond the primary Research Alliance Partners will be invited to these events. The teen advisory group and parental advisory council will play key roles in guiding the local and regional dissemination strategies we adopt. Community members from these groups will review all presentations and written reports, and serve as co-authors and/or co-present with us whenever possible. For all

Research Alliance Partners, we will request approval to disseminate study findings on organizational web-sites, through newsletters, blogs and social media platforms. Our Center team has a history of publishing in nationally-recognized scientific journals as well as preparing various materials, from posters to PowerPoints to coloring books, for distribution to local professional and lay audiences. Quarterly meetings with Research Alliance Partners will be used to identify unique channels of distribution. We will ask Partners to consider methods such as practitioner academic detailing, webinars, zoom-videoconferencing, and quality improvement cycles for implementing products and strategies (plan,do,study, act - PDSA). We will work to establish a programmatic strategy for continuous quality improvement (QI) across the Program. A dedicated QI Team will be led by Drs. Greiner and LeMaster. Drs. Greiner and LeMaster are both Family Physicians working in public health who have conducted more than twenty separate quality improvement initiatives across the Kansas City metropolitan area over the last decade. Dr. Greiner has served as the Health Officer of the UGPHD for over ten years and Dr. LeMaster currently serves as the Health Officer for the Johnson County Health Department just to the south. Both are faculty at the University of Kansas Medical Center and helped establish the school-based health center in 2013 at Wyandotte High School along with U.S.D. 500 staff and others. By leading the QI Team, and being heavily involved in all activities for partners, they will assure widespread buy-in and leadership involvement in ongoing QI. Using PDSA procedures and directly communicating and supporting partner organization "champions", Drs. Greiner and LeMaster will assure impact and attention to program goals and objectives. Center staff will track and document the processes and outcomes of all QI activity and provide ongoing feedback to the team.

Along with dissemination activity to the scientific, lay and local healthcare communities,

we will take advantage of the Unified Government and KUMC's institutional media departments to prepare press releases, link to regional media outlets and utilize digital platforms to release stories and summaries of research and product implementation coming from the Center. Members of our team have a strong track record of procuring regional and national coverage of community-based research, and in fact, Dr. Mabachi with the KUMC team has a doctorate in communications and often works with underserved communities on strategies for delivering messages and information in the most effective way possible. Teen advisers and parental advisory council members will also participate alongside the Center investigative team in press conferences and media events, providing a crucial community perspective on study findings and product adoption. These groups have a vested interest in promoting better implementation of evidence-based approaches for reducing teen pregnancy and they include teens from the diverse racial/ethnic populations that make up the county.

Finally, to assist practitioners in adoption of the products and new research findings derived from work by the Center, we will build and maintain a website with links to all publically available products, training materials and intervention materials coming from newly completed research. These materials will address lessons learned and strategies for overcoming barriers to implementation of evidence-based pregnancy reduction products and strategies. Our entire Research Alliance Network will then help disseminate information about the website, and encourage others across the region to reach out to the Center for technical assistance with implementation of materials found there.

We will utilize an annual Partner survey to assess the impact of the Center's dissemination activities. This will go out to all Research Alliance Partners as well as other important regional practitioners, service organizations and stakeholders. Respondents will be

asked to identify specific new research activities and products they have implemented because of the Center.

Collaboration and Coordination Plan

The primary day to day activity for Center staff will be to manage the collaborative activities of the Research Alliance Partners. In addition to quarterly group meetings of this network, staff will engage in weekly if not daily communications and activities with these entities. Whenever possible, we will encourage Partners to work as part of teams on individuals research projects (such as those listed above). By having projects that require staff to interface with all network Partners, we hope to build collaborative cohesion. Faculty and staff from the Center will make regular visits to the offices and service centers of the various Research Alliance Partners, both to conduct study activities but also to collect information for periodic needs assessments and to facilitate coordinated efforts. In an effort to assure that all network members are aware of the work going on across the county, staff will develop a "registry" of current services, programs, and studies that all members of the network are engaged in. This will be updated quarterly and shared at quarterly Research Alliance meetings. UGPHD staff and the KUMC Project Manager will talk on a daily basis to keep this registry up-to-date. They will assign weekly tasks to all Center faculty and staff and track task completion using a project management software system such as Sharepoint®.

In addition, Center staff will develop a plan for collaboration with other Teen Pregnancy Research Centers and OAH grantees. Faculty and staff will work with OAH personnel to make linkages and begin exploring multi-site projects and policy related activities. Center faculty and staff will attend national meetings and plan breakout sessions and other strategies to interface with peers at other Centers.

The Center will maintain an administrative unit at the UGPHD designed to promote successful teen pregnancy reduction research and assure that this research meets the needs and expectations of our Research Alliance Partners and the broader County and regional communities. The unit will provide administrative management, budgeting, fiscal and project organizational support to all Center activities. It will provide a "front office" for both academic researcher and community members to gain access to resources, programmatic assistance, or new opportunities for research, products or program service development. The unit will interface with and provide support to national OAH programs, other teen pregnancy Centers, national committees and activities and it will facilitate data sharing, multi-site projects and national collaboration. New activities of the unit will build on the existing assets, infrastructure, research projects, and programs within the UGPHD, the Wyandotte County, Kansas City, Kansas, Unified Government, KUMC, CMH, Wyandotte, Inc., and our Research Alliance Partner organizations and institutions. The following section describes how the administrative unit will:

- Position the Center organizationally so that it is responsive to Wyandotte County and regional community, including teens and parents, and it maintains connections and fosters visibility and identity within the Unified Government, the University of Kansas Medical Center (KUMC), and Children's Mercy Hospital (CMH) System;
- Establish necessary intra and extra-institutional collaborations across departments, schools, institutions, and governance structures within the County, the metropolitan region, KUMC, CMH and between community health care and non-health care organizations;
- Organize and manage specific research, quality improvement, and outreach activities with attention to budgets and timelines; and

- Advocate and negotiate for access to adequate space, facilities, institutional support and engage outside expertise to advise the overall Center.

Center Leadership will be shared across the UGPHD and KUMC. Dr. Greiner's longstanding role as the County Medical Officer and his intimate involvement with the UGPHD over the last ten years make this shared leadership approach most appropriate. In addition, both KUMC and UGPHD leadership will work closely with a formed Community Executive Center Steering Committee. Dr. Greiner has experience directing major intervention projects with community-based participatory research (CBPR) methodologies and as a National Institutes of Health funded investigator, he is well versed in balancing urgent community health and health care needs with academic concerns. Thus, Dr. Greiner will lead efforts to coordinate research community engagement activities between Research Alliance Partners, KUMC, CMH and the UGPHD.

Center reporting will be structured so that the UGPHD administrative unit collects information from KUMC, CMH, and Wyandot, Inc. on a regular and ongoing basis. Each entity will report to the administrative unit on a monthly basis and request resources and support as necessary. Dr. Greiner and the KUMC group will oversee all in process research and quality improvement projects and assist the administrative unit in maintaining the project "registry." Dr. Greiner will work with a Scientific Leadership Team, comprised of Drs. Lemaster, Kessler, Mabachi, and Barral (CMH), to organize discussions with the Research Alliance, teen advisory group and parental advisory council, and then to take input and develop an overall Center research plan, along with goals, objectives, and timelines. This Team will complete semi-annual Center research progress reports drafted by staff and Dr. Greiner and submitted to the administrative unit. These progress reports and research planning documents will be reviewed and discussed at face-to-face semi-annual Community Executive Center Steering Committee

meetings. The Community Executive Center Steering Committee will ultimately direct and re-direct the Center as needed over time in concert with Dr. Greiner and the UGPHD lead Christina VanCleave.

Simultaneously, Dr. Greiner and Ms. VanCleave will provide annual reports to the Wyandotte Community Health Council, the County Commissioners, the U.S.D. 500 School Board as well as KUMC and CMH senior leadership. These reports will detail progress and status of the Center. Despite these administrative reporting lines with the Unified Government and academic medical centers, we have received assurances that the overall Center will be under the direction of the Community Executive Center Steering Committee and be first and foremost about community partnership and empowerment.

All Research Alliance Partners will complete an annual survey and will be asked to assemble a brief annual report detailing their teen pregnancy research and quality improvement activities for the previous year and providing an outline of their plans for the next year. Reports will also include copies of relevant presentations, publications, and products, with the expectation that all must share credit and/or acknowledge the role of community partners. Reports will be compiled by the administrative unit staff, which will then provide a full annual report to all Center Research Alliance member organizations. Approximately one month after delivery of the annual report, there will be an annual daylong teen pregnancy summit meeting for all entities; UGPHD, KUMC, CMH, Wyandot, Inc., U.S.D. 500, Research Alliance Partners and other interested individuals and groups. This summit will be used to highlight successful projects, summarize and discuss the reports, identify barriers to research and QI activities and recommend Center changes that may be necessary. More frequent oversight will be accomplished through our Community Executive Center Steering Committee (CECSC). The

CECSC, made up of four representatives from Research Alliance Partners, two members of the teen advisory group, two members of the parental advisory council and one at large community member, will meet monthly by phone with all UGPHD, KUMC and CMH faculty and staff. Dr. Greiner, Ms. VanCleave and the administrative unit staff will finalize all reports to the OAH, appropriate IRBs, the UGPHD Director and the KUMC Research Institute. Internal and federal reports will require CECSC approval prior to submission. If the CECSC deems it necessary, reports will be sent to the full Research Alliance group for review and discussion.

The entire Center will be organized in a matrix structure, ideal for handling complex activities that involve multiple partners. We will organize activities and responsibilities into three units: administrative, budgetary, and research/project monitoring. Administrative and budgetary functions will be under the direction of Ms. VanCleave at the UGPHD. These elements will be handled by Ms. VanCleave and staff with support from budget personnel in the Unified Government. Research/project monitoring will be under the direction of Dr. Greiner with linkage to KUMC and CMH faculty as well as data management and biostatistics support for data reporting as needed.

The administrative unit staff, will work directly with Dr. Greiner and research faculty within the Center to develop work plans and timelines for achieving the objectives of each project and all dissemination activities. These objectives (listed above) include: 1) assuring that the Center is answering to and interfacing with all research Alliance Partners and the regional teen/parent communities as studies are planned and implemented; 2) facilitating linkages and a Center identity with all intra and extra-institutional partners, departments and entities; 3) organizing, managing, and coordinating record keeping, budgetary planning and reporting for all center activities, and; 4) arranging for adequate space, institutional support and outside external

advisory expertise for the Center. Thus staff will be engaged in a number of communications, scheduling and file keeping activities, while simultaneously assisting Ms. VanCleave and Dr. Greiner with overall strategic planning and implementation of new activity to assure Center success.

The current community work of the UGPHD and KUMC has allowed us to develop, test and prove the efficiency of models like the one to be employed within the administrative unit and the overall Center. Our current project activities within U.S.D. 500 and with various community organizations and entities (many of whom have provided letters of commitment) have required direct ties and trust building with local minority community populations as well as intra-institutional scientific experts. Both faculty and staff within our team have learned to plan, schedule, and organize data, and they have been involved in extensive communications and information dissemination activities meant to improve health and raise awareness in local communities. Because of this prior involvement in multiple projects across institutions and with unique partners the team has the flexibility for conducting work across administrative, budgetary and project monitoring functions, and they will have no problem working closely together and filling in for each other as necessary. We are confident that the structure we propose will result in successful launch, positioning, and sustainability of the Center.

The Scientific Leadership Team (SLT) for the overall Center will have quarterly face-to-face meetings, as well as monthly phone reporting meetings to the CECSC. This committee will be chaired by Dr. Greiner and constituted of the Center's faculty (Drs. LeMaster, Kessler, Mabachi, Barral) and the KUMC Project Manager. The Project Manager will develop quarterly agendas, keep minutes and follow-up on assignments made at each meeting. The primary purpose of the SLT will be to:

- Develop novel and innovative new Center research proposals based on promising Research Alliance, teen and parental input as well as local and regional opportunities for research and dissemination activity (including new funding opportunities, new communications strategies, recruitments, inclusion of new Alliance Partners, investigators, consultants, staff or community programs).
- Set the agenda and organize the presentation of scientific information and facilitated discussion for meetings of the Community Executive Center Steering Committee, the teen advisory group, parental advisory council, County Commissioners, the U.S.D. 500 School Board and others.

Although Dr. Greiner will have final decision making authority, the SLT will provide the principal forum for discussions of new scientific opportunities that have arisen from quarterly Research Alliance meetings. Recommendations and proposals will then be delivered to the Community Executive Center Steering Committee (CECSC) for further input and refinement. Members of the SLT will be encouraged to identify opportunities themselves and from their contacts with community leaders and organizations, other faculty members, and other national organizations or groups. The Team will also provide an important venue for discussing and reaching consensus on how to solve operational problems that may arise involving more than one unit of the Center.

Community Executive Center Steering Committee. The Community Executive Center Steering Committee (CECSC) will be the Center's ultimate decision-making body. It will be comprised of nine members as described above (four representatives from Research Alliance Partners, two members of the teen advisory group, two members of the parental advisory council and one at large community member). It will meet monthly by phone with all UGPHD, KUMC and CMH

faculty and staff, and will:

- Set policy and prioritize use of resources from the administrative unit and the overall Center
- Oversee and review the performance of the Center leadership (Christina VanCleave and Dr. Greiner) and the administrative unit
- Review progress of all major Center activities (research projects, dissemination activities, communications and research to practice program development)
- Make recommendations to the Center leadership and SLT for adjustments or realignments of objectives for projects/activities out of sync with targets and timelines
- Guide deployment of dissemination programs and products to communities
- Assure collaborations and input of national staff, external scientists and community members into all Center projects and programs

The CECSC will be charged with developing, discussing, and refining all Center initiatives. Most Center activities will require the close collaboration of multiple units within the Center. Our experience in managing many similar community-campus partnership projects has led us to develop the management strategy and procedures described herein, which we believe will be highly successful in managing the Center's proposed work. Nevertheless, unanticipated problems will occur in creating and coordinating the multiple collaborating activities required by the Center we envision. The CECSC will be a most valuable resource for problem-solving in these situations.

Capacity and Experience

The Combined faculty and staff of the Center's four primary partners (UGPHD, KUMC, CMH and Wyandot, Inc.) have extensive experience conducting community-based research and addressing implementation research needs around sexual, reproductive and teen health. These

organizations have now had a close working relationship focused on school-based health center development and evaluation for four years. Faculty has been funded with both large and small grants from the National Institutes of Health, the Robert Wood Johnson Foundation, the Health Resources and Services Administration, the American Cancer Society, and others over many years. They have published the results of their work in a broad array of public health and clinical journals and they have extensive experience involving community members and stakeholders in research development, conduct and results dissemination (see one-page biosketches in the Appendices). The Department of Family Medicine at the University of Kansas will serve as a hub for research technical assistance, but the involvement of the UGPHD, CMH and Wyandot, Inc. will be crucial in establishing links to service providers and the community as well as with establishing diverse and interdisciplinary research teams that can carry out the Center's work.

The Department of Family Medicine is housed within the KU Medical Center complex. The Division has seven full time faculty investigators and over twenty staff with experience in health disparities research and community outreach. The Department has ranked within the top ten family medicine departments in the U.S. for NIH funding for the last 4 years. Two research division faculty members maintain clinical practices and each of the other five members is experienced in partnering with organizations and agencies to improve health. All research division staff has been hired with the intent of building a translational health disparities program studying prevention, social determinants, cancer and chronic diseases. These staff has expertise in health informatics, community based participatory research, implementation science, practice facilitation, minority participant recruitment, and bio-specimen collection. The research division has been the primary home for the community engagement program within the KUMC Clinical and Translational Science Award, *Frontiers,* for over six years.

The Unified Government Public Health Department (UGPHD) promotes healthy and a safe environment by providing a host of services that range from intervention to influence healthy behaviors to diagnosing, investigating and preventing infectious disease outbreaks and environmental hazards in the community. As a department within the Unified Government of Wyandotte County/Kansas City, Kansas, the Health Department is under the authority of elected officials and the County Administrator. Its' activities are funded by local taxes and state and federal dollars, as well as patient fees and donations.

The UGPHD is part of a community-wide system of safety net clinics which collaborate daily to provide high quality health care to lower income clients. In 2016, the UGPHD provided reproductive health services for 4,200 patients. UGPHD services include: immunizations, communicable disease surveillance, TB testing, Emergency Preparedness, refugee health services, Family Planning/Prenatal, WIC, STD/HIV testing/counseling. The UGPHD Family Planning clinic has been providing reproductive health care to the citizens of Wyandotte County since the early 1970's. The Family Planning Program is classified as a Title X recipient, where reproductive health services can be offered to adolescents without parental consent. The Family Planning clinic provides individuals with the information and means to use personal choice in deciding the number and spacing of their pregnancies. In order to accomplish this, clinical and/or counseling services are offered to clients that include: birth control methods, including Long Acting Reversible Contraception (LARC methods), STD testing, education and prevention; pregnancy testing; and Well Woman Exams. Services also include adolescent counseling on contraceptive options and education regarding choices; LARC use as first line strategy following ACOG/AAP guidelines; and contraceptive payment structure that provides a sliding fee scale for LARC devices and insertion, as well as manufacturer patient assistance programs for free LARC

devices. Individual and community education services are offered to promote understanding about human reproduction, sharing of family planning responsibility, effective use of contraceptive methods, and the use of family planning program services.

The UGPHD is heavily involved in school-based service provision and interactions with Research Alliance Partners. Frequent bi-directional referrals are made to the UGPHD family planning programs and the services offered by these Partners. These collaborative relationships assisted greatly in our needs assessment activities to date.

Project Management

UGPHD staff and the KUMC-based Project Manager will lead all project management activities. These staff will organize weekly Center meetings, quarterly Research Alliance Partner meetings, regular research project meetings, and additional meetings with Partners as needed. Each of these staff will also take on duties as primary project managers for individuals research projects such as those described above. They will create a "registry" database to track the full list of Center projects and activities and use this to update Partners on a regular basis. They will also use a project management software system such as Sharepoint® to track and coordinate the activities for individual's research projects.

Project Support, Tracking and Evaluation. We have developed, tested, and improved over time a series of management methods that permit a broad array of community-based research and practice improvement projects to meet their planned objectives in a timely and efficient fashion. We propose to use the same procedures to support and evaluate the progress of the research and dissemination projects of the proposed Center. We will take advantage of a matrix organizational structure in constituting the teams that will be charged with carrying out the projects of the Center. When we initiate each of the projects within the Center or any new projects, we will

require the assignment of a project manager and a primary faculty researcher to the project (these have already been determined for the projects described in the Research section above). These two will then submit a detailed work plan and timeline that delineate exactly how the project will achieve its objectives to staff within the administrative unit. The work plans and timelines will be loaded into a project management system (i.e. Sharepoint®) and will be constructed to assure that each project is conducted within the limits of the overall budget. Notes from these SLT/ CECSC discussions will then be used by Dr. Greiner and research faculty to develop materials for presentation and discussion at the next quarterly Research Alliance, teen advisory group and parental advisory council meetings so that community input guides final decision making and adjustments. As required by the particular needs of the project, Drs. Greiner and Ms. VanCleave will mobilize Core resources to find time from various staff to assist projects. Complete project teams (faculty, project managers, staff) will meet regularly and submit progress reports on a monthly basis to the administrative unit staff. These reports will be summarized and discussed every month by the entire administrative unit team. At these meetings, each project's progress since the last meeting will be reviewed against the expectations in the approved work plans and timelines. Obstacles encountered will be discussed and strategies developed to overcome them. Specific action items are passed back from administrative unit staff to team managers with target dates of completion. Between monthly meetings, project teams meet as often as required by their particular activities (typically weekly). Project managers monitor progress on all assigned tasks, coordinating activities among the different sites in each project, facilitating solutions to day-to-day problems, and identifying significant staffing needs, logistical difficulties, and other potential barriers to the timely and successful achievement of objectives. The mechanism of monthly meetings gives the administrative unit leaders a clear and up-to-date assessment of the

progress of each project, gives project staff regular access to senior staff for help in solving problems, and provides a structure within which expectations are established concerning reasonable and achievable project objectives from one month to the next.

A systematic evaluation of the Center's activities will be completed by KUMC and CMH faculty. Qualitative feedback on the performance of the Center will be solicited on an annual basis from all research Alliance Partners, the CECSC, the SLT, and any additional research partners. Furthermore, we will solicit formal feedback on the progress of the Center through an annual web-based survey disseminated to Research Alliance and teen/parent advisory groups. These surveys will be developed by faculty team members and modeled on current assessments we use annually for 360° evaluations of staff, faculty and project teams within the KUMC CTSA. Analysis will be completed by KUMC and CMH faculty. For additional quantitative evaluation measures, we will track the number of research and QI projects, study participants, presentations (including legislative testimony), publications and abstracts attributable to members of the Center. We will compile lists of the number and types of grants and contracts applied for and received by any Center team members or Alliance members. We will obtain state and regional data on teen pregnancy through the Kansas Department of Health and Environment (KDHE) and the Kansas Association for the Medically Underserved (KAMU). Members of our Center team work closely with leaders of these organizations and our close connections to KDHE should make this data easily accessible. Finally, we will compile assessments of budgetary and timeline adherence for each of the Center's projects, and evaluate success based on on-budget and on-time completion of aims as specified in original proposals. Drs. Mabachi and Barral will head up the final overall Center evaluation reports for delivery to the CECSC, Research Alliance, advisory groups, and others. This will involve a formative, process, and

outcomes evaluation.

Support for Human Subjects Protection. The KUMC and CMH faculty within this proposal have developed considerable expertise in an area of special importance to the research planned for the Center: human subjects protection of minorities and the underserved. Human subject's protections and HIPAA compliance is complex, and when coupled with the ethical issues of protecting the rights and privacy of special populations such as minorities and teens, made even more challenging. Ethical concerns extend into issues related to who "owns" data, which may authorize use or analysis of collected data, how long data will be maintained and how it may be linked to future undeveloped information and biomedical knowledge. Without considerable expertise in navigating the requirements of different institutional IRBs, the concerns of communities and the political realities of teens, parents and schools districts, research teams are likely to encounter many difficulties as they attempt to launch community-based, multi-partner research. Faculty and staff from KUMC and CMH have acquired critical expertise in this area. Our initial planned research studies within the Center will have direct input from our teen advisory group and parental advisory council. They are based on data collected through our baseline needs assessment activities. Our collaborations with our diverse group of Research Alliance Partners will also assure we have wide-ranging input as we develop study plans and protocols and make arrangements for the protection of health information. In addition to our own KUMC and CMH IRBs, we have worked closely with a number of other regional IRBs through the KUMC CTSA program. The CTSA has arranged regional IRB reciprocity across several of the larger medical centers in Kansas City, and they have dedicated staff to assist with securing approvals and data use agreements that facilitate research. Our experiences and resources will allow us to deliver direct support and assistance to primary research projects and new activities

suggested by Research Alliance Partners. KUMC and UGPHD staff will develop human subject's protocols and provide template documents as well as editing and direct assistance to assure project approvals both within KUMC and with all external partners.

Potential problems, alternative strategies, and benchmarks for success

The assembled center team has experience in working on complex CBPR projects with multiple organizations and stakeholders. We are well aware of the potential problems that can arise in the course of conducting community informed health promotion work. We have already begun working as a group and with the current Research Alliance group to identify possible impediments to success and to design strategies for overcome such barriers. We anticipate that the Center's prioritization of research needs, allocation of resources, staff time spent on various projects, strict adherence to research protocols, competing demands, and shifting Partner funding may all pose problems for the Center. Our primary initial response to problems will be to review them during monthly CECSC meetings and seek input. We hope this will lead to solutions in many cases. In other cases we may discuss problems in monthly Research Alliance meetings. Alternative strategies will be developed by Dr. Greiner and Ms. VanCleave but CECSC input will be necessary to move forward with new approaches to the research and dissemination work of the Center.

The Center will have short and long-term benchmarks. They will be tracked for evaluation as described above. Short term benchmarks will be a stronger collaborative leadership team; a stronger health care system that deploys more evidence-based services; and a regional culture of providers utilizing research and continuous quality improvement within their organizations. Intermediate benchmarks will be increased number of youth reached by healthy relationship promoting programs; increased number of youth who show increases in knowledge of healthy relationships and use of reproductive health services; increased number of youth who

visit providers at Research Alliance Partner organizations for sexual and reproductive health services; increased number of youth who receive moderately or highly effective contraception; and increasing numbers of youth who take action to promote healthy relationships. Long-term benchmarks will be fewer teen pregnancies, teen births and STIs among vulnerable youth; better long-term educational and employment outcomes for youth and better outcomes for their future children; and sustained efforts to prevent teen pregnancy and birth within the community.

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Staff Request for Commission Action

Tracking No. 171086

Full Commission Meeting Date: N/A
Committee: Administration & Human Services

Date of Standing Committee Action: 4/24/17
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
04/25/2017	Wilba Miller	x5112	wmiller@wycokck.org	Community Development

Item Description:

The Community Development Department is in the process of the development of a Neighborhood Revitalization Strategy Area (NRSA), which offer enhanced flexibility to promote innovative programs, while undertaking economic and housing development in addition to public service and other eligible activities to be undertaken from 2017-2021.
In order to determine the NRSA, the UG has partnered with the University of Kansas Urban Planning graduate students to analyze KCK and develop a draft report of possible NRSA areas. The class has submitted a draft report that is attached for your review. The analysis concludes that 5 census tracts (CT) that meet the HUD criteria for NRSAs. However, only 2 of the census tracts meet the low and moderate-income requirement-422 and 439.03. After review, the recommendation for the NRSA is CT422 which is described as 18th Street, I-70 to Central Avenue, west to Grandview Boulevard.

The classes conclusions and recommendations can be found on page 34 of the analysis. CT 422 showed the most need for help by meeting 10 of the 21 variables. The tract shows that building permit valuations lag significantly at only $59.75 per $100,000 and lowest on building permits; it is second in crime of the 5 tracts; the vacancy rate is under 7% which means the neighborhood has given up on itself - yet. Numbers higher than 7% indicate a neighborhood that has collapsed (per Baltimore). The tract has the second highest concentration of land bank parcels, highest poverty rate, the lowest percentage of college graduates, and the highest percentage of high school dropouts.

On the plus side, the tract had a positive assessed valuation change, even with low building permits and is lowest on the unemployment rate. In addition, the tract is next to the 18th & I-70 corridor at Prescott Center, has public infrastructure scheduled for the 18th Street and Park Drive improvements, has several parks such as City Park, Clifton, and Regan Field in close proximity, and also contains Francis Willard Elementary School which recently was included in the 2015 Safe Routes to School funded with CDBG dollars.

An NRSA has shown to be a way to target very limited CDBG resources in support of community revitalization efforts by seeking partnerships among federal and local governments, the private sector, community organizations and neighborhood residents. We anticipate the plan will include economic development, public services, housing and public infrastructure improvements. This may include job training, ADA sidewalks and curb improvements, park improvements, crime reduction and other SOAR objectives.

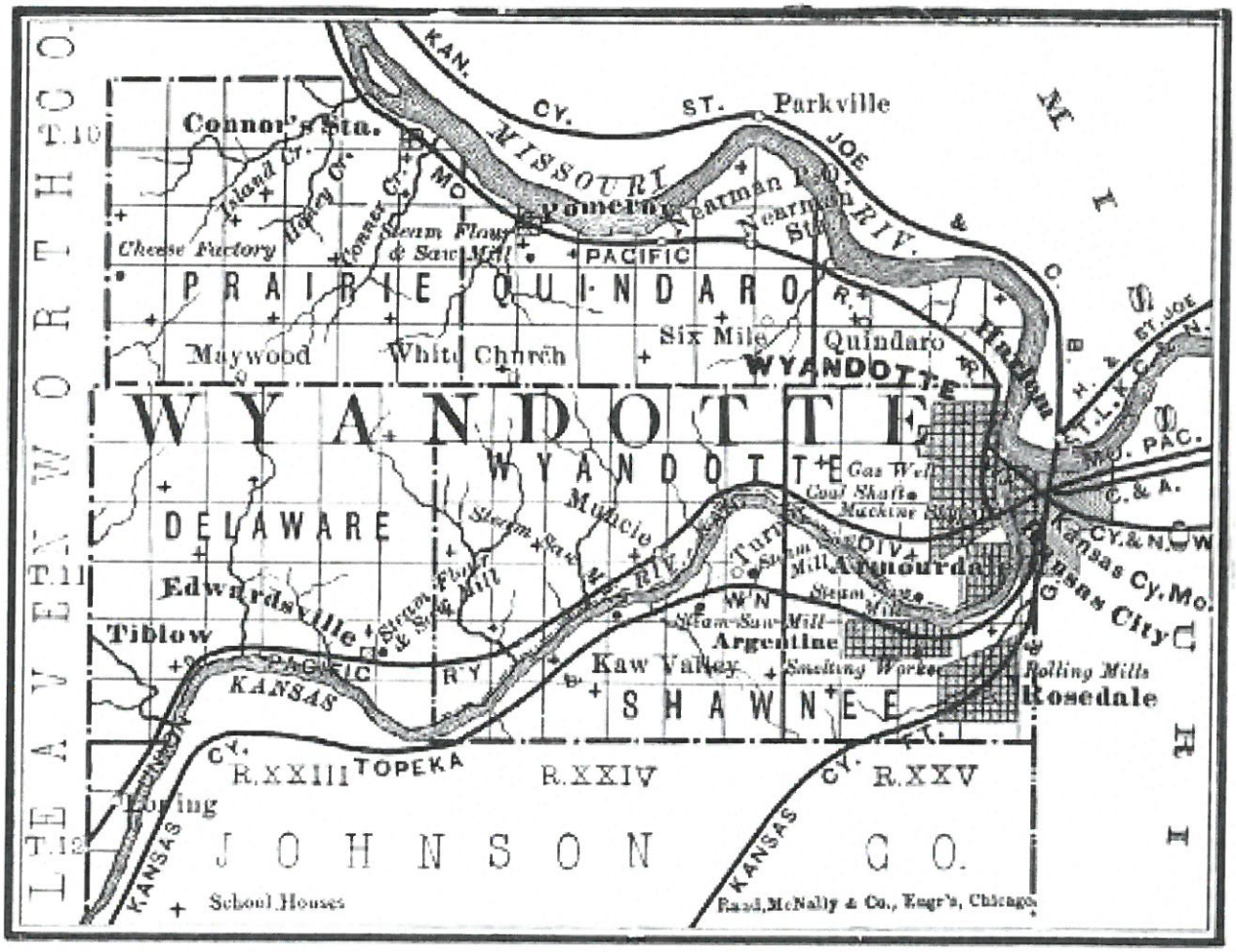
We are requesting that the Standing Committee approve Census Tract 422 and immediate surrounds as the Neighborhood Revitalization Strategy Area for 2017-2021. Upon approval, Community Development will begin the consultation process with all stakeholders. As HUD states in the NRSA Notice, "..the participation of all stakeholders, particularly the neighborhood's residents, in the development of a comprehensive neighborhood revitalization strategy builds trust in and support for the strategy, enhancing the likelihood of its successful implementation.

Action Requested:

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:

Other (explain):
Attachments List: NRSA Analysis KU 03 30 17

Analysis of Census Tracts for Inclusion in Neighborhood Revitalization Strategy Area Application in Kansas City, Kansas



Analysis of Census Tracts for Inclusion in Neighborhood Revitalization Strategy Area Application in Kansas City, Kansas

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Date: March 30, 2017

Table of Contents

Analysis Team	4
Executive Summary	5
Neighborhood Revitalization Strategy Area Background	6
Kansas City Background Area	7
Methods and Research	8
Resources	8
Analysis	9
Poverty	10
Population by Race: Black, Non-Hispanic	11
Population by Ethnicity: Hispanic	12
Educational Attainment: College Graduates	13
Educational Attainment: High School Dropouts	14
Crime Rates	15
Housing Tenure: Change in Rental	16
Female-Headed Households	17
Building Permits	18
Building Permits per 100 Households	19
Aggregate Value of Building Permits by Aggregate Land Value per $100,000 Value	20
Land Bank Parcel Area per 1,000 Household	21
HMDA: The Ratio of Loan Amounts for Owner-Occupied Home Purchases to the Aggregate Value of Homes	22
HMDA: The Ratio of Loan Amounts for Owner-Occupied Home Renovations to the Aggregate Value of Homes	23
Percent Change in Aggregate Land Value	24
Vacancy Rates: Renter	25
Vacancy Rates: Owner-Occupied	26
Vacancy Rates: Other Vacant	27
Low-Wage Jobs	28
Low-Skilled Jobs	29
Unemployment	30
Findings	31
Conclusion and Recommendation	34

Analysis Team

Students in the Master of Urban Planning Program at the University of Kansas enrolled in the class UBPL 716: Community and Neighborhood Revitalization. This course studies published research on neighborhood change.

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Executive Summary

Neighborhood Revitalization Strategy Areas (NRSAs) are determined by local jurisdictions as target areas that would benefit from Community Development Block Grant (CDBG) funds. Neighborhoods can be divided into five stages: stable and viable, minor decline, clear decline, heavily deteriorated and unhealthy and non-viable. NRSAs should target neighborhoods that fall in the category of clear decline, because they benefit most from revitalization efforts that can move them toward a stable condition.

The analysis team looked at 21 different variables that indicate neighborhood health and viability. For each variable, thresholds were identified to drive the selection of neighborhoods. If a neighborhood is viable and not in need of NRSA assistance, it would usually be above the upper threshold. If a neighborhood is non-viable, it would usually be below the lower threshold and would not benefit from NRSA investment.

The variables used to evaluate the census tracts are divided into two categories: demographic variables and market indicator variables. The demographic variables are: Percent of population below poverty; Percent of population non-Hispanic black; Percent of population Hispanic; Percent of adults with college degrees; and Percent of adults who did not complete high school. The market indicator variables are: Crime rate, Percent change in rental housing tenure; Percent of Households headed by single-parent, female; Building permits issued; Ratio of aggregate value of building permits to aggregate home value; Ratio of land bank parcel area per households; Ratio of loan amounts for owner-occupied home purchases and renovations to the aggregate value of homes; Percent change in aggregate land value; Vacancy rates for renter, owner-occupied, and other vacant housing units; Number of low-wage and low-skilled jobs; and Unemployment rate. Wyandotte County's census tracts were then compared to the Kansas City Metropolitan Area.

The census tracts of Wyandotte County were scored either as 1 or 0, with a score of 1 if it fell between the thresholds, with all other tracts scored as 0. A scoring matrix was created summing the scores using all 21 variables, and second matrix was created summing the scores using the six most important indicators of investor confidence. Five census tracts were chosen because they ranked the highest in both matrices. These census tracts are: 422, 438.02, 439.03, 444, and 446.01.

Neighborhood Revitalization Strategy Area Background

The life cycle of neighborhoods varies in every city. The neighborhoods can be classified based on the stages of change in their decline and revitalization. Generally, they are divided into five stages. These five stages are as follow; stable and viable, minor decline, clear decline, heavily deteriorated and unhealthy, and not viable. This report attempts to identify those neighborhoods of Kansas City, Kansas, which are in the middle stages. Historically, it has been found that Investing on neighborhoods which are in the middle stages of decline and revitalization can be more fruitful in comparison with those which are either in the non-viable or stable stages. This report identifies different neighborhoods for the purpose of encouraging private investment. The hope is that public investment funded through the Community Development Block Grant (CDBG) program could stimulate that private investment. "The premise of a Neighborhood Revitalization Strategy Area (NRSA) is that a concentrated investment of resources in a limited impact area can have a substantial impact for a targeted revitalization area" (CDBG chapter 10). The NRSAs are funded by the U.S. Department of Houisng and Urban Development (HUD). Once a neighborhood is approved as a NRSA, it will receive enhanced funding to be used for economic development, public services, housing, public transport, among other uses. The NRSA is designed to promote innovative programs in these areas. NSRA is focused to promote businesses and create jobs. There are a set of criteria for identifying NRSAs. A NRSA area should be mainly residential, and the area should be fully described when creating a request for proposal. The application for NRSA funding should define goals and objectives to be fulfilled by the investments in by the neighborhood. The goals should be measurable so the grantors could set milestones and assess the progress of different activities. Once the NRSA is developed it should be consulted with the community members. The community members include the following:

- Residents of the area;
- Owners/operators of businesses in the area;
- Local financial institutions;
- Non-profit organizations; and
- Community groups

In the process of developing the NRSA all the aspects of the different neighborhoods need to be analyzed and assessed. The economic condition of the neighborhood needs special attention and the following aspects should to be discussed.

- Levels of unemployment;
- Numbers of businesses operating in the neighborhood and how many people are employed in these businesses.
- Educational status
- Number of loans and building permits
- Housing needs of residents
- Home prices; and their quality
- Current availability of economic development

Recommendations should be developed through assessment of the different neighborhood problems, challenges, and opportunities. Making recommendation on how to create jobs and improving life condition to move the neighborhood from one stage to an upper stage is very critical.

Kansas City, Kansas Background

Kansas City, Kansas (KCK) is third largest city in the Kansas City, Missouri (KCMO) metropolitan area. KCK has the most diverse population, is among the most affordable communities in the metropolitan area, and its central district is minutes away from KCMO's entertainment and cultural districts. Its own shopping and entertainment district, The Legends, hosts NASCAR races and Major League Soccer. It has potential for economic growth with existing manufacturing jobs, infrastructure, and transportation. However, KCK suffers from real and perceived problems of crime, poverty, blight, and other issues which are documented in this proposal.

KCK's issues did not form in a vacuum. The federal government's urban renewal efforts in the 1950s through 70s cleared KCK's active downtown to make room for planned redevelopment that never took place. Even if these plans would have been implemented, they were based on the prevailing urban design theories of the time, which often resulted in physical barriers of income and race. With the loss of KCK's central district, many jobs moved to other parts of the metropolitan. This means KCK has been behind its surrounding municipalities in terms of economic growth and other social indicators.

The Unified Government of Kansas City, Kansas and Wyandotte County's is committed to improving KCK's neighborhoods. A federal grant under the Neighborhood Revitalization Strategy Area (NRSA) program would help one of KCK's struggling neighborhoods overcome the missteps of urban renewal.

Methods and Research

The research methodology for this report involved gathering data for many variables that influence the economic and social health of a neighborhood. Each variable was analyzed to determine how the tracts in Kansas City, Kansas were distributed and, where data were available, how each distribution compared to the distribution for the tracts of the greater Kansas City metropolitan area. The distributions were examined to see if they followed a straight line linear pattern or if the distribution contained one or more thresholds where the distributions changed above or below the thresholds. Thresholds have been shown to influence the capacity of a neighborhood to stabilize and revitalize. If a neighborhood can be pushed beyond a given threshold, it is possible that the neighborhood will follow a path of recovery. The distributions were examined using simple descriptive statistics (e.g.: mean, standard deviation, minimum and maximum). In addition, the data were divided into quintiles or other categories. The categories were created either one of two ways. The simple method was to divide the data into five equally sized groups. The second option was to graph each data point, in hopes of uncovering obvious breaks in the data. These breaks would, in theory, represent thresholds.

The analysis of the data gathered consisted of a scoring matrix for all tracts in Kansas City, Kansas along one axis and with the indicator variables along the other axis. Using the thresholds from the analysis, a specific range was created. This range was to give the ideal range within which a tract is expected to be found to be considered a candidate for NRSA funds. An individual tract could fall in the desirable range or outside of it in either direction, above or below in terms of the value if the indicator variable. Some tracts might be high performers and would not be suitable candidates for funding. Other tracts might be very distressed indicating that recovery is not possible within the capabilities of the NRSA investments. Those tracts that appear within the desirable range for multiple indicator variables would probably be locations for the most efficient use of funds. Census tracts that fell within the desirable range were give a score of one for each indicator variable. All others were given a zero. Each tract was rates in terms of the sum of the individual scores across multiple variables. The higher the rating, the more likely the individual tract is to be a good candidate for investments through the NRSA program. Maps of Census tracts were created, combining all scoring for twenty-five variables as well as for subsets of indicator variables. The final recommendations were developed from these maps.

Resources

Below is a list of resources the data is pulled from:

American Factfinder is an application of census.gov and is the source for population, housing, economic and geographic information. https://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml

Home Mortgage Disclosure Act (HMDA) provides information pertaining to mortgage lending activity. https://www.ffiec.gov/hmda/hmdaproducts.htm

Longitudinal Employer-Household Dynamics (LEHD) in part with the Center of Economic Studies at the U.S. Census Bureau combines federal, state, and Census Bureau data on employers and employees. https://lehd.ces.census.gov

The Wyandotte County Appraiser Office is the source for valuing real estate and personal property at fair market for tax purposes. http://appr.wycokck.org/appraisal/publicaccess/PropertySearch.aspx?PropertySearchType=3

Unified Government of Kansas City, Kansas and Wyandotte County profided data on crime and building permits citywide.

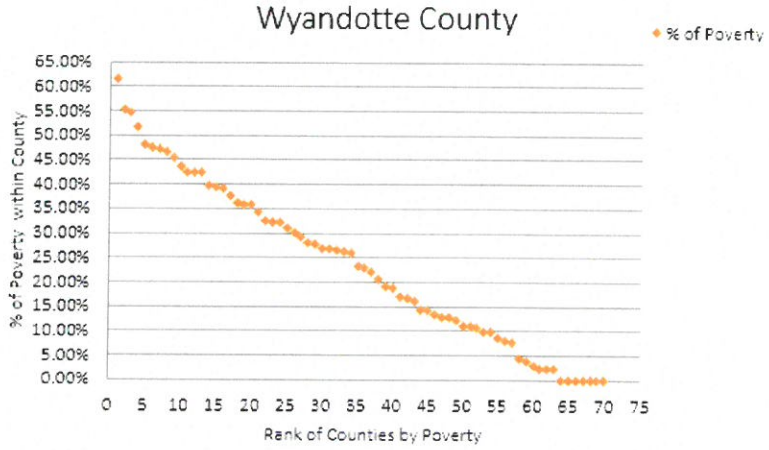
Analysis

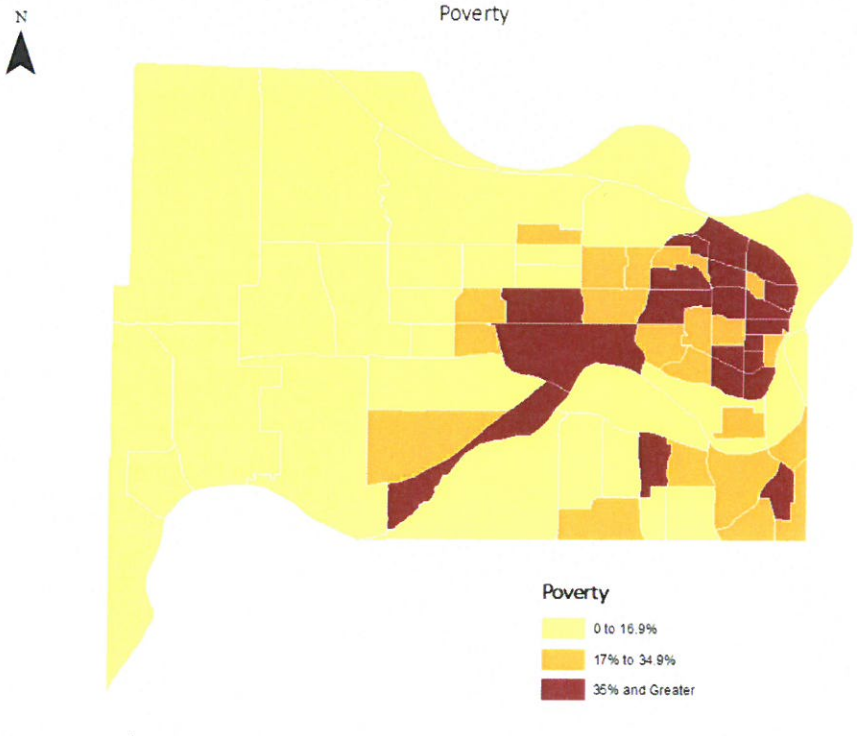
This analysis looks at 23 different variable describing census tracts of Wyandotte County. For each variable, the distribution of tracts compared Wyandotte County to the Kansas City metropolitan area. The spatial distribution was examined with maps, and the tracts were rank ordered from low to high for each variable to identify any categories or thresholds. The variables are summarized on the following pages beginning with demographic factors followed by market indicators.

Poverty

The incidence of poverty in Wyandotte County is higher than the other metropolitan counties of Kansas City. The eight county area of KC had an average poverty percentage rate of 14.9%, in 2015; Wyandotte County had a percent of poverty averaging at 23.7%. Overall, the census tracts in Kansas City, KS are more likely to fall near the bottom ranking, in terms of the KC the overall poverty percentile for the metropolitan area. For example, the top five impoverished tracts in Clay County fall in the 18 to 26% range. If these tracts were to be placed in Wyandotte County, they would be ranked near the fiftieth percentile. The thresholds for poverty were set at the fifteen percent mark and the thirty percent mark. The thought was that any census track above thirty percent would not yield much benefit from receiving any neighborhood stimulus. Moreover, those tracts with less than fifteen percent do not bring an argument for the need of federal assistance. The best strategy for Wyandotte County is to find census tracts that fall within the fifteen to thirty percent threshold that has seen a rise in poverty since the 2000 census.

Table #1: Poverty		
	Wyandotte	KC MSA
Avg. % of Poverty per Tract	23.65%	14.87%
Tracts with Rate above 15%	61.4%	37.3%
Tracts with a rate above 30%	37.1%	16.9%
Avg. Change in % (2000-2015)	0.08%	0.05%
Tract with Highest % of Poverty	61.7%	72.96%

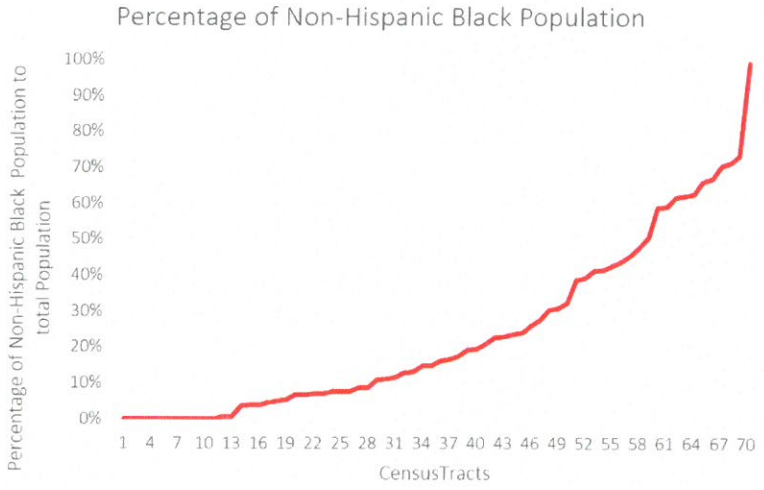


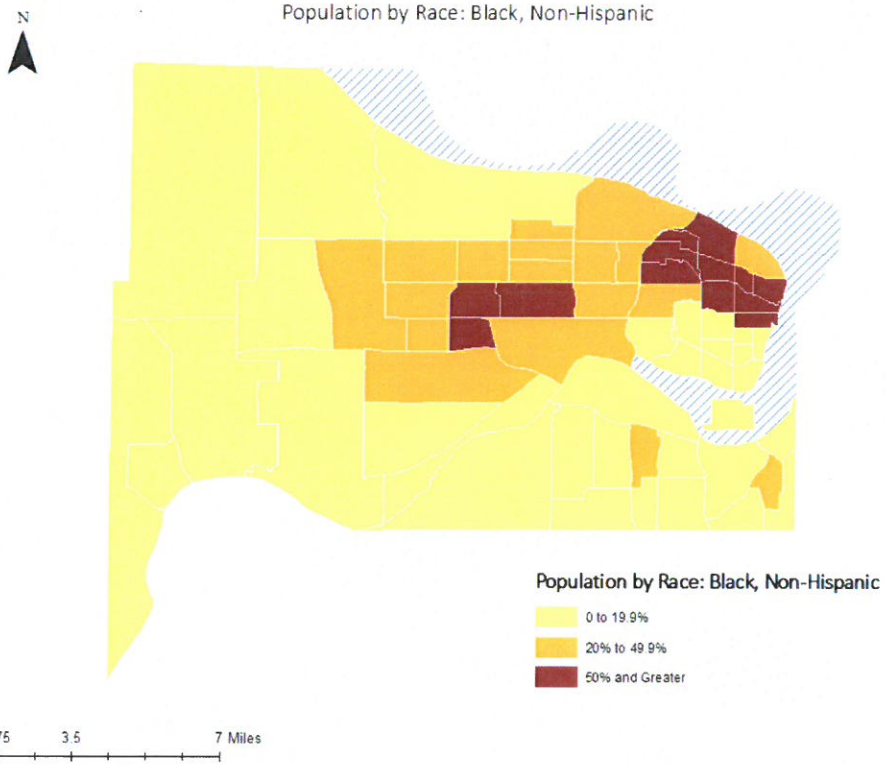


Population by Race: Black, Non-Hispanic

The table above show the distribution of Non-Hispanic Blacks by tracts of Wyandotte County and compares it with the distribution in tracts of the Kansas City metropolitan area. The table indicates that the average trac share of Blacks in Wyandotte is 10 percentage points more than the average for the tracts of the Kansas City metropolitan area. The map shows the census tracts where a minority group dominates. Census tracts with a higher share of non-Hispanic Blacks are concentrated mostly in the Northeastern part of Wyandotte County. These areas can also be characterized as having high shareas of low-income households.

Table #2: Population by race, 2015				
Race	KC MSA Total	Wyandotte County	KC MSA	Percent
	Total Population	Percent	Total Population	Percent
Non-Hispanic Black	252,374	17%	38,408	27%

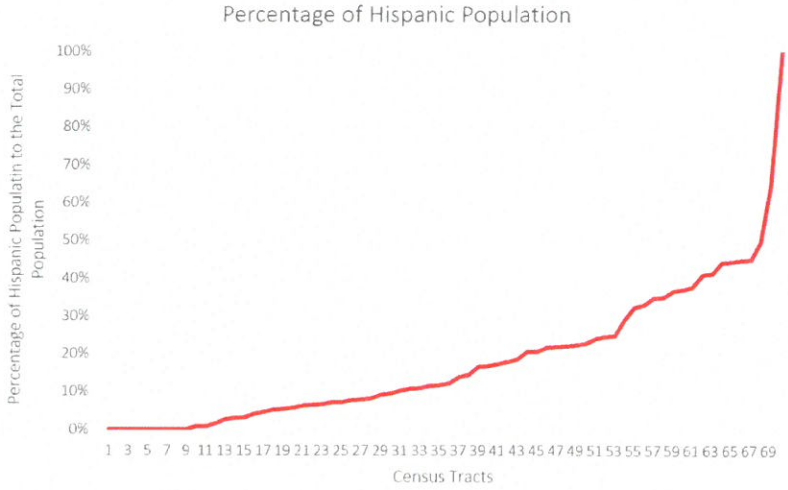


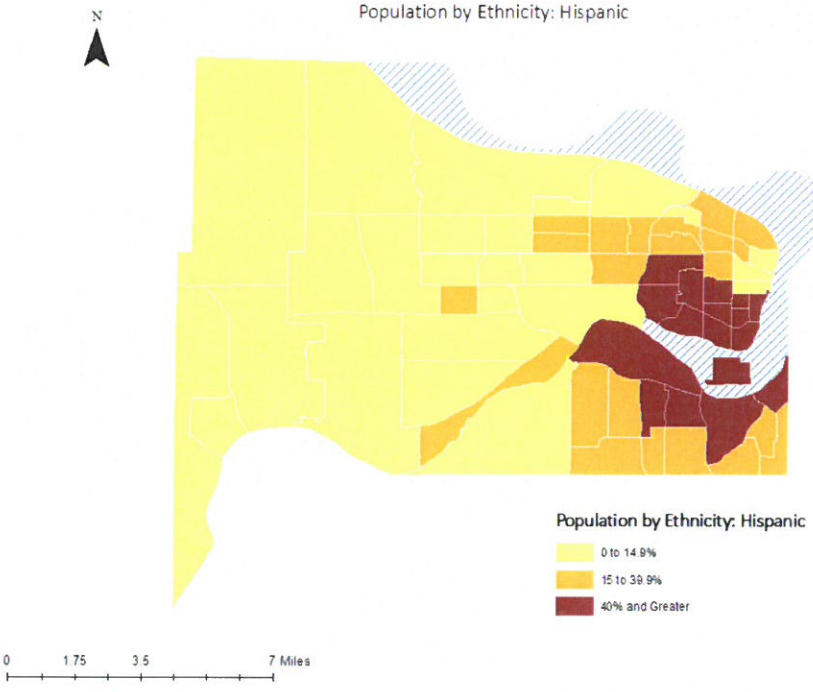


Population by Ethnicity: Hispanic

Wyandotte County contains a large share of the census tracts dominated by Hispanics. These predominantly Hispanic tracts are concentrated mostly on the east side of the county. The map shows census tracts where the Hispanic population is greater than the metropolitan average.

Table #3: Population by race, 2015				
Race	KC MSA Total	Wyandotte County	KC MSA	Percent
	Total Population	Percent	Total Population	Percent
Hispanic White	111,016	6%	30,768	20%
Above 15%	6	9%	31	6%

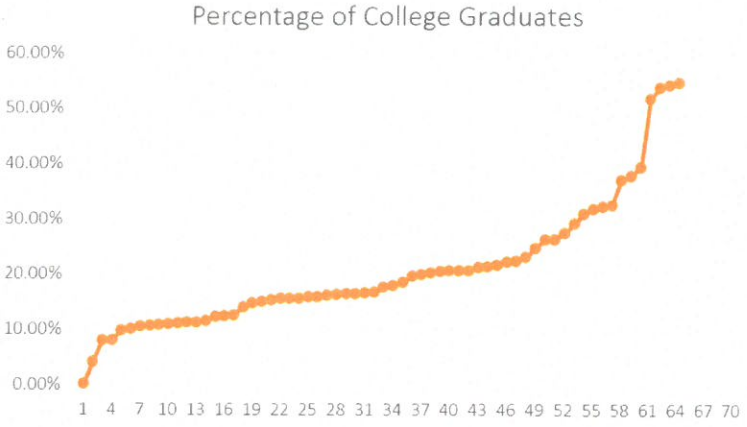


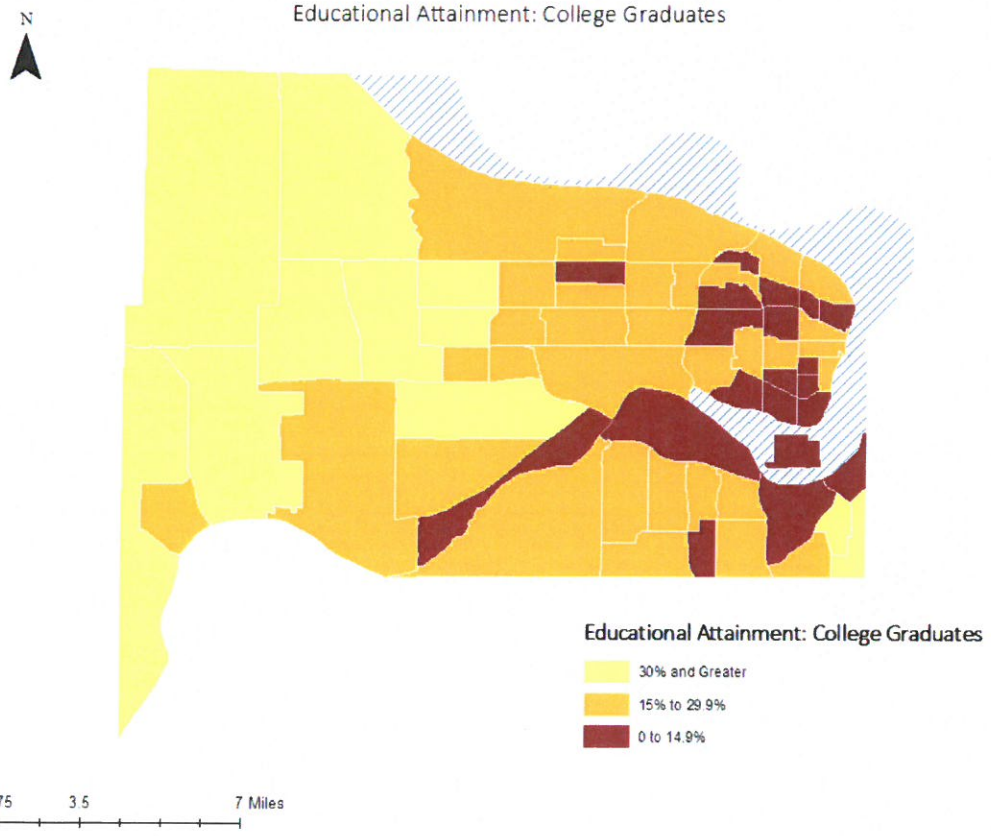


Educational Attainment: College Graduates

In Wyandotte County, the percent of adults with a college graduate degree is lower in comparison with metropolitan area. College graduate rates play a vital role in determining the health of neighborhoods because, it is associated with poverty, crime and unemployment which are all measures of neighborhood desirability. The college graduate data driven from the U.S. Census. indicate a mean of 1094 in KC metropolitan area and 332 in Wyandotte county with the standard deviations of 879 and 356 respectively. Based on the results of descriptive analysis conducted on college graduate data, it seems that Wyandotte County is unhealthier than KC metropolitan area. The graph below is a depiction of how the different census tracts are broken down into quintiles. The vertical axis represents the percentage of college graduates of each census tract whereas the horizontal axis represents the ranking of those census tracts.

Table #4: Educational Attainment: College Graduates		
Description	KC MSA	Wyandotte
Mean	40%	24%
Median	37%	22%
Maximum	100%	59%
Standard Deviation	21%	12%



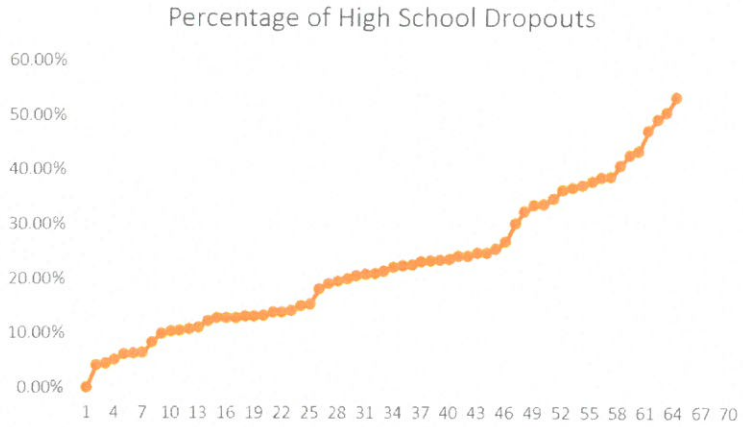


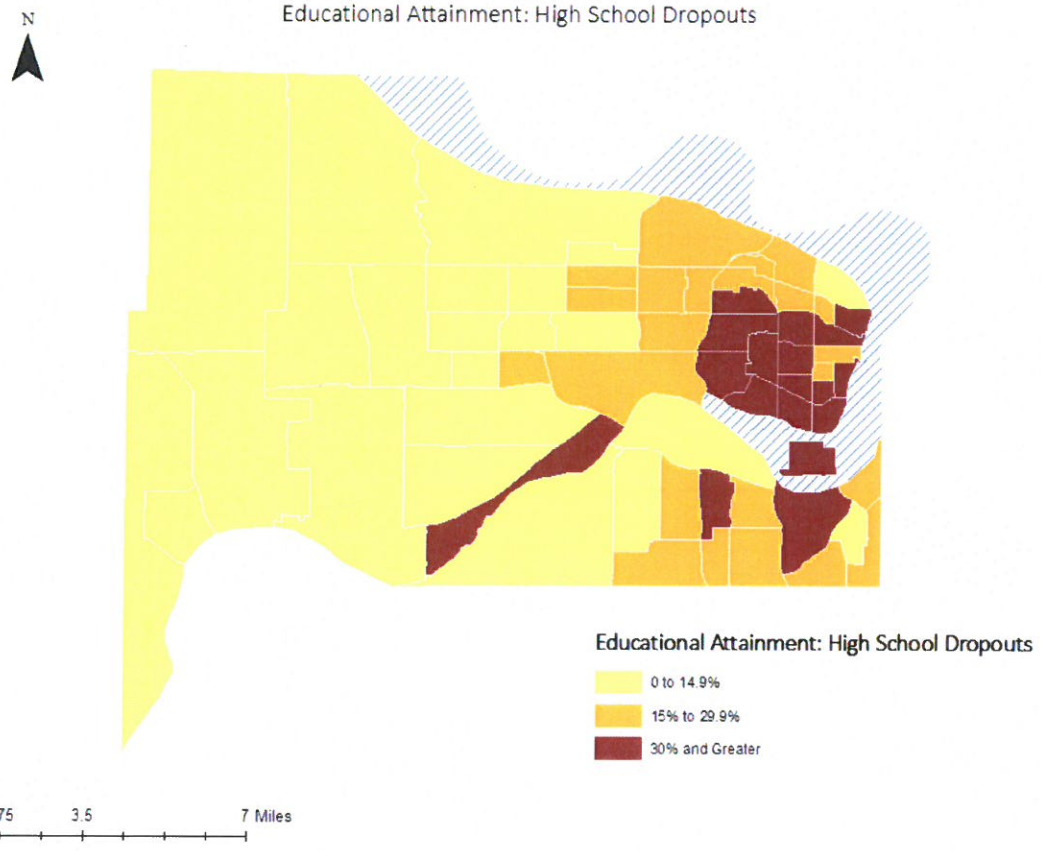
Educational Attainment: High School Dropouts

In Wyandotte County, the percent of adults without a complete high school education is higher in comparison with metropolitan area. High school dropout rates play a vital role in determining the health of neighborhoods because, it is associated with poverty, crime and unemployment which are all measures of neighborhood desirability. The high school dropout data are taken from the U.S. Census. indicate a mean of 224 in KC metropolitan area and 307 in Wyandotte county with the standard deviations of 188 and 244 respectively. Based on the results of descriptive analysis conducted on high school dropout data, it seems that Wyandotte County is unhealthier than KC metropolitan area. The graph below is a depiction of how the different census tracts are broken down into quintiles. The vertical axis represents the percentage of high school dropouts of each census tract whereas the horizontal axis represents the ranking of those census tracts

Table #5:Educational Attainment: High School Dropouts

Description	KC MSA	Wyandotte County
Mean	11%	18%
Median	7%	14%
Maximum	53%	53%
Standard Deviation	10%	13%

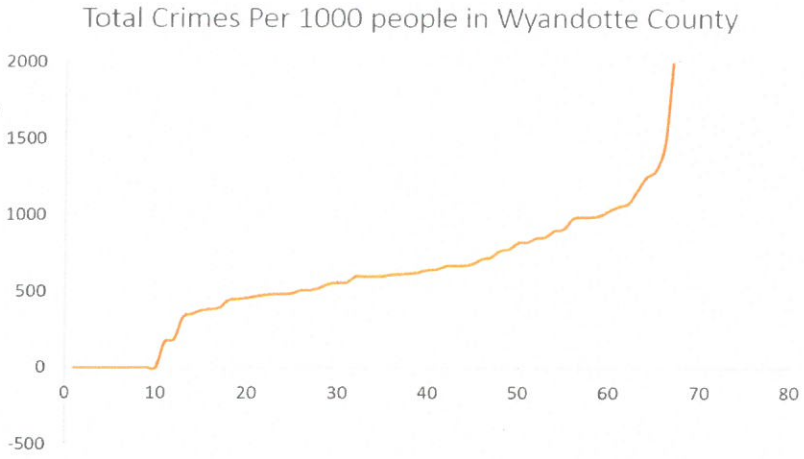


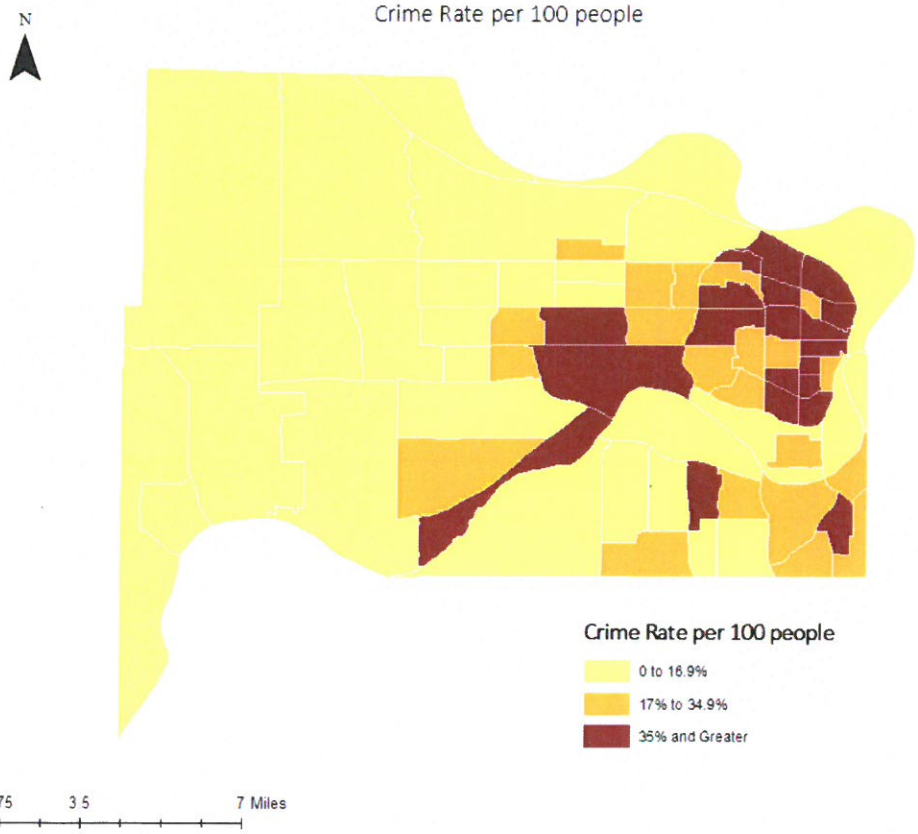


Crime Rate Per 100 Persons

As indicated by graph below, threshold of total crimes rate in Wyandotte County is about 1000 crimes per 1000 people. There are 53(83%) tracts below this threshold. Crimes are collected from 2011 to 2016 which involve Abduction, Arson, Assault, Battery, Burglary-Auto, Burglary-Res, Criminal Damage, Domestic Battery, Drug Offense, Robbery, Sodomy, Fraud, Theft, Rape, Shooting-Occ Dwell, Telecomm Harrasment, Weapons Offense and Other. As crime rate exceeds 1000, there is a obvious change indicating that the threshold for total crimes per 1000 people is about 1000. The tracts within this threshold are our target neighborhood.

Table #6:Crime Rate Per 100 Persons		
	Tracts	Percentage
Below 500	19	30%
500~1000	34	53%
Above 1000	11	17%
Total	64	100%

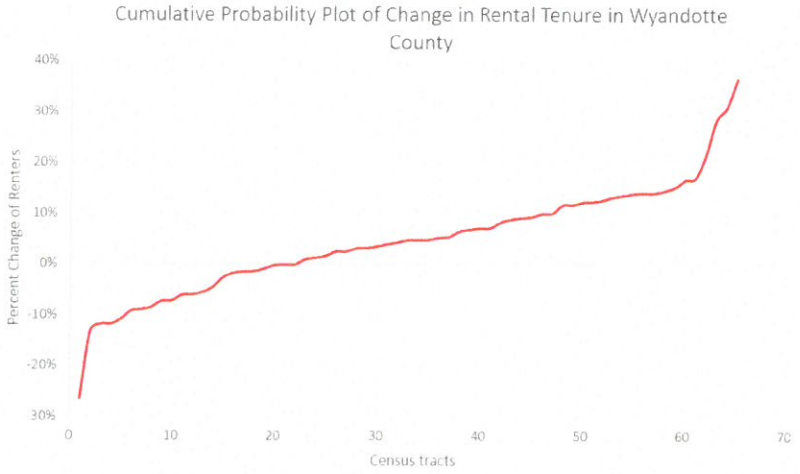


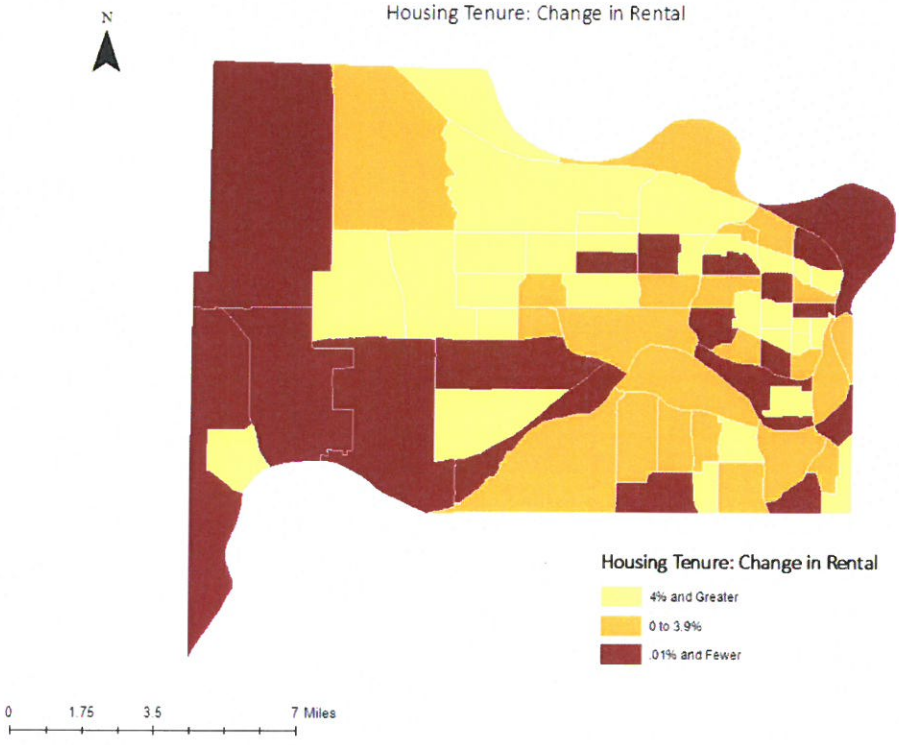


Housing Tenure: Change in Rental

Increases in rental tenure may affect neighborhood health. Using 2000 and 2015 data, change in percent rental tenure was calculated. In Kansas City metropolitan area, about 280 of 500 tracts (57%) experienced stable or declining shares of rental housing, which indicates that these tracts are in good health. About 180 tracts experienced increasing shares of rental housing from 5 percent to 15 percent indicating that they are are vulnerable tracts. About31 tracts had large increases. In Wyandotte county, half of all tracts are stable or declining. About 30 tracts (40%) are increasing from 5 percent to 15 percent. These tracts may be experiencing a threat to home values. The share of rental housing is increasingly dramatically in 6 tracts, indicating a threat that may make it difficult to reverse with NRSA funds. Tracts with 5 percent to 15 percent increases in the share of housing that is rental are the tracts that should considered as candidates for NRSA funding. These tracts are shown below on the map:

Table #7: Housing Tenure: Change in Rental				
	Wyandotte	Percent	KC MSA	Percent
Below 5%	32	49%	282	57%
5%-15%	27	42%	180	37%
Above 15%	6	9%	31	6%
Total	65	100%	493	100%

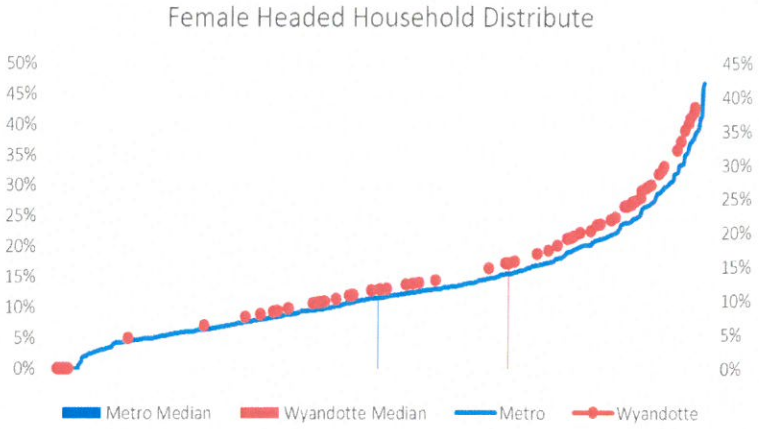


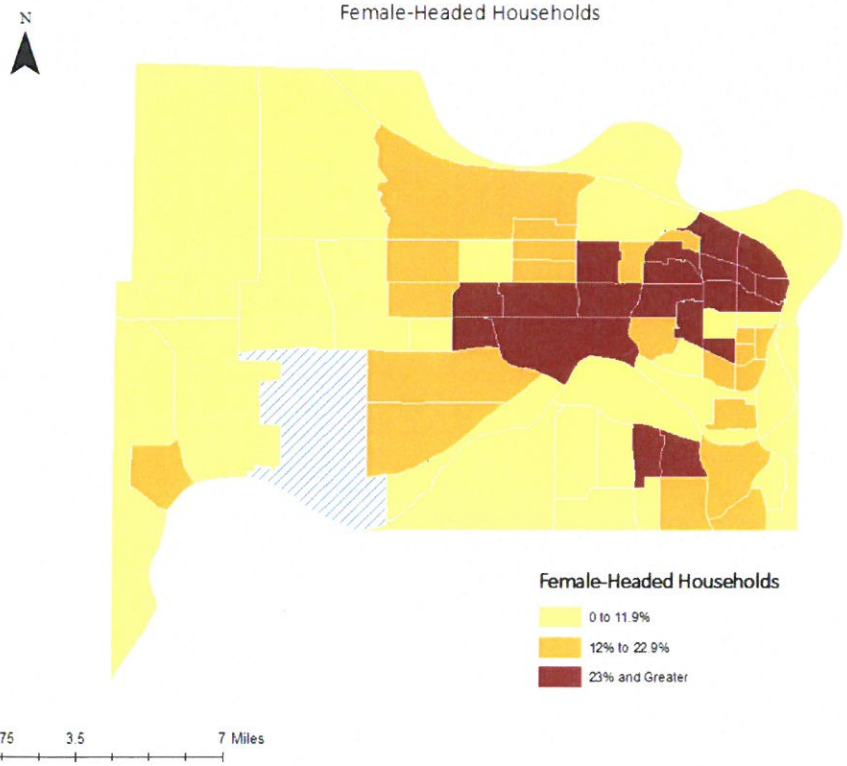


Female-Headed Households

The incidence of female-headed households is viewed as an indicator of distress because of the high incidence of poverty among this population. The table indicates that the mean percent of female-headed household in the KC MSA is lower than the mean for tracts in Wyandotte County. The median of the percentage in KC MSA is lower as well. However, the standard deviations for these two samples are very large. The scale of the differences between Wyandotte County and the metropolitan area are too small to conclude that the KC MSA is healthier based on the analysis of female-headed households. Figure 1 ranks census tracts by the percentage of female headed families from the lowest to the highest for both the KC MSA and for Wyandotte County. When the percentage of female-headed family exceeds 25%, there is a dramatic change for both KC MSA and Wyandotte County, which means that the threshold for percentage of female- headed households is about 25%. When the percentage falls below 6 percent, the tract appears to be stable. Therefore, the ideal census tracts would be the tracts with percent of female-headed household between 6% and 25%.

Table #8: Female Headed Household		
	KC MSA	Wyandotte County
Mean	13.1%	16.5%
Median	11.6%	15.5%
Standard Deviation	8.7%	10.5%

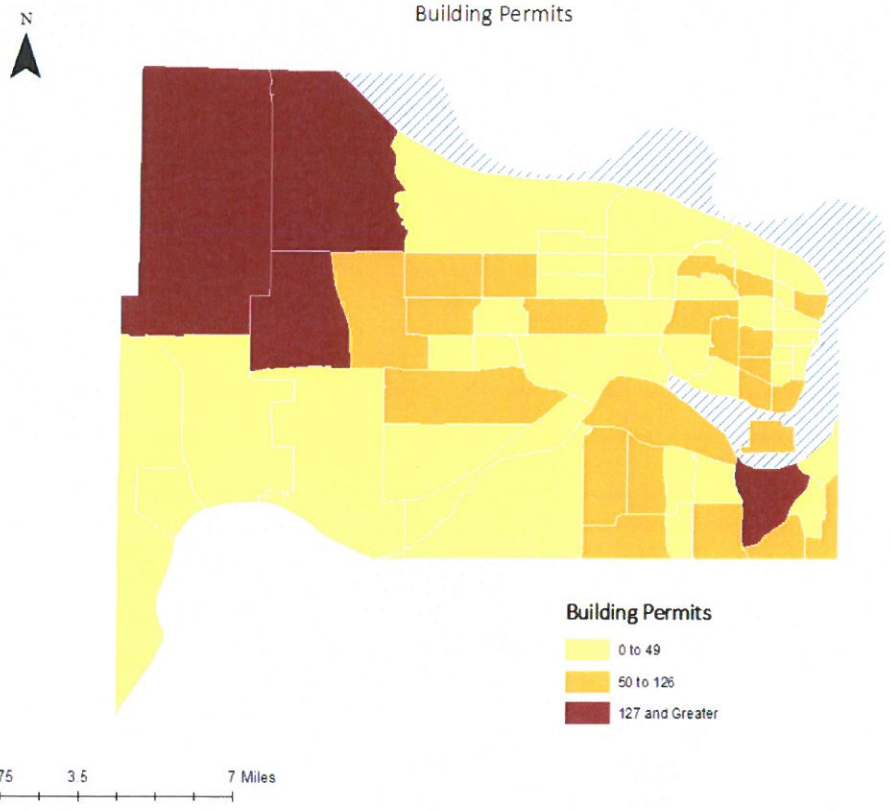




Building Permits

The number of building permits within census tracts of Wyandotte County suggests locations where people are willing to invest in repairing existing properties and building new properties. The number of permits per tract range from 0 to 301. The lower threshold apprears to be about 16 indicating that tracts with counts of permits below this threshold may not be seen as viable areas for investment. The count of permits increases steadily until its reaches 89. At that point the number of permits increases significantly indicating tracts with very high levels of investment. This suggest tracts that would most likely benefit from consideration are between 16 and 89 building permits.

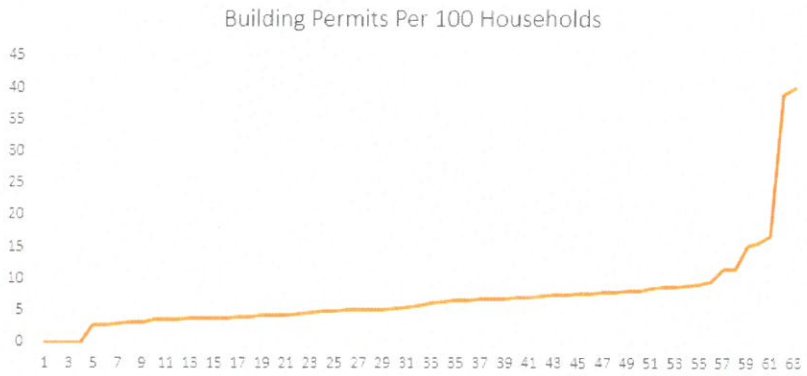
Table #9: Building Permits	
	Wyandotte County
Mean	60
Median	48
Maximum	301
Standard Deviation	58

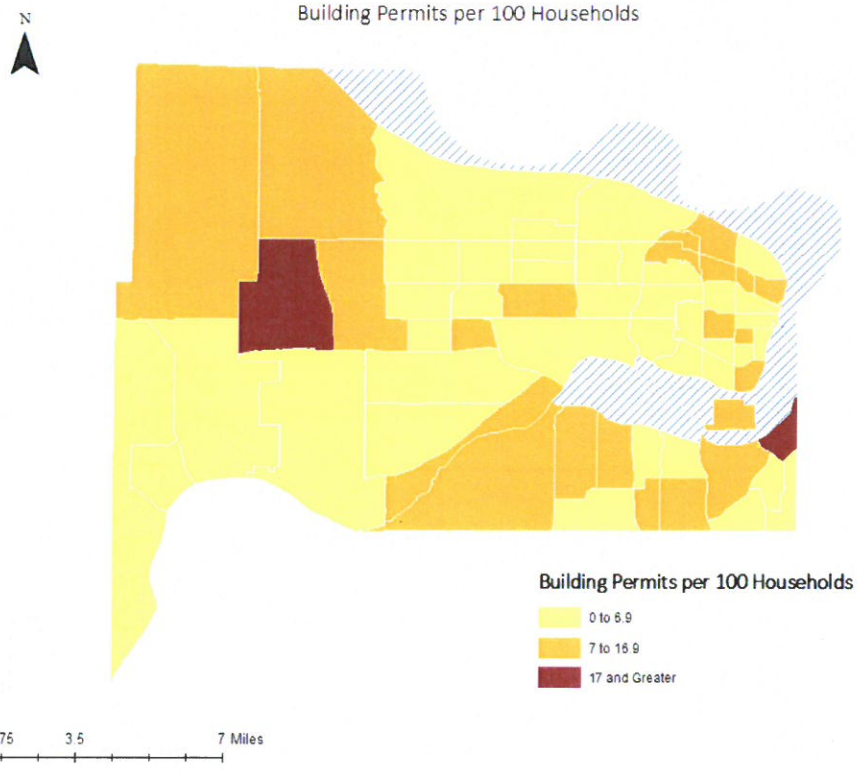


Building Permits Per 100 Households

The building permits per 100 households within census tracts of Wyandotte County suggests locations where households are willing to invest in repairing existing properties. From the data collected we can see that the 87 percent of those census tracts with building permits in 2015 are within one (positive or negative) standard deviation from the mean. The areas that have the highest ratio of building permits to households are the Ledges and north of KU Med. There appears to be some positive attributes in some of the census tracts with in the urban core and post-war suburbs.

Table #10: Building Permits Per 100 Households	
Description	Wyandotte
Mean	7.14
Median	5.68
Maximum	40.03
Standard Deviation	6.80

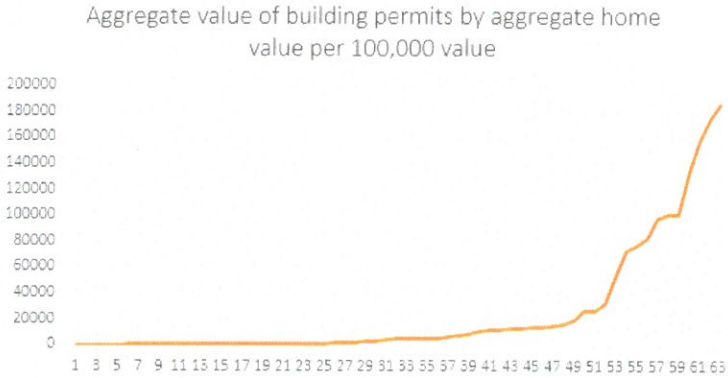


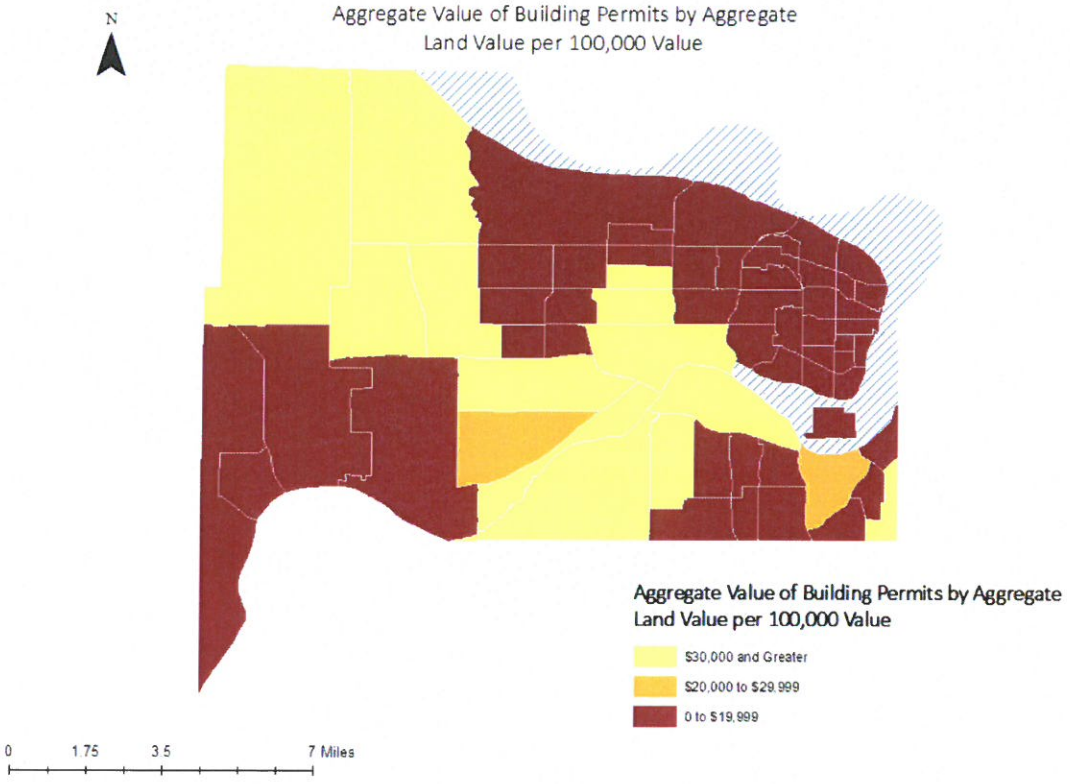


Aggregate Value of Building Permits by Aggregate Home Value per $100,000 Value

The aggregate value of building permits by aggregate home value per 100,000 value within census tracts of Wyandotte County suggests locations where people have been willing to invest in repairing existing properties and have seen average home values. From the data collected we can see that the 82 percent of those census tracts are within one (positive or negative) standard deviation from the mean. The highest areas are those areas west of I435 and north of I70 as well as the Rosedale/ KU Med area. There appears to be some positive attributes in some of the census tracts with in the urban core and post-war suburbs.

Table #11:Aggregate Value of Building Permits by Aggregate Home Value per 100,000 Value	
Description	Wyandotte
Mean	24,216.05
Median	4,430.16
Maximum	186,229.52
Standard Deviation	45,226.62

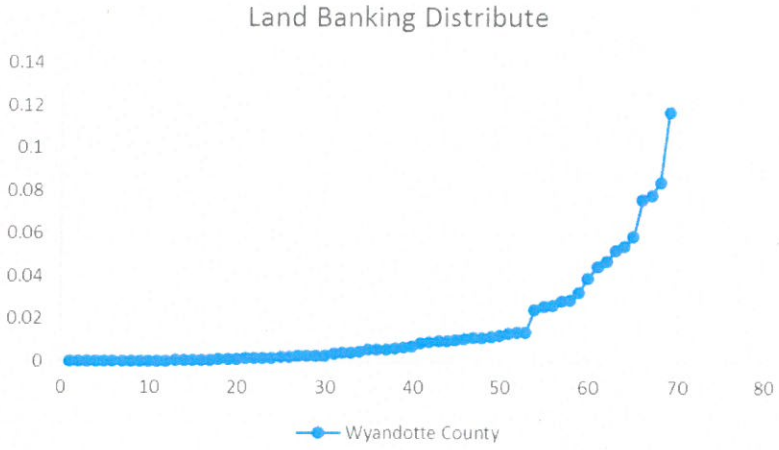


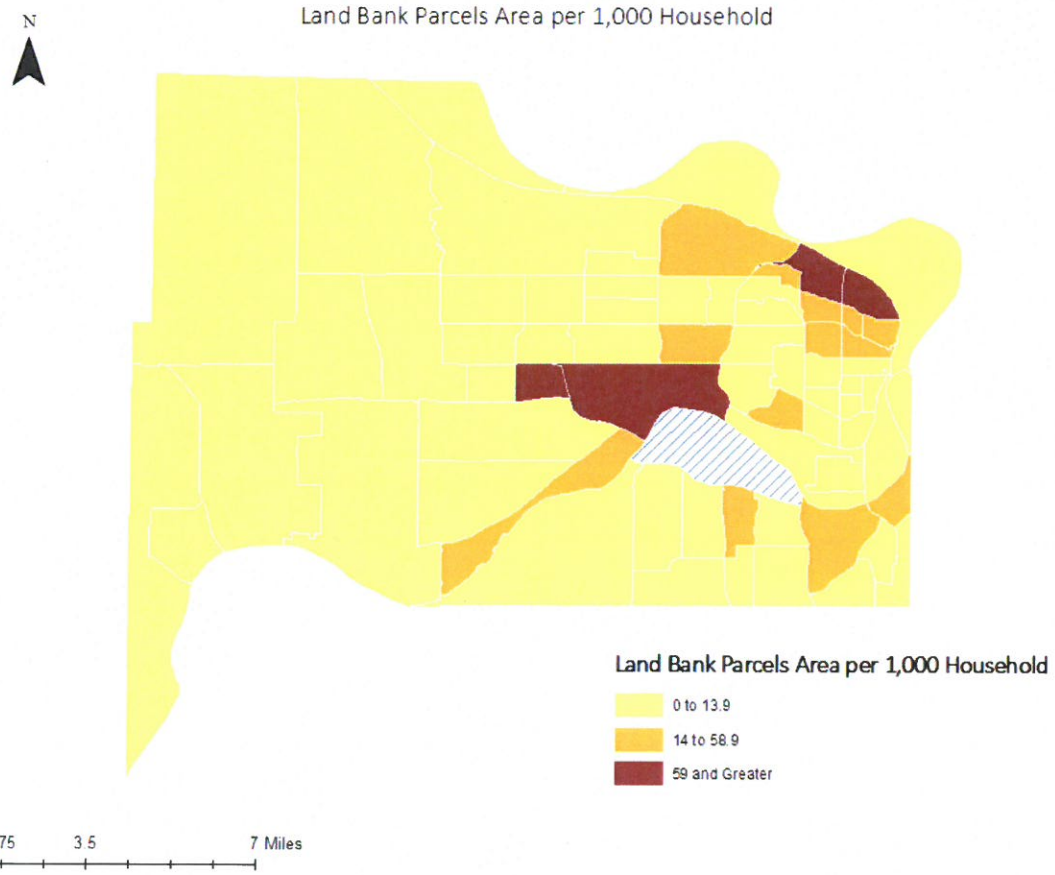


Land Bank Parcel Area per 1,000 Households

The table indicates that the mean of Land Banking per household in Wyandotte County is about 15 Acres per 1,000 households. The standard deviation of Land Banking per 1,000 households is about 24. The standard deviation is quite large that the Land Banking distribution in Wyandotte County spread out over a large range of values. Figure 1 ranks the Land Banking per household in census tracts from the lowest to the highest for Wyandotte County. When the Land Banking per household exceeds 20 Acres per 1,000 households, there is a dramatic change, which means that the threshold for Land Banking per household is about 20 Acres per 1,000 households. Therefore, the ideal census tracts would be the tracts with land bank pacel area per household less than 20 Acres per 1,000 household.

Table #12: Land Bank Area Per 100 Households	
	Wyandotte County
Mean	15.22
Median	5.23



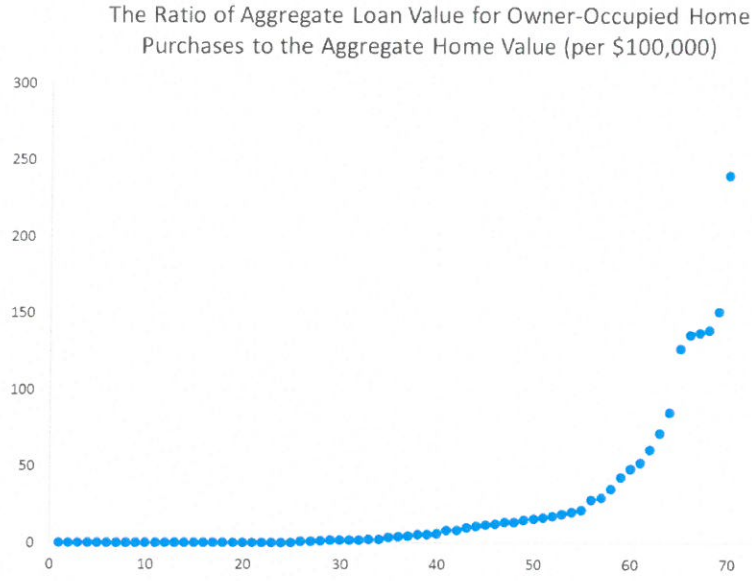


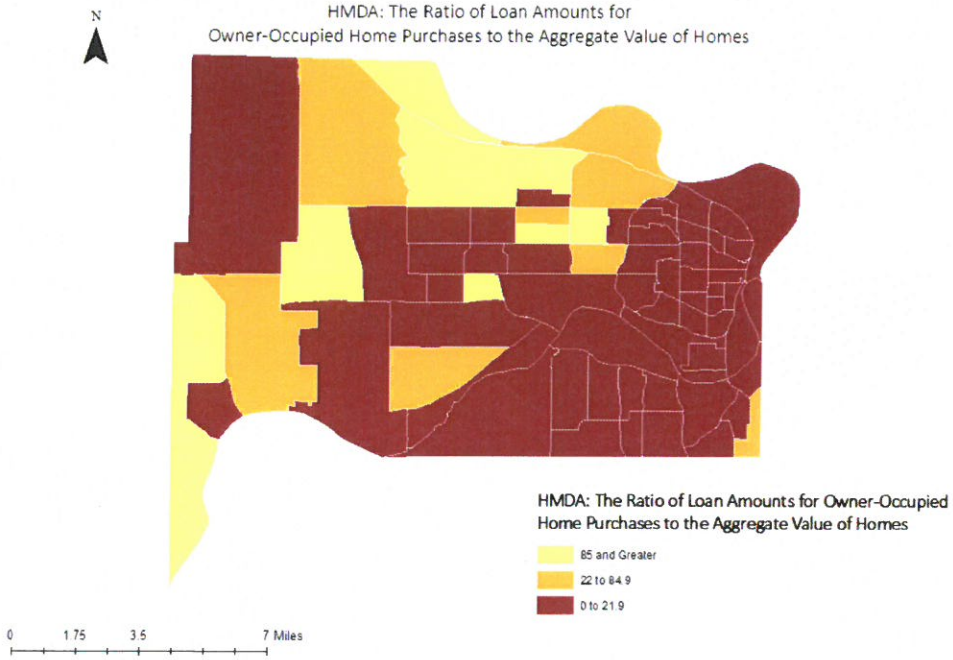
HMDA Data: The Ratio of the Total Loan Amounts for Purchase of Owner Occupied Homes to the Aggregate Value of Homes

This chart illustrates the ratio of the sum of loan amounts designated for owner occupied home purchases to the aggregate value of homes in each census tract. This ratio is an indicator of investor confidence in each the census tract. The chart of all the census tracts in Wyandotte County displays the ratios ranking from lowest to highest. The chart displays a trend that hovers near zero for 40 of the 70 census tracts, illustrating that for a majority of the tracts, there is low or no investor confidence. It may also be that banks are unwilling to lend because of low assessed home values in these tracts. The table below compares this measure of investor confidence in Wyandotte County with the Kansas City metropolitan area. Wyandotte County tracts typically have lower levels of investment than the tracts in the KC MSA. The map indicates that a majority of the census tracts have a low level of investor or lender confidence. A higher level of investor confidence is found in a few tracts in the northern sector of the county and the far southwest. The tracts identified as potential target areas were selected due to a threshold of a ratio of 8 to a ratio of 50. The threshold areas were selected due to natural breaks. This method was selected due to the distribution of the values and the breaks that occur between certain values.

Table #13:The Ratio of the Sums of Loan Amounts Designated for Owner Occupied Home Purchases to the Aggregate Value of Homes

	Wyandotte County	KC MSA
Mean	23.63	27.18
Median	4.00	8.57
Standard Deviation	45.72	60.61
Maximum	240.33	720.56





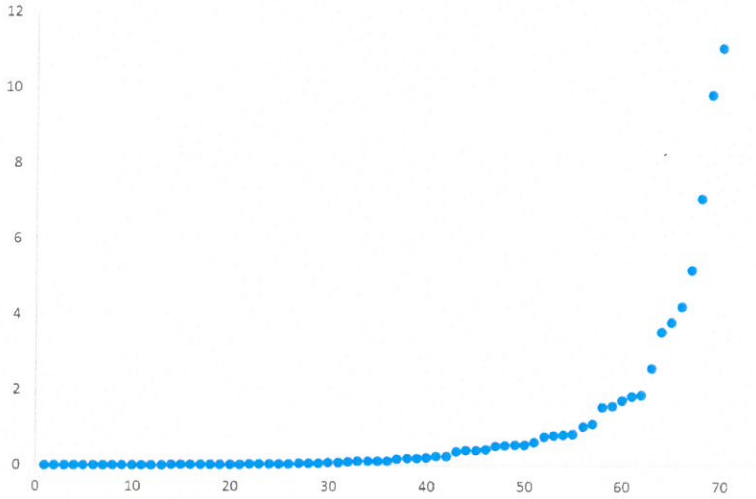
HMDA Data: The Ratio of the Total Loan Amounts for Renovation of Owner Occupied Home Renovations to the Aggregate Value of Homes

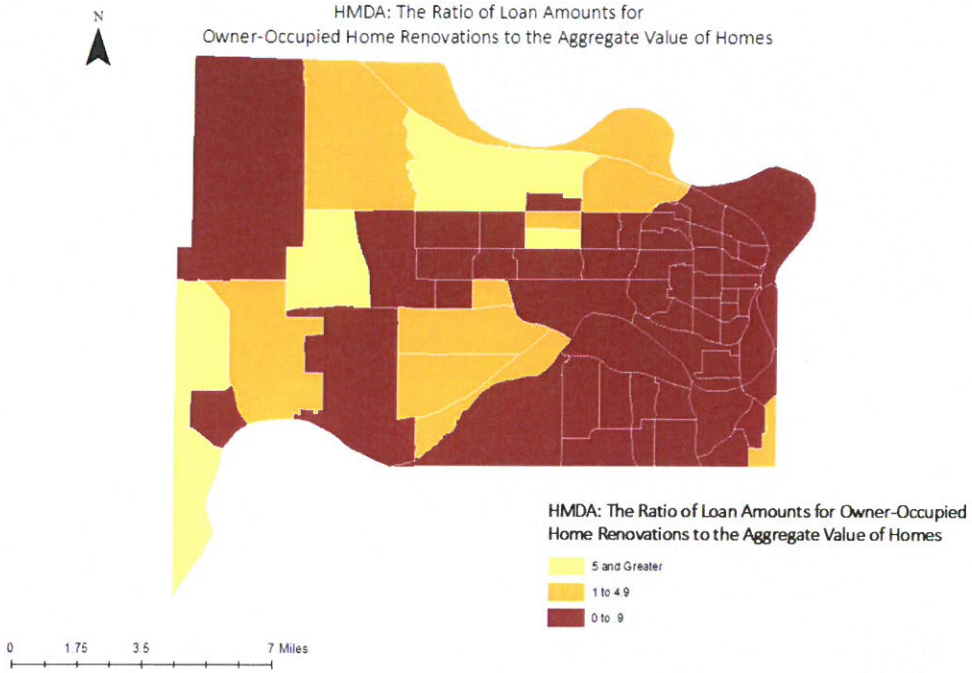
This chart illustrates the ratio of the sum of loan amounts designated for owner occupied home renovations to the aggregate value of homes in each census tract. This ratio is an indicator of investor confidence within the census tracts. The chart of all the census tracts in Wyandotte County displays the ratios ranking from lowest to highest. The chart displays a trend that hovers near zero for 40 of the 70 census tracts, illustrating that for most the tracts, there is low or no investor confidence or lender interest. The table below compares this measure of investor confidence in Wyandotte County to the KC MSA. Wyandotte County tracts typically have lower levels of investment than the tracts in the KC MSA. The map indicates that most the census tracts have a low level of investor confidence. A higher level of investor confidence is found with a few tracts in the northern sector of the county and the far southwest. The tracts identified as potential target areas were selected due to a threshold of a ratio of 1 to a ratio of 3. The threshold areas were selected due to natural breaks. This method was selected due to the distribution of the values and the breaks that occur between certain values.

Table #14:The Ratio of the Sums of Loan Amounts Designated for Owner Occupied Home Renovations to the Aggregate Value of Homes

	Wyandotte County	KC MSA
Mean	0.96	1.17
Median	0.11	0.29
Standard Deviation	2.10	2.95
Maximum	11.05	27.48

The Ratio of Aggregate Loan Value for Owner-Occupied Home Renovations to the Aggregate Home Value (per $100,000)

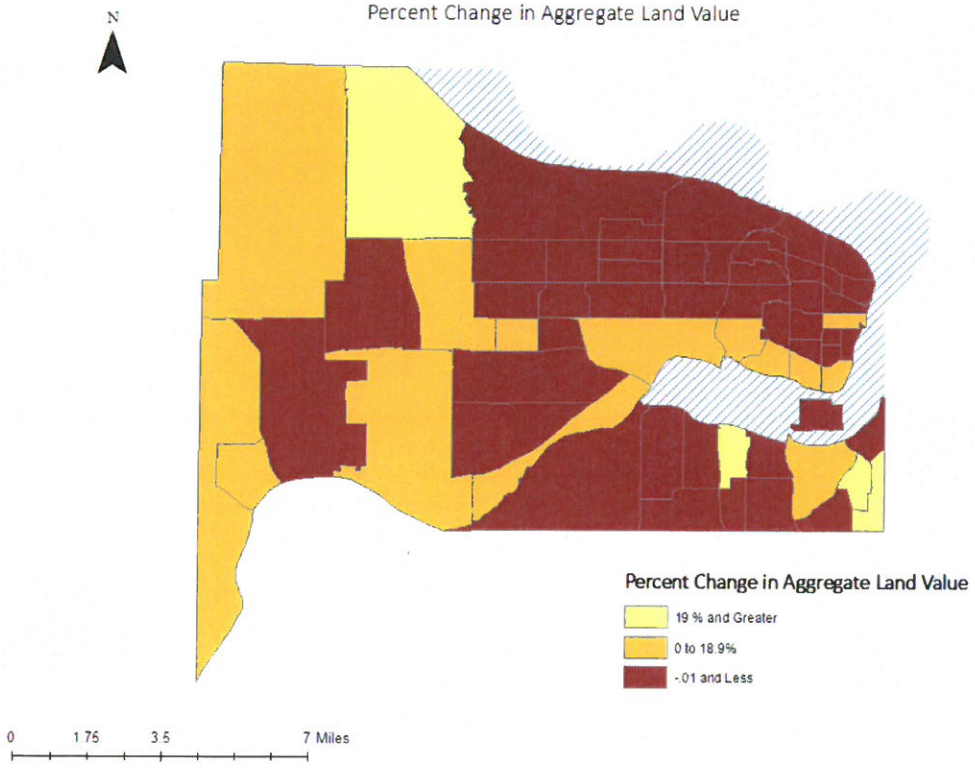




Percent Change Aggregate Land Value

The aggregate residential land value change 2009 to 2015 within census tracts of Wyandotte County suggests locations where people are willing to invest, based on growth in value. From the data collected we can see that the 80 percent of those census tracts are within one (positive or negative) standard deviation from the mean. The areas seeing the highest percent change were in the western part of the county as well as the southeast Rosedale area. Some census tracts in the urban core and post-war area of the county saw some positive movement but the vast majority saw a decline.

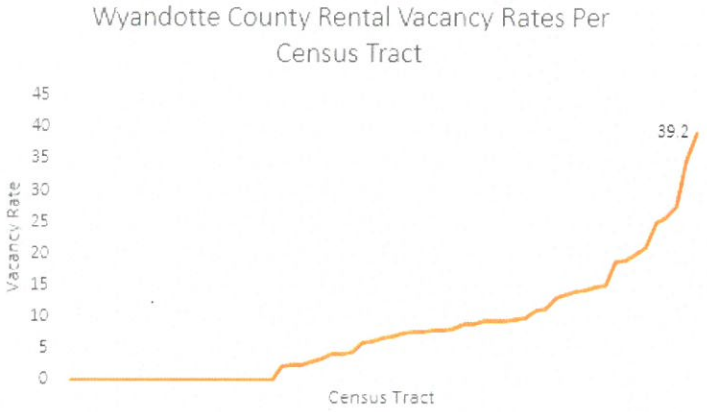
Table #15:Percent Change Aggregate Land Value	
Description	Wyandotte
Mean	-0.03
Median	-0.04
Maximum	0.59
Standard Deviation	0.15

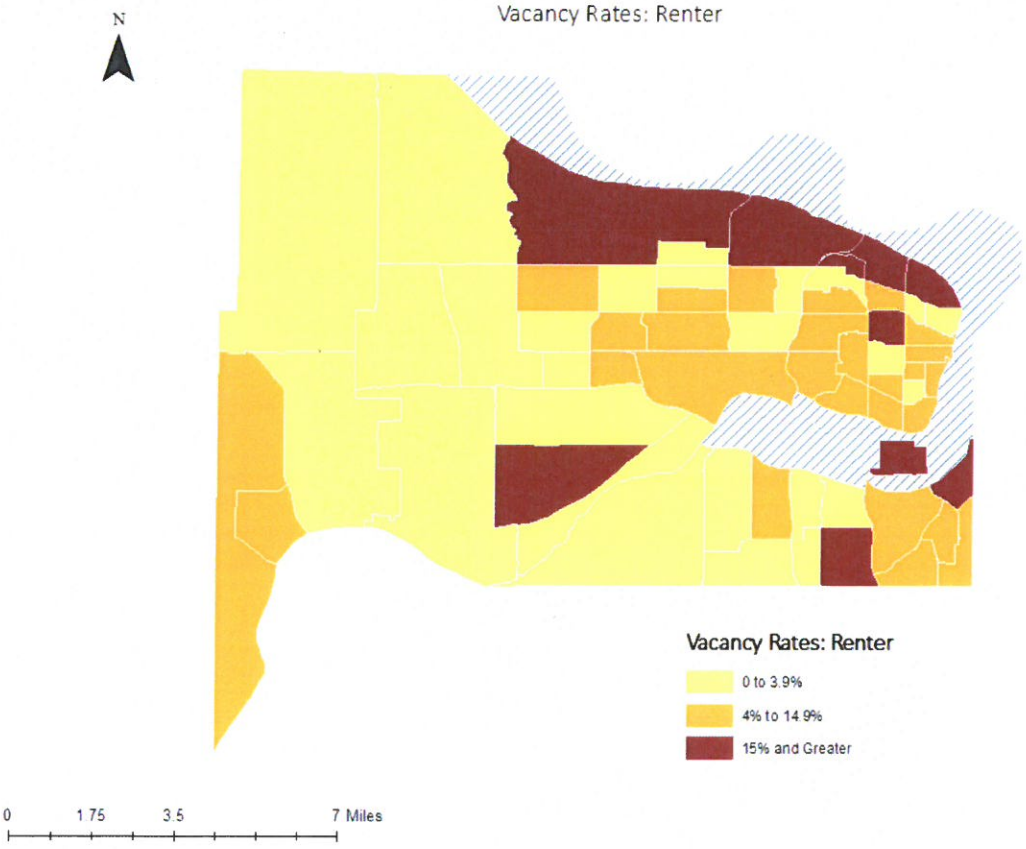


Vacancy Rates: Renter

Wyandotte County's average census tract rental housing vacancy rate is comparable with, but greater than, the Kansas City metropolitan area. The rental vacancy rate is the ratio of the number of vacant rental units for rent and rented but not occupied, divided by the total rental units. In Wyandotte County, the average rental vacancy rate is 8.0 percent, 1.1 percentage points higher than found in the tracts of the metropolitan area. When the data broken down into quintiles, based upon the tracts in the metropolitan area, we find that both medians are located in the middle third quintile. By using the tracts that fall within the third and fourth quintiles in our final index, we are able to determine which census tracts are best suited to improve with increased funding. There are nine tracts within the third quintile and 14 tracts within the fourth quintile, which have been selected to be considered for NRSA funding.

Table #16: Vacancy Rates: Rental Occupied		
	KC MSA	Wyandotte County
Average Rental Vacancy Rate	6.9	8.0
Median Rental Vacancy Rate	5.3	6.6

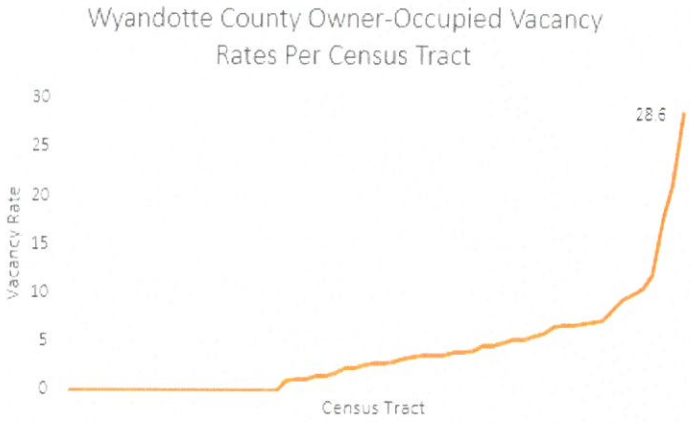


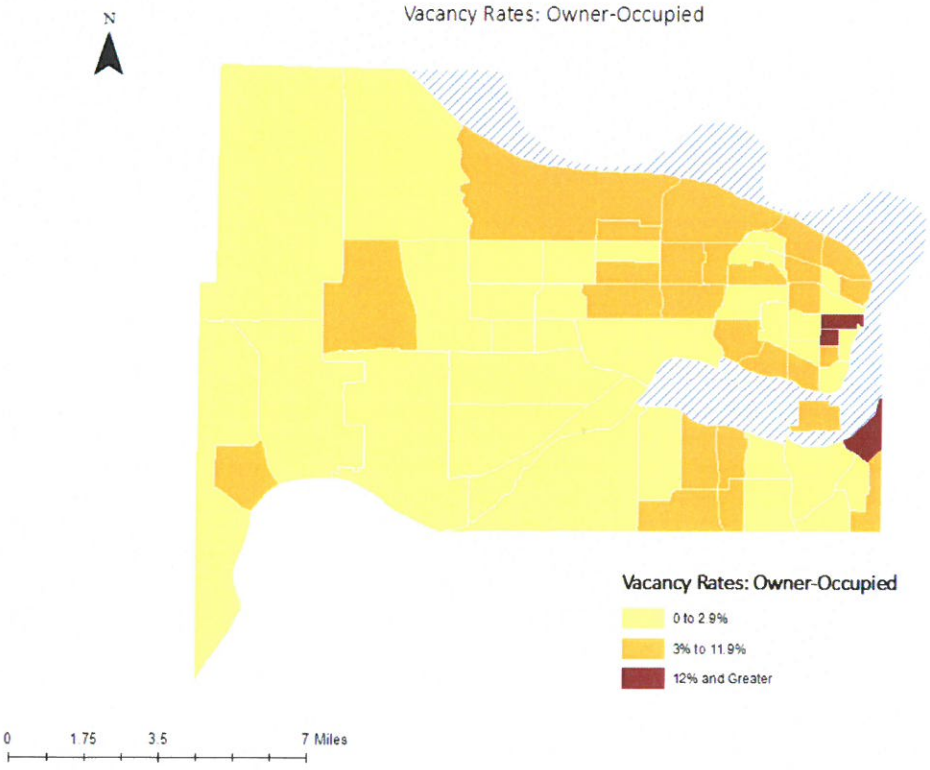


Vacancy Rates: Owner-Occupied

The Vacancy rates of owner-occupied housing in the tracts of Wyandotte County are also comparable with, but greater than, rates found among the tracts of the entire Kansas City metropolitan area. The owner-occupied vacancy rate is the average of the number of vacant owner-occupied units, for sale and sold but not occupied, divided by the total owner-occupied units. In Wyandotte County, the average tract owner-occupied vacancy rate is 3.9 percent, 1.2 percentage points higher than the rate for the metropolitan area. When the data is broken down into quintiles, based upon the tracts of the whole metropolitan area, we find that the metropolitan area's median is located in the middle third quintile, almost to the lower second, and the median for the tracts of Wyandotte County is located in the upper fourth quintile. Funding the tracts that fall within the fourth quintile could potentially lower Wyandotte's median owner-occupied vacancy rate, bringing it into the middle third quintile. There are 14 census tracts in the fourth quintile, which should be used in the final index to determine which census tracts are best suited to improve with Neighborhood Revitalization Strategy area funding.

Table #17: Vacancy Rates: Owner-Ocucpied		
	KC MSA	Wyandotte County
Average Owner-Occupied Vacancy Rate	2.7	3.9
Median Owner-Occupied Vacancy Rate	1.3	2.8

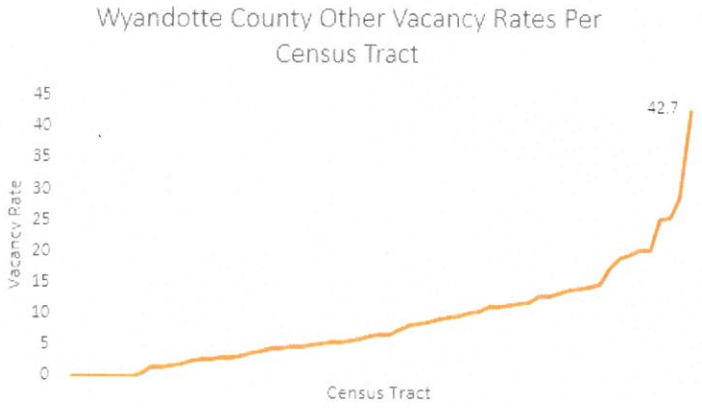


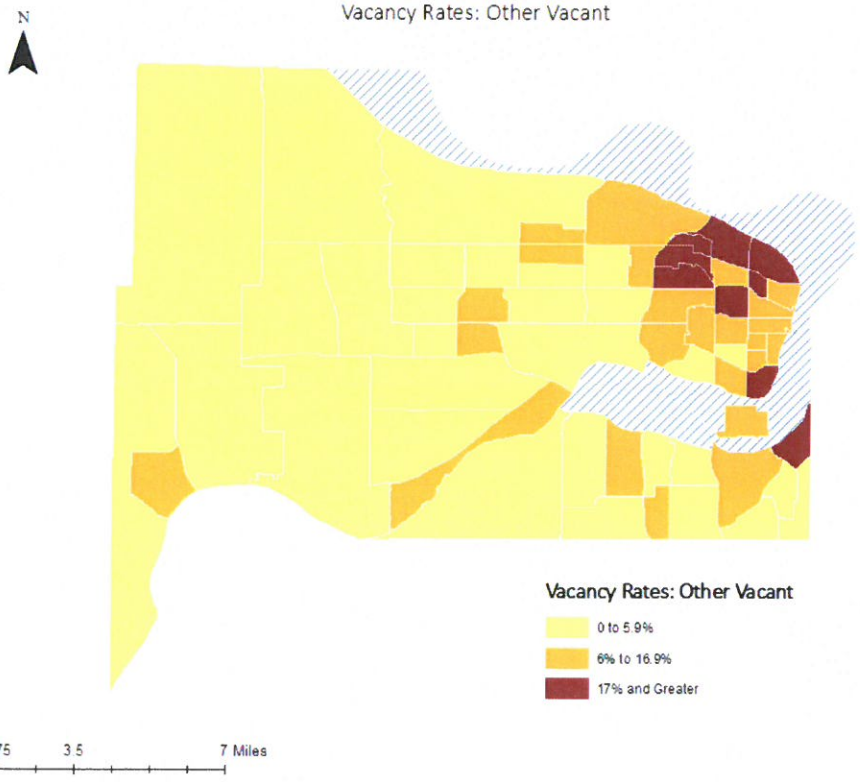


Vacancy Rates: Other Vacant

Wyandotte County's average census tract other housing vacancy rate is greater than the metropolitan. Other vacant describes homes or units that are vacant and not on the market. The other vacancy rate is probably the most important type of vacancy in helping determine the health of the neighborhoods, as these homes are a defining factor in blight and are associated with poverty. In Wyandotte County, the average other vacancy rate is 8.8 percent, 3.5 percentage points higher than the metropolitan area. When the data is broken down into quintiles, based upon the metropolitan's tracts, we find that the metropolitan's median is located in the middle third quintile, whereas Wyandotte County's tract median is located in the upper fourth quintile, nearing the fifth quintile with the highest vacancy rates. This indicates that the vacancy rates of other, off-market units is generally higher in Wyandotte County tracts. By using the quintiles, we are able to find the 14 Wyandotte County census tracts that fall in the fourth quintile and the five tracts that fall in the third quintile, but are greater than 2.7 percent. These tracts are best suited to improve with increased funding and have been selected to be considered for the NRSA funding.

Table #18: Vacancy Rates: Other Vacancy		
	KC MSA	Wyandotte County
Average Other Vacancy Rate	5.3	8.8
Median Other Vacancy Rate	2.5	6.5

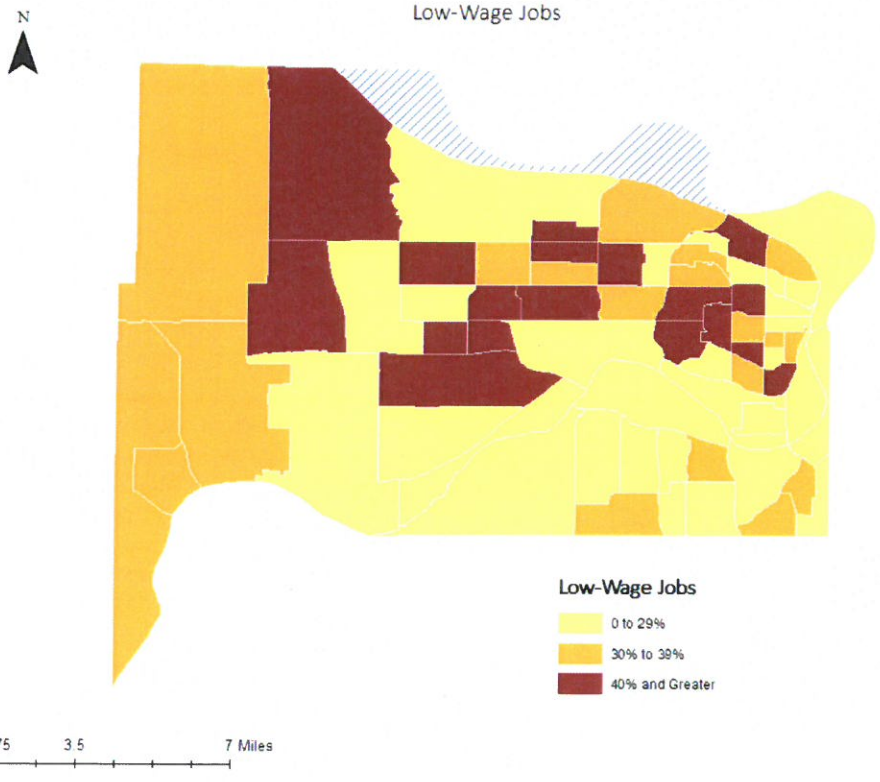




Low Wage Jobs

The proportion of the total number of jobs in a tract that are low wage jobs (number of jobs for workers earning less than $1250/ month) has been used as an indicator of the economic health of the tract. The percentage of low wage jobs in Wyandotte county is approximately the same as found in the Kansas City metropolitan area. The graph illustrates the percentage of low wage jobs from lowest to highest. It shows that there is a threshold where the percentage of low wage jobs increases significantly, after certain point. 55%. The map below shows the locations of the tracts with these low wage jobs.

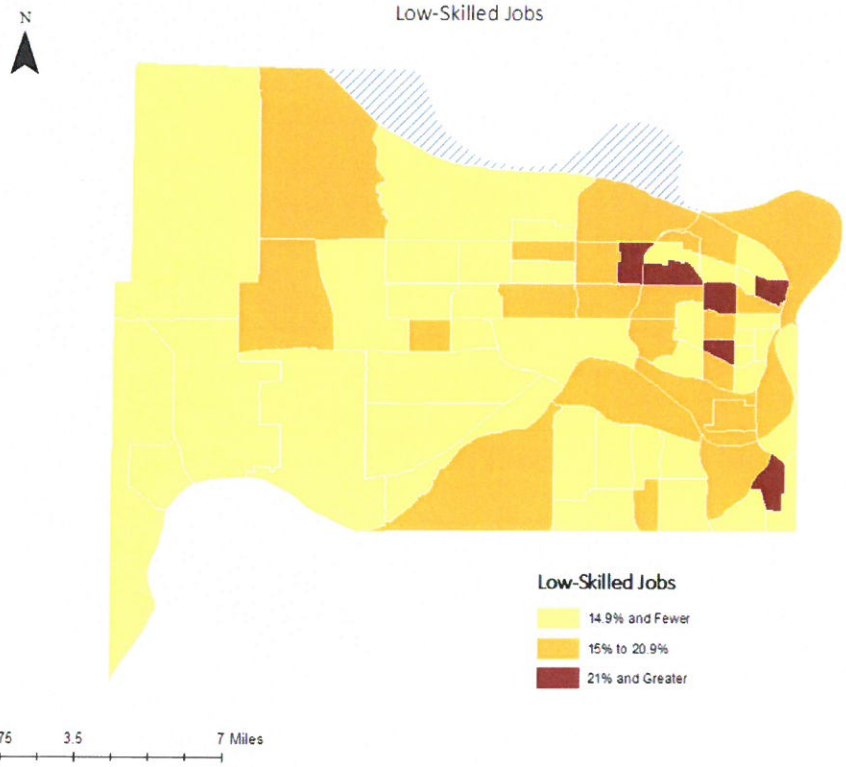
Table #19: Low Wage Jobs				
	Wyandotte	Percent	KC MSA	Percent
Below 5%	32	49%	282	57%
5%-15%	27	42%	180	37%
Above 15%	6	9%	31	6%
Total	65	100%	493	100%



Low Skilled Jobs

For comparison with the number of low wage jobs, the proportion of low skilled jobs (jobs for workers with educational attainment that is less than high school) is shown as well. Wyandotte County has a significantly higher percentage of low skilled jobs in each census tract than is found in the Kansas City metropolitan area. By comparing the proportions of low wage jobs to the proportions of low skilled jobs across the census tracts, the linear relationship of the two variable shows that there is no threshold effect due to the interrelationship of low wage and low skilled jobs. However, there is threshold in the distribution of low skilled jobs. [What is it?] The tract with the highest proportion of low skilled jobs in the metropolitan area is located in Wyandotte County. The highest low wage and low skilled jobs are both located near the downtown area. However, the low skilled jobs distribution shows no pattern of concentratration.

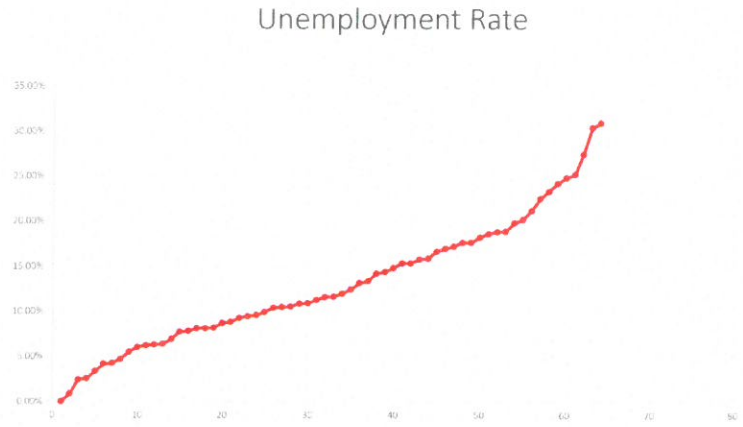
Table #20: Low Skilled Jobs				
	Wyandotte	Percent	KC MSA	Percent
Below 5%	32	49%	282	57%
5%-15%	27	42%	180	37%
Above 15%	6	9%	31	6%
Total	65	100%	493	100%

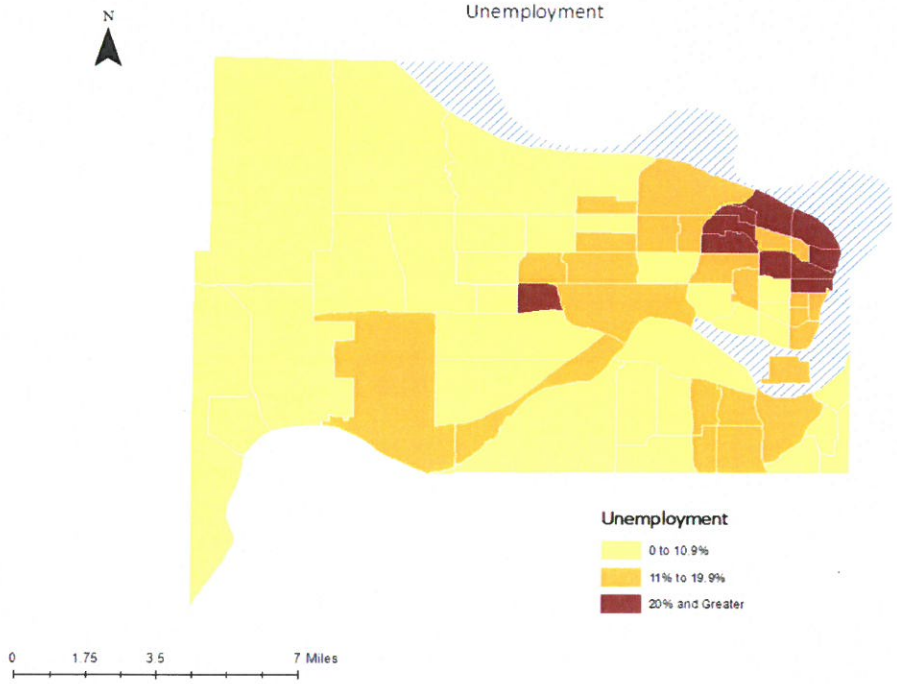


Unemployment

The table above shows the disparity of unemployment in the 8 counties of the Kansas City metropolitan area. It is not surprising that Johnson county, which is known as an affluent suburban community, has the lowest unemployment. Likewise, that Wyandotte County, which contains Kansas City, Kansas, has the highest. What may or may not be surprising is the range of unemployment between the lowest and highest census tracks in Johnson County. Indeed, the range of Johnson County is only surpassed by Wyandotte County and Jackson County (the county containing much of Kansas City, Missouri). Also interesting is the counties in Missouri that cluster around the highest unemployment levels. Wyandotte hass the highest overall levels. If we just consider counties in Kansas, the unemployment in Wyandotte County is nearly double its statistical and geographic neighbor Leavenworth County. Wyandotte County is also one of only two counties in which the county average is higher than the metropolitan average. This indicates there are relatively few census tracts that have such a high unemployment rate that they bring the county's average down. In Wyandotte County, unemployment starts to increase significantly when it reaches 20%. Therefore, 20% could be considered a threshold.

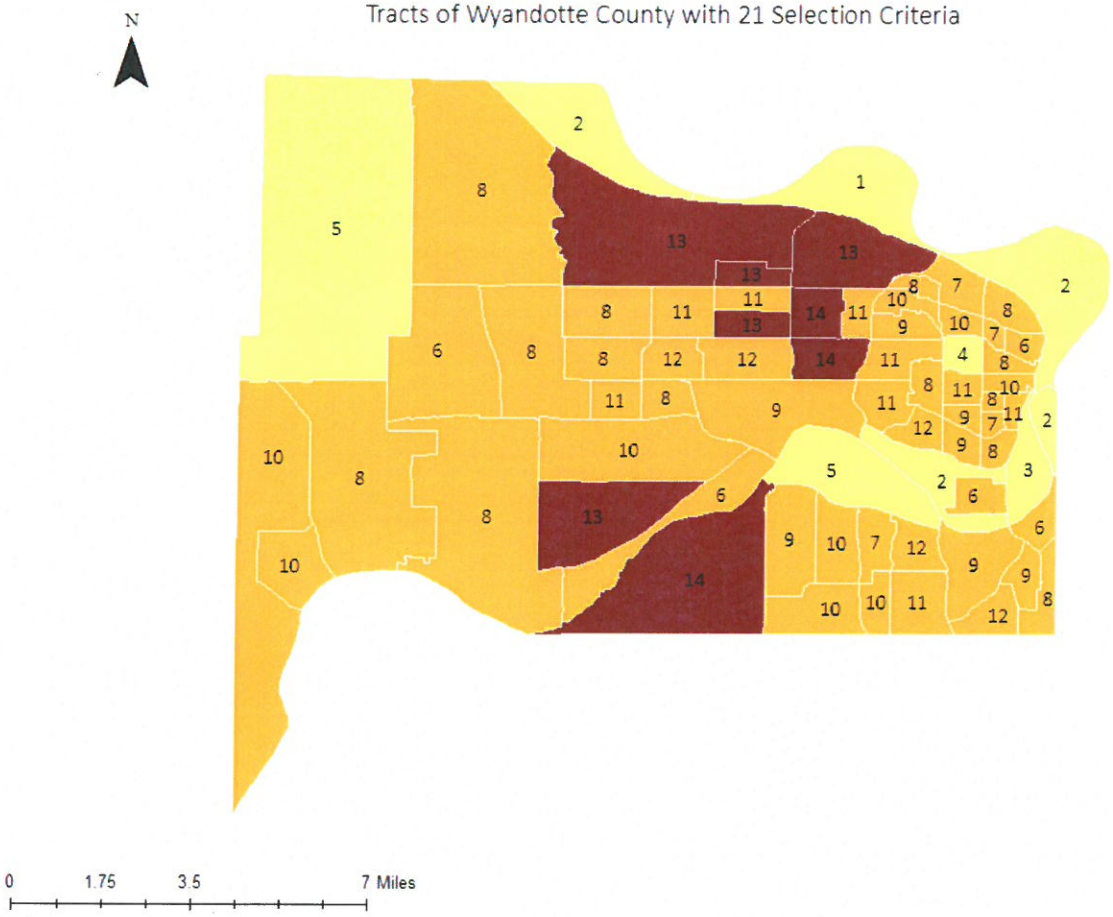
Table #21: Unemployment		
	KC MSA	Wyandotte
Mean	6.5%	11.2%
Median	6.1%	11.7%
Maximum	32.9%	30.9%
Standard Deviation	5.5%	7.2%





Findings

The findings look at the variables gathered to determine different criteria that affect the stability of a neighborhood. The research methodology consisted of a scoring matrix for all census tracts in Kansas City, Kansas along one axis and with the indicator variables along the other axis. Using the thresholds from the analysis, a specific range was created. This range was created to give the ideal range within which a tract is expected to be found to be considered a candidate for NRSA funds. An individual tract could fall in the desirable range or outside of it in either direction, above or below in terms of the value of the indicator variable.



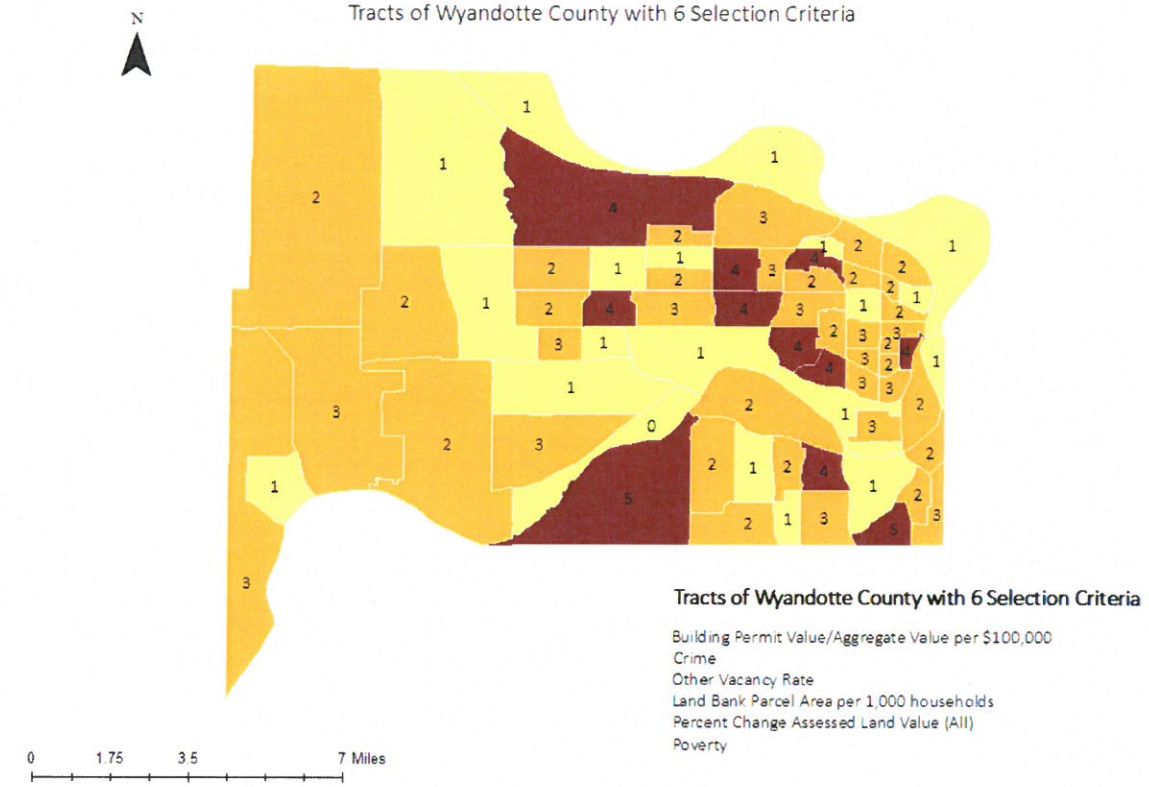
Findings A:

This findings indicates the scoring matrix from all the variables in the analysis section. Of a possible score of 21, the highest score achieved was 16. This implies that those areas with the highest scoring matrix are the best candidates for NRSA funds. The thresholds used in this finding were determined by looking at the metro area median values of each variable and going one standard deviation above and below to get the target thresholds for the scoring matrix.

Census Tracts Best Preformers	
440.03	443.03
438.02	443.01
439.03	445
444	446.01

Using the Kansas City Mero area has a guide, it was determined that these variables all contributed to socio-economic factors in the investor confidence of a neighborhood. For example, those neighborhoods through the metro with high indicators such as female-headed household, low wage jobs and low skill jobs, show a decrease in investor confidence. This factors were translated into the Kansas City, Kansas area using the metro thresholds to determine the findings scoring matrix. The eight census tracts with high scores were all in the post-war suburbs of the city.

In academic literature there are key socio-economic factors that weigh more heavily in determining investor confidence in a specific area. Much of the variables gathered, however important for the overall analysis, do not contribute as much in the way of investor confidence. The findings below extracted 6 key variables from the original list of 21 that, through academic research, show the greatest contribution to investor confidence.



Finding B:

These findings indicate the scoring matrix of the 6 variables determined to have the most influence on investor confidence. Of a possible score of 6, the highest score achieved was 5. This implies that those areas with the highest scoring matrix are the best candidates for NRSA funds. The thresholds were determined by a mix of metro area median values of each variable and academic literature based on neighborhood viability.

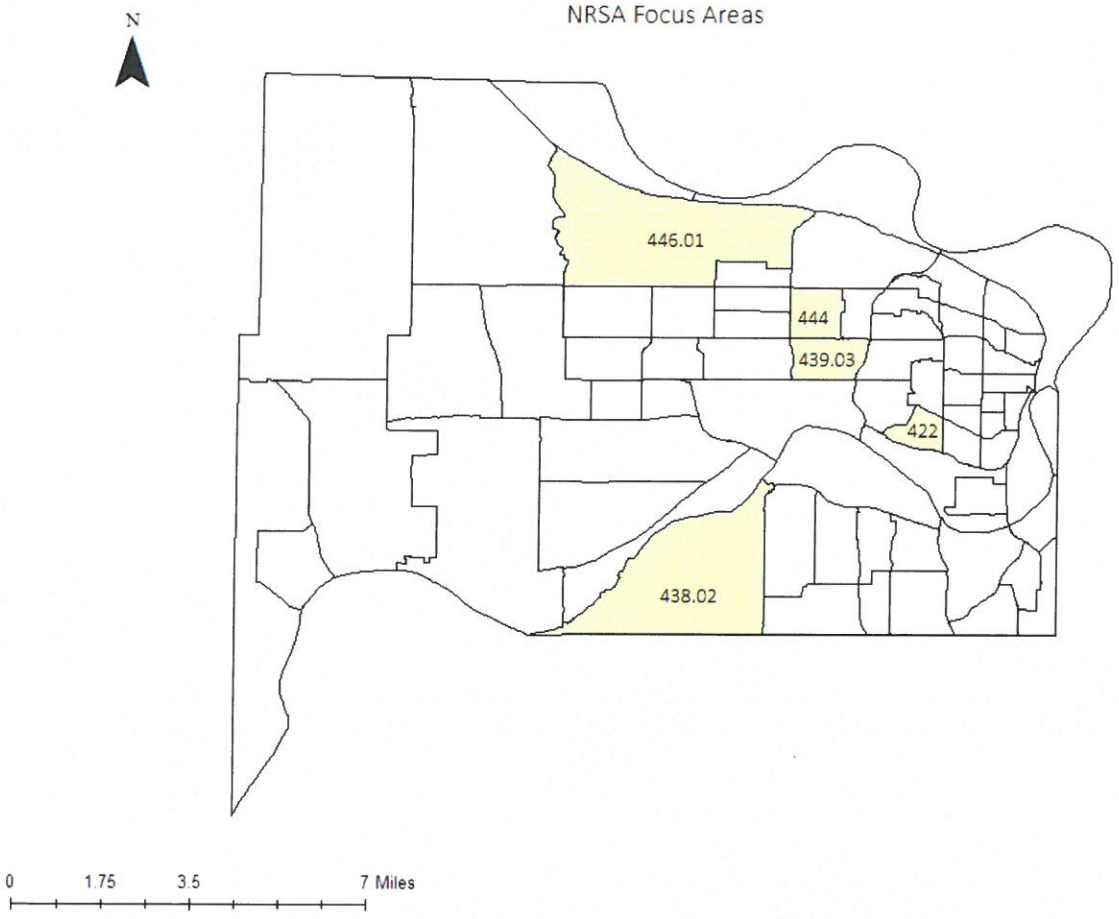
Historically crime and poverty play a major role in the strength of a neighborhood. Any census tract in Kansas City, Kansas that has poverty between 15 percent and 30 percent have been pinpointed as areas of growth, as well as census tracts with a crime rates per 100 households of less than 10, as possible areas of opportunity, that would see a benefit for an influx of CDGB Dollars. Academic literature explains that key investor confidence indictors rely on property value as a major contributor to neighborhood strength. Knowing this, it was determined that, percent change in assessed land value and the ratio of building permit value to assessed value play a defining role in the best location of NRSA fund allocation. A threshold was indicated if there was no change to a decrease of 7 percent in change in assessed land variable. Those census tracts that have greater than 0 to less than $4,000 worth of building permit value to assessed land value are significant census tracts for NRSA funds. The final two variables were chosen based on market factors pre and post 2007 recession. The ideal census tract has less than 20 acres of land bank parcel area per 1,000 households as well as other vacancy in a census tract has a threshold of between 2.8 percent to 7.8 percent of total housing unit.

Census Tracts Best Preformers	
446.01	415
441.04	422
444	400.02
439.03	438.02
404	428
433.01	

Conclusion and Recommendations

From the findings it can be determined that there are five key areas that the NRSA should focus on to infuse CDBG Dollars in to the neighborhood. Through our analysis of the 21 variables and two resulting thresholds, we were able to determine five census tracts that would be most positively receptive to increased funding through the Neighborhood Revitalization Strategy Area grant funding. These five census tracts are 422, 438.02, 439.03, 444, and 446.01. All five of these tracts scored high in both thresholds. The table below shows the variable data for each of the census tracts and the map shows their location within the city. This can be used for further analysis in Wyandotte County's NRSA grant application.

Variables used in Threshold 1 followed by remaining in Threshold 2	Selected Census Tracts				
	422	438.02	439.03	444	446.01
Building Permit Valuation per $100,000 to Aggregate Value	$59.75	$100,546.88	$18,441.82	$4,530.89	$14,112.78
Crime	62.2	45.8	65.6	56.1	52.4
Other Vacancy Rate	4.6%	11.4%	1.8%	4.3%	8.4%
Land Bank Parcels Area per 1,000 Households	28.9	0	26.2	2.7	4.3
Percent Change of Assessed Land Value (All)	0.01	-0.03	-0.04	-0.05	-0.02
Poverty	26.7%	16.1%	23.3%	22.2%	11.0%
Population by Race: Black Non-Hispanic	3.9%	0%	22.9%	38.7%	14.8%
Population by Ethnicity: Hispanic	64.6%	9.5%	21.8%	11.7%	6.5%
Percentage of College Graduates	12.3%	26.4%	16.7%	21.3%	29.2%
Percentage of High school Dropouts	43.4%	12.3%	22.5%	25.5%	13.1%
Change in Percent Rental Tenure	7%	5%	5%	14%	4%
Percent Female-Headed Households	8.0%	6.4%	23.9%	23.9%	15.8%
Building Permits per Tract	19	42	45	41	41
Building Permits per 100 Households	3.5	7.9	4.4	3.8	4.2
Ratio of Loan Amounts for Owner Occupied Home Purchases to the Aggregate Value of Homes	0.1	12.5	35.7	139.0	240.3
Ratio of Loan Amounts for Owner Occupied Home Renovations to the Aggregate Value of Homes	0.0	0.2	0.5	0.5	11.0
Renter Vacancy Rate	2.2%	0%	0%	9.6%	4.0%
Owner-Occupied Vacancy Rate	0%	0%	0%	1.4%	5.3%
Percentage of Low Wage Jobs	27.7%	17.9%	37.7%	50.0%	28.4%
Percentage of Low Skilled Jobs	14.5%	18.1%	19.4%	16.7%	14.36%
Unemployment Rate	6.2%	10.5%	10.4%	17.2%	7.7%


N
NRSA Focus Areas
446.01
444
439.03
422
438.02
0
1.75
3.5
7 Miles

Staff Request for Commission Action

Tracking No. 171106

Full Commission Meeting Date: 5/11/17
Committee: Neighborhood & Community Development

Date of Standing Committee Action: 5/1/17
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
05/04/2017	Ryan Haga	x5075	rhaga@wycokck.org	Legal

Item Description:

An ordinance amending and updating Sections 32-356, 32-358, 32-359, 32-362, 32-365 and 19-162 regarding the Tree Board's duties, trees allowed in the public right-of-way, and insurance requirements for tree trimmers.

Action Requested:
Approve ordinance

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List:
Tree Ord

Published_____

ORDINANCE NO. _____

An ordinance relating to the protection of trees in public rights-of-way; prohibition of certain trees in public right-of-way; the establishment of a Tree Board; and tree trimmer insurance requirements, amending Sections 32-356, 32-358, 32-359, 32-362, 32-365 and 19-162.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. That the following Sections are hereby amended to read as follows:

Sec. 32-356

a. The Tree Board shall study, investigate, and develop a comprehensive written plan for the care, preservation, pruning, planting, replanting, and removal or disposition of Street Trees. ~~The Tree Board shall recommend such written plan to the Director of Parks, who shall submit a final plan for consideration by the Board of Commissioners.~~

b. Each year the Tree Board shall make recommendations to the Director of Parks for the next year's forestry plan of work. After receiving such recommendations from the Tree Board, the Director of Parks shall submit his final annual forestry plan of work for approval by the County Administrator.

~~c. The Tree Board shall promote and supervise the establishment of a tree inventory for Street Trees. The inventory shall be updated with the results of ground inspections every 3 years.~~

d. The Tree Board shall investigate and make recommendations upon any matter referred to it by the Director of Parks or the Board of Commissioners.

e. The Tree Board shall undertake an annual public Arbor Day planting activity or celebration and shall develop and distribute tree care information to local residents.

Sec. 32-358 Permitted and Prohibited Street Tree Species

~~PERMITTED SMALL TREES~~ ~~(usually under 25 feet at maturity~~
~~1. ADD tataricum~~ **~~(Amur Maple)~~**
~~2. Cercis ssp~~ **~~(Eastern and Oklahoma Redbud)~~**
~~3. Syringa raticulata~~ **~~(Japanese Tree Lilac)~~**

PERMITTED MEDIUM TREES (usually 25-40 feet at maturity)
1. Carpinus betulus (**European Hornbeam)** 2. Cornus ssp (**Dogwood)** 3. Koelreuteria paniculata **(Golden Raintree)** 4. Muehlbergil **(Chinkappin Oak)**
PERMITTED LARGE TREES (usually 40 feet or larger at maturity)
1. Acer plantanoides **(Norway Maple)** Rubrum **(Red Maple)** Saccharum **(Sugar Maple)** 2. Betula nigra **(River Birch**- single stem only) 3. Celtis spp. **(Hackberry)** 4. Fraxinus Americana **(White Ash)** 5. Ginkgo biloba **(Ginko)** **6.** Gleditsia triacanthox inermits **(Thornless Honeylocust)** 7. Quercus alba **(White Oak)** Acutissima **(Sawtooth Oak)** Imbricaria **(Shingle Oak)** Macrocarpa **(Bur Oak)** Muehlenbergli **(Chinkapin Oak)** Robur **(English Oak)** Rubra **(Red Oak)** 8. Taxodium distichum **(Bald Cypress)** 9. Tilia cordata **(Littleleaf Linden)** 10. Tomentosa **(Silver Linden)** Americana **(American Linden)** 11. Ulmus parvifolio **(Lacebark Elm)**

a. A list of permitted street trees may be obtained from the Unified Government's Parks & Recreation Department.

b. Prohibited Street Trees

The following is a list of tree species that are prohibited as Street Trees:

Prohibited Street Trees
1. Abies spp **(Fir)** 2. Acer saccharinum **(Silver Maple)** 3. Albizia julibrissin **(Mimosa)** 4. Diospyros virginiana **(Persimmon)** 5. Elaeagnus angustifolio **(Russian Olive)** 6. Frasxinus pennsylvanica **(Green Ash)** 7. Maclura pomifera **(Osage Orange** fruited/thorned varieties)

~~8. Morus spp **(Mulberry)**~~
~~9. Picea spp **(Spruce)**~~
~~10. Pinus spp **(Pine)**~~
~~11. Platanus acerifolia **(London Plane Tree)**~~
~~12. Occidenialis **(Sycamore)**~~
~~13. Populus spp **(Cottonwood)**~~
~~14. Purus calleryana "Bradford" **(Bradford Pear)**~~
~~15. Ulmus spp (**Elms except for Ulmus parvifolia and Ulmus Americana)**~~
~~16. Ailanthus altimssima **(Tree of Heaven)**~~
~~17. Acer negundo **(Boxelder)**~~
~~18. Salix spp **(Willow)**~~
~~19. **Edible Fruit Trees**~~

b. A list of prohibited street trees can be obtained from the Unified Government's Parks & Recreation Department.

c. Species Not Listed Elsewhere in this Section.

(1) No person shall plant as a Street Tree any species not listed in this section or authorized in any regulations adopted by the Director of Parks unless prior written authorization of the Director of Parks is obtained.

(2) The Director of Parks is authorized to adopt regulations providing procedures and criteria for the approval of the planting of other species not listed elsewhere in this section. The regulations may authorize, without specific written permission of the Director of Parks, the planting of certain trees under specified conditions.

Sec. 32-359 Street Tree Spacing.

No Street Tree may be planted closer to another tree than the following: Small Trees 15 feet; Medium Trees ~~25~~ **35** feet; and Large Trees ~~35~~ **50** feet.

Sec. 32-362 Planting of Trees Near Overhead Utility Wires.

No Street Tree ~~other than those species classified as Small Trees as defined in this ordinance~~ may be planted or allowed to grow under, or within ~~10~~ 22 feet of any overhead utility wire. ~~No tree of the following species shall be planted or allowed to grow under or within 30 lateral feet of any overhead utility wire: (1) acer saccharinum (Silver Maple), (2) Fraxinus pennsylvanica (Green Ash), Populus spp. (Cottonwood), or (4) Platanus spp. (Sycamore and London Plantree).~~

Sec. 32-365 Right of the Unified Government To Plant, Maintain, or Remove Trees and the Right of the Board of Public Utilities to Prune or Remove Trees in the Public Rights-of Way.

a. The Unified Government shall have the right to plant, prune, and maintain Street Trees.

b. The Unified Government may remove or cause to be removed any Street Trees which are:

1. In an unsafe condition; or
2. Injurious to sewers, electric power lines, gas lines, water lines, or other public improvements.
3. **Infected with an insect or disease that can cause wide-spread death of trees within the community.**

c. The Board of Public Utilities may prune or remove Street Trees which present a hazard to electric power lines or water lines.

d. This section does not prohibit the planting of Street Trees by owners of property abutting the Public Rights-of-Way, provided that the selection and location of trees conforms to the requirements of this ordinance and any applicable regulations.

Sec. 19-162. - Insurance.

No tree trimmer's license shall hereafter be issued until the applicant has filed with the license administrator a certificate of a liability insurance policy covering all operations of the applicant. The policy shall be in the sum of at least ~~$50,000.00~~ $1,000,000 for injury or damage to persons and ~~$50,000.00~~ $500,000 for injury or damage to property. The certificate must be approved by the city legal department.

PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,

THIS _____ DAY OF _____, 2017.

_____
Mark Holland, Mayor/CEO

Attest:

_____
Unified Government Clerk

Approved As To Form:

_____
Ryan Haga, Assistant Counsel

Staff Request for Commission Action

Tracking No. 171127

Full Commission Meeting Date: 5/11/17
Committee: Economic Development & Finance

Date of Standing Committee Action: 5/1/2017
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
05/03/2017	Jon Stephens	x5749	jstephens@wycokck.org	Economic Development

Item Description:

A resolution to set a public hearing to consider amendment to the Metropolitan Redevelopment District and the creation of a community improvement district (CID) for Argentine Fast Food Shops proposal. The $3.3M project proposes to use federal grant funds, TIF, CID and urban gap fund incentives to help finance the project costs.

The project is being proposed by Argentine Betterment Corporation in partnership with Ferguson Properties as the developer.

Action Requested:
Advance public hearing resolution to full commission on May 11, 2017

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List:
Resolution, Summary, ANDA Letter, UG Funding Agreement, PowerPoint

(Published in ***The Wyandotte Echo*** on _____, 2017)

RESOLUTION NO. R-____-17

A RESOLUTION CALLING AND PROVIDING FOR NOTICE OF A PUBLIC HEARING ON THE ADVISABILITY OF ADDING AREA TO THE METROPOLITAN AVENUE REDEVELOPMENT DISTRICT IN THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS PURSUANT TO K.S.A. 12-1770 *ET SEQ.*

WHEREAS, pursuant to K.S.A. 12-1770 *et seq.,* as amended (the "Act"), the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") is authorized to assist in the development and redevelopment of eligible areas within the Unified Government in order to promote, stimulate and develop the general and economic welfare of the State of Kansas and its communities; and

WHEREAS, the Unified Government previously established a redevelopment district commonly referred to as the Metropolitan Avenue Redevelopment District ("the "Redevelopment District"), generally described as an area bounded by Metropolitan Avenue on the South, S. 24th Street on the West, railroad tracks on the North, and 18th Street Expressway on the East, pursuant to the Act and Ordinance No. O-51-11 of the Unified Government; and

WHEREAS, the Unified Government hereby finds and determines it is desirable to modify the boundaries of the Redevelopment District by adding area to the Redevelopment District to further promote, stimulate and develop the general and economic welfare of the Unified Government; and

WHEREAS, the Act authorizes the Unified Government to add areas to the Redevelopment District subject to the same procedures for public notice and hearing as is required for the establishment of a redevelopment district; and

WHEREAS, the Unified Government intends to set a date for a public hearing for the purpose of considering modifying the boundaries of the Redevelopment District by adding area to the Redevelopment District in accordance with the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT:

Section 1. Public Hearing. It is hereby authorized, ordered, and directed that the Unified Government Board of Commissioners shall hold a public hearing on June 15, 2017 at 7:00 PM, or as soon thereafter as the matter can be heard, in the Commission Chambers, lobby level of the Municipal Office Building located at 701 North 7th Street, Kansas City, Kansas 66101, to hear comments and consider findings necessary to modify the boundaries of the Redevelopment District, pursuant to the Act, notice of which is hereby given.

Section 2. Description and Map. The proposed boundaries of the modified Redevelopment District are described in **Exhibit A** attached hereto and incorporated herein by reference. A map depicting the proposed boundaries of the modified Redevelopment District is attached hereto as **Exhibit B** and incorporated herein by reference. A description and map of the proposed modified Redevelopment District is available for public inspection in the Unified Government Clerk's office located in Suite 323 on the third floor of the Municipal Office Building from 8:00 am to 5:00 pm, Monday through Friday.

Section 3. Redevelopment District Plan. A description of the proposed district plan for the modified Redevelopment District which identifies all of the project areas and describes in a general manner all of the buildings, facilities and improvements that are proposed to be constructed or improved in each project area is attached hereto as **Exhibit C** and incorporated herein by reference (the "District Plan").

Section 4. Findings. The Unified Government is considering findings necessary for the modification of the boundaries of the Redevelopment District, and will consider such findings at the public hearing, pursuant to the Act.

Section 5. Notices. The Unified Government Clerk is hereby authorized and directed to publish this Resolution once in the official city newspaper not less than one (1) week or more than two (2) weeks preceding June 15, 2017, the date set for the public hearing. The Clerk is authorized and directed to mail a copy of this Resolution via certified mail, return receipt requested to the Unified Government Board of Commissioners; the Kansas City, Kansas Unified School District #500 Board of Education as the school district levying taxes on property within the proposed modified Redevelopment District; and to each owner and occupant of land within the project areas of the proposed modified Redevelopment District not more than ten (10) days following the date of the adoption of this Resolution.

Section 6. Further Action. The Mayor/CEO, County Administrator, and other officers, agents, and employees of the Unified Government are hereby further authorized and directed to take such further action as may be appropriate or desirable to accomplish the purpose of this Resolution.

Section 7. Effective Date. This Resolution shall be effective upon its adoption by the Unified Government Board of Commissioners.

ADOPTED BY THE UNIFIED GOVERNMENT BOARD OF COMMISSIONERS THIS 11th DAY OF MAY, 2017.

_____
UNIFIED GOVERNMENT CLERK

Approved as to form:_____

EXHIBIT A

Legal Description of Proposed Redevelopment District

Lot 1, ARGENTINE INDUSTRIAL PARK, a subdivision of land in the City of Kansas City, County of Wyandotte, State of Kansas;

and

Lots 1, 2 and 3, and Tract A, HODG SUBDIVISION, a replat of Lot 2, Argentine Industrial Park, a subdivision of land in the City of Kansas City, County of Wyandotte, State of Kansas;

and

All of Block 24, Ewing's Addition to Argentine, Kansas, now in and a part of Kansas City, Kansas, situated in the Northeast Quarter of Section 29, Township 11 South, Range 25 East of the 6th P.M., Wyandotte County, Kansas, lying West of a line located 100.00 feet West of and parallel with the centerline of the 18th Street Expressway as depicted on Kansas Turnpike Authority plans for the 18th Street Expressway Project 2 and described as follows: BEGINNING at the Northwest corner of said Block 24; FIRST COURSE, thence South 00 degree 00 minutes 00 seconds West, 432.00 feet along the West line of said Block to the Southwest corner of said Block; SECOND COURSE, thence North 89 degrees 51 minutes 00 seconds East, 180.93 feet along the South line of said Block to a point 100.00 feet (measured radially) West of the centerline of said 18th Street Expressway; THIRD COURSE, thence Northeasterly on a curve located 100.00 feet West of and parallel with said centerline, said curve having a radius of 5729.58 feet to the right, an arc distance of 432.89 feet with a chord which bears North 03 degrees 18 minutes 09 seconds East, 432.78 feet to a point on the North line of said Block that is located 100.00 feet (measured radially) West of said centerline; FOURTH COURSE, thence South 89 degrees 51 minutes 00 seconds West, 205.87 feet along the North line of said Block to the POINT OF BEGINNING;

and

All of the South Sixty feet (S60') of Lot One (1), AND the South Forty-three feet (S43') of Lot Two (2), in Block Twenty-four (24), Ewings Addition to Argentine, now in and a part of Kansas City, Wyandotte County, Kansas;

and

Lots Three (3) and Four (4), Block Twenty-four (24), Ewings Addition to Argentine, now in and a part of Kansas City, Wyandotte County, Kansas;

and

The North Sixty feet (N60') of Lot One (1), AND the North Seventy-seven feet (N77') of Lot Two (2) in Block Twenty-four (24) in Ewings Addition, now and part of Kansas City, Wyandotte County, Kansas;

and

Any and all right-of-way adjacent thereto.

EXHIBIT B

General Map of Proposed Redevelopment District

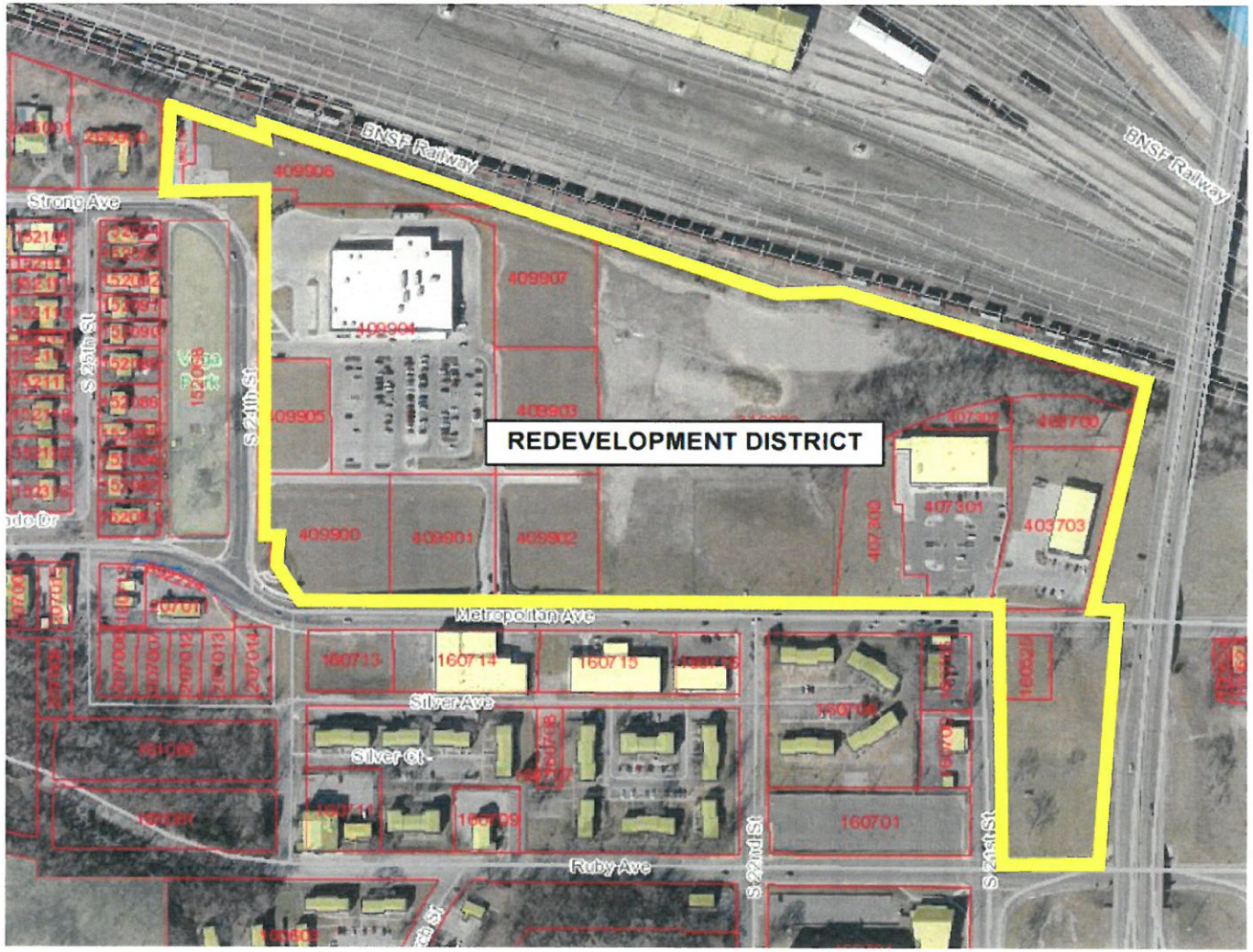


EXHIBIT C

Description of the Proposed District Plan

The Redevelopment District will consist of three (3) redevelopment project areas, with the buildings, facilities and improvements that are proposed to be constructed or improved in each redevelopment area described in a general manner as follows:

Redevelopment Project Area 1: Residential, industrial, commercial, and mixed-use development including, but not limited to, some or all of the following uses: retail, office, hotel, residential, industrial, manufacturing, structured and surface parking, as well as all associated public and private infrastructure.

Redevelopment Project Area 2: Residential, industrial, commercial, and mixed-use development including, but not limited to, some or all of the following uses: retail, office, hotel, residential, industrial, manufacturing, structured and surface parking, as well as all associated public and private infrastructure.

Redevelopment Project Area 3: Residential, industrial, commercial, and mixed-use development including, but not limited to, some or all of the following uses: retail, office, hotel, residential, industrial, manufacturing, structured and surface parking, as well as all associated public and private infrastructure.

Metropolitan Avenue Redevelopment District
Project Area 3 Summary
04/27/2017

Parties: Unified Government (UG) and Argentine Neighborhood Development Association (Developer)

Project Description: Construction of a 4,000 sq ft dual flag quick serve restaurant and an 1,800 sq ft quick serve restaurant to accompany the existing retail in Project Areas 1 & 2.

History: Initial District created 11/17/11. Commission adopted amendment to master plan on 2/16/12. Planning Commission determined plan in conformance with amended master plan on 2/21/12. Project Area 1 issued 2013, Project Area 2 issued 2014.

Project Budget: $3.3 million

Proposed Sources

TIF Property Tax Increment – NPV 20 years	$585,905
TIF Sales Tax Increment – NPV 20 years	$553,082
CID Sales Tax (1%) – NPV 22 years	$302,894
UG Upfront Contribution	$500,000
DHHS Federal Grants (Awarded to ABC)	$1,230,225
Other Sources / Developer Equity	$141,123
Total	$3,313,229

Proposed Costs

Site Acquisition	$32.000
Site Work	$970,000
Building Shells	$1,230,000
Soft Costs	$850,000
Total	$3,300,000*

*Including contingency

Incentives Provided: Pay-as-you-go Community Improvement District (CID) & Tax Increment Financing (TIF) with respect to both property taxes and sales tax, and an upfront contribution from the UG. Over their respective terms the CID is anticipated to generate revenues of $302K and the TIFs are anticipated to generate $1.1M.

CID: 1% additional sales tax charged within the district for a 22 year period. Revenues generated are used to reimburse eligible CID costs incurred by Developer and approved by the UG. (Additional detail to be provided as part of creation of the CID).

Property Tax TIF: 20 year period. UG controls disbursements which can only be used for TIF eligible redevelopment project costs.

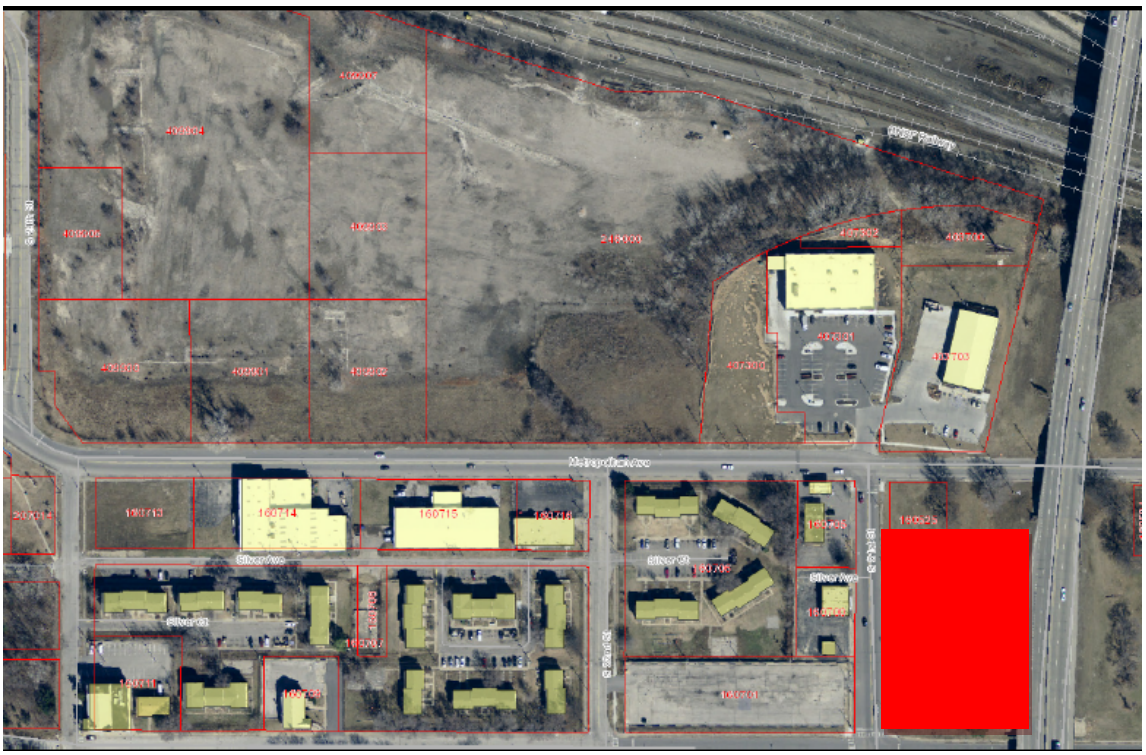
Sales Tax TIF: 20 year period. Base is established at $0. The increment is 1% of City and .94% of County sales tax generated within Project Area 1.

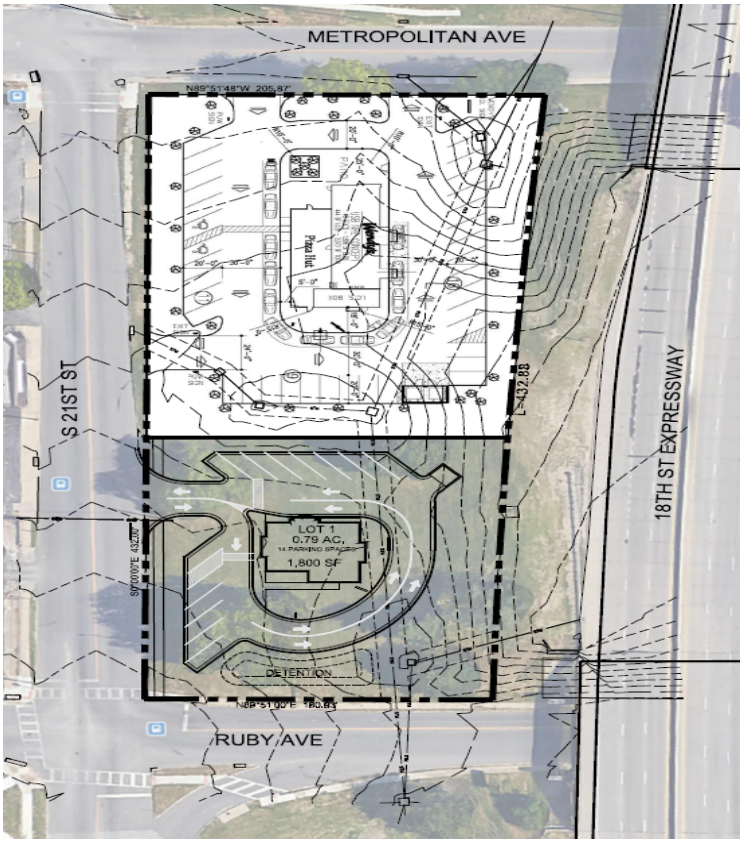
UG Upfront Contribution: $500,000 contribution advanced at beginning of project. The contribution will be repaid within the 20-year life of the TIF and CID.

Prevailing Wage & LBE/MBE/WBE: Applicable to construction only. Prevailing wage paid on all aspects of construction undertaken by Developer. LMW goals for construction established in Development Agreement. (18% L; 15% M & 7%W)

Project Visuals:

Proposed Site





Site Plan

Commission Actions

Actions: April 27th, 2017 Commission Meeting.

- Adopt a Resolution to set a Public Hearing to:
  - Amend the existing Metropolitan Avenue Argentine Tax Increment Financing (TIF) District to expand the boundaries for proposed Redevelopment Area 3.
  - Creation of a Community Improvement District (CID) for the project.
  - Enter into a Sales Tax Increment Financing (TIF) Agreement.
  - Approve Development Agreement terms to be advanced into a Development Agreement
- Direction on proposal seeking a $500,000 upfront UG Contribution to support neighborhood economic development, with payback provision. (Part of 2016/2017 Commission Initiatives)

ARGENTINE NEIGHBORHOOD DEVELOPMENT ASSOCIATION

April 21, 2017

Ann Brandau Murguia
913-915-8346
abrandau@sbcglobal.net

Unified Government
Economic Development Department
Attn: Doug Bach, County Administrator
701 N. 7th Street
Kansas City, Kansas 66101
dbach@wycokck.org

Re:

Dear Mr. Bach:

Per your request, we are writing in regards to the proposed development by Argentine Betterment Corporation of certain real property generally located at the southeast corner of South 21st Street and Metropolitan Avenue (the "Project") in the Unified Government of Wyandotte County/Kansas City, Kansas.

The Argentine Neighborhood Development Association ("ANDA") has received federal grant money in the amount of $1,225,125.00 (the "Grant"). ANDA intends to provide all proceeds from the Grant to help fund the Project, and will not receive a financial benefit from the Grant funds awarded.

Please do not hesitate to contact me with any questions.

Sincerely,

Ann Brandau Murguia
Executive Director

UG COST FUNDING AGREEMENT

THIS UG COST FUNDING AGREEMENT (this "Agreement") is entered into this 24th day of April, 2017 by and between ARGENTINE BETTERMENT CORPORATION, a Kansas not-for-profit corporation, and its successors and assigns ("Developer"), and the UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, a municipal corporation (the "UG").

A. Developer has requested that the UG consider certain development agreements, plans and other documents (the "Documents") in connection with its proposed development of a project which is generally located at 18th St. and Metropolitan Ave., Kansas City, Kansas (the "Project"), and Developer has requested or may request certain public incentives in connection with certain eligible costs of the Project. In order to do so, the UG must retain outside counsel to review, execute and deliver the Documents, but the UG is without a source of funds to pay such counsel.

B. Developer desires to pay or reimburse the UG's outside counsel expenses in connection with the Project, as more specifically set forth herein.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements hereinafter expressed, the parties mutually agree as follows:

1. Services to be Performed by the UG. The UG shall retain outside counsel which it, in its reasonable discretion, deems necessary to consider, negotiate, and if appropriate, execute and deliver the Documents (the "Services").

2. Payment. The Developer shall pay or reimburse the UG for charges for outside counsel in providing the Services set forth in Section 1 (the "Charges") up to a maximum amount equal to Twelve Thousand and 00/100 Dollars ($12,000.00) (the "Reimbursement Cap"), as follows:

(a) The UG shall initially pay the Charges and shall promptly submit an itemized statement therefore to the Developer. Thereafter, the UG shall submit monthly statements itemizing the Charges paid in connection with the Project during the preceding month.

(b) All statements, up to the Reimbursement Cap, shall be payable at the closing of the full and complete financing for the Project. If not so paid, the UG shall not consider any other Documents or render any Services until paid.

3. Termination.

(a) In the event Developer fails to comply with this Agreement or fails to make any payments when due, the UG may terminate this Agreement upon providing ten (10) days' written notice to the Developer in accordance with Section 4.

(b) Upon the UG's receipt of notice from Developer in accordance with Section 4, Developer may terminate this Agreement in the event it determines that it does not need the UG to consider any further Documents or provide any further Services, in which event this Agreement shall terminate and the parties shall have no further obligations to one another.

4. Notice. Any notice, approval, request or consent required by or asked to be given under this Agreement shall be deemed to be given if it is in writing and: (i) mailed by United States certified

mail, postage prepaid, return receipt requested; (ii) delivered by nationally recognized overnight delivery service; (iii) delivered by electronic mail; or (iv) delivered by hand, and addressed as follows:

To the UG:

The Unified Government Clerk
The Unified Government of Wyandotte County/Kansas City, Kansas
701 N. 7th Street, Room 323
Kansas City, Kansas 66101
Telephone: 913-573-5010
Email: bcobbins@wycokck.org

With a copy to:

Doug Bach
The Unified Government of Wyandotte County/Kansas City, Kansas
701 N. 7th Street
Kansas City, Kansas 66101
Telephone: 913-573-5030
Email: dbach@wycokck.org

To the Developer:

Argentine Betterment Corporation
c/o Jeff Sharp
1 Victory Drive, Suite 200
Liberty, MO 64068
Telephone: (816) 781-2520
Email: jsharp@fergprop.com

With a copy to:

Korb Maxwell
Shareholder
Polsinelli PC
900 W. 48th Place, Suite 900
Kansas City, MO 64112
Telephone: (816) 360-4327
Email: kmaxwell@polsinelli.com

Each party may specify that notice be addressed to any other person or address by giving to the other party written notice thereof in accordance with the provisions of this Section 4. All notices given by electronic mail or delivered by hand shall be deemed given upon receipt, notices given by United States certified mail, postage prepaid, return receipt requested, shall be deemed given three (3) business days after deposit with the United States Postal Service, and all notices delivered by nationally recognized overnight delivery service will be deemed given one (1) business day after deposit with such nationally recognized overnight delivery service.

[Signature pages follow]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives the day and year first above written.

ARGENTINE BETTERMENT CORPORATION

By: _____

Name: Michael D. King, Jr.
Title: Executive Director

Date: April 24 2017

THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

By: _____
Douglas G. Bach
County Administrator

Date: _____

Metropolitan Avenue TIF Proposal

ECONOMIC DEVELOPMENT & FINANCE STANDING COMMITTEE

MAY 1, 2017

What we're here for tonight

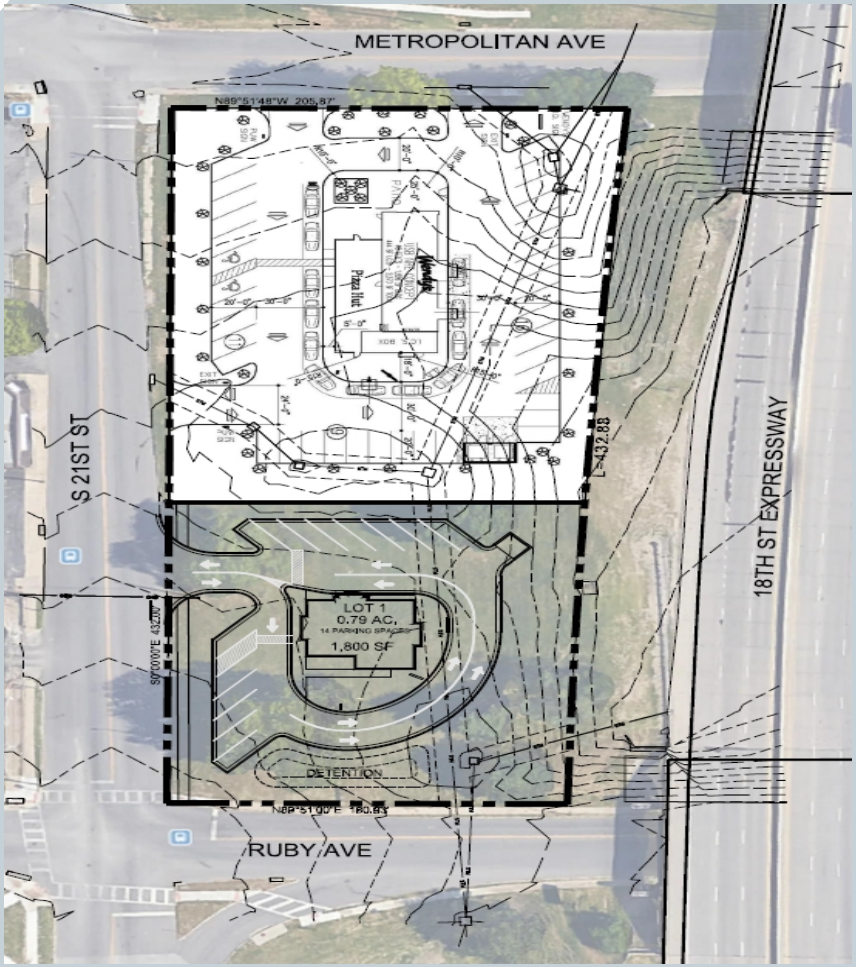
- Argentine Fast Food Shops Presentation & Discussion
- Advancement to May 11, 2017 Full Commission
  - A resolution to set a public hearing to consider:
    - Amendment to the Metropolitan Avenue Redevelopment District
    - Expansion of district boundary for new Project Area #3
    - Creation of a Community Improvement District (CID)
    - Approval of Development Agreement and TIF Project Plan

Proposed Site

Proposed Project Site

Site Plan

Developer will send building elevation for Dunkin Donuts



Dunkin' Donuts – 1,800 sq-ft Wendy's/Pizza Hut – 4,000 sq-ft

Proposal Details

Category:		Amount:	Notes:
Site Acquisition		$32,000	*Includes UG owned parcel and KDOT ROW*
Site Work		$970,000	*Approximately 30% of total project costs*
Building Shell		$1,230,000	*Includes both restaurant structures*
Soft Costs		$850,000	*Approximately 26% of total project costs*
Total Project Costs:		**$3.3M**	

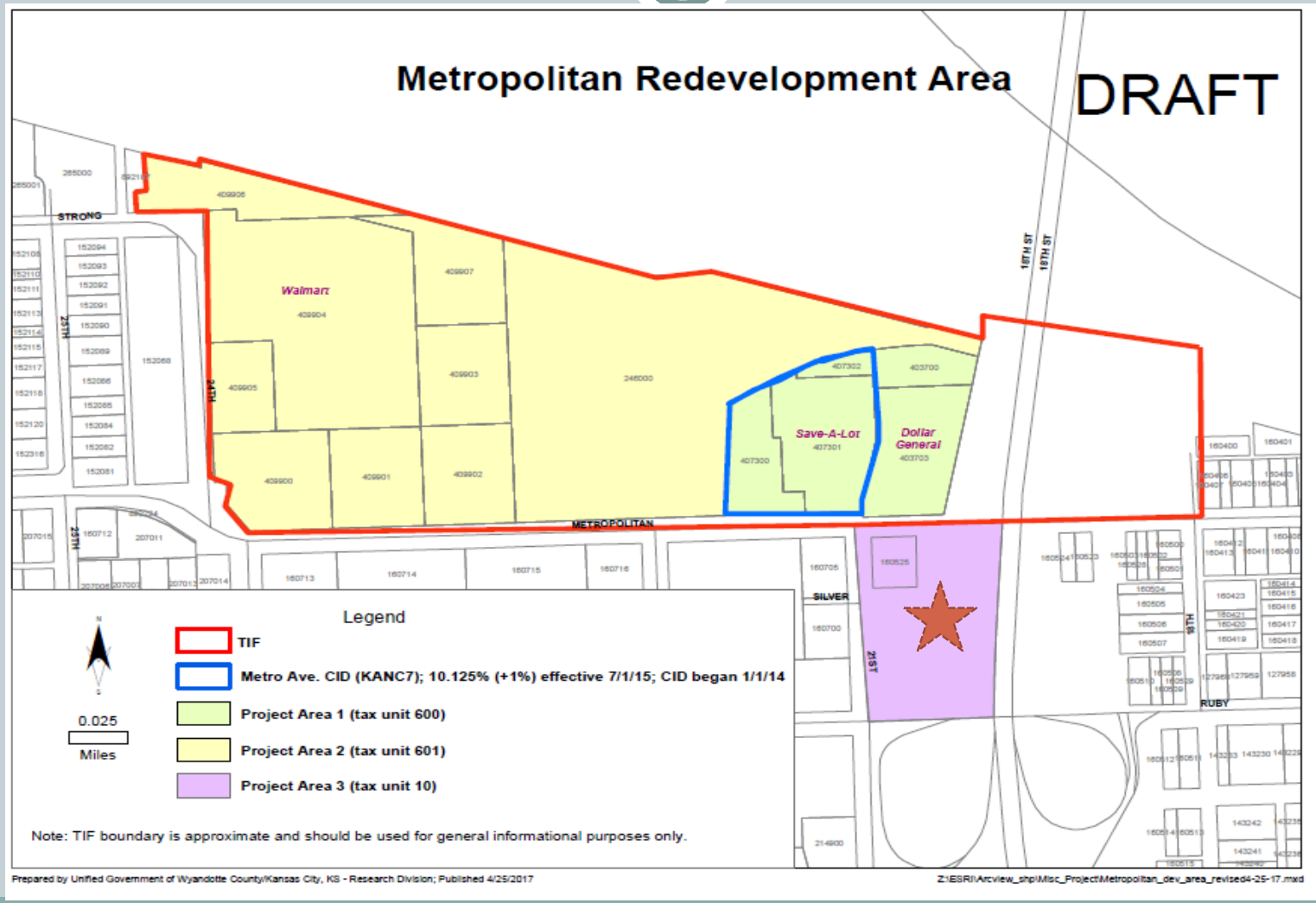
Factors to Consider

- Highly desired infill location
- Serving the thriving Argentine neighborhood
- New Walmart Neighborhood Market will open in Spring 2014
- Great for Banks, Fast Food, Automotive

Neighborhood Benefits of Food Establishments

- Should we add this slide
- Refer to KU MPA student ED&F presentation on a study that was conducted

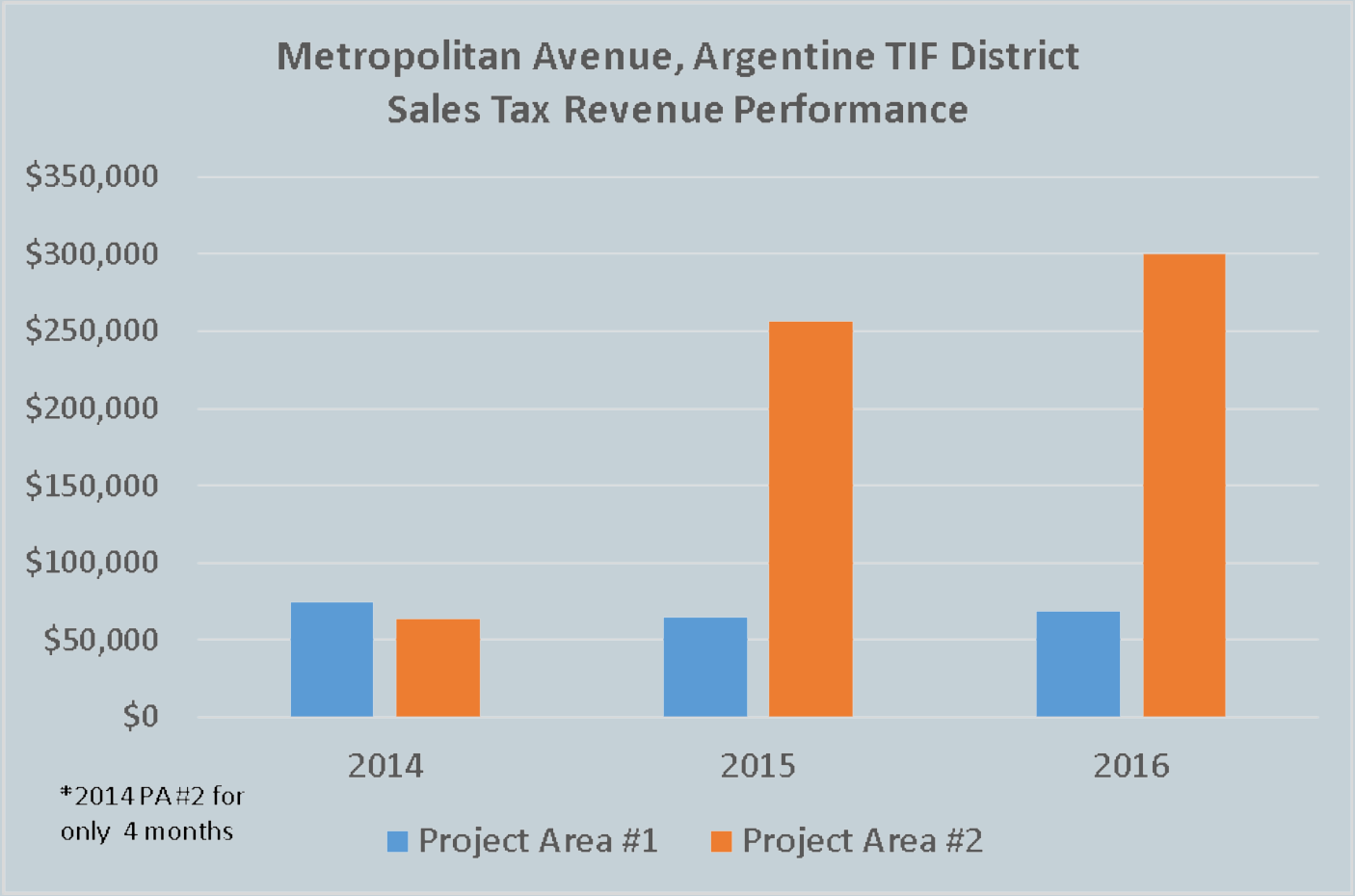
Metropolitan Avenue Argentine TIF (Existing & Proposed)



Existing TIF – Issued GO debt

- Issued $1.6 M in G.O. bonds in 2013 for Save-A-Lot (Project Area #1):
  - Property Tax TIF - $650,000
  - Sales Tax agreement - $950,000
- Issued $3.7 M in G.O. bonds in 2014 (Project Area #2):
  - $1 million to UG for public infrastructure (road)
  - $2.7 million for grocery store
- Development of outlots may initiate additional revenue, not projected in existing TIF pro forma

Existing Project Areas Sales Tax Performance



Revenue Performance– Project Area 1*

	Debt Service	Revenue	Net
1. Property Tax TIF	$ 47,000	$ 96,000	$49,000
			x 15 years
Projected Excess			$735,000
Projected Years Until Payoff			2021 (in 5 years)
	Debt Service	**Revenue**	**Net**
2. Sales Tax Home Rule	$ 70,000	$ 68,000	($2,000)
			x 15 years
Projected Deficit			($30,000)

Revenue Performance – Area 2*

	Debt Service	Revenue	Net
Property and Sales Tax TIF	$276,500	$464,000	$187,500
			x 17 years
Projected Excess			$3,187,500
Projected Years Until Payoff			2023 (in 7 years)

New Project's Requested Incentives

- CID – 1% sales tax add-on
  - Pro forma suggests $573,000 over 22 year term
- TIF District – property tax and sales tax
  - "Pay-as-you-go"; No bond issuance or GO-backing
  - Pro forma suggests:
    - $1.1 million for property tax revenue over 22 year term
    - $995,000 for sales tax revenue over 22 year term
  - Expand adjacent Metropolitan Avenue Argentine TIF District to add a third project area
- Federal grants - $1,230,225
- Economic Development upfront cash contribution from the UG - $500,000
  - Proposal includes pay back financing structure with UG recovering investment in Year 12

Proposal Funding Structure
[net present value basis]

METROPOLITAN AVE. ARGENTINE TIF DISTRICT - PROJECT AREA 3
Dunkin Donuts and Wendy's/Pizza Hut Proposal

Proposed Sources Budget [(a)]	
TIF Property Tax Increment - NPV 20 yrs	$585,905
TIF Sales Tax Increment - NPV 20 yrs	$553,082
CID Sales Tax (1 %) - NPV 22 yrs	$302,894
DHHS Federal Grants (awarded to ABC Corp)	$1,230,225
UG Upfront Cash Contribution (with payback)	$500,000
Other sources / developer equity	$141,123
Total Project Costs:	**$3,313,229**

(a) Net Present Value (NPV) discount rate assumed at 5.5% per developer proposal.

Term Sheet

- UG to make Upfront Cash Contribution of $500,000, to be repaid from TIF gross revenues (property tax and sales tax) and CID revenue streams after developer loan is paid-off.
- Developer to obtain financing or loan to build project.
- Upon certificate of occupancy, UG will make payable incremental TIF revenues and CID on a pay as you go basis

Pro forma suggests payback of project costs in Year 12 and recovery of UG $500,000 upfront cash contribution in Year 16.

Comparative Cost Analysis

- To be added here:
- Costs if project is located an existing pad site in the TIFs project area 1 or 2

Conclusion

- Direction to proceed with the 18th Street Expressway Right of Way redevelopment project
  - Adopt a resolution to set a public hearing to:
    - Amend the existing Metropolitan Avenue Argentine Tax Increment Financing (TIF) District to expand the boundaries for proposed Redevelopment Project Area #3
    - Creation of a Community Improvement District (CID) for the project
    - Enter into a sales tax increment agreement ???
    - Approval of a developer agreement
- Direction on proposal seeking an upfront UG cash contribution to support economic development in UG neighborhoods with payback provisions – part of 2016 / 2017 Commission initiatives

South Patrol Financial Status

South Patrol - Total Costs	**$3,087,000**
Project Costs	**$2,250,000**
Debt Service Interest on $1.85 Million	**$837,000**
Revenue Sources	**$4,292,500**
Project Area #1 Excess Revenue	**$705,000**
Project Area #2 Excess Revenue	**$3,187,500**
State Commerce Grant	**$400,000**

Staff Request for Commission Action

Tracking No. 171129

Full Commission Meeting Date: 5/11/17
Committee: Full Commission

Date of Standing Committee Action: na
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
05/04/2017	Doug Bach	x5027	dbach@wycokck.org	Administrator's Office

Item Description:
Katherine Briney, RMA, was appointed for a six-month term as Interim County Appraiser effective December 17, 2015, and subsequently appointed County Appraiser for the remainder of the term expiring on June 30, 2017.

The County Administrator wishes to appoint Ms. Briney to serve as County Appraiser for an additional four-year term July 1, 2017 - June 30, 2021.

Action Requested:
Adopt resolution

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List:
Resolution

RESOLUTION NO. _____

WHEREAS, each county in the State of Kansas is mandated by K.S.A. 19-430 to adopt a resolution appointing the County Appraiser for such County; and

WHEREAS, the County Administrator, under the authority granted to him by Resolution No. R-1-97, has the authority to appoint office holders employed by Unified Government; and

WHEREAS, Katherine Briney, RMA, was appointed for a six month term as Interim County Appraiser effective December 17, 2015; and subsequently appointed County Appraiser for the remainder of the term expiring on June 30, 2017; and

WHEREAS, Katherine Briney, RMA, possesses all of the qualifications required by K.S.A. 19-430 and Kansas law to hold such office; and

WHEREAS, the County Administrator wishes to appoint Katherine Briney, RMA to serve as County Appraiser for an additional four year term: and

WHEREAS, K.S.A. 19-430 requires that the appointment of the County Appraiser be adopted, ratified and approved by a Resolution of the County Commission; and

WHEREAS, K.S.A. 19-434 states that the annual salary of the County Appraiser be fixed by a Resolution of the County Commission.

NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

1. Katherine Briney, RMA, who currently serves as County Appraiser for the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby reappointed as County Appraiser as of July 1, 2017.

2. Katherine Briney's appointment shall remain in effect for a four year term expiring June 30, 2021, or until the position is deemed vacated prior thereto.

3. Katherine Briney's employment is subject to the provisions of the Unified Government Human Resources Guide and K.S.A. 19-430 et seq as may be amended.

4. Katherine Briney's compensation will be in Range 17 of the Unified Government of Wyandotte County/Kansas City, Kansas, Non-Union Classification and Compensation Plan, with the Step to be determined by the County Administrator.

5. The Unified Government Clerk is hereby authorized and directed to administer the oath of office with respect to this appointment as required by K.S.A. 19-433.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS ___ DAY OF MAY, 2017.

_____
Bridgette Cobbins
Unified Government Clerk

Approved as to Form:

_____
Kenneth J. Moore
Chief Counsel

STATE OF KANSAS) **REGULAR SESSION**
WYANDOTTE COUNTY)) SS **THURSDAY, APRIL 6, 2017**
CITY OF KANSAS CITY, KS)

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, April 6, 2017, with eleven members present: Bynum, Commissioner At-Large First District; Walker, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Murguia, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Holland, Mayor/CEO, presiding. The following officials were also in attendance: Doug Bach, County Administrator; Gordon Criswell, Joe Connor and Melissa Mundt, Assistant County Administrators; Ken Moore, Chief Legal Counsel; Carol Godsil, Deputy Unified Government Clerk; Kathleen VonAchen, Chief Financial Officer; Debbie Jonscher, Assistant Finance Director; Reginald Lindsey, Budget Director; Wilba Miller, Community Development Director; Chris Slaughter, Land Bank Manager; and Major Curtis Nicholson, Sergeant-at-Arms.

MAYOR HOLLAND called the meeting to order.

ROLL CALL: Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Holland.

INVOCATION was given by Reverend Cedric Rowan of First Baptist Church.

Mayor Holland said before I ask for revisions to the agenda, we do have a public hearing tonight on our community development block grant. We just ask that anyone who is interested in addressing the Commission regarding that action plan to please sign up at the tables at the entrances as you come in. If you've not yet signed up, we ask you to make your way to the tables at the entrances to sign up. We will have the Clerk calling on people in the order in which you did sign up to come forward for that conversation.

Mayor Holland asked the Clerk if there were any revisions to the agenda. **Carol Godsil, Deputy UG Clerk**, said this evening a blue sheet has been distributed to the commissioners involving three additions. The first one is under Consent Agenda, Item #4, nominations to the Advisory Commission on Human Relations and Disability Issues – John Koolidge and Thomas Alonzo. The names did appear on the RFA in your packets, but they were inadvertently admitted from the agenda itself. Under the Administrator's Agenda Item #1, we had the submission of an informational handout pertaining to the bond issue for USD 204. The last under the Administrator's Agenda Item# 2, we have the submission of the 2017 Budget-in-Brief to reference for the Commission Budget Retreat.

MAYOR'S AGENDA

ITEM NO. 1 – 171028… PROCLAMATION: FAIR HOUSING MONTH

Synopsis: Proclamation proclaiming the month of April as "Fair Housing Month."

Carol Godsil, Deputy UG Clerk, read the following proclamation:

Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

WHEREAS, the Congress of the United States passed the Civil Rights Act of 1968, of which Title VIII declared that the law of the land would now guarantee the rights of equal housing opportunity; and

WHEREAS, Wyandotte County and Kansas City, Kansas, are committed to the mission and intent of Congress to provide fair and equal housing opportunities for all, and today, many realty companies and associations support fair housing laws; and

WHEREAS, the Fair Housing groups and the U.S. Department of Housing and Urban Development have, over the years, received thousands of complaints of alleged illegal housing discrimination and found too many that have proved upon investigation to be violations of the fair housing laws; and

WHEREAS, equal housing opportunity is a condition of life in Wyandotte County and Kansas City, Kansas, that can and should be achieved.

NOW, THEREFORE, I, Mark R. Holland, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim April 2017 as:

"Fair Housing Month"

in Wyandotte County/Kansas City, Kansas and express the hope that this year's observance will promote fair housing practices throughout Wyandotte County. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

_____

MARK R. HOLLAND, MAYOR/CEO

Mayor Holland said I think it's apropos that we celebrate Fair Housing Month and we're doing our hearing on community development block grant funding. It is a big part of our fair housing in our community so we wanted to do those on the same day.

Action: The proclamation was presented.

ITEM NO. 2 –171083… PROCLAMATION: NATIONAL SERVICE RECOGNITION DAY

Synopsis: Proclamation proclaiming April 6, 2017, as "National Service Recognition Day."

Mayor Holland said the second item is a proclamation around the Americorp Vista program. We have a couple dozen Americorp Vista from various programs who work in Wyandotte County. This is the Mayor's Day of Service where we recognize those who work in our community and provide service through this program. It's also my honor today to welcome Mayor Jeff Harrington and Mayor John McTaggart of Bonner Springs and Edwardsville to share with me in this proclamation. The three of us are going to try to read this together; not in unison. We've done this before; we'll see if we can do this again.

Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

WHEREAS, service to others is a hallmark of the American character, and central to how we meet our challenges; and

WHEREAS, the nation's mayors are increasingly turning to national service and volunteerism as a cost-effective strategy to meet city needs; and

WHEREAS, AmeriCorps and Senior Corps address the most pressing challenges facing our cities and nation, from educating students for the jobs of the 21st century and supporting veterans and military families to preserving the environment and helping communities recover from natural disasters; and

WHEREAS, national service expands economic opportunity by creating more sustainable, resilient communities and providing education, career skills, and leadership abilities for those who serve; and

WHEREAS, national service participants serve in more than 50,000 locations across the country, bolstering the civic, neighborhood, and faith-based organizations that are so vital to our economic and social well-being; and

WHEREAS, national service participants increase the impact of the organizations they serve with, both through their direct service and by recruiting and managing millions of additional volunteers; and

WHEREAS, national service represents a unique public-private partnership that invests in community solutions and leverages non-federal resources to strengthen community impact and increase the return on taxpayer dollars; and

WHEREAS, AmeriCorps members and Senior Corps volunteers demonstrate commitment and dedication by making an intensive commitment to service, a commitment that remains with them in their future endeavors; and

WHEREAS, the Corporation for National and Community Service shares a priority with mayors nationwide to engage citizens, improve lives, and strengthen communities; and is joining with the National League of Cities, City of Service, and mayors across the country to recognize the impact of service on the Mayors Day of Recognition for National Service on April 6, 2017.

NOW, THEREFORE, we, the three mayors of the cities of Wyandotte County, Kansas, do hereby proclaim April 6, 2017, as:

"National Service Recognition Day"

and encourage residents to recognize the positive impact of national service in our city and thank those who serve; and to find ways to give back to their communities.

MARK R. HOLLAND, MAYOR/CEO UNIFIED GOVERNMENT WYCO/KCK	JEFF HARRINGTON MAYOR, BONNER SPRINGS	JOHN MCTAGGART MAYOR, EDWARDSVILLE

Mayor Holland said I will encourage everyone to please reach out to our federal delegation, our senators and our representatives. This program in the first draft of the new administrations budget is not funded. We know the value across the country for volunteers working. It is a federal and local match. It's a great program and a great opportunity to serve our community. Please reach out to the representatives in your community to let them know what an important program this is for Wyandotte County.

Action: The proclamation was presented.

CONSENT AGENDA

Mayor Holland asked if anyone in attendance tonight would like to remove an item from tonight's Consent Agenda may move to the microphone to do so at this time. Any item not removed from the agenda will be voted on by a single vote. Let the record show no one is moving forward to remove an item from the agenda. The items are properly before us.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the Consent Agenda. Roll call was taken and there were ten "Ayes," Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

Mayor Holland said I would make one note on the Consent Agenda, we did approve on that Consent Agenda the renaming of John F. Kennedy Community Center as the Beatrice L. Lee Community Center. There will be a time of celebration for the community in the near future, but we do appreciate the work that the community has done to make that happen. We look forward to the announcement of when the event will be so we can invite the whole community and celebrate together. Thank you for your hard work on this issue.

ITEM NO. 1 – 17964…RESOLUTION: DESIGNATING ELIGIBLE FINANCIAL INSTITUTIONS

Synopsis: A resolution designating depositories and eligible instruments for investing Unified Government funds and receiving requests for bids for investment of idle funds, submitted by

Kathleen VonAchen, Chief Financial Officer. On March 27, 2017, the Economic Development and Finance Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-16-17,** "A resolution designating depositories and eligible instruments for investing Unified Government funds and receiving requests for bids for investment of idle funds." **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to adopt the resolution**. Roll call was taken and there were ten "Ayes," Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

ITEM NO. 2 – 171045…RESOLUTION: AMENDMENT TO MASTER EQUIPMENT LEASE PURCHASE AGREEMENT

Synopsis: A resolution amending the Master Equipment Lease Purchase Agreement dated October 17, 2013, with Banc of America Public Capital Corp., submitted by Debbie Jonscher, Deputy Chief Financial Officer. On March 27, 2017, the Economic Development and Finance Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-17-17,** "A resolution amending the Master Equipment Lease Purchase Agreement dated October 17, 2013, with Banc of America Public Capital Corp, the proceeds of which will be used to pay the costs of acquiring and installing certain equipment." **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to adopt the resolution**. Roll call was taken and there were ten "Ayes," Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

ITEM NO. 3 – 171029…REQUEST: RENAME JOHN F. KENNEDY COMMUNITY CENTER

Synopsis: A request has been made to rename the John F. Kennedy Community Center to the Beatrice L. Lee Community Center. This request is in recognition of Ms. Lee's years of service

both as an employee at the center and her efforts to improve the surrounding community. Letters of support and a petition signed by 718 individuals have been submitted in support of this request. Submitted by Joe Connor, Assistant County Administrator. On March 20, 2017, the Administration and Human Services Standing Committee, chaired by Commissioner Murguia (Acting Chair), voted unanimously to approve and forward to full commission.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve.** Roll call was taken and there were ten "Ayes," Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

ITEM NO. 4 – 171076…NOMINATIONS: BOARDS AND COMMISSIONS

Synopsis: Nominations for Boards & Commissions:

Matt Palcher to Golf Board, 4/6/17 – 3/31/20, submitted by Commissioner McKiernan

Advisory Commission on Human Relations & Disability Issues:
Jessie Alvarez, 4/6/17 to 3/31/18, submitted by Mayor Holland
Cassandra Long, 4/6/17 to 3/31/20, submitted by Mayor Jeff Harrington (Mayor of Bonner Springs, KS)
John Coolidge, 4/6/17 to 3/31/20, submitted by commissioner Bynum
Kendall Reynolds, 4/6/17 to 3/31/18, submitted by Commissioner Walker
Winfred Manning, 4/6/17 to 3/31/18, submitted by Commissioner Townsend
Thomas Alonzo, 4/6/17 to 3/31/20, submitted by Commissioner McKiernan
Valorie Wells Fenton, 4/6/17 to 3/31/20, submitted by Commissioner Murguia
James Echols, 4/6/17 to 3/31/20, submitted by Commissioner Johnson
Don Jolley, 4/6/17 to 3/31/18, submitted by Commissioner Kane
Monica Shonkwiler, 4/6/17 to 3/31/18, submitted by Commissioner Walters
Kimberly Dominic, 4/6/17 to 3/31/18, submitted by Commissioner Philbrook

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve.** Roll call was taken and there were ten "Ayes," Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

Item No. 5 – MINUTES

Synopsis: Minutes from regular sessions of February 23 and March 2, 2017; and special session of March 2, 2017.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve.** Roll call was taken and there were ten "Ayes," Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

ITEM NO. 6 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated March 23 and 30, 2017.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to receive and file.** Roll call was taken and there were ten "Ayes," Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

PUBLIC HEARING AGENDA

ITEM NO. 1 – 171008…PUBLIC HEARING: COMMUNITY DEVELOPMENT ACTION PLAN

Synopsis: Conduct a public hearing to receive public comment on Community Development's 2017-2018 Annual Action Plan and to revise the current 2015-2019 Five-Year Plan to the years 2017-2021.

Doug Bach, County Administrator, said this is the item where typically through the year we come forward. The last couple of years we've done it in February with our budget public hearing. This year, it was not aligned with that as we were moving through and laying things out so we're setting it up. A public hearing is scheduled for tonight. We are set up.

I will ask Ms. Miller, our Director of Community Development, to come forward and she will provide presentation. Then we've asked anyone that would like to speak regarding the action plan during the public hearing, if you would sign in at one of the two doors. There is a signup sheet for that so if you've not done so and it's your intention to speak, please do so. We'll be conducting public hearing after Ms. Miller completes.

PUBLIC HEARING

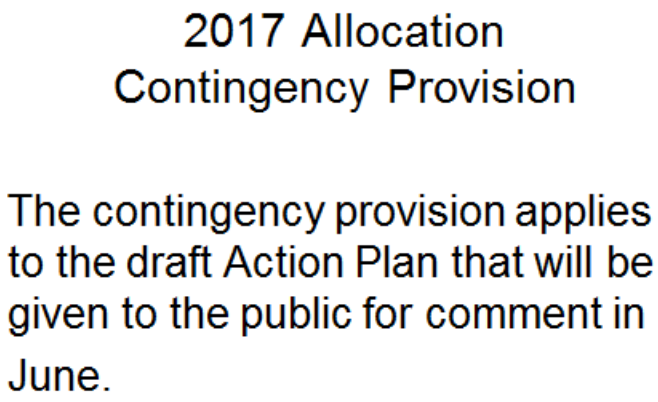
2017 One Year Action Plan
(Estimated based on FY2016)*

CDBG	$2,010,986
HOME	$ 568,028
ESG	$ 182,274

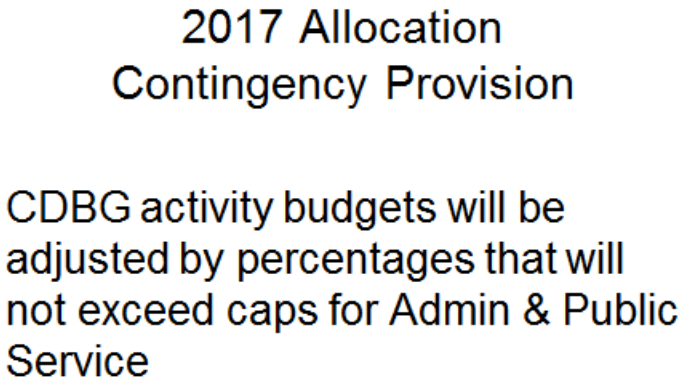
Wilba Miller, Community Development Director, said the Unified Government receives an annual allocation of federal funds from the US Department of Housing and Urban Development for the following programs: the Community Development Block Grant Program, HOME Investment Partnership and the Emergency Solutions Grant Program. HUD provides these resources for the purpose of meeting the needs of low and moderate income citizens.

We are waiting for our annual allocation notification from HUD and do not know at this time if there will be a reduction or increase of the funds.

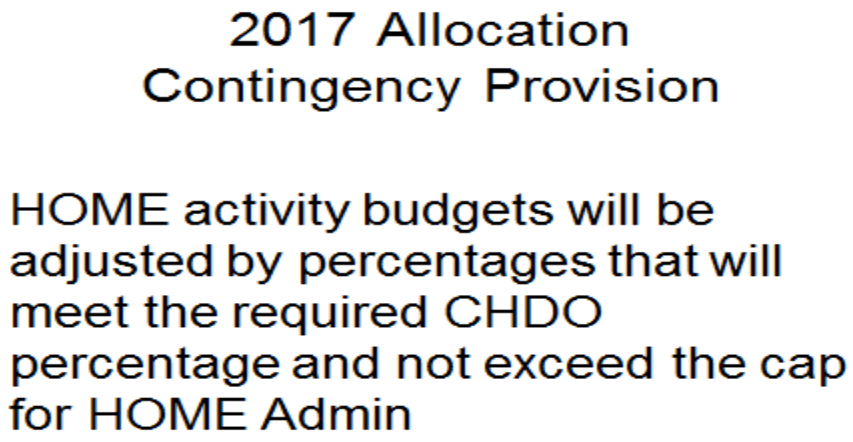
HUD has notified all grantees to conduct their citizen participation process on draft plans according to normal timetables and procedures. They've also notified us that the grantee should include a contingency provision that explains how the plan will match its annual allocation amounts. The contingency plans are as follows. This is the budget from last year. We're estimating this year's budget on it until we know. We'll be budgeting around $2M for CDBG, $568,000 in HOME, and ESG $182,000.



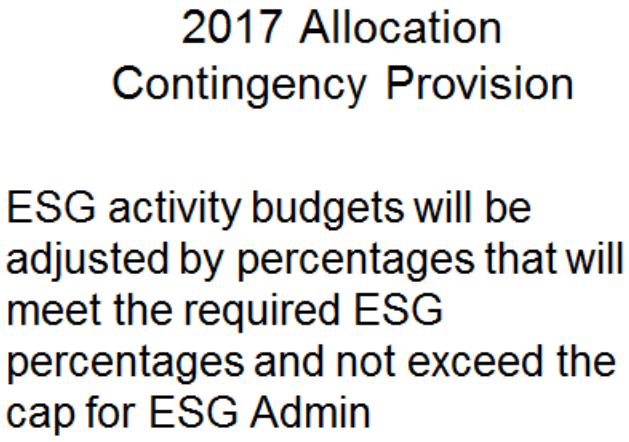
The contingency plan that we provided to the draft plan will be given to the public for comment in June.



CD activity budgets will be adjusted by percentages. If we get a 5% decrease, everything will be adjusted by 5%. We will make sure that it does not exceed the caps for admin or public services.



HOME activity budgets will be also adjusted by percentages that will meet the required CHDO percentages and not exceed the cap for Home Admin.



The ESG activity budgets will be adjusted by percentages that will meet those required percentages and not exceed their cap for ESG Admin. In order to receive these funds, we are required to submit an annual action plan for the 2017 fiscal year.

CDBG – Examples of Eligible Activities

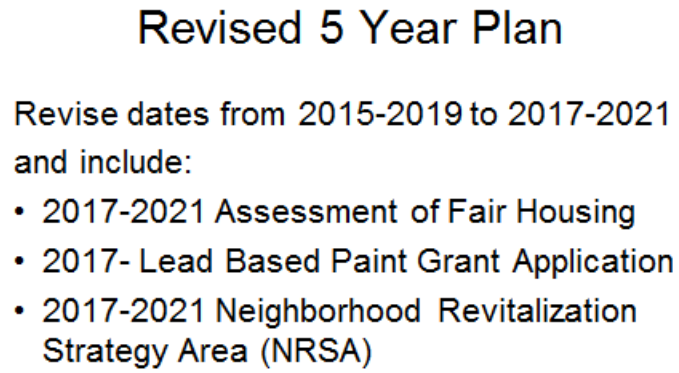
- Planning & Administration
- Public Facility Improvements
- Rehabilitation of Housing
- Clearance and Demolition
- Acquisition, disposition, and relocation
- Public Services
- Economic Development
- Historic Preservation

Examples of CD eligible activities are shown about include demolition, public services, public facility improvements, economic development and rehabilitation of housing. Examples of HOME activities include down payment assistance and construction or rehab of affordable housing. Examples of ESG activities include rapid rehousing and homeless prevention.

This evening, we are fulfilling the HUD requirement to obtain comments from citizens and other stakeholders prior to developing the budget and the draft 2017 Annual Action Plan. We are seeking to assure that citizens participate and understand that the proposed annual action plan will address housing and community development needs, the development of proposed activities, and the review of program performance.

During the month of March 2017, the UG Administration and Human Services Standing Committee met and determined the process for applications for Community Development Block Grant funding will be suspended for fiscal year 2017.

The draft 2017-2018 Annual Action Plan will be published in June to meet the 30-day citizen review pick requirement. A second public hearing will be scheduled for July in conjunction with the UG Board of Commission Meeting prior to the adoption of the Unified Government's budget. That final Annual Action Plan must be submitted to HUD no later than August 15th. According to federal regulations, failure to meet this requirement will automatically result in the loss of CDBG funds.



In addition, tonight we are also revising our current Five-Year Plan for the following reasons. To revise the plan 2015-2019 Plan to 2017 to be in accordance with the regional 2017 Assessment of Fair Housing submitted to HUD last November to include the lead-based paint hazard grant application that we just submitted to HUD on March 23 and to include the 2017 Five-Year Neighborhood Revitalization Strategy Area Plan.

A neighborhood revitalization strategy area has shown to be a way to target very limited CDBG resources in support of community revitalization efforts by seeking partnerships among federal and local governments, the private sector, community organizations, and neighborhood residents.

The UG has partnered with the University of Kansas Urban Planning graduate students to develop a draft report of possible NRSA areas. The class has submitted a draft report that's being reviewed. Recommendations for the report will be taken to the Administration and Human Services Standing Committee for approval. The development of the NRSA, which will include stakeholder consultations, will take place during the budget process.

The Annual Action Plan and the revised Five-Year Plan will be taken to full commission for adoption on July 27 and submitted to HUD prior to August 15.

PROPOSED 2018 BUDGET CALENDAR
FOR 2017
PRELIMINARY

Board of Commissioners Budget Planning	
November 28, 2016	Review of CMIP Projects - Public Works & Safety Standing Committee
November 5, 2016 (9AM-3PM)	Commission Strategic Planning Session
2018 Board of Commission Budget Planning	
February 23, 2017 (Thursday)	Special Session - Long Range Financial Planning (5PM)
February 23, 2017 (Thursday)	2018 Budget Public Hearing (7PM)
April 20, 2017 (Thursday)	Commission Retreat
May 2017	CMIP – Committee of the Whole workshops
June 2017	Administration 3 x 3 with Commission (Budget forecast/input)
County Administrator's Proposed 2018 Budget Presentation/Workshops	
July 6, 2017 (Thursday)	County Administrator's Budget Presentation (5PM)
July (Mondays & Thursdays)	Budget Workshops
July 10, 2017	Set Maximum Mill Levy
July 13, 2017	Publish Maximum Mill Levy
July 24, 2017	2nd 2018 Budget Public Hearing (5PM)
July 27, 2017	Budget Adoption (7PM)

FINANCE

The slide that is shown is the UG budget calendar and you can see that most of the meetings and workshops will take place in July. During that period of time, our draft plan will be out for citizen comment.

Mayor Holland said I'll now ask the Clerk if you would begin calling names. She will call who is up to speak and who is on deck. You'll have three minutes each. She'll give you a warning at the one minute mark.

Carol Godsil, Deputy UG Clerk, read a statement governing the public hearing.

The following appeared:

Donnie Thomas, Kanas City Kansas, said on May 15, 2012, Mayor Reardon sent a letter to the Baptist ministers thanking them for submitting petitions from residents of the northeast urban core. His statement was: "As you are aware, we recently received interest from the development community to develop a new grocery store in the urban core of Kansas City. In addition, we

have completed a grocery store market study that shows evidence of the opportunities and success a quality store would present." My question is, what happened to all that?

In 2012, a Save-a-Lot was built in Argentine. Then in 2014, a Walmart grocery store was built in Argentine. I'm sure both stores were needed; however, Argentine is not the only community that needs a grocery store. In 2016, two stores were closed down in the mid-town area, Price Chopper and the other Thriftway which they converted into a Family Dollar, which is not a grocery store.

From 9th Street to 3rd Street there are no grocery stores yet we have two high rises on Washington Blvd., one on Nebraska, one on 7th Street. We have Juniper Gardens and another on 3rd Street, all of which consist of 150 residents. This is not including homes that are built in that area.

Some residents may not want to get involved because it does not directly affect them in their area but I submit to you, one day it will and you will be looking for support.

We are our brothers keepers so if we allow things to happen all because we do not want to get our hands dirty, you can believe that it will be on the other hand eventually.

Our people in the north east midtown urban core find it easier to shop in Missouri like RedX, City Market and other stores across the river which means Wyandotte County is losing money.

I close by saying not everything that can be counted counts, and not everything that counts can be counted.

Karole Bradford, Executive Director at Riverview Health Services in Kansas City, Kansas, said I am here tonight to request consideration of funding for the Riverview Health Services through CDBG funding understanding all of the challenges that nationally trickle down to our community.

Riverview Health Service helps people who have serious and chronic illnesses, are underinsured or uninsured. We help them get medications, medical supplies and health education.

Last year over 1,300 people got lifesaving medications and medical supplies worth over $600,000 from Riverview Health Services. Over 95% had incomes below the federal poverty level; 80% live in Riverview, Northeast, Northwest and Kensington neighborhoods. Well over

90% of our clients are the target population for CDBG services. We are able to demonstrate return on investment of in-kind goods and services leveraged into this community through our programs.

Through our medication assistance, Riverview helps people with chronic conditions get their health back under control and back on their feet.

We help people with mental health conditions stabilize their lives, maintain stable homes and stay out of trouble with this gentleman right in front of me. We help people stay healthy and out of the hospital. No offense to our wonderful hospitals here, but we help people stay healthy and out of the hospital which reduces their medical debt and prevents bankruptcy and homeless. Medical debt is a major contributor to both.

I thank you for your time and consideration and look for to the hopeful opportunity to present a formal proposal for consideration.

Charles Davis said I'd like to thank you all for giving me the opportunity to assist the city in our program that we have, Doing Real Work, Inc. I started this program five years ago as a volunteer to work with the city along with the Police and the Sheriff's departments on things that happen out in the community. This program has successfully picked up in 2016. We are now been established as to be the community service program that we have that was started by Crystal Sprague in Municipal Court. We often work with over 15 clients within a months' time to get them to do community service. We also established employment and housing. I'm just trying to speak on this because I just lost my mom a month ago and I'm sort of getting over it. However, what I want to say is that the community service program that we have is efficient to this program to help individuals that cannot pay their fines in court. It also helps the court when we bring people in to do community service that we can get them doing community service around the town.

We also assist them in housing. If they don't have a place to stay, we work with Love Outreach to get them off the streets, give them a place to stay until they can get into housing. We also have a job development coordinator that all she does is just find jobs. Right now we work with 72 different companies that have hired over 25 of our clients and we still have clients that are getting hired on a daily basis. I am just asking that this program can continue so we can help continue to support this city and support the County of Wyandotte County.

Commissioner Walker asked have you applied for CDBG funding before. **Mr. Davis** said yes, sir. We applied in 2014 and were approved. We didn't get it in 2015 but we did pick it up again in 2016. 2017 is going into our second year.

Mayor Holland said that concludes our public hearing, we will close our public hearing. We want to thank people for coming tonight. Sir, in the back was you hoping to speak tonight? Come over to the Clerk over here on the corner and give her your name and we'll go ahead. Since you came out, we'll give you an opportunity to speak.

Pat Clarke said I am here on behalf of Kathy Crawford. I played ball at the Klamm Park facility for at least 30 years. Kathy was there the whole 30 years. She just recently passed in the last three weeks and I wanted to see what there was that I could do as far as getting Kathy's name put on the ball diamond, not the whole park, just the diamond.

Mayor Holland said we're going to ask you to talk to Mr. Cross here and we can make the connection with that, but we'll have to get back to you on that. That's a deal. That's no easy thing. He can walk you through that.

Yolandra Brockman said I am new to this so excuse me, but I'm going to be brief and direct. I work with agency called VSA, with Lazone Grace, based out of Topeka. We're actually looking at obtaining the building on Third Street, Turner House. Basically what we want to do is turn it into a center to help men learn how to write resumes, get them together, give them suits and prepare them for jobs. That's young black men or anyone that's in that community; we want to offer that service to them.

We also want to offer services to children to learn your basic skills. We are training our kids to kind of be programed to just sit on a computer. They don't know how to cook, they don't know how to sew, and they don't know how to do kind of artsy things to use their mind a little bit more than to push a button. We're kind of looking for funding to do that with children in the community all over, really in the northeast area especially because they don't have a lot of things that they can get involved in. I think that would interest them.

Working with Harvesters, they have a healthy class for adults as well as children. You have a lot of kids that are at home by themselves because they are in single-parent homes and the parents are working. That way they can assist, learn how to eat healthy and also help with the health care situation. They will learn how to eat more than just junk food. That's basically it because I am kind of unprepared but I wanted to speak.

Mayor Holland said we will close the public hearing at this point. Is there any discussion by the Commission on the Community Development Action Plan now. We will have another opportunity to discuss this as we move into our budget. If any commissioners have any statements or questions, we can take those at this time. Alright, there are no further questions or comments so that concludes that section of the meeting. We thank everyone who came out to be a part of it. Ms. Miller, thank you for your work on this as well.

Action: For information only.

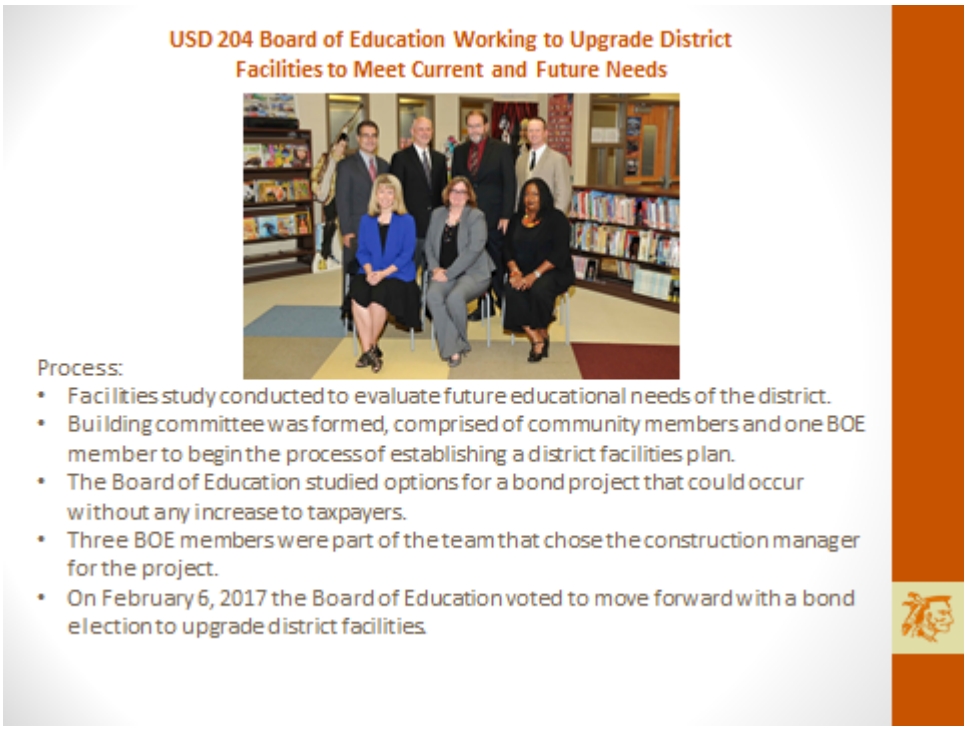
ADMINISTRATOR'S AGENDA

ITEM NO. 1 – 171081… PRESENTATION: USD 204 BOND ISSUE

Synopsis: Presentation by Dan Brungardt, Superintendent of the Bonner Springs/ Edwardsville USD 204, regarding the details of their bond issue for a mail-in election that is scheduled for May 2, 2017.

Doug Bach, County Administrator, said I'll just recognize USD 204 who has asked to come before us. They are doing an educational session. Wanted to come before the Commission and let you know about their mail-in election that is coming up soon.

Dan Brungardt, Superintendent of the Bonner Springs/Edwardsville USD 204, said with me tonight I have Jeff Tinberg. He's one of our Board members.

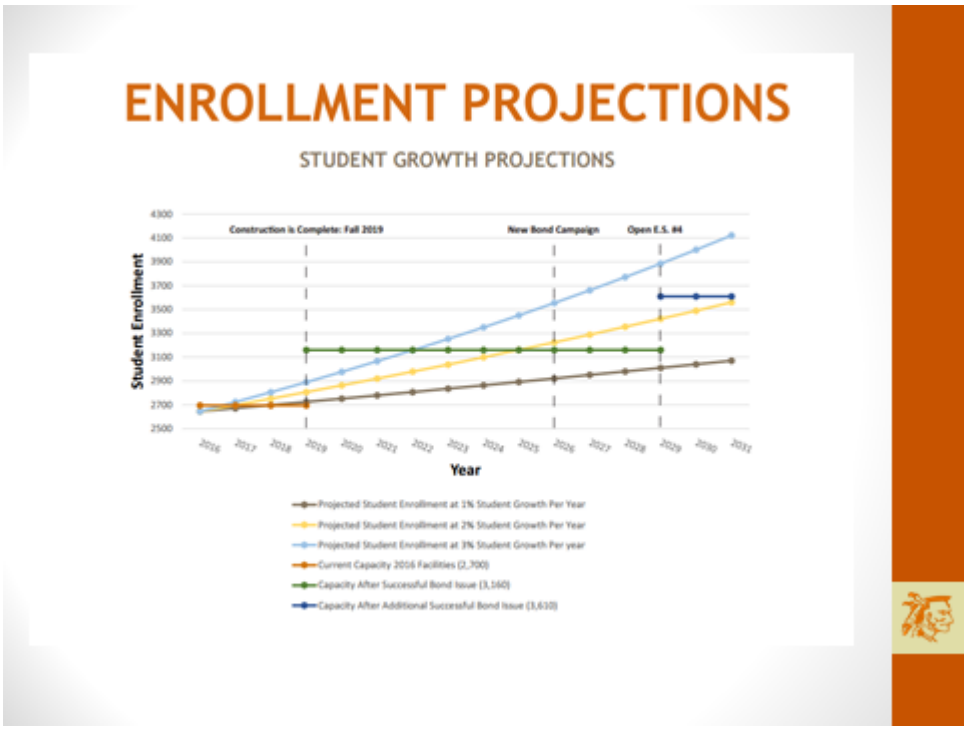


USD 204 is part of three different communities in Wyandotte County as a whole. We represent most of Bonner Springs, all of Edwardsville and then along the top and along the side we have Kansas City, Kansas. So we actually have an elementary school in Edwardsville, we have one in Kansas City, Kansas, and we have one in Bonner Springs Elementary. Depending upon where you're at and what you're doing, if you want to make a call to a police officer, you have to make sure you have the right line. I'm just teasing.

Four years ago, we started working on really making our district a better place, a more futuristic place. With that, we started doing some things to our facilities. Our Board is up there, as the Board went along, we use to have every meeting at our Board office so we switched that to having one meeting at the Board office and one meeting at the building. That way, every year all Board members made it to all school buildings in our district. With that, we started giving tours of the buildings and each Board member has looked in every closet and every hole. They've been downstairs in McDanield Elementary. If you don't know what downstairs in McDaniel Elementary is, it's actually a bomb shelter. It's a pretty cool place to visit.

With that, they came upon the fact that our facilities needed upgraded. To do that, what we looked at doing was first of all having a feasibility study. We hired some architects and they

did a feasibility study. From there, we built a bonding committee and the building committee went around and put together information for our bond.



These are our enrollment projections. Unlike Piper and Basehor, we don't grow as fast as they do. We grow about 10% a year, 1% a year. We grow about 25 students a year. We're not as big in the area.

If you think of front doors being built, our biggest areas that are being built right now are along State Avenue, either between State Avenue and I-70 there are some plans or State Avenue and halfway between Parallel Parkway. That's where Piper and Bonner splits. If you think of a front door, how many kids come with every front door. We have triplexes, we have dual homes being built and so what we really have is we have about .3 of a child for every front door that's built. Children don't come in thirds, so you don't stack them up to make a whole one.

The reason we have .3 children is the simple fact that we also have houses aging out. I have a junior and I have a senior in high school right now in Bonner Springs and in two years, that house will age out. It'll just be my wife and I. We're really hoping that works out. With that, we have that going on. Our growth is about is about 25 to 35 students a year.

Our scope of work is we're looking at three things. One, to enhance safety and security, maximize space for a growing student population, improve parking and traffic flow around the district facilities, and evolve our career and technical education. Add safety and security across the district. Currently, all of our buildings but our high school, once you walk in the building, you have free range/access to the building. What we're going to do, much like our high school, is rearrange our security to where once school starts, everybody has to walk through the office. That front door leads to the office, then from the office you call students down or parents can be released, but everything comes, it's funneled through the office, then from there we step out and do that piece.

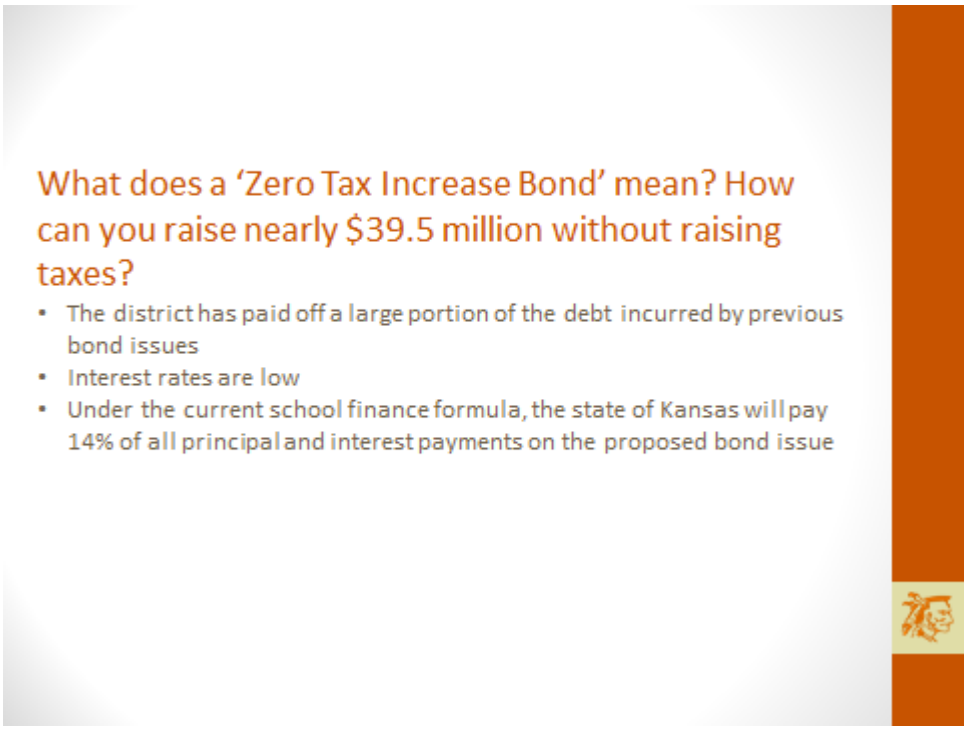
Maximize space for growing student population. If you follow the news in Shawnee Mission, our Governor several times this year has stated that Johnson County and Wyandotte County are kind of the bright spots of Kansas right now. We have growing businesses and we have growing payrolls. With that, we also have a growth in housing. That's part of the other issue. Not only are we planning this for today, but we're really hoping that this actually, the additional space we have last for 10 or 15 years.

Finally, improve parking and traffic flow. Some of our, especially our areas in Bonner Springs where it's very established, we have some issues with traffic flow and we're trying to reduce those.

Finally, evolve career and technical education is a big thing for us. I have a son graduating from high school this year. He's going to graduate with 21 college credits, concurrent credits he earned while he was at Bonner Springs. Those credits will be accepted in any major college or university or even community college in the State of Kansas. That's' a big deal for him; it's a really bigger deal for me because it saves me quite a bit of money.

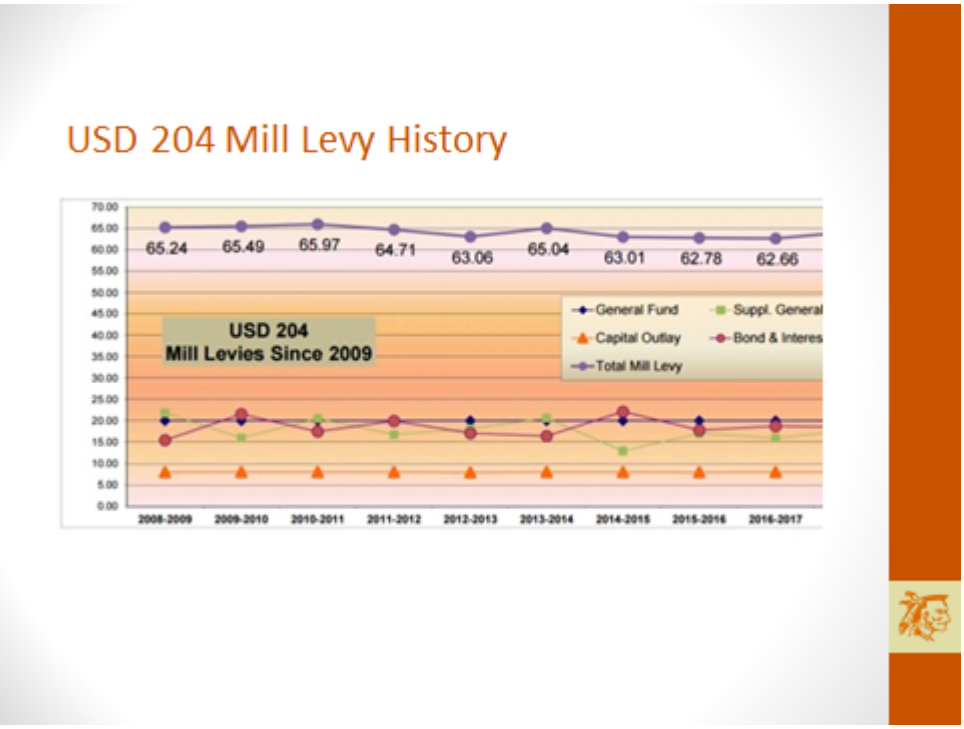
With that, we also have 20 students graduating with their CNA Certificate. Those students, a lot of them are going to go to LPN. Several of them are going to go to RN. The ones that graduated last year, most of those students are actually using their CNA Certificate to work their way through college. We'd like to thank Wyandotte County for that because part of the funds for the equipment for the CNA Program came through a Wyandotte County grant. We appreciate that greatly so do our students and our community.

We have the technical side and we also have the college and career ready. When you thing of school, you don't think K12 and K13 you think of K14 and K on so. That's what we're planning and getting our kids ready for. What does it do for our community? It will increase property value, attract and retain residents and businesses and utilize quality updated facilities for community events.

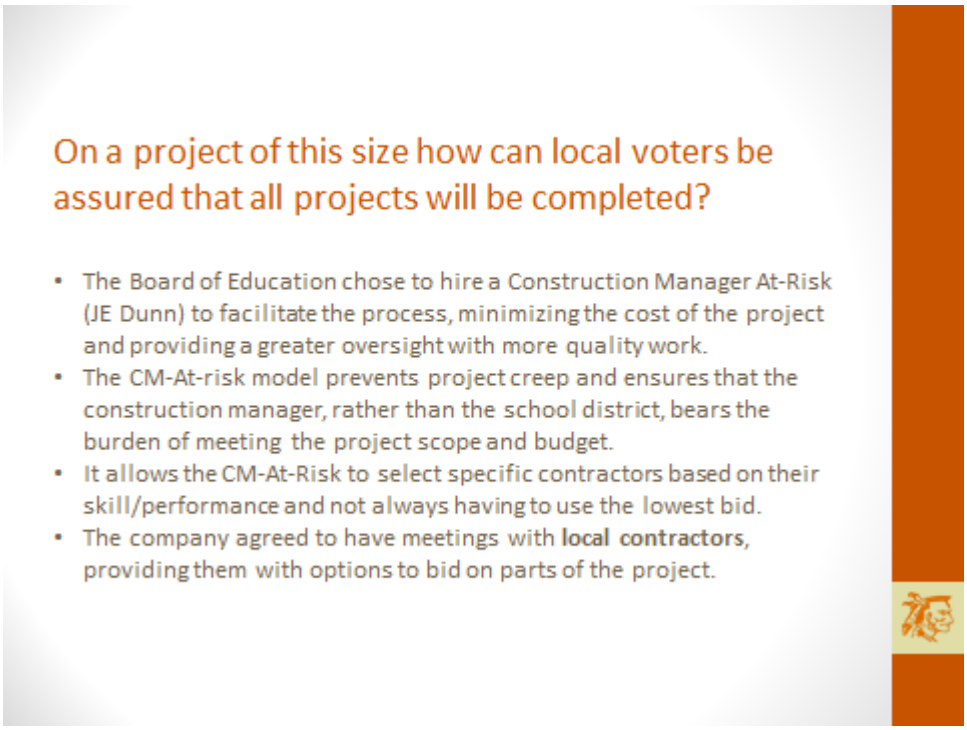


This is a zero tax increase bond. What does that mean? I get questioned that a lot. What does that mean, Dan? You're not going to raise my taxes? No, we're not. We have the benefit of our

tax base increasing with new housing being built. We were able to refinance and pay off our 2022 and '23 bonds early which gives us a window to borrow, to run a bond issue for $39.5M without raising that mill levy for bond and interest. Also, the state is currently paying up to 14% of the principal which is a benefit to our citizens too.



This is our mill levy history. As you can look at it, it's been pretty flat for quite a while. We're scheduled to stay at that 63/62/63 range for the next several years.



On a project of this size, lots of local voters will say you know, how do you know you're not going to spend all the money on the high school? How do you know you're not going to spend all the money on the elementary school? Well, we worked with a construction manager at-risk. When I started in the district office area of business, we used to have to take the lowest bid. So we'd go out to contract, we'd take the lowest bid and sometimes that worked really well and lots of times it was a struggle. Now, school districts have the opportunity to hire a construction manager at-risk firm.

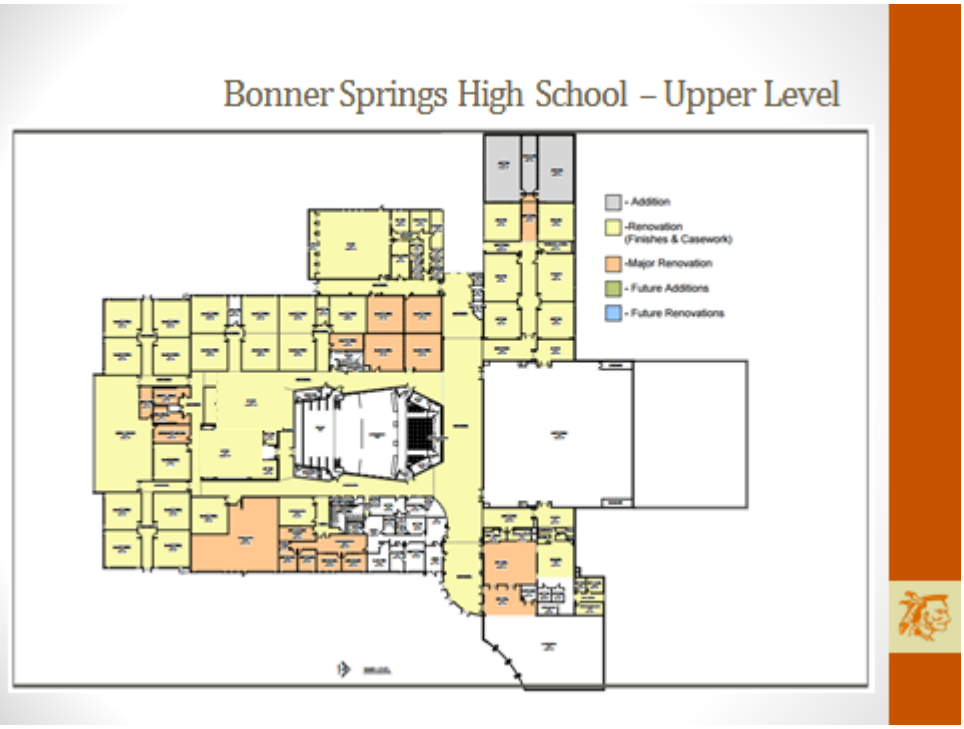
Our Board interviewed four, maybe five firms and chose JE Dunn to be our construction manager at-risk. What that means is they take a percent of the total project, its 2% to 3%, and then we pay for their construction management services but then they're the construction manager and then they accept all the bids from there down for the work. That gives us a couple of really nice things. No.1 , they'll set the price on each project. Once that price is set, then its set. If there are change orders or things like that, they have to consume them. If there's money left over, we actually get it back. There is no risk there for us. That's why they call it at-risk.

The other piece of the puzzle is because they are a large contractor, they can actually zone down little parts of work so local people can have that. So after we pass the bond issue, JE Dunn will be meeting with our local contractors seeing if there are pieces of the puzzle they can

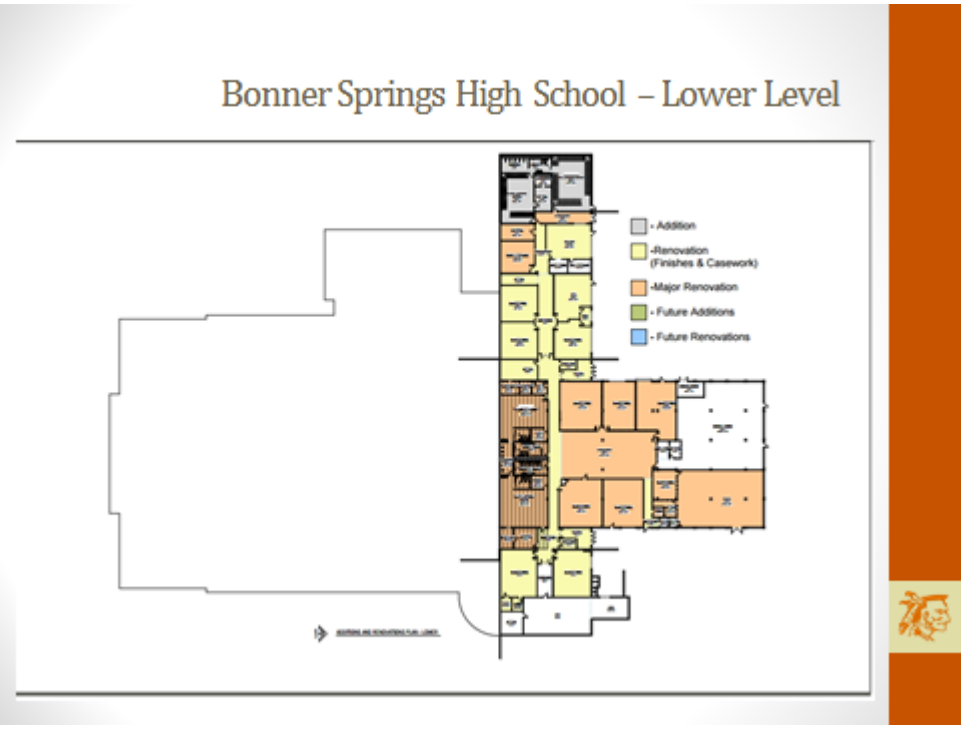
make a little bit less so they are able to bid on it. They still have to be the lowest, responsible bidder, but they can break it down that far.

Finally, with our CM-at-risk contract, they're able to run several projects at one time. We have five buildings being renovated. If you waited for one company to do that, its several years. We're looking to get this done in two or three years.

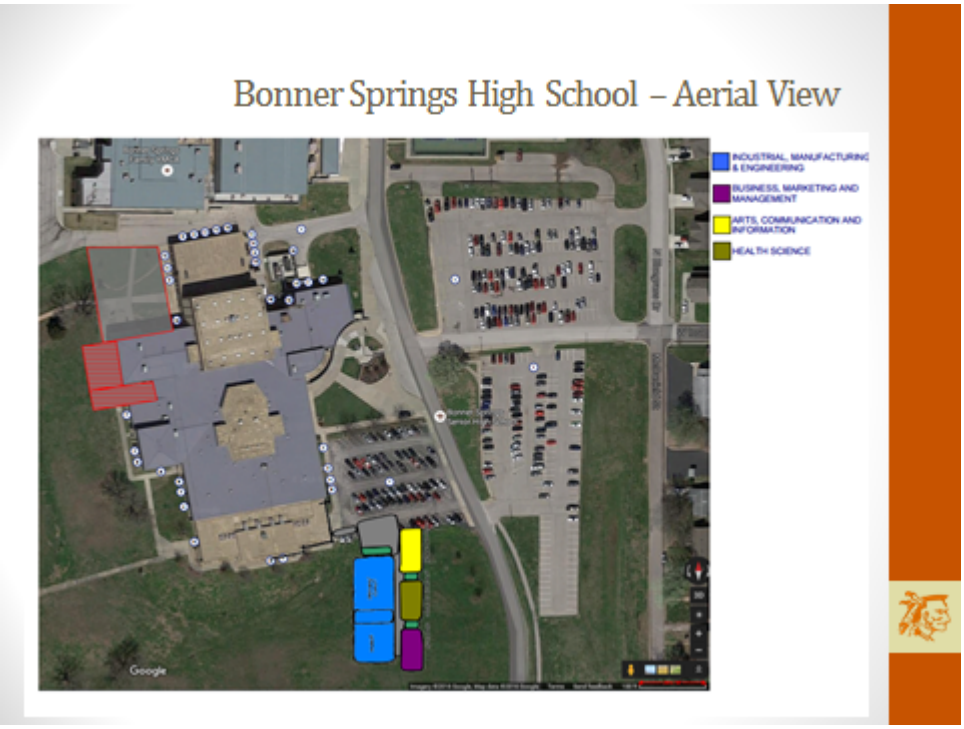
Our biggest issue up there, Bonner Springs High School. How many people have been to Bonner Springs High School? Quite a few of you. Bonner Springs High School was built in 1964. That was the same year I was born. Parts of the high school have been built onto but a lot of it looks like it did in 1964. I was telling this to my wife and I said you know the building is aging kind of like I am. My wife says, you know, Dan, are the rooms getting bigger? I said no, Bev, they're not, but thank you.



What we're doing here, we redid the auditorium already and the business offices, but we have our life skills room. If you look at those four orange classrooms at the very top, life skills are for students who we basically teach vocational skills to, work skills to. Those are students who struggle with certain things. We have those up in the corner. We are going to move them closer to front of the building so they have access in and out. Several of those students are in wheelchairs. A lot of the renovation there is just like your house. We're going to put in new carpet, new things. We're adding two new science classrooms up top.



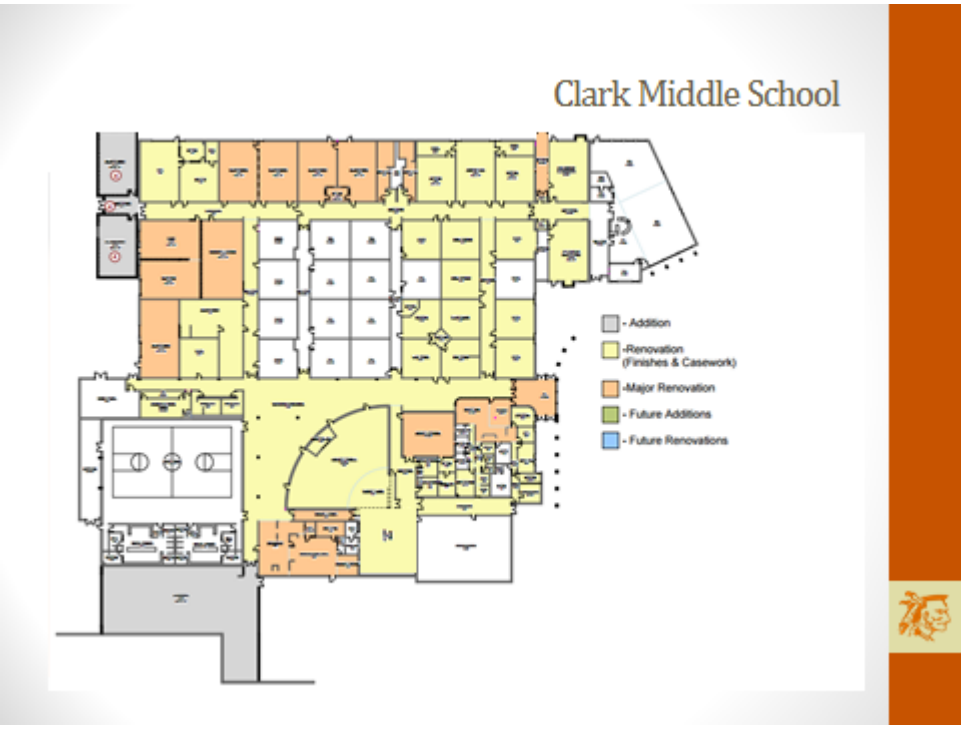
That piece there, we're going to add some places.



Probably the biggest, nicest thing is if you look right down here in the corner and you see the blue, the yellow and the orange, that's going to be our new technical center. We're calling it the

Braves Innovative Center. In that building, we're going to house our CNA Program, our health strand. We're going to house our business entrepreneurship strand. We're going to house our media and technology. We have manufacturing and we have home repair and home maintenance. I don't know how many people took shop when they were in school, wood shop. When I was in wood shop, I built some things that still sit around my mom's house and she wants me to take them with me and I'm not. Right now instead of doing items like that, what we're really doing is working on home maintenance and home repair.

I looked to KCK Vocational School. If you go to KCK Vocational School now and become an appliance repair person, you will make $50,000 a year and basically set your own hours of work. That's what we're trying to introduce our students to is not only the college side, but the career side. We're linked with Kansas City, Kansas Community College quite a bit to where students can start some of their course work with us. Not only that, we actually drive a van over to KCK with students in it twice a day because they're taking current vocational classes. So this will be the start and from there we go on.

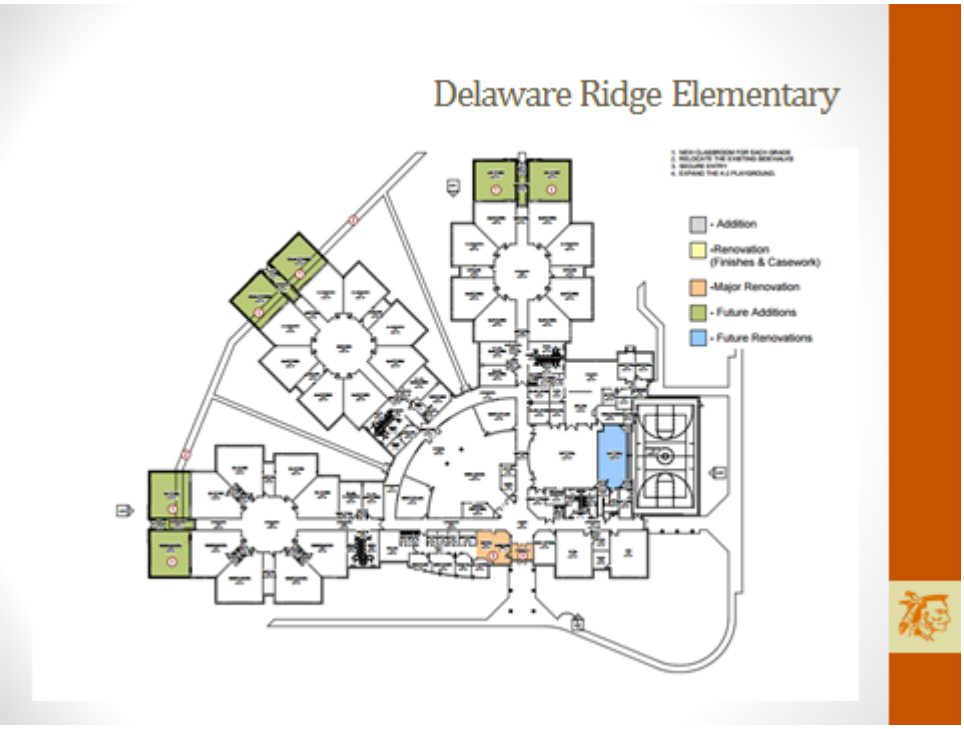


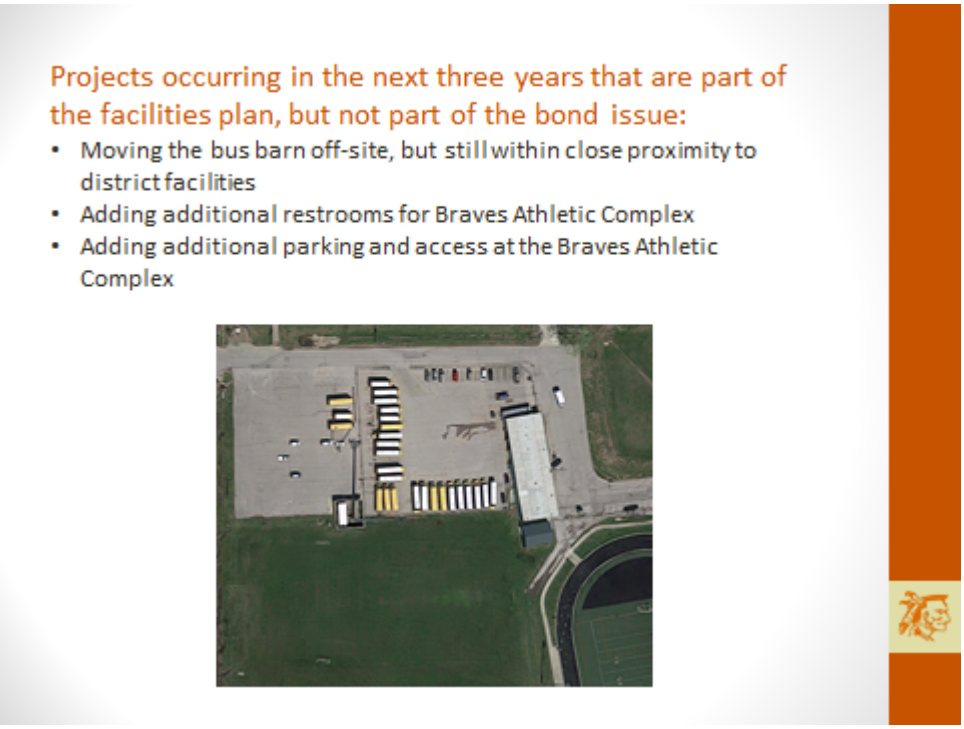
Clark Middle School – Aerial View

Bonner Springs Elementary

Bonner Springs Elementary– Aerial View

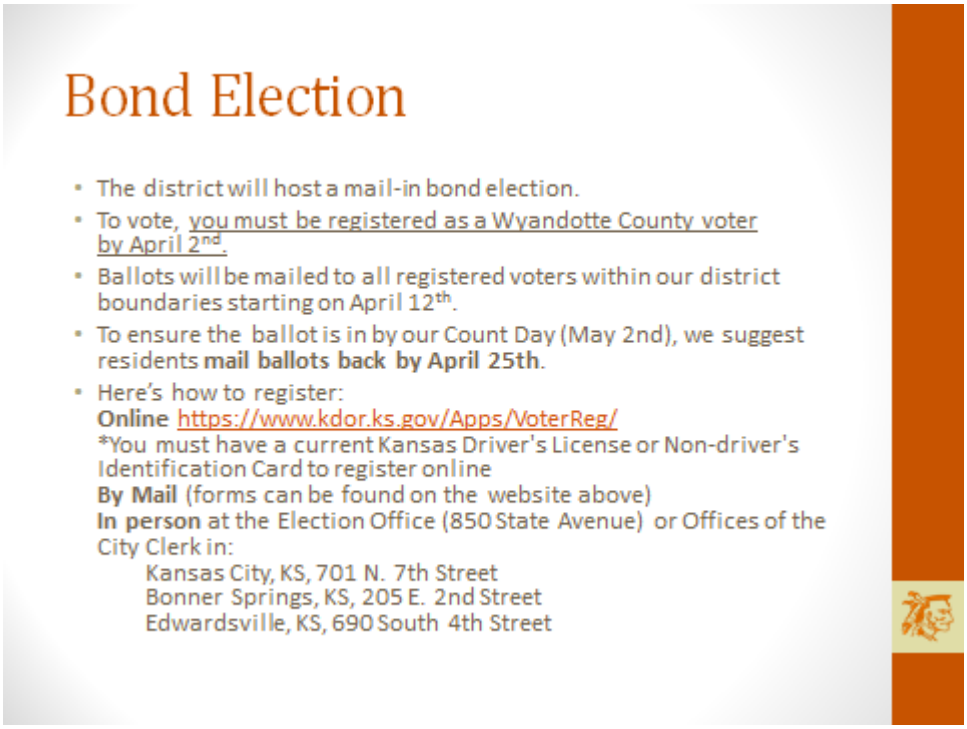
Edwardsville Elementary School





Then the rest of the schools, the middle school, Bonner Springs Elementary, almost each one of our buildings get a little bit of an upgrade. What's not part of the bond issue but is part of our plan and we're working on it right now, how many people have ever been to a Bonner football

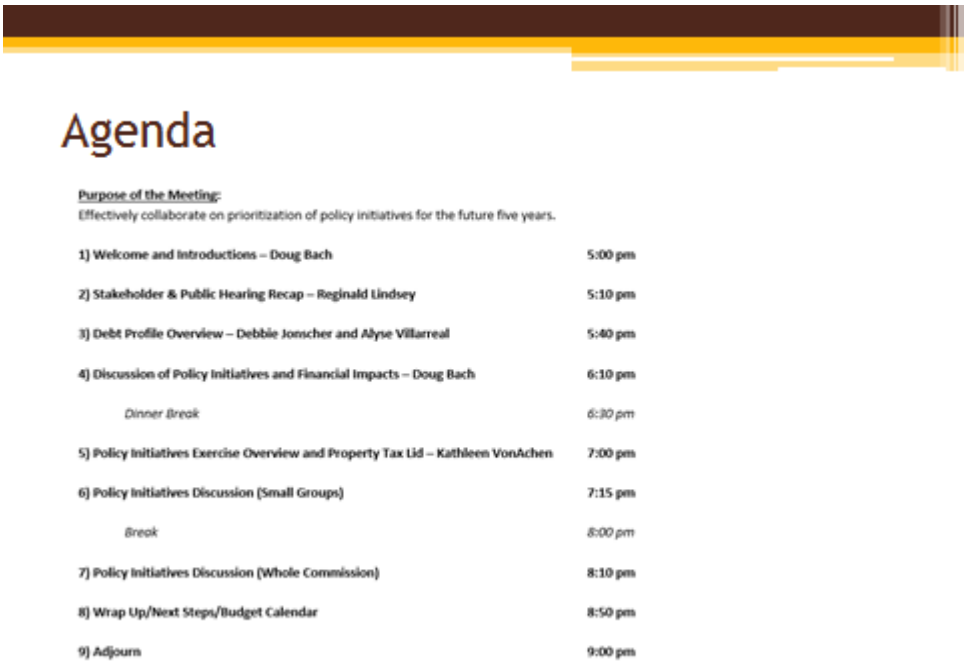
game? How difficult was it to park and get to where you're going? Quite difficult. We're moving our bus barn to a location we're looking at right now. We're going to expand the parking there. We have our baseball fields, we have our track field, and we have all these areas of high interest from local patrons. When we have games, we have no parking. We're going to do that piece right there. Even though it's not part of the bond issue, we bring that up just because people are really interested in that piece and that piece alone for a lot of the community members.



The bond election, Mr. Newby has worked with us very well in getting our bond election set up. Ballots are going to be mailed out April 12. Ballots need to be mailed back by April 25 or turned into the County by May 2.

Mayor Holland said we appreciate very much your vision for the community. We were fortunate to have District 500 come do a similar presentation when they had their last bond issue. We appreciate it. They were successful in theirs and we wish you the best success for yours as well. The investment in our community and in our kids matters. Thank you very much for your work on this.

Show of hands, how many graduated from Bonner Springs High School? There we go, alright. Was that before or after the 1964 building? Just kidding; tough crowd. Thank you very much.



ITEM NO. 2 – 171082… COMMISSION BUDGET RETREAT 4/20/17

Synopsis: Information regarding the upcoming Budget Retreat on 4/20/17, submitted by Doug Bach, County Administrator. During the 4/6/17 full commission meeting, the budget initiatives will be offered.

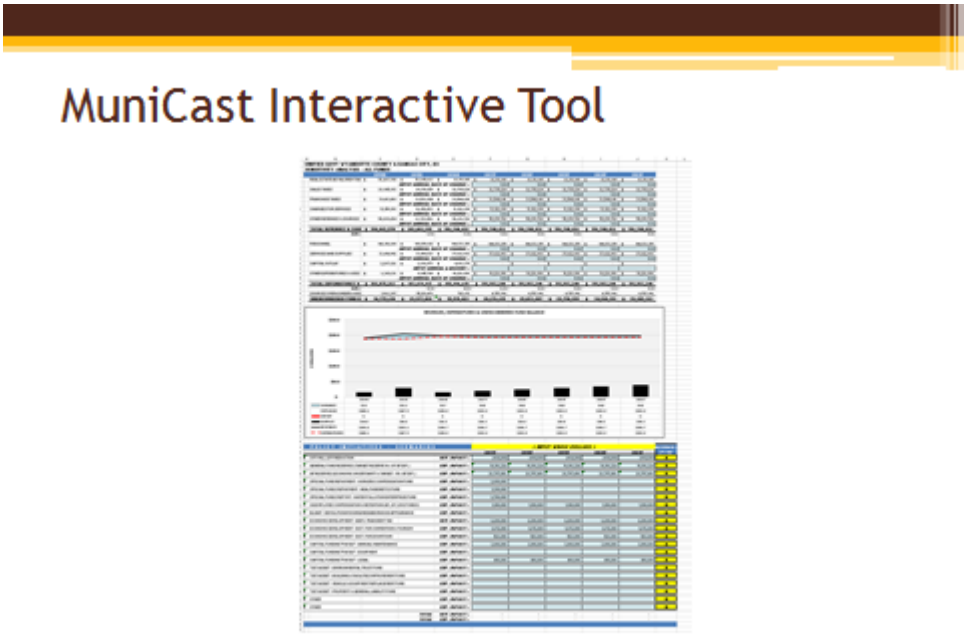
Mayor Holland said this item is our Commission budget retreat. This is a premier, if you will. It gives you two weeks of homework to prepare and it is in you blue sheet packet. You are welcome to turn in your blue sheet packet to the colorful pictures.

Doug Bach, County Administrator, said this is an exciting time we're planning for you. I think last year Ms. VonAchen set out a good retreat for us. We're using a similar fashion this year. We submitted in the RFA what the agenda was planned for that meeting. Tonight, we're just going to kind of walk through it a little bit more so you'll have a better feel for what we

have. Some of the documents that have been provided to you will kind of help you out. Give you a couple of weeks in advance of the retreat coming on.

Kathleen VonAchen, Chief Financial Officer, said we are very excited to have this retreat April 20. Those of you who are watching on YouTube, we hope that you all will be joining us as well. We want to engage the community and we want input and feedback from all parts in order to develop another budget that was as successful as the budget that we're currently in this current fiscal year.

We, in fact, are going to be repeating a similar format that we did last year where we gave you a list or a menu of initiatives, policy initiatives. Each of them sort of had a price tag of which is flexible. We're going to split you up into four groups and then we're going to walk you through an interactive model.



Here is the agenda as I said. Here's a copy of the picture of how the interactive model looks. Don't look too close at those numbers because those are last years. We're working on the forecast. We're updating our numbers based on near final audited figures for 2016. We're reviewing the 2017 Budget. We're looking at updating the forecast assumptions, update from

the forecast that I presented you a month ago. When we all come together April 20, that's what you'll be seeing in this model.

Commission Policy Initiatives

- 2017 Budget-in Brief summarizes the Commission's:
  - *Strategic goals*
  - *Policy initiatives*
- What initiatives do you want to continue into 2018?
- What initiative do you want to add for consideration in 2018?
- Attached is the 2017 Budget-in-Brief
  - *Please review prior to the retreat*
  - *Contact CAO or Finance to add additional policy initiatives or ideas*

Last year we had this list of policy initiatives, but you all were so busy and you did such a great job with accomplishing many of the policy initiatives that we felt that it would be important for all of you to revisit what are the current year's policy initiatives. As a result, we have put together a budget-in-brief for you to study. That's what we've handed out for you tonight. As you review this document, it's a very over our chain strategic look at our budget, our business plan for the organization.

We'd like you to consider what initiatives do you want to continue into 2018 and which initiatives do you want to add for consideration at the budget retreat. We've attached this budget retreat for you to take a look at. If you have any questions at all, please contact either Doug or the Finance Department and we'd be happy to fill in any answers that you're looking for but also to add your policy initiative to the list.

I'd like to finally mention that I'd like to thank Alyse Villarreal, Debbie Jonscher, and Reginald Lindsey because they helped me put this budget-in-brief together.

Mr. Bach said I'll just note that take a couple of minutes with this. This brief that they put together is a quick read. It's a good reminder of all the hard work you went through last year in

putting things together. As you move into the financial retreat and strategy for this coming session, it kind of really reminds you of where we've invested our money. You take a look at your goals that you've sat out there and that's key. We've tried to stay in tune with where those goals are and we'll go from there.

Mayor Holland said I do want to note that it was kind of Ms. VonAchen to invite the public to that meeting. Why you are welcome to come or watch, it won't be a public hearing. I don't want you to get your hopes up in terms of participating in that meeting. I did just want to clarify that one thing, but we do want to hear from the public. We've had our first public hearing. We want the public to be engaged in this budget retreat, and then we will have another public hearing to get feedback from the public again- critical information.

Action: For information only.

Mayor Holland said we are adjourned as the Board of Commissioners and we are now reconvened as the Land Bank Board of Trustees. All items on the Land Bank are on the Consent Agenda.

LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

ITEM NO. 1 – 171047…LAND BANK POLICY

Synopsis: Request the current Land Bank policy verbiage under Section 13 and elsewhere in the document be changed from "**Side-Lot**" to "**Yard Extension,**" submitted by Chris Slaughter, Land Bank Manager. On March 27, 2017, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan (Acting Chair), voted unanimously to approve and forward to the Land Bank Board of Trustees.

Mayor Holland said I would like to offer anyone in attendance tonight, any member or the commission or staff member who would like to remove an item from the Consent Agenda is welcome to step forward and do so at this time. Any item not removed will be voted on by a single vote. Let the record show no one is moving forward to remove an item. It is properly before us.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve.** Roll call was taken and there were ten "Ayes," Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

ITEM NO. 2 – 171048…COMMUNICATION: LAND BANK BUSINESS

Synopsis: Request consideration of the following Land Bank items, submitted by Chris Slaughter, Land Bank Manager. On March 27, 2017, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan (Acting Chair), voted unanimously to approve and forward to the Land Bank Board of Trustees.

Transfers to Land Bank
Reference attachment for the 167 depicted properties

Applications
858 N. 52nd St. - Jose Lopez, yard extension
3137 Georgia Ave. - Abelardo G. Munoz, yard extension
144R Tiblow Ln. - Eugene O. Reynolds, yard extension
2050 N. Thompson St. - Alvin White, yard extension
2054 N. Thompson St. - Alvin White, yard extension
3021 N. 11th St. - Veronica Santillan, yard extension
828 Bunker Ave. - Gabriela Carrillo, yard extension
815 Parallel Ave. - Maria Mercado, yard extension
1506 Richmond Ave. - Isabel Salgado, yard extension
2621 N. 61st St. - Kayla Barnes, yard extension
5205 Woodend Ave. - Bruce Simpson, yard extension
1053 Garfield Ave. - Juan Martinez, yard extension
331 Troup Ave. - Joyce Ree, yard extension
945 Tenny Ave. - Jantha Phetsangharn, yard extension
1835 N. 12th St. - Maria Jacobo, yard extension
1731 N. 24th St. - Marketa Johnson, yard extension
1423 Walker Ave. - Miguel Cumplido, yard extension
1513 Greeley Ave. - Ocie Collins, yard extension
1735 N. 24th St. - Marketa Johnson, property acquisition
1425 Walker Ave. - Miguel Cumplido, property acquisition
1511 Greeley Ave. - Ocie Collins, property acquisition
1522 Greeley Ave. - Ocie Collins, property acquisition
1526 Greeley Ave. - Ocie Collins, property acquisition
1909 N. Thompson St. - Zion Economic Foundation, property acquisition
240 S. Bethany St. - Ali Dawod, property acquisition (garden with assistance from Catholic Charities)
3405 N. 30th St. - Zion Travelers Missionary Church, property acquisition

3413 N. 30th St. - Zion Travelers Missionary Church, property acquisition
3417 N. 30th St. - Zion Travelers Missionary Church, property acquisition
3421 N. 30th St. - Zion Travelers Missionary Church, property acquisition
3425 N. 30th St. - Zion Travelers Missionary Church, property acquisition
2819 S. 8th St. - Construction Services Unlimited, LLC - rehab (Land Bank Rehab Program)
631 Freeman Ave. - Construction Services Unlimited, LLC - rehab (Land Bank Rehab Program)

Transfers from Land Bank
1050 Splitlog Ave. - CHWC (This property will be transferred to CHWC for Splitlog Farms)
631 Linda Ln. - City of Bonner Springs
637 Linda Ln. - City of Bonner Springs
529 Stephen Ln. - City of Bonner Springs
535 Stephen Ln. - City of Bonner Springs
(City of Bonner Springs requesting properties for their future multi-use trail system up Spring Creek. These properties are not developable and are within the 100-year floodplain of Spring Creek.)

Donations to Land Bank
341 N. 14th St. - Estate of George Breidenthal
13050 Canaan Center Dr. - Canaan Development, Inc. (City of Bonner Springs is requesting that Land Bank take property for vault and hold for the potential continued development of Canaan Center.)

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve.** Roll call was taken and there were ten "Ayes," Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

MAYOR HOLLAND

ADJOURNED THE MEETING AT 7:57 P.M.

April 6, 2017

_____
Bridgette D. Cobbins
Unified Government Clerk

mbb

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS SPECIAL SESSION, THURSDAY, APRIL 20, 2017
CITY OF KANSAS CITY, KS)

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, April 20, 2017, with ten members present: Bynum, Commissioner At-Large First District; Walker, Commissioner At-Large Second District; Townsend, Commissioner First District (arrived at 6:32 p.m.); McKiernan, Commissioner Second District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Holland, Mayor/CEO, presiding. Murguia, Commissioner Third District; was absent. The following officials were also in attendance: Doug Bach, County Administrator; Ken Moore, Chief Legal Counsel; Joe Connor and Melissa Mundt, Assistant County Administrators; Carol Godsil, Deputy Unified Government Clerk; Alan Howze, Chief Knowledge Officer; Jeff Fisher, Executive Director of Public Works; Kathleen VonAchen, Chief Financial Officer; Debbie Jonscher, Deputy Finance Director; Reginald Lindsey, Budget Manager; Jud Knapp, Budget Department; Debbie Pack, County Treasurer; Alyse Villarreal, Fiscal Officer; Angela Lawson, Deputy Chief Counsel; Rocki Mayes, Executive Asst. to County Administrator; Mike Taylor, Public Relations Director; Maureen Mahoney, Asst. to Mayor/Chief of Staff; and Doug Bailey, Sergeant-at-Arms.

MAYOR HOLLAND called the meeting to order.

ROLL CALL: Walker, McKiernan, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Holland.

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, April 20, 2017, at 5:00 p.m. in the 5th floor conference room for a Commission Retreat.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in

such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

Mayor Holland said this is our Strategic Planning and Budget Retreat that we do in the spring each year to get ready and rather than spending a Saturday morning together we are doing a Thursday evening. This is our agenda for the entire evening. I'm going to turn over the leading of the meeting to Administrator Bach and his team to walk us through this proposal. If you want to be called on to speak, then Mr. Bach will be directing the activity from here.

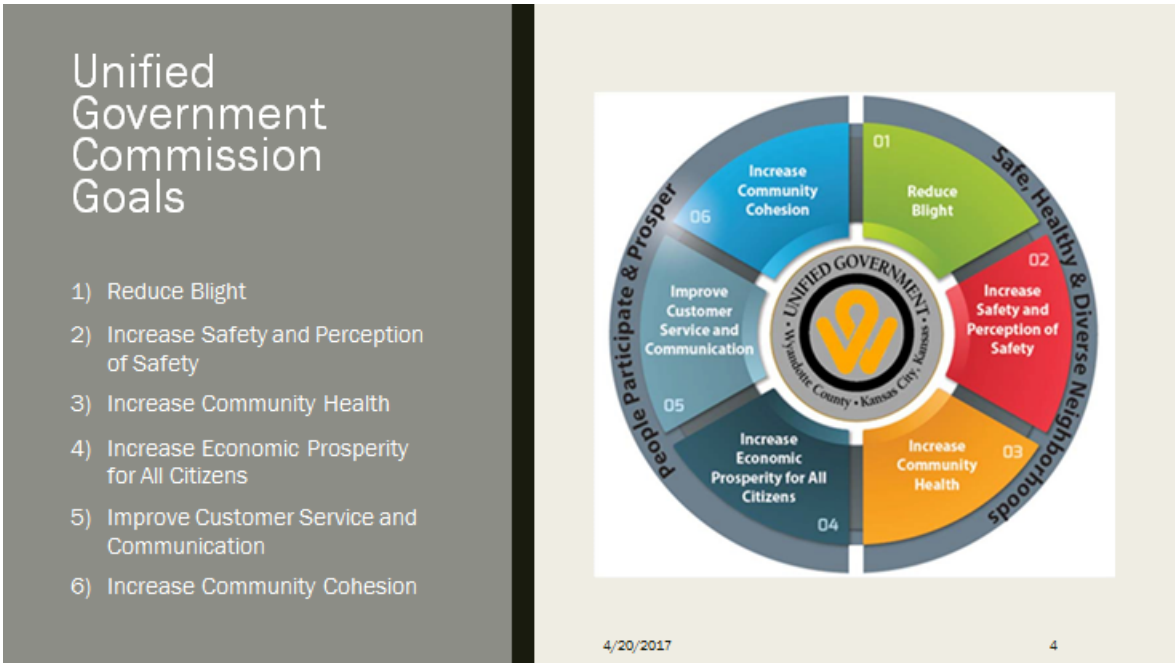
Doug Bach, County Administrator, said we look forward to this one. I think last year we went through a pretty good session and it helps us out a great deal from a staff perspective to be able to come into this and be able to kick around different ideas, different thoughts of where we're at, and get a lot of directions so when we come out with the budget in July we're somewhere close to where you all want us to be. I think that really leads to the fact that allows us to move through the process in July fairly efficiently because we spend the time now and you spent the time in previous months going through and making good directions and decisions where we want to spend the money.

I will just walk through the agenda real quick. We're going to review our vision, mission and really this first section is looking at decisions we've already made so that's kind of what the visions are that are out there that you guys have set forth. We went through that last fall.

We talked about the Citizen and Stakeholder meeting. We're not going to break into that folder a lot, but that was sent up to your office earlier today and you will have that if you want to dig into that more at a later time. We're going to look at our debt because that's a big part of where our budget is and then we're going to look at the initiatives that we did. We're going to run through all that and then we will take our dinner break after that timeframe. Then we're going to come back and go over the policy initiatives, an overview of our mill rates and such like that and then go through in our small groups exercise.

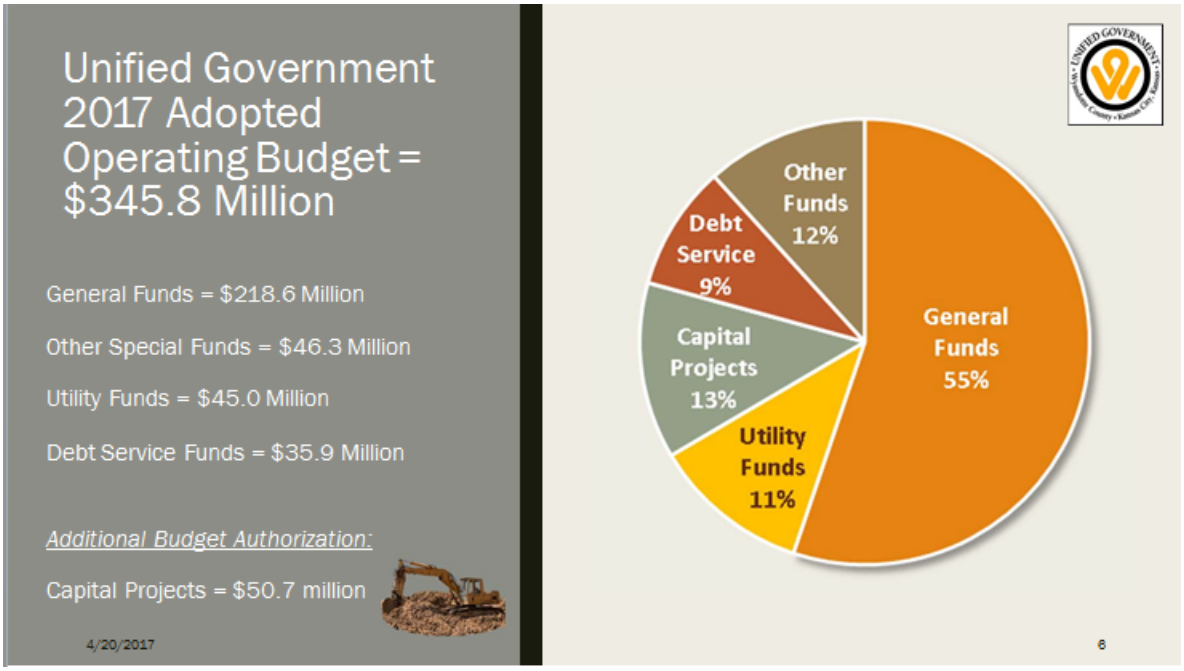
We're going to use a similar format that we did last year and that's why the first part of this is to kind of talk about what initiatives we want to get into and then take those into the small groups, walk through it and then come back and have some full commission discussion on that and then talk about our next steps. This really is programmed to be about a four hour session tonight and I think working through it kind of keeps everybody energized into it and it should be good.

The vision that is set out and this is your vision, Uniquely Wyandotte – a vibrant intersection of diversity, opportunity and distinctive neighborhoods. An engaged community: healthy, fulfilled and inspired. These are the things I've been sitting out in front of my staff and working through our Mission and our Values.



The next one is the goals and these are the six different areas that you all set out to reduce blight. That's the one with our SOAR Program. It's really one that's been the leading initiative that we've been spending a lot of time on and I think it flows over into a lot of the different areas to what we've been doing within the government. Increase Safety and the Perception of Safety in the community as another one of the goals. Increasing Community Health, Increase Economic Prosperity for All Our Citizens, Improve Customer Service and Communication and Increase Community Cohesion and so I just stepped back through those as these are the goals that you all set out. These are the things we need to be thinking about when we think about where is our allocation of money going, what's our priority in the different areas through our budget so we want to keep that in check and if we want to reallocate in different areas or we think we're going down the right track with where we have things going.

I'm going to turn it over to Reggie and he is going to run through a little bit of the Community Stakeholder Input information that came out and we will move from there.



Reginald Lindsey, Budget Manager, said first I'm going to start out with the budget we approved last summer. It was a $345M budget that provides the services for over 30 funds and over 200 services is what it provides services for. You can see we have the General Funds at $218M that's made up of the City General Fund, the County General Fund and Parks & Rec Fund. Then we have Other Special Funds which is $46M. That's our funds like Aging, the Health Levy, also our Alcohol Funds, Special Parks Fund and Other Fund also. Then we have our Utility Fund which is made up of our Water Pollution Fund and also our Storm Water Fund and then we have our Debt Service Fund which is made up by our County and City Fund.

During our first budget kickoff we also had where individuals could submit budget forms if they could not make it to our budget hearing. Within that whole process we had six citizens submit forms and also come to the public hearing and we had 12 Citizen Community Stakeholder groups come forward for a total of $4.4M and also information was emailed out to you all earlier with all the information that was submitted in forms. There were also details on each person that came to the public hearing and we will provide binders of hard copies if you like hard copies.

I will turn it over to Debbie. She is going to move into the debt portion of the presentation.

Debbie Jonscher, Deputy Finance Director, said before we get started I want to introduce Alyse Villarreal. She has worked with part of the SOAR group. She has been in the Finance Office for several years now and we're getting her more and more involved on the debt side so she is going to be helping us out with presentations and the debt issues going forward. She will be doing one little piece of the presentation so I just wanted to introduce her.

The first slide we're going to talk about is the City Debt Service. The current mill rate in 2017 for the City Debt Service Fund is 16.782 mills. This fund brings in $23M in property tax revenues and $17.8M of it is current real estate property and then the other $6M is personal property and other tax revenues; delinquent tax that may have been assessed in a prior year. In addition to the $23M we have $8M that comes from other sources such as the Sewer or Storm Water Utility and the Dedicated Sales Tax Fund for debt issues that are issued under our General Obligation Debt.

Commissioner Philbrook said on this, would you give me that breakdown on the real property and the personal property? **Ms. Jonscher** said the mill rate is $16.782 mills. That generates $17.8M in property tax revenue. **Commissioner Philbrook** asked is that personal and real? **Ms. Jonscher** said that would just be real. **Commissioner Philbrook** said and then the personal. **Ms. Jonscher** said the personal property tax would be the remainder of it. The other taxes include, in addition to personal property, which would be your motor vehicle and recreational vehicle, you also have delinquent tax which would be taxes that were levied in a prior year that were received in the current year.

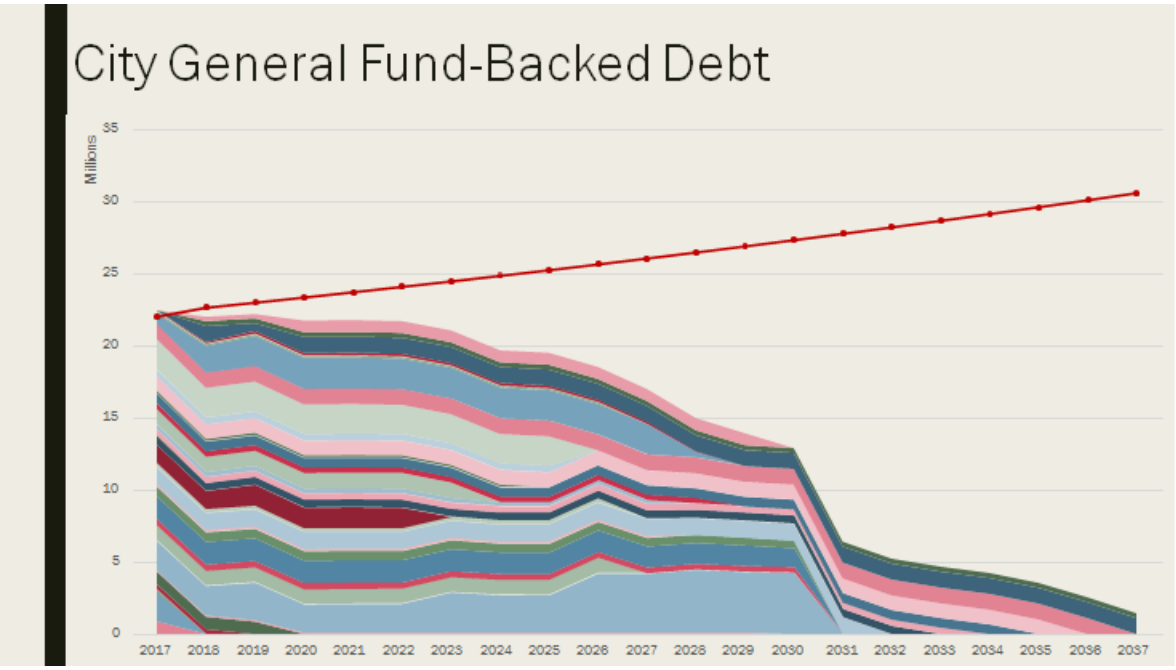
Ms. Jonscher said on the Expenditure side we have a total of $30M in Annual Debt Service Payments and that includes GO Debt which covers streets, bridges, public buildings, sewer and stormwater and we also have some PBC debt. At the current rate we are collecting enough revenue to cover our current annual debt service payments in this fund.

The next page I'm going to turn over and let Alyse explain what amounts we built into our forecasted amounts for bond issues going forward.

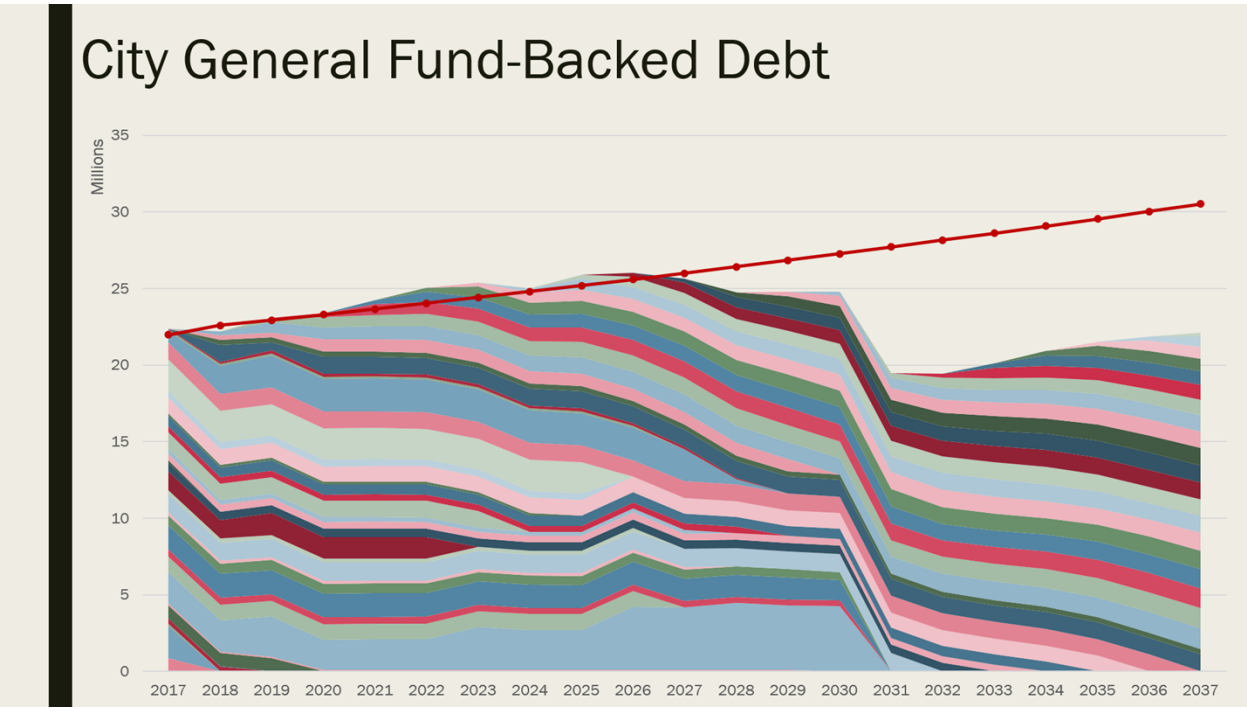
Alyse Villarreal, Fiscal Officer, said we're getting ready to show you another slide that will have a graph on it and in that graph we've tried to project out what the conditions will be in the next 20 years.

The way we came up with those numbers is we had data for the first six years. We've taken our current temporary notes and the GO funded projects that are in that. To that we've added for each of the years the approved projects in the CMIP, the Five-Year CMIP, and historically we've bonded a third of that. That comes up to us adding $15M of new projects each year onto the CMIP and it also results in bonding $15M of GO Projects and so for the remaining years we continued that $15M trend out for the rest of the 20 years.

Kathleen VonAchen, Chief Financial Officer, said I wanted to mention the reason she mentioned the one-third is because temporary notes can only be used for three years and then they have to be rolled into a permanent financing so that's why you take a third, a third. **Ms. Jonscher** said we typically bond about a third of our temp notes so we add on new temp notes but then we also bond a portion of the current temp notes issuance.



This slide shows the General Fund-Backed Debt. The graph shows the debt that is currently obligated that we have already issued and we are currently making payments on. As you can see, this is just the General Obligation portion and it's about $23M which I said previously. The line on the graph is the revenues associated with this fund and this is based on the tax revenue that we're receiving. With this line we've assumed a constant mill rate so we're still at 16.7 mills. We haven't increased it, but what we have increased is the assessed valuation growth so we built in 3.5% for 2018 and for the future years we built in 1.9% which as we looked at over the past decade 1.9% growth was about our average and so that's why we used that going forward.



This next graph shows—what we have done is we have gone in and the information Alyse talked about on the previous slide we have added in every year an additional $15M in bonded debt. You can see that as we get—with the assessed value growth that we built in I think previously we had talked about possibly needing additional revenues in 2019. If we see this growth as we projected, we're thinking that we may not need additional revenues until maybe the year 2021 and that would assume the values that we built in are what we actually receive. This shows each of the debt issues out all the way—**Mr**. **Bach** said this is a pretty good slide I think and then one thing you will note in your hard copy to come out this didn't come through that way unless you have a PowerPoint that layers it on, but there are a few questions here.

Commissioner Walker said I look at that and of course first that blank space beginning when I'm about 80-81, now that looks good except I think everybody probably somewhere intuitively feels that there won't be any blank space because there will always be new or emergency capital improvement projects that either haven't been thought of yet or will be thought of. The line—I guess what I've always hoped we would see with our debt structure and what we should see with our debt structure if we're going to ever give serious relief to taxpayers is to quit waiting on the assessed value to continue to grow and take a straight line ruler and I don't know what the right number is 21, 20 and draw it straight across projecting it out and that be the line in the sand that

we're not going to cross. If we don't do a capital improvement project, we just don't do it. I mean the idea that somewhere out in the future we're going to start seeing space between that line and that multicolored robe there of lines I don't believe it for a minute. I don't think anybody else believes it either. **Mayor Holland** said they only projected it out to 2030 so they stopped adding the $15M a year at that point. That's why you see the gap. **Commissioner Walker** said if they add the $15M it fills in. **Ms**. **Jonscher** said no, we actually did project out all the way to 2037. What happens in 2030-2031 a big portion of our debt, and I believe that's the 2010 Series, drops off. Normally when we have a Capital project we issued the temporary note it can go anywhere from one to three years and then we do the permanent financing. In 2010 we had the Stimulus Bonds and we bonded a lot of projects that were not even started. We bond them at the beginning of the project instead of letting them go two or three years and then bonding and so that's one of the reasons you're going to see that big chunk of debt drop-off at that point. We did project this out for debt going out through 2037 at a rate of $15M per year. If we increase that amount and went higher and bonded $20-$25M than that gap would get smaller.

Mr. Bach said I think one thing that's really important in this one is this does hold us as somewhat of a flat line in the amount of debt we issue each year. If you want to take on the equation of not doing any more debt, that's a pretty tall order. I mean we can try to get there, but the initiatives of going after more street projects and the infrastructure that we have in a lot of our buildings and things we're responsible for really probably makes that somewhat impractical. Trying to stick to the $12-$15M on an annual basis is probably a tough enough objective to look at and say where you're going and as Debbie went through it that's where you see each one of these new colors coming on each year is we're planning to throw that $15M out there each time and keep working that into the equation.

Mayor Holland said to follow-up on that, you've projected out that amount over the next 20 years. Is that right? **Mr**. **Bach** said yes. **Mayor Holland** said and that's assuming if you're issuing $15M in debt today is not going to be as valuable as $15M in debt in 20 years because you're going to have inflation so you're already doing less work. In real dollars it's actually going—what you're doing is going down. **Mr. Bach** said well said, so you're actually cutting into the amount you're doing in debt by doing it the same because just like we're saying it's

worth 1.9% more, you can probably conservatively say your dollar is worth 1.9% more every year too so you're inflationary rate is going to be somewhere in that 2% and it will go up and down throughout. I mean I like the way they look back over the past decade and we had not exactly the best growth in the last decade because we had a heck of a drop in there and we've just started to recover and we still made a 1.9% valuation increase as an average.

Commissioner McKiernan said just a couple of things and I'm sure I've asked these questions before so just humor me and answer them again. On the x axis the 21, 22 that is $22M that we budget for debt service per year, correct? **Ms**. **Jonscher** said that's correct. **Commissioner McKiernan** said and we are projecting that if we kept with our mill rate we would be recovering additional money every year that could be put toward debt service so by the time we get to 2037 we would have $31M that we could put toward debt service. Is this too simplistic and it might be so tell me if it is. What if you took that increase and you drew that horizontal line, as Hal had suggested, you drew that horizontal line and you said we're going to do our best to stay below that line, you take that money that we project that is going to increase and we turn that into cash financing and we don't bond those projects, we save the interest on them and eventually wouldn't we get ourselves to a place where we can be in a better cash financing position and not putting so much of it—because we're losing on $4M borrowed, we pay what $1M in interest. Intuitively it seems to me if we start saving that interest plus we're getting more revenue coming in then eventually we would be in a better cash position and we would stop debt funding so much. Is that too simplistic? **Ms. VonAchen** said you certainly can do that. You won't be able to do as much because the incremental revenue coming each year doesn't match up with the needs out there.

Mr. Bach said I might offer, Commissioner, to your point; by following this you accomplish that and it's probably the thing of thinking it's pretty difficult to figure this body could right the equation or change the equation for the past 40 or 50 years of debt financing, but by following this pattern you know by the year 2028 now you've got this to go to cash. There is a way you can look at it if this maintains that this trajectory and you maintain your debt issue, which becomes less and less each year because of inflationary factors, you know within a 15 year time period you have taken and put yourself in a pretty good cash position. When you start looking

out you could take and start putting a lot more money to cash and it may be a different group sitting here in 15 years, but if you put yourself in a long-term plan to accomplish that and that's not really unrealistic to say in 10 years we're making a heck of a dent out of it in 15 because—I'm sure we've in a debt program for as long as we could issue debt because it's just been practical. **Commissioner McKiernan** said I would strongly advocate that we do just exactly what you said and that we have a long-term strategy of trying to recover that and make it cash spending and save that interest, that 1.5 on $4M bonded. Eventually that's got to add up, eventually it has to.

One more question, each horizontal colored band represents one bond issue, correct, represents the amount that we're paying each year on any given bond issue and each color is a different bond. **Ms**. **Jonscher** said right. **Commissioner McKiernan** said tell me again why 30 to 31 all of them trend—I still don't get the 30 to 31 how everything trends down so significantly. **Ms. Jonscher** said you see the blue line down at the bottom we have about four series of bond issues that will all drop-off—**Commissioner McKiernan** said got it. The thickness of any colored band stays the same except for that one.

Ms. VonAchen said I want to address one question you had. In the coming year we're going to be looking at some revisions to our Capital Policy, but one thing that we did fold into the long-range financial forecast is the possibility that in the out years we would dedicate 5% of our General Fund expenditures towards Capital Outlay which is basically cash fund a greater portion of our Capital than what we have in the past. Generally we finance—we pay with cash between $6 and $7M a year and by setting a policy of 5% of the expenditures it ranges up into the 10 or 11 per year so little by little addressing that policy and developing a discipline for following it is what we are hoping to go forward with in the future. There is a tremendous amount of deferred maintenance on our facilities; there are a lot of needs out there. **Commissioner Philbrook** said when I hear the word discipline, I really want to thank you for that because that is something that I could definitely use is some discipline especially around trying to decide how much money I want to spend on different things because I want to take care of everybody, but I can't. Thank you for giving me the guidelines to do that and try to hold my feet to the fire.

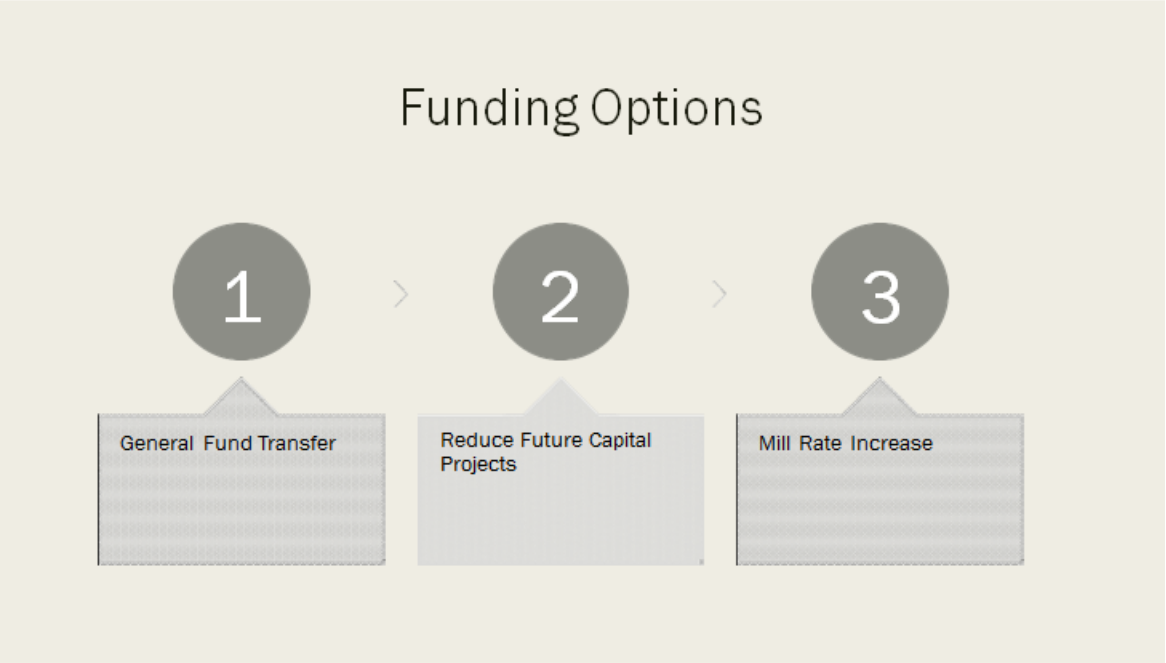
Mayor Holland said one of the things too and, Commissioner McKiernan, you make an interesting point about if we—saving the $1.5M in interest, most items we bond we bond for 20 years is that right? **Ms**. **Jonscher** said that's correct. **Mayor Holland** said there is and philosophically I think there is good debt and bad debt. I think borrowing money to lease police vehicles is bad debt. Police vehicles are disposal. You run them for three years and you park them and walk away, you park them at an auction and walk away, there is just nothing left of them. Good debt I think is long-term debt for infrastructure, curbs, sidewalks, sewers and the generational equity of spreading $1.5M in interest over 20 years, as inflation comes the value of that $1.5M goes down over time as well. I think there is merit in bonding out. It's like the mortgage on your house, that's good debt. Credit card debt is bad debt and I think the discipline that we need is to make sure we're only bonding over 20 years 20-year equity projects and not short-term things. I think that's where—you know during the recession—we were buying police cars on a cash basis and then the recession hit and we stopped buying police cars but what we did buy we leased. There is an argument to be made that $1.5M in interest is not the worst thing that we could over 20 years because of the value of inflation over time. I think there is a philosophical reason, a good reason to bond street projects, curb projects, sidewalks, and sewers because the people who use them for 20 years should help pay for them over 20 years and not just the folks that are using them now.

Commissioner McKiernan said that $22M in debt service what does that represent in actual debt? **Ms. Jonscher** said on the City side we have for principal and interest—**Commissioner McKiernan** said just principal. **Ms**. **Jonscher** said principal amount $210M. **Mayor Holland** said principal and interest? **Ms**. **Jonscher** said just principal. Principal and interest is about $321M. **Commissioner McKiernan** said so that's $70M of interest we're going to pay on that when it's all said and done. That's a big number to me. That seems to me like at some point that begins to make a difference. If we're paying $70M on 210 granted it's over the life of the bond, it's over 20 years, but doesn't that eventually start to make a difference? I won't belabor the point. We don't need to really stay with it. **Commissioner Markley** said I would just like to say I thought only millennials felt this way but I agree. **Ms. VonAchen** said there is a recommended practice for financing Capital projects and generally speaking the range is that you

think of your Capital needs as a portfolio and generally speaking you should probably fold in around between 10 and 20% of your capital cost with cash. We're not there yet.

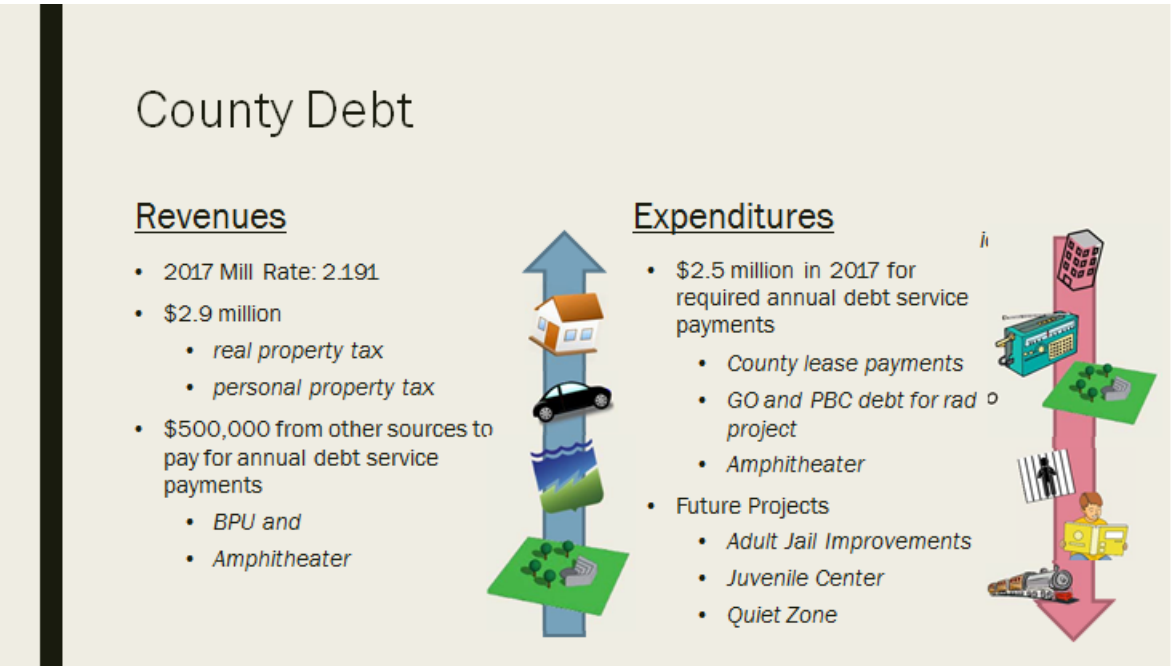
Commissioner Walker said to the Mayor's point I understand, and that's been the philosophy for a long time, well let's issue debt because the people who use the bridge, the road, the building, whatever it might be; should be the ones to pay for it over 20 years. When you commit yourself to that philosophy in its entirety, you're never out of debt. You're going to be in debt for the rest of your existence. I realize there are probably a lot of cities that do something similar, but we know of cities that have very little debt and so the real answer to this issue is how are we going to get more revenue. Sometime during the evening I'm going to come back to my favorite topic, we give all of our revenue away for 20 years or the lion share of whatever new revenue we create. I don't believe the right philosophy now, two years from now or four years from now is to continue a program that will continuously keep us at $20, 22, 23M in debt year after year after year for all eternity because we want the people who use the bridge, the road or the sidewalk to pay for it. You're condemning us to eternal debt. Nobody individually chooses to live their life that way, constantly in debt however many years you've got up to the point that you can barely afford. I think we're at a point that any more than this we can't afford so we will just stay in debt $20-$25M a year and when we need a new project where there is a little white space there between the line and the bond issues we will just fill her up. I guarantee you that is a long-term, it will not serve the interest of the people in this community that we're trying to either keep or attract.

Mr. **Bach** said I'm going to move us along. We've got a little bit more debt to go through here.

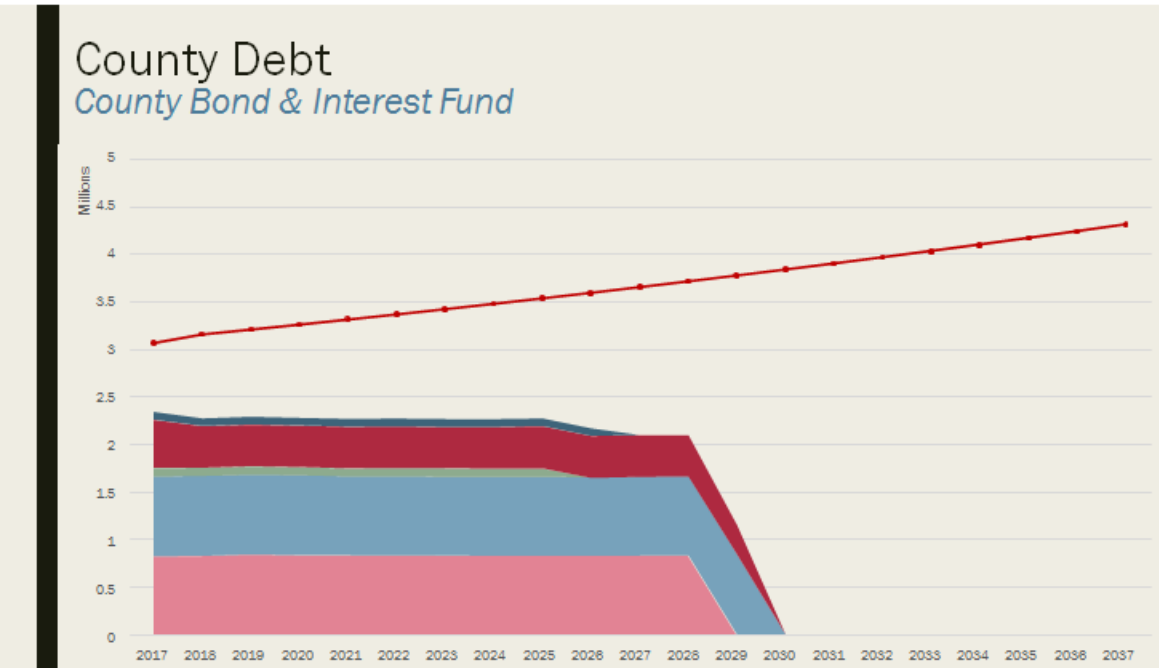


Ms. Jonscher said as I said in looking at 2021 or 2022 we may need additional resources if we don't find it through either refinancing or restructuring of debt. Some options that we just put there could possibly a General Fund Transfer, reducing future capital projects that we debt-finance or even a mill rate adjustment. **Mr. Bach** said what's important about this point is this decision is already made. This bill is coming due in 2021-22 so your decisions you make on each year—you know we go three or four years then we roll it into it, we know this is coming and so the previous graph you saw, assuming we have a 1.9% increase per year after next year, at least on average, we will have to make some adjustment.

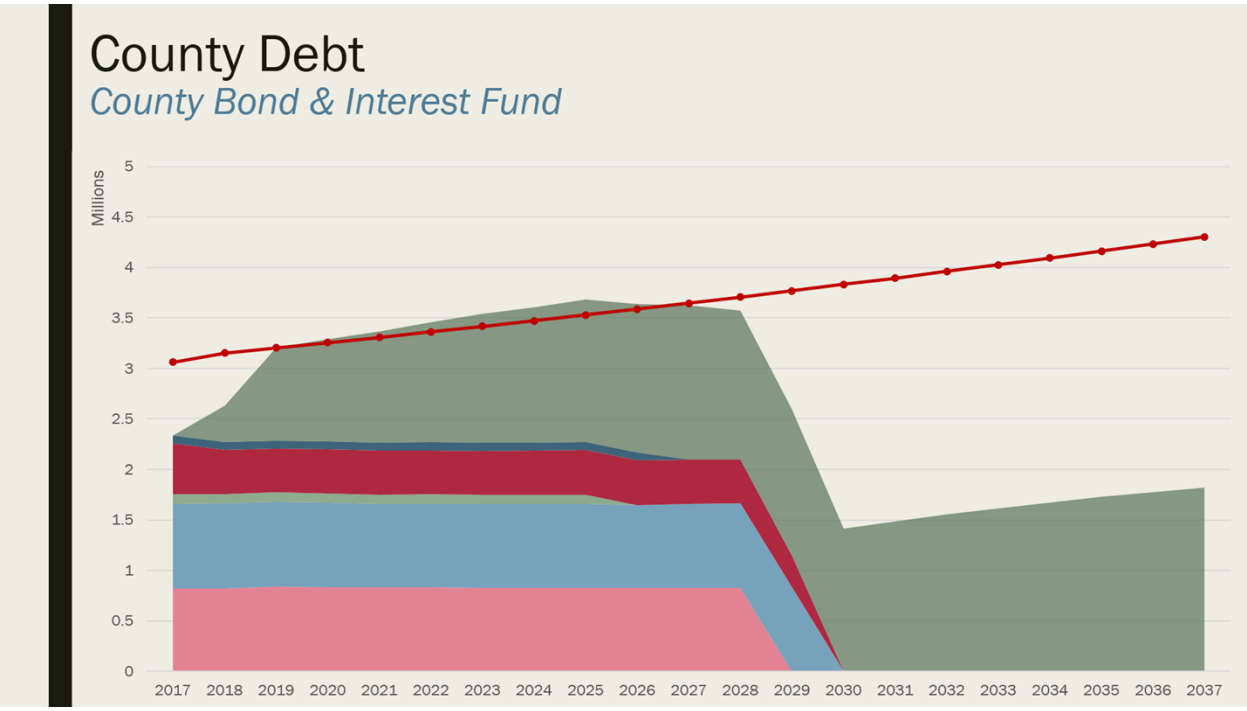
Commissioner Markley said to that point I'm going to say this, tell me if I'm wrong, if reducing capital projects is our choice; we need to start thinking about that this year because we wouldn't want to like do no capital projects in 2021 because we see this coming. We would want to do a smaller decrease each year leading up to that, I would think, so that there is less debt going into 2021 and not just 2021 we're going to do nothing to our streets or anything else because we waited until the bill was due. **Ms. Jonscher** said right. A third of the debt that we already have out in temp notes is going to be financed over the next three years. Those projects are ongoing so we're to have to fund those.



We did the same thing for the County. I will just do that real quickly. The mill rate for the County Debt Service Fund is 2.19 mills and that generates a total of $2.9M for both real and personal property tax revenues. We also do receive about $500K for annual debt service from other projects that we financed with County Debt including the BPU for their portion of the Radio Project and the Amphitheater Improvements. On the Expenditure side we have about $2.5M in annual required debt service payments. I did want to note at the bottom we do have some future County projects that are in the current Five-Year CMIP Plan. That includes additional improvements to the Adult Jail, Juvenile Center and the Quiet Zone Projects.



This graph shows—we've got the same information. This shows the current debt service that is already committed to the County Debt Service Fund and we have built in the same assumption. There is no increase in the mill rate, but we have built in the assessed value growth showing that. **Commissioner Markley** asked does that include the future projects. **Ms. Jonscher** said this next piece does.



For here we have built in bonding those projects and what that future debt service would look like for this fund. In 2021 or 22 we start to see it creep above the line just as we did on the City side. **Mr. Bach** said what's interesting about this is if you look at many jurisdictions and even our own from a County perspective whenever we've done anything from a County side, it was always a special bond election to go out and build a jail. What we were doing with this juvenile facility is trying to figure out how to do it within the existing mill rate that we currently have and it shows we can do it. Now, I guess to take the discussion we just had, you would say let's not do this, let's save up enough money until we can pay for it with cash, but the reality is we need that facility now and if we want to do the other projects, this is how we can do it and we have the three mills over there that are positioned to go back and pay either against the debt portion that's in the County or to go against the Public Building Commission where we have debt issued there and we have to have a funding stream to pay that and part of this comes into that to allow for that to happen each year.

Commissioner McKiernan said sorry to belabor this, but in each of the City and the County Debt graphs there is this marvelous gap that shows up on the right side because, make sure I understand this, we are only showing the debt that we've already projected or committed to and wouldn't that gap disappear? I mean, are we going to suddenly stop issuing debt? I'm missing

something here. **Ms. Jonscher** said this shows (back up one) the debt that we are already committed to and so on the County side the debt payments would end—if we issued no more debt on the County side, the debt payments would end in 2030. So now the next graph we've—**Commissioner McKiernan** said it's what we've already projected out. **Ms**. **Jonscher** said this is what we're projecting for the future projects, the Adult Jail Improvements, the Juvenile Center and if we do the Quiet Zone. If we do all those projects—**Commissioner McKiernan** said but my point is we're only putting up the projects we currently have thought of and currently project. We're not putting up—**Ms**. **Jonscher** said on this graph. On the City graph we projected out $15M all the way out that we were going to issue $15M every year out to 2037. On this graph we've only done the future projects that are in the CMIP. On the City graph we projected all the way out to 2037.

Mr. Bach said the main reason for that is we haven't historically issued a lot of debt on the County side so a few of these special projects is why we're doing it that way and not saying well we're going to add another one every year. Now, we may elect to, but right now we don't have that projection. **Mayor Holland** said one of those is our Radio Project, right? **Mr**. **Bach** said yes. **Mayor Holland** asked which one is that. It's one of the two big ones. **Mr**. **Bach** said it's about a mill. **Ms**. **Jonscher** said the Radio Project has several issues. There were a couple different issues with the Radio Project. We financed it over multiple years. **Ms. VonAchen** said I did also want to mention that there has been discussions that there is some projected savings that may occur on the County side by bringing back the inmates that are on private beds back into the County. There is some savings being generated within the County General Fund that are not showing here yet. **Mayor Holland** said that's right. That's an important piece. Commissioner McKiernan, did you hear that? **Commissioner McKiernan** said yes I did. **Mayor Holland** said should I ask, are you excited about that? **Commissioner McKiernan** said I won't belabor this, let's just move on and get on. I'm going to come and talk to you later, all of you, because something about these graphs just doesn't ring true for me. If you take $15M and you add $5M of interest onto that and put that over 20, something is not adding up for me but it doesn't matter. **Commissioner Markley** said are you saying you're sad that there is a white gap coming up because that's like the only good thing about these graphs isn't it, that someday there is a white gap.

Commissioner Walker said I can assure you by 2030 there is going to be a new jail required or an additional jail required somewhere in this county. It won't be adequate to hold—we will find a way to fill that gap with the County I assure you.

Commissioner Philbrook said it's kind of like a purse, a bigger purse you carry, the more stuff you put in it and so I can't see the gap either. I have a problem with seeing that gap too. I have to go along with him on that.

Mr. Bach said okay. I think that's part of what you look at strategically going forward. I think my goal particularly with that last chart was I don't want to walk back into an environment where a few of you clearly remember on the Radio Project where we authorized the project to move forward and then after that came back and said now you have to issue the mill rate for it. What I'm trying to show you is before we issue this mill rate—this is the plan in this green of how we're planning to pay for the new juvenile facility. If you give away a mill somewhere on the county side then I've got to cut a million dollars out of the budget somewhere. I may have it this year but I don't have it next year or the year after that because it has to go to pay for these projects that we're talking about doing. That's why we're doing this long-range forecasting so it's out there in front of you so you will see it so we don't come in and you know I can say well you all agreed to pay for the Radio Project, we all said we were going to do it, and then the next year we go now give me another mill and we had to work through that to figure out how to do it. This way we're projecting it out, we've already got it in the mill rate and then we're going to have to start spending it so we've got a little bit room and then we're going to have to start spending it.

Commissioner Markley said at some point, not tonight, I think it would be interesting to see what that graph—the green part broken out between the three future projects and then I also would be interested to see what happens if we move those future projects into different years. Like what happens if we push it out a year, what happens if we do the jail improvements one year and the bond issue for the next one the next year. I would just be curious to see if that helps us not have the bump that goes over the red line that we like to avoid.

Mr. Bach said we're now going to move forward into the Police Initiatives from 2016 and 2017 so we've got about 15 minutes and then we're going to break for dinner. This is more of a quick reminder of what we put into this years' budget. We issued out the Budget-In-Brief to you here a couple weeks ago so you guys would have a chance to look at it if you wanted to, but I just wanted to walk back through these so you were good at remembering some of the big initiatives we put forward that we're going after this year.

2016-2017 Policy Initiatives *

- Two Mill Rate Property Tax Reduction - $2,130,000
  - *Reduced City General Fund mill rate from 27.093 to 25.093, or 7% rate reduction*
- Streets & Neighborhood Improvements - $1,568,000
  - *Neighborhood street repairs and resurfacing - $700,000*
  - *Bridge inspections and repairs - $148,000*
  - *Parking facilities improvements - $650,000*
  - *Street lighting - $70,000*

- Parks Improvements & New Recreation Programming - $1,450,000
  - *Additional recreation and parks programs - $500,000*
  - *Parks equipment replacement - $150,000*
  - *Parks Master Plan Implementation - $150,000*
  - *Lake Road and other facility repairs - $250,000*
  - *Argentine Community Center improvements - $350,000*

** 2016-2017 Policy Initiatives do not include debt financed capital improvement projects.*

4/20/2017 18

We reduced our mill rate 7% on the City side or $2.1M so that was the primary thing for funding and went after mill rate reduction. Streets & Neighborhood Improvements received $1.5M. These are broke out for the areas that we spent the money in. In the area of Parks & Recreation, a new recreational programming, we also spent close to $1.5M that's going into that in the budget.

2016-2017 Policy Initiatives (continued)

- SOAR Initiative (Stabilization, Occupation & Revitalization) - $1,571,000
  - *Demolition and public outreach - $400,000*
  - *Abatement and title searches - $200,000*
  - *Data integration and analysis - $90,000*
  - *Neighborhood beautification - $100,000*
  - *Home Repair Program - $50,000*
  - *Northeast Master Plan - $150,000*
  - *Zoning Code Re-Write - $175,000*
  - *Animal Control Vehicles & Animal Shelter Study - $79,000*
  - *Code Enforcement Vehicles - $39,000*
  - *Staffing and operating resources for additional code enforcement, inspections and programs - $288,000*

4/20/2017 17

Our SOAR Initiative another $1.5M, we kind of had a theme going there with how we were breaking that out but that's kind of how—from the demolition abatement, the neighborhood beautification and all that we're doing in different Code Enforcement areas to spend that money.

We went after Capital Equipment & Building Investment. Part of this initiative was, as you were talking earlier, more cash invested because really one of the first steps to getting away from debt is let's get away from our lease purchased for our really short-term items and that's cash so we got our major capital projects out here and then we've got our cars and trucks that we're also leasing. We took a big step towards that last year. Still purchased 30 police cars, 10 of them were in cash, 20 with lease. We get to a program where we only have to do 20 a year because we get caught back up, we get ahead on the game so we're not out there having to every third year we're just in the same cycle and we're not ahead and we're just financing all the way. We went toward police equipment, body cameras and starting to move money in that direction and you can see the breakout of all the different areas there.

Then we did some Public Safety Operational Studies. This wasn't just toward studies but it was toward some of the implementation where the EMS supplies were probably the biggest bulk of that with $757K. A lot of that came from the EMS Fund that came out of the increased STAR amount from them and then augmenting Police and Fire recruitment, training and then the CAD radio maintenance.

On the communication side, $431K, we saw *The Citizen* come out and we will be issuing more of those throughout the course of the year. We increased the media equipment so we're set up so we will be able to make sure we can film more stuff. We can have the Planning Commission meetings going on at the same time as these meetings. We put a staff member in there to add to it. I just saw him duck back through the rooms so if he comes back through I will try to introduce him to you tonight that was hired into the Public Relations area.

We funded our 2% salary increase for UG employees, a major initiative. Thank you very much for that. It's very much appreciated for the employees. That just spoke to what we did this year, not what we've done in the previous years, and then we had the repayment of previously borrowed funds from Special Revenues so those are big one time numbers going after the Employee Benefits Fund, Workers' Compensation and Water Pollution Control; all areas we had borrowed from during the recessionary times and now we've paid back into them.

Commissioner Markley said I think we've said this in past years but I just want to say it out loud again because some of you were not here as long as some of the rest of us and don't remember what the budget used to be like, but the fact that anybody is even tracking what initiatives we did last year is a huge improvement. The fact that we do this planning is a huge improvement. Another thing I would like to say is that I just really appreciate that came out of the SOAR Initiative, which obviously I'm a huge fan of, is I felt like before every department

was kind of fighting for their one big item but it was difficult for us, as commissioners, to prioritize if this departments one big item is as big a deal as this departments one big item and getting all those departments together as part of SOAR at least for that initiative was a nice way of having those departments look at each other's big items. Obviously each department still had their thing they wanted but it was nice way of giving the commissioners a little better idea of what the priority was between the departments instead of just seeing the one sheet and saying well this one big item is as important as this one big item for this department over here. That has been nice for us as well I think to have assistance in prioritizing those things.

I just want to say I really appreciate the budget process and it makes our lives much easier and I hope it also makes your life easier, but it's just a huge change and I think back to that first year I was here and it wasn't only painful because we didn't have any money, it was painful because it seemed like nobody had any idea what our goals were or what was going on through most of the process. **Mr**. **Bach** said thank you and we do make it better.

Commissioner Kane said I know we are showing where we spent a lot of money which is great that we've got it setup the way it is, but is the fire station out west in here? **Ms. VonAchen** said the initiative list that you have here is only those items that were paid for with cash. Those fire stations are funded with debt so it's in the Debt Projects. That's why I don't have it listed here. **Commissioner Kane** said so we're going to see it sometime soon. **Ms**. **VonAchen** said well, they're appropriated. They're authorized projects.

Commissioner Bynum said on these Policy Initiatives and the way they mirror our strategic planning and our budget initiatives these are the additional dollars, if you will, that were—**Mr**. **Bach** said I think most of it is done from the $12M. I didn't go back and add the way you did that, Kathleen, to show it from the $12M or do you show all money that we put into different areas throughout the budget? **Ms. VonAchen** said all these initiatives it's citywide. It's not just the General Funds and it's not just STAR dollars. **Commissioner Bynum** said it's kind of everything. **Ms**. **VonAchen** said but it is additional resources that have come into the organization and it's over two years, its 2016 and 2017. **Mr**. **Bach** said we had some of that money remember when we funded out the STAR Bonds so we targeted some of that to go toward it especially to one-time payments.

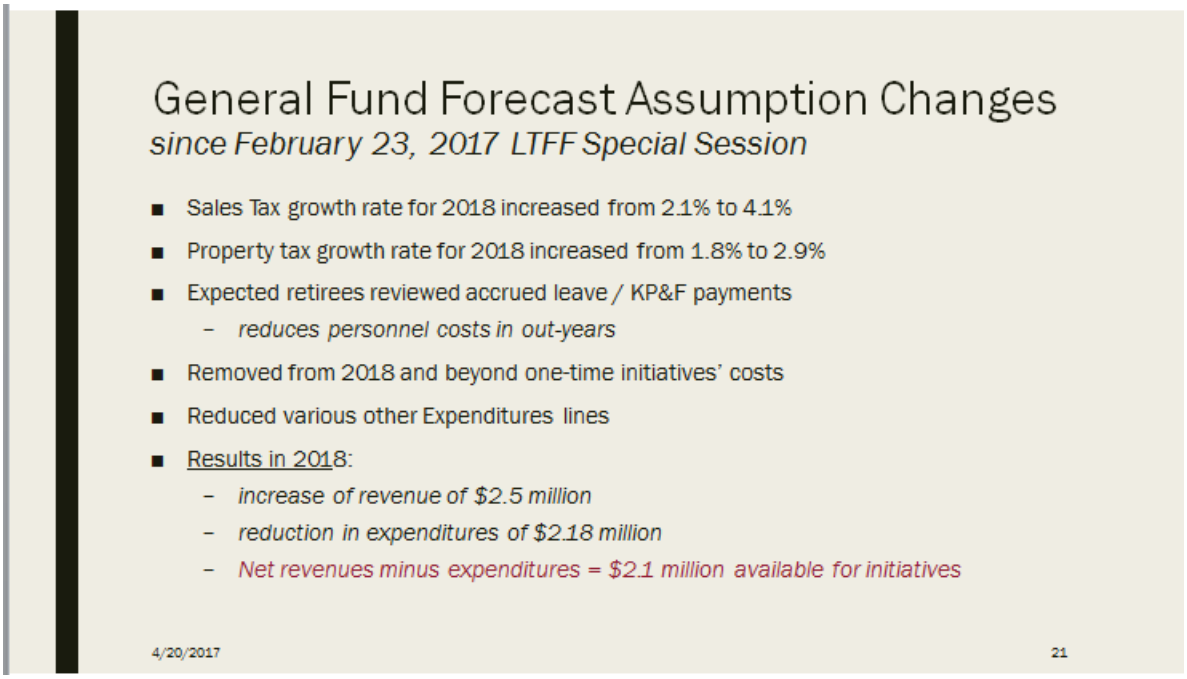
Commissioner Johnson said I don't want to get too far ahead, but under the idea that perhaps we will look at lowering our mill levy again by some number that means this is going to have an effect on the graphs and the charts that we've just looked at, correct? **Mr. Bach** said not really because what you were looking at was the amount of money dedicated toward debt so we have our Operating Budgets to go for from there. You can look at those areas and say it went into debt and staff went into debt because it's clearly one of those areas that we've got some stuff that's committed for the next five years so you can't really take—if you take a mill off my debt and say we're taking that away, then I'm going over here and saying you've got to go to the Operating Budget and transfer $1M over to debt so it's really not on the table right now. We can decide to lower how much we want to put into debt going in the future but that's helping our four and five years down the road. No, it doesn't make that decision. It just tells you—bottom line what I'm telling you is the mill rates dedicated to debt are not on the table to take off in the next couple of years; maybe that's what I'm saying, but the rest of it is.

Ms. VonAchen said I included this in this retreat because at the financial forecast presentation a lot of your questions had come up about how does our debt outlook look into the future so that's why we're presenting so you can see.

Commissioner Bynum said I had jotted a note for at some point tonight if we get there, the Silver Tsunami graph of your forecasting presentation from five or six weeks ago was particularly alarming. You had a slide that was only a few years away and I just want to make sure that we are aware of that again and I don't know if we will see it tonight, but I know it's coming. **Ms. VonAchen** said after we take our dinner break we're going to come back and I'm going to show you revisions I've made to the forecast based on new information that we've collected over the last six weeks.

Mr. Bach said when we come back we will be looking ahead to what we're going to do for some of our future projections and then let you breakout and kind of prioritize from there.

Dinner break was 5:55 p.m. to 6:25 p.m. Commissioner Walker returned at 6:28 p.m., Commissioner Kane returned at 6:29 p.m. and Commissioner Townsend arrived for the meeting at 6:32 p.m.



Ms. VonAchen said we're real excited to have you here and that we had this opportunity to do another year of this exercise. Last year was the first time and this time now you've got—you are better informed because we presented that long-range plan to you back on February 23rd. Now you have a better feel for what the forecast looks in the future. Since February 23rd we actually have refined our numbers for fiscal '18 so as you remember the forecast it was just a forecast so I was using a 10-year average for the most part of various revenues and then apply that same average for '18 and all the subsequent years in the forecast period. Now we have taken a look at the current '18 year and instead of applying an average, a 10-year or decade old average, we're actually looking at more immediate factors that are economic that impact the revenue side and the expenditure side.

Here I summarized just generally how our '18 number looks now that we've refined our numbers. So we've—more recent sales tax growth in '17 and '16 have prompted us to increase the percentage increase that previously had been applied which was 2.1% and we've applied 4.1 for '18. The 2.1 is still going to be the out year number but '18 we're expecting to get about 4%. That's how it's coming in in the current year too—so is '17 so that's good.

Property tax growth, as you know we've got some information that the appraisal has come back with higher property values than normal so as a result of that and some analysis we've determined that the increase should be around 2.9% rather than 1.8 and that's on the revenue side you understand. Some of the property tax revenue actually gets discounted slightly because we have to pull out an expected amount for delinquency and of course that's one area that we hope to improve in the future years through the SOAR Initiative and many other initiatives that we're working on. **Mr. Bach** said, Kathleen, just in clarifying that when you're using the 2.9% number on the tax growth versus when we had the appraiser come in and she was talking to us and we had the commercial rate was around 4 something and the residential was a little over 5 so that blended rate comes down but then you backed it down to 2.9 after you've taken out the delinquency numbers and then factors—**Ms**. **VonAchen** said that's true too and so there is a lot more involved in this, assessed values than just the residential and commercial, there is also a number of other categories. Generally speaking we increase the AV, the blended AV, which is the total AV by 4.4% around 4.1. In '18 based on—actually that's the total if you add residential plus commercial and you take that same number for the prior year, the increase in AV for those two categories is around 4%. We plug that into our model but then you back out

the delinquency level and this is the number you come up with or the percentage you come up with. **Commissioner Walters** said wouldn't that be about 25%. **Mayor Holland** said that was my question. That's 25% of it. Our delinquency rate isn't 25% is it? **Ms**. **VonAchen** said delinquency rate is around 7%, but it's not 7% of AV, it's 7% of the revenue. It's 7% of the incremental revenue.

You're questioning the assumption and I think that's great. Part of the reason for this exercise is because you will get to have the model and you will get to plug in you know I think that property tax number should go up and so actually on the top of the model, which I'll show you in a minute, you could actually plug in a different rate and it will give you a different number. I mean we're here because as staff we want to get your feedback so absolutely I'm happy to hear about that.

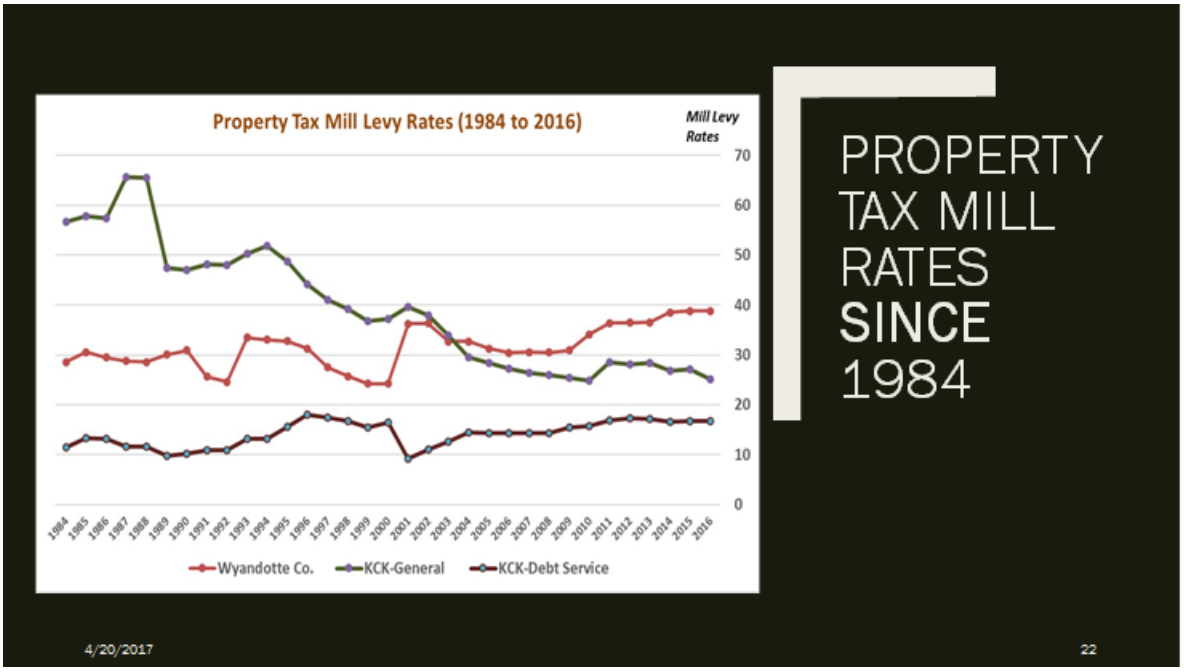
I also spoke, as you mentioned, about the Silver Tsunami at the forecast so I looked at all the employees when I was doing the forecast and I kind of based it on the age of the employee and the number of years of service, but actually I didn't fold in other information so my Payroll Manager mentioned to me that there is this 85 point rule, usually employees wait until 65 regardless if they're eligible even if—I figured if you're 60 or 58 you probably want to retire if you're eligible but actually a lot of people delay their retirement because they want to wait until they're eligible for Medicare. There are lots and lots of motivations for the decision-making process when you retire and it depends on whether you're in Fire, Police or what kind of job you do and so we actually went through and reviewed that a second time. Then also because the forecast period was only for five years or so we kind of had that cap and when I decided in my second review is to extend it out 10 years and so a lot of those employees that I expected to retire around 2024-2025 they ended up getting pushed out. As a result the estimated amount that we are projecting in terms of payout for accrued leave, sick leave, vacation and the KPERS penalty payment; some of those are going to be spread out over a longer period. I think overall previously I expected those costs to be ranging in the $4 to $5M range and of course this is the entire UG, not just the General Fund. Now I have reduced that number to around $2.5 to $3M a year so that frees up some resources for us on the near term.

We also went through and determined all those onetime items many of which are discussed in the initiatives that we passed out in the Budget-in-Brief. There are a number of items that are one time. We pulled that out because we want you to give us feedback on whether

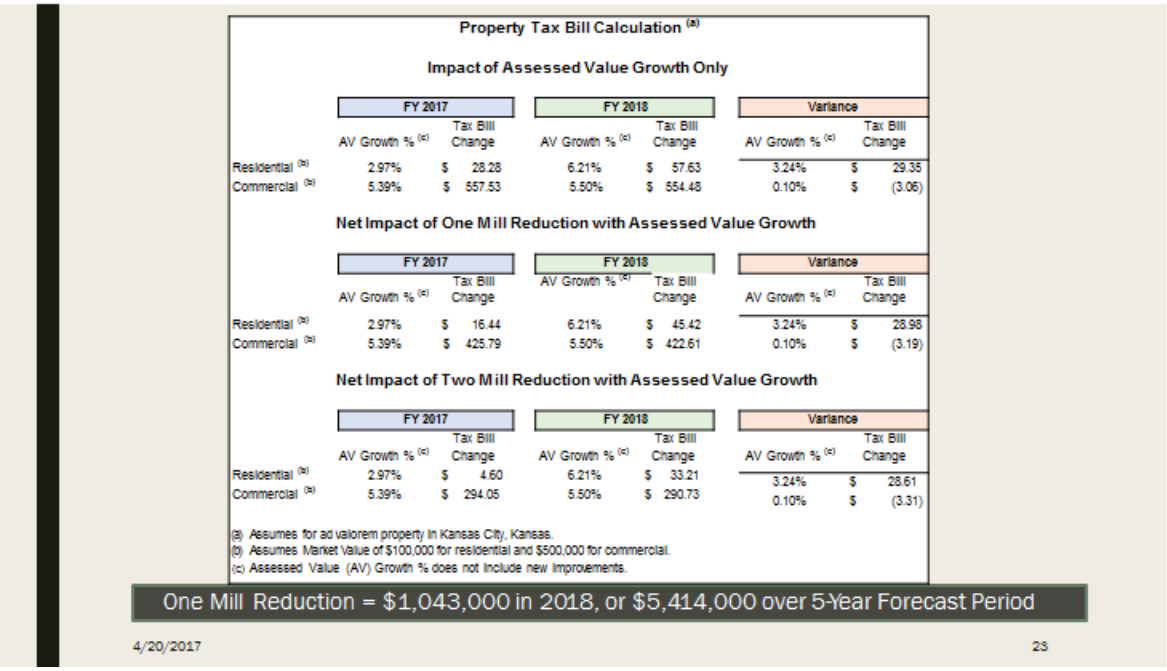
you want to continue with those programs, not all of them, but some of them. For example, I know I pulled out—there was about $400K or $500K that was added to the current year budget for demolition. I pulled that out because we need to have that conversation. Do you want to continue, do you want to increase it, you want to keep it at the prior level. The additional transfer of a half million dollars to fund recreation programs, I left that in. If you have any questions I'm here and available to tell you what I put in and what I took out. To list it all here would be too much.

We went through and determined that a lot of our expenditure lines were probably just a little out of sync with—you know we have more recent data and we have more up-to-date data for 2016. We had a whole quarter in fiscal '17 that gave us a little bit more information so we realigned some information. There is professional services in general probably had a little bit too much, there are some other areas that probably had a little too little and so all that managed to change the forecast a little bit. In the end what we determined is that our projection is that we're going to have about $2.5M more in revenue and that we reduced expenditures by 2.18. As you know at '18 it wasn't a balanced budget so if that math doesn't work for you it's because we already had a negative. Now we're actually showing that we're going to have about $2.1M in available resources. What does that mean? That's the difference between revenues and expenditures. If you spent the whole $2M, then you would have a balanced budget. If you chose to dedicate $2M to the Reserve and grow our fund balance, in my opinion, that would be a good idea. Of course that's why we're all here is just to talk about all the options.

You're going to see on the next slide here if you dedicate $1.8M next year one time to the General Fund we will grow our fund balance back to the 10% level because right now we're not at 10% and the credit rating agencies they really like it when you're at 10% at least.



One item of possible discussion is should we do a property tax mill levy reduction and so in order to give you a little bit more information I provided you again this graph that we had previously shown at the forecast. This is the total mill, this is the total mill broken up. It's in three categories. You've got this red one here that's the County and this is dating back to 1984 so here is the County. The green one this is the City so you can kind of see how they kind of crisscross, they change positions and then this is that City Debt which we were talking about before. The mill rate for the debt that pays our debt service, that's this one here. You can see all of them are kind of trending down over this horizon which is going pretty far back. **Commissioner Walters** was inaudible due to mic not being on. **Ms. VonAchen** said that's true. The County is actually trending up so the County was at 30 and now it nearly 40. You know when we talk about the County you realize it's not just the County General Fund, it's also a lot of those other special levies, you know the elections and this one also includes the County mill rate dedicated for County debt.



One information request I got, which I thought was very valuable, is to kind of look at what our tax bill would look like if we changed the mill rate and in correlation with also how does that also get impacted by Assessed Value Growth. What I've got here is the assessed value, only the growth up here and then down here I've got if during these two years there was only a 1 mill reduction, which we know last year—or in the current fiscal year, there was a 2 mill, but in order to apples to apples or apples to oranges, we don't want apples to oranges so we need apples to apples. The second is a 2 mill reduction. The first column shows the Assessed Value Growth between residential and commercial for the respective years. As you can see for residential last year or this current fiscal year, let's say this current fiscal year, it increased almost 3% whereas the year that we expect into the future, which of course is an estimate, we expect residential to increase by 6.2%. The variance is a 3.2%. If all things being equal, if the mill rates don't change, then basically how that works is that your tax bill at this growth rate increased by $28 where in '18 it increased by $57 and here's the difference. **Commissioner Bynum** said I just need to make sure I understand. The top line is based on mill rate as it stands right now. **Ms. VonAchen** said yes, that's right. **Commissioner Bynum** said so the top line is my tax bill this year assuming I live in a $100K house with a 2 mill reduction (inaudible due to mic not being on). **Ms. VonAchen** said that's correct. **Commissioner Bynum** said and the increase valuation of my property, my taxes are now up $28.28. **Ms. VonAchen** said that's correct and next year

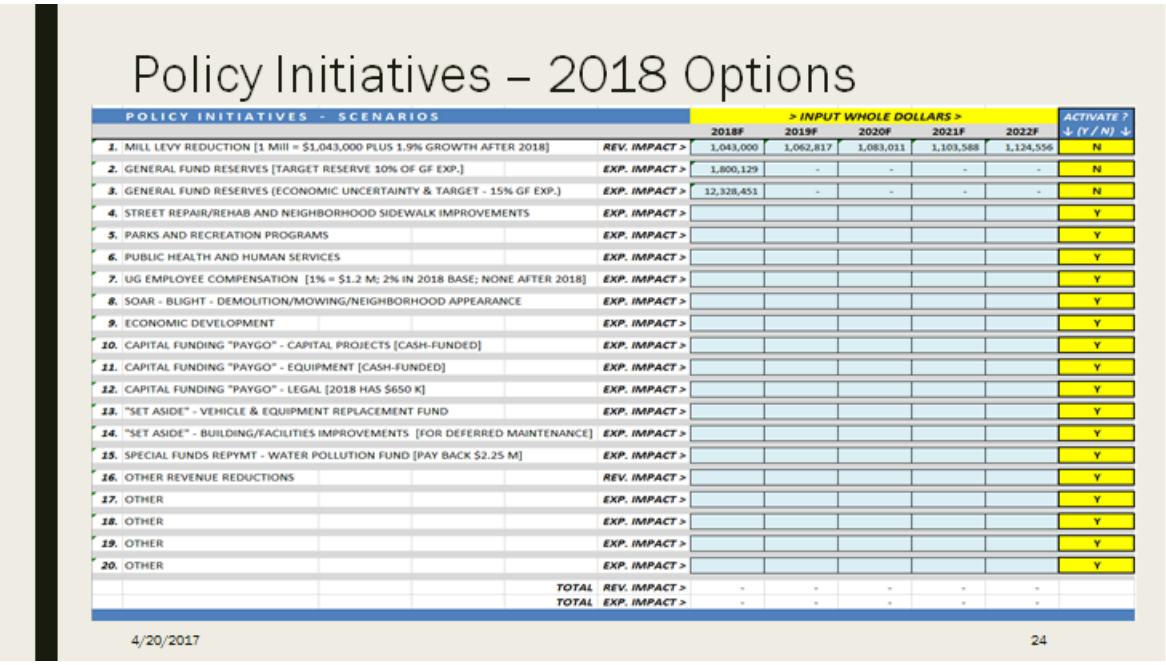
because of the increases under these assumptions it would be $57. **Mayor Holland** said that's combined City/County. **Ms**. **VonAchen** said yes it is. **Mayor Holland** said and it does not include other taxing entities. **Ms**. **VonAchen** said no, it doesn't and it assumes it is here in Kansas City, Kansas by the way, but it's both City and County.

On the commercial side we're using a $500K commercial property as the assessment. You know residential property is appraised at 11.5% of the market value whereas commercial is appraised at 25%. That explains some of the difference there. In 2017 the Assessed Value Growth was 5.4% and in '18 it's 5.5 so that didn't change very much on the commercial side.

The second scenario is if we just gave it a 1 mill reduction from what it is now and so then you can see how much that is. Actually when you're looking at this you kind of want to compare from here to here, not necessarily this way. For example, you can see that's the 57 and then there is the 45 and that's the amount of tax savings or tax reduction that's in place. If you take it to this level here, 2 mills of both then you've got 33. **Commissioner Bynum** said again to make sure—**Ms**. **VonAchen** said do nothing or 2 mills—**Commissioner Bynum** said fiscal '17, 2.9% growth and then fiscal '18 assumes on top of that an additional 6.2—**Ms**. **VonAchen** said there is a little bit of compounding but I'm not sure what you mean by on top of that. **Someone** spoke but mic was not on. **Ms**. **VonAchen** said yes there is, a little bit.

Mayor Holland said that's my question. You showed on an earlier slide you assumed the AV Growth was at 2.9% and that shows 6.21%. **Ms. VonAchen** said the assessed value for it if you combine all of this—I added the entire assessed value; it was around 4.4% so there are more than a just residential/commercial categories. On top of it this excludes any kind of funding for new improvements, sorry, assessed value for new improvements. **Commissioner Walters** said or new construction. **Ms**. **VonAchen** said yes. I mean that yes, that's what I meant. There are other categories in assessed values not just residential and commercial.

If you were to do a 1 mill reduction for your exercise, it costs $1.43M in tax revenue and if you were to keep that 1 mill reduction it would by $5.4M. **Mayor Holland** said that's on the City side, right? **Ms**. **VonAchen** said it doesn't really matter that much whether it's on the City or the County. It's pretty close to the same number.

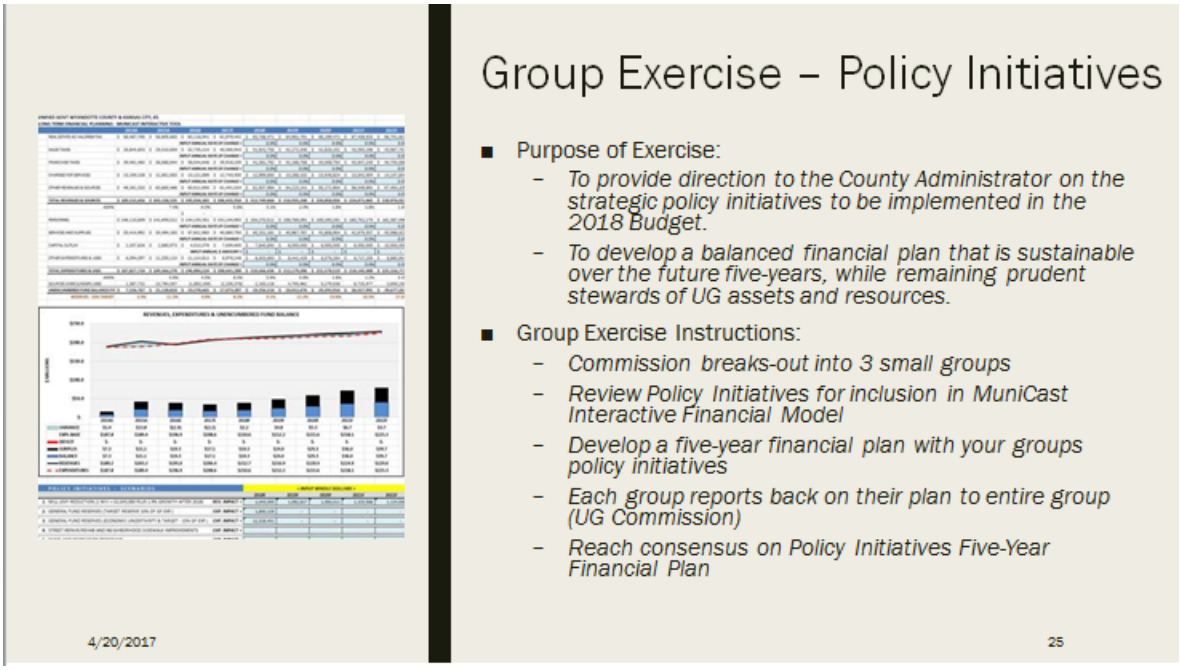


Policy Initiatives – 2018 Options

POLICY INITIATIVES - SCENARIOS		> INPUT WHOLE DOLLARS >					ACTIVATE ?
		2018F	2019F	2020F	2021F	2022F	↓ (Y / N) ↓
1. MILL LEVY REDUCTION [1 Mill = $1,043,000 PLUS 1.9% GROWTH AFTER 2018]	REV. IMPACT >	1,043,000	1,062,817	1,083,011	1,103,588	1,124,556	N
2. GENERAL FUND RESERVES [TARGET RESERVE 10% OF GF EXP.]	EXP. IMPACT >	1,800,129	-	-	-	-	N
3. GENERAL FUND RESERVES (ECONOMIC UNCERTAINTY & TARGET - 15% GF EXP.)	EXP. IMPACT >	12,328,451	-	-	-	-	N
4. STREET REPAIR/REHAB AND NEIGHBORHOOD SIDEWALK IMPROVEMENTS	EXP. IMPACT >						Y
5. PARKS AND RECREATION PROGRAMS	EXP. IMPACT >						Y
6. PUBLIC HEALTH AND HUMAN SERVICES	EXP. IMPACT >						Y
7. UG EMPLOYEE COMPENSATION [1% = $1.2 M; 2% IN 2018 BASE; NONE AFTER 2018]	EXP. IMPACT >						Y
8. SOAR - BLIGHT - DEMOLITION/MOWING/NEIGHBORHOOD APPEARANCE	EXP. IMPACT >						Y
9. ECONOMIC DEVELOPMENT	EXP. IMPACT >						Y
10. CAPITAL FUNDING "PAYGO" - CAPITAL PROJECTS [CASH-FUNDED]	EXP. IMPACT >						Y
11. CAPITAL FUNDING "PAYGO" - EQUIPMENT [CASH-FUNDED]	EXP. IMPACT >						Y
12. CAPITAL FUNDING "PAYGO" - LEGAL [2018 HAS $650 K]	EXP. IMPACT >						Y
13. "SET ASIDE" - VEHICLE & EQUIPMENT REPLACEMENT FUND	EXP. IMPACT >						Y
14. "SET ASIDE" - BUILDING/FACILITIES IMPROVEMENTS [FOR DEFERRED MAINTENANCE]	EXP. IMPACT >						Y
15. SPECIAL FUNDS REPYMT - WATER POLLUTION FUND [PAY BACK $2.25 M]	EXP. IMPACT >						Y
16. OTHER REVENUE REDUCTIONS	REV. IMPACT >						Y
17. OTHER	EXP. IMPACT >						Y
18. OTHER	EXP. IMPACT >						Y
19. OTHER	EXP. IMPACT >						Y
20. OTHER	EXP. IMPACT >						Y
TOTAL	REV. IMPACT >	-	-	-	-	-	
TOTAL	EXP. IMPACT >	-	-	-	-	-	

4/20/2017 24

We're going to break out into groups but I need to do a little bit of an exercise here. These are some of the assumptions that I put together in order to make it easier. For example, we've got a mill rate reduction, we have adding to the Reserves, we have an opportunity here to add more for Street Repairs, Parks Programming, Public Health, Employee Compensations, SOAR, Economic Development, Pay-As-You-Go options for Capital Projects, Equipment, Legal, setting up a Vehicle Replacement Fund would be one of the options that addresses some of the questions or discussion earlier, a Facility Improvements Fund to fund with cash or deferred maintenance so a lot of options here none of which you have to use. You could type right over them and add something else.



Our Budget Analysis are here and they are ready and waiting to assist each group. We're going to break you out into three groups and they are going to walk you through the process. What we're looking for well what's the purpose? Well to provide some direction to the County Administrator, and that's what we want to hear from you, as to what is the strategic policy initiatives to be implemented in '18 and also to develop a balanced financial plan that is sustainable over the future five years keeping in mind of course that we want to be stewards of our resources and of our assets.

What we're going to do is break you out into groups. I don't know how—maybe we sound off—**Mr**. **Bach** said why don't we do one, two, three and that's your group so Commissioner Kane will be one, Commissioner Townsend two and so on. **Ms. VonAchen** said group 1 is going to go with Reggie into the budget conference room and group 2 is going to go into this room back here and group 3 gets to stay here. I think we have about a half hour or 45 minutes but we will call you back. What we want you to do is come up with a Consensus Plan for your group and then you elect a secretary or spokesman to report back your plan as a group of the whole. **Mayor Holland** said walk through our assumptions.

The exercise was from 6:45 p.m. to 7:43 p.m.

Mr. Bach said I appreciate everybody going into this again. I think one thing we realized it didn't quite flow the same as it did last year. Last year we had come in with a $12M and said how do you want to distribute it and that flowed good with the model. I still think we have a pretty dynamic model in the way this works. We probably need to do a couple different test runs on it. I guess one thing to remember that part of it, not part of it, most of this is where we're looking at from you is what's your direction. So you sit there and look at what's practical or not and it gives you some feel for that so if you make drastic changes in one area or another what's the large impact and if you add 1% to employee wages, what happens? If you add 5% and that's compounded over years you see what happens. It's the same thing with the mill rates so it gives you that feel and then helps us to hope that the guidance you give us kind of gets based somewhat into what can really be done and then we can take it from there. I will let you guys take it into your group presentations now so we will start with group 1.

Group 1:

Commissioner Markley said we had some real good discussion. We went with a 1 mill decrease and then we also tried to split what was remaining between putting some in our fund raisers in between a variety of projects including some more funding for SOAR, funding to continue the Northeast Master Plan and funding to purchase an existing building for the library which was one of our funding initiatives that came on the little forms that the citizens filled out.

We messed a little bit with some of the assumptions at the top to see what that did for us. We looked at some of the out years and how we wanted to spend money going forward and what projects we would want to continue to support down the line and how we would want to start making that movement to more cash funding. We discussed those out years as well and I think just had some good discussion about what we wanted to do. **Mr. Bach** said I'm just going to ask that who was in group 1 with them. Did you guys from staff, do you guys have the notes down to what she said? **Commissioner Markley** said yes, we saved it, we saved the model. We agreed it was more fun when we had $12M to spend, but I think it was particularly nice thank you for making us look at the out years and talk about them as well because I think it was important to just our overall understanding of our goals and how we're going to try to get there.

Group 2:

Mayor Holland said we're going to allocate a lot of money from the Public Works Department but the head of that department was at ours so he fended all attempts to reallocate money. Good choice. First thing a 2 mill reduction, 2 mills last year, 2 mills this year for a total of 4 mills and that would be a third of the STAR Bond money at property tax reduction. We feel like that's in keeping with the promises made and what the Listening Tour and the survey said so we wanted to go to 4 mills total and so it's 2 and 2 so we did a 2 mill reduction for $2M and then we realized that most of the SOAR Initiative were onetime expenses. Like a half million dollars of the SOAR Initiatives was onetime expenses and the demo was out and so almost $1M of SOAR was taken out and we put all of that $1M back into SOAR because if we had onetime expenses roll off, we still have a $1.5M worth of SOAR initiatives that we need to do and we were not willing to back off of that funding at all so we restored that. That's how we spent $3M, $2M in property tax reduction and $1M in SOAR as our top priorities. **Someone** was talking but was inaudible due to mic not being on. **Mayor Holland** said yes, we made a budget request to the slides of our initiatives to understand which ones were one time and which ones were multiple times because we weren't sure about which ones were in the model and which ones weren't in the model and so that clarity is important because like—we're confident that the Restoration of Special Revenue Funds that $3.4M was a onetime expense. Then that $3.4M theoretically is available for STAR Bonds again because we didn't spend it again, but we understand the assumptions and the increase we gave to the salaries, which we all feel good about, so we

understand we have spent the money but restoring SOAR and continuing the commitment to reduce property taxes were our two priorities.

Group 3:

Commissioner Walker said I'll start and the other two can weigh in because we didn't come to the level of specificity that we wanted to. We projected a 4 mill decrease which left us with about $3M in cuts from other parts of the budget to make up. We did not get down into the weeds as they say and try to pinpoint minutia. We expressed the sentiment that we did not want that to be made up by a reduction in the Reserve Fund. In other words, we left it with the big picture being that we would direct the Administrator to find $3M in cuts from the four major categories of expenditures. There was some discussion that we felt personnel at $154M through attrition and retirement would give you ample opportunity to generate a substantial part of that by simply not replacing it and we did not exempt Police or Fire from the equation of where and what positions would be eliminated. Somebody threw out the idea of one way to save money would be simply to change the personnel rules of the game and basically say from this day forward when you retire you get an amount equal to your accrued vacation for one—instead of double. Of course the fear there is that would cause flight amongst the employee class that was eligible to retire but was not going to retire yet based on how they analyzed the impact of this on their pension.

Jim brought up an intriguing idea that we were just not equipped to build into this budget nor do we know if it's legal, we don't know because we don't know whether state law would prohibit it. As you know we already have a senior citizen rebate for the utility tax that we've been doing for longer than I've been here and the idea would be to eliminate or rebate, I'm not sure which would be the way we would have to go, the sales tax on food purchased in Wyandotte County. I'm not even sure it's legal—**Mayor Holland** said we could not collect it on our side. **Commissioner Walters** said that's my thought, it would be local taxes only, not the state tax. My thought would be that we would use the WIC definition of food which retailers are familiar with and we would just not collect local taxes. We would certainly collect local tax on all non-food items and it's possible that an increase in shoppers from out of the county would offset a revenue reduction, but we don't have enough information yet to evaluate that. **Commissioner Walker** said it's an idea we would like to have explored by Legal and by

Finance to see how—I mean under the current system the State collects it and sends it back to us so if we were going to eliminate our sales tax, would we eliminate it at the point of sale or would we have to set up a rebate program where people would have to apply for it and then of course do you want to do it with everybody or do you want to do it with just certain income levels but there are some issues. I think it's an interesting idea that we would like to know the answer to.

Basically we said cut $3M out of the budget, reduce taxes 4 mill, and direct the Administrator to do his job and find where to cut it because we actually believe that the revenue is understated. We don't think there will be any cuts or anybody not have to have their job replaced at the end of day. We believe that the revenue is understated by $2 to $3M.

Commissioner McKiernan said I don't want to name names or point fingers but somebody in our group wanted to know more about the assumptions that went into building the model and so that might have slowed our group down just a little bit.

One of the things that I wasn't clear on and it sounds like maybe other groups weren't clear on as well, out of what we would consider STAR Bond payoff there were some monies that went for onetime expenses and I was unclear as to whether or not those funds remained available for fiscal '18 or if they are already committed in some aspect in this model. Just for the sake of argument, out of let's say $9M from STAR Bond payoff we had dedicated 4.5 of that, half of that, in terms of ongoing commitments. For example, salary, that would leave $4.5M and it was spent one time one year; does the model automatically commit that 4.5 as an ongoing we're going to spend it on something because I kind of thought as I think the Mayor had said a moment ago that we mentally, at least I mentally, went into this with saying some of that payoff is a onetime expense. We will then have that money in future years to either allocate for a series of onetime expenses or toward a continuing expense that we chose like, for example, another salary increase. That's what I was not clear at all on as to what the model included in terms of assumptions on that money.

Ms. VonAchen said I'm happy to follow-up on that. As I mentioned before of the 12, 3 is going to Dedicated Sales Tax and the EMS so there is only about 9M here in these three funds, the General Fund. I did an analysis of all the initiatives that were done in '16 and '17 and determined which ones were ongoing and which ones were one-time. As you know Capital and Equipment they are all one-time so that was pulled out. Given that assumption then the amount

available, theoretically speaking, that's one-time that's available in '18 is roughly around $4M. In CMIP that Capital Outlay line on the top of the model it has an amount it's $6M all the way across so some of the onetime money that was added in '17 because of the STAR Bond money that total for Capital Outlay and Equipment in the General Fund is around $7.5M in '17, in '18 it's $6M. That $6M—you know it's hard to say whether Capital is onetime or not because you still have to replace equipment or you still have to pay for leases, you still have to do other facility improvements related to your Commission goals and those that were left remained in the '18, '19 and '20 budgets. I had 16 all the way across and then I had $10M at the last year.

Commissioner McKiernan said, Mayor, I think last year one of the things—one of the conversations we were having was we're going to allocate some of this forever and some of these others are going to be onetime allocations and we will have the opportunity then to revisit what we spend those particular dollars on. If I understand correctly, the model just assumed we were going to spend all of those dollars on an annual and ongoing basis in some fashion. **Ms. VonAchen** said well, yes, I mean—but individually some of the projects fall off, other projects come on and they're all tied to similar goals but maybe not necessarily the same exact—**Mr**. **Bach** said I think maybe one thing that I wasn't clicking on when you were asking the questions earlier that is why as we looked at this last year, and I think we all remember you were at that $4 or $5M of floating money from last year to this year and we came back now and said well we've only got about 2.1. One of the things that we built into this assumption, and we probably should have put it there, we didn't; we built it in because we already have one contract in place because we built in a 2% salary increase into '18, that's $3.1M or a little over that. That takes a chunk out of it and gets us up there over that 4M mark so there is some of that that we did which we should have put that out there and said we don't have to offer that on the other groups but we built that assumption into it and I forgot to mention that. **Mayor Holland** said that's big. **Commissioner McKiernan** said that's an assumption that is at the foundation—**Ms**. **VonAchen** said well I said that. **Commissioner McKiernan** said but the way you just explained it and I finally just figured it out, you just said okay you considered 3M last year as a onetime expense, but we've got 2.1 more now in terms of employee salary expense because we obligated ourselves for this pay increase. So, the assumption is we're going to take 2.1 of that 3 that you're still thinking is floating and we're going to allocate that into personnel. I'm just making numbers up. These are not real numbers, I'm just making numbers up, so there is an assumption at the

foundation of that model that is different than I thought going in. **Mayor Holland** said that's right, I forgot that. **Commissioner McKiernan** said I just wasn't prepared for that which is why I keep asking where did the one-time money go. **Ms**. **VonAchen** said it was in the forecast six weeks ago, it's always been, I apologize if I didn't point it out. I thought I had. **Commissioner McKiernan** spoke but was inaudible due to mic not being on. **Mayor Holland** said that $3M is the answer to the gap that we all saw. **Ms**. **VonAchen** said the $3M that's UG wide so the General Fund portion is a lesser number like 1.8ish or so.

Commissioner Walters said I still don't understand why that would come out of the STAR Bond proceeds instead of just the general increase of revenue that we would expect. **Mayor Holland** said I think it did come out of the general increase in revenues, but the STAR Bond—that's where—what would have been helpful, and this is our learning process as we're building this budget, to see all the revenue sources including onetime expenses that are available again and all of the new costs and just to see them next to each other compared to last year so we get the net out because the $3.5M we put last year into fund balance restoration should be available now because we didn't allocate it last year. Last year we spent it once and not several times so we should have that amount of money and we had, I contend a 4.9% increase in property tax values that is additional revenue and that's where the 2% increase for employees should come from. What I wanted to do of the 3.5M that we put into fund balance last time, I wanted to put 2M of that into property tax reduction again so you do 2 and 2 and now we have 1.5 of that 3.5 left and I want to make sure it's driven back into SOAR. Then the increase of valuation is absorbed by our employees so I think there is a way to show it, but I do think this exercise did do this piece, we all got to put our priorities in. Everybody mentioned some property tax reduction, everybody talked about SOAR and then was there another—**Someone** was speaking but inaudible due to mic not being on—**Mayor Holland** said other various programming. Priorities were mill levy reduction and SOAR and a priority is the 2% increase for our employees in '18. We've got to list that as a priority, that's a big one.

Ms. VonAchen said I would like to commend all of you because I really like how compared with some other cities I have been at, you're really taking into consideration onetime versus

ongoing. That's a huge leap in financial planning for a governing body so we're getting there. **Mayor Holland** said it's taken us a long time to get here.

Ms. VonAchen said we have a number of workshops ahead of us and we can come back with that breakout and we're happy to do it. **Commissioner Philbrook** said it helps me because it's kind of a slurry of things because you guys you do this for a living, this is what you're supposed to do and you're supposed to be able to understand it. It's just you have to be able to put forth this stuff for those of us who don't handle this type of budget all the time nor the complexity. I would appreciate that breakdown so I know the flow.

Ms. **VonAchen** said I'm going to pass this off to our Budget Manager. These are the many workshops that I just discussed.

Mr. Lindsey said the current slide provides dates of upcoming budget meetings. In May we have two CMIP Special Sessions, we don't have any meetings with the Commission in June and we come back July 6th where County Administrator Bach presents his 2018 Proposed Budget and then July 10th we come back and set the maximum mill levy. Then we have a number of Commission Workshops and Budget Workshops that go throughout the month of

July. We have our second public hearing on July 24th and we move to vote for the budget on July 27th.

Commissioner Markley said I had a meeting from some previous version of the calendar on July 13th. Is that not happening? Can I delete it? **Mayor Holland** said I wouldn't delete it yet. **Commissioner Markley** said I'm afraid to delete it and then have it come back up.

Commissioner Bynum said, Doug, I have a question on the dates. I was looking at these dates when the Monday Forecast document comes out and I was noticing May 4 and 18 are not Commission nights. Was that deliberate? **Mr**. **Bach** said yes. We looked at these when we were adopting the calendar and since we were running to say okay we have those open nights, we always try to wedge in the CMIP in there and so we said let's schedule these on the off nights and get that in place. When we publish our calendar after the first of the year we specifically went after these dates so we would be able to say—if you look at your calendar you've got Commission meetings on the other Thursday's so that was a very deliberate move to do it that way and let everybody know that including those that might be wanting to schedule special events that night.

Commissioner Philbrook said I do have a question for you, and I know there are probably other commissioners around here that are going to throw things at me, but I really don't like not being able to be at the graduation for the Sheriff's Department. I would rather come in later and go to that because that's at 5:30 p.m. on the same day on May 4th. I mean that's just me. **Mr**. **Bach** said we scheduled it then their department called over and said they wanted to do it then and we said we had a meeting scheduled that night and asked them if they would consider a different night and they indicated they would like to keep it that night even though it conflicted. It's your pleasure, whatever you want to do with that. **Mayor Holland** said we have worked very hard to make sure that we can be at all those graduations. **Commissioner Philbrook** said it is kind of important to us. **Mayor Holland** said it is important to us and we have largely in the last four years aligned all of the graduations with Commission meetings. This is probably the first miss in four years, but we did have this scheduled when it was brought to us and the Sheriff's Department did determine they would rather go ahead and hold the date than move it so we

could attend. **Commissioner Philbrook** said so I'll just let you know if I disappear for a little bit, that's where I am.

Commissioner Bynum asked could we convey to Diana and Diana and the Commission Office to maybe go back through our Outlook calendars and double-check what dates are there because that May 4th, specifically that May 4th item for the Sheriff's Department is not on my calendar and they put a lot of stuff—you know they have loaded by Outlook with all the dates and it's pretty reliable. If we could just have them double-check all the dates? **Mr**. **Bach** said we will do that. I think, looking in my notes, there were some earlier indications of the July 13th so we will double-check and see where we're at on that and see what's happened. **Ms. VonAchen** said Reggie and I think maybe the 10th—there was an error in our calendar. **Mr. Bach** said I think we may have had both, but we will see.

Commissioner Kane said I won't miss that graduation so if we're downstairs for a little while and we come back up, that's just the way it's going to be.

Commissioner Markley said I think in the past in June we've done three-on-three, is that going to happen again this year? **Mr. Bach** said yes. Somewhere in mid to late June we'll get together in small groups and that's when we will try to breakout some of these things you are asking for

then if we don't have them before. We will have our final appraised numbers come in by that point and we will be able to build this stuff through, we will know where we're at from the Capital and how much we're trying to work through from cash versus debt and be able to line that out for you.

Mayor Holland said thank you all, great job to the staff, the Finance team for pulling this together, well done.

MAYOR HOLLAND ADJOURNED
THE MEETING AT 8:10 p.m.

_____
Carol Godsil
dt Deputy Unified Government Clerk

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS SPECIAL SESSION, THURSDAY, APRIL 26, 2017
CITY OF KANSAS CITY, KS)

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, April 26, 2017, with five members present: Bynum, Commissioner At-Large First District; McKiernan, Commissioner Second District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Holland, Mayor/CEO. Walker, Commissioner At-Large Second District; Townsend, Commissioner First District; Murguia, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; and Markley, Commissioner Sixth District; were absent. The following officials were also in attendance: Joe Connor, Assistant County Administrator; Bridgette Cobbins, Unified Government Clerk; Emerick Cross, Commission Liaison; Rob Richardson, Director of Planning; Jeremy Rogers, Director of Parks & Recreation; Rick Behrens, Health Department; Lideana Laboy, City Traffic Engineer; and Doug Bailey, Sergeant-at-Arms.

Also in attendance were Senator Pat Pettey and individuals from Kansas City, MO.

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, April 26, 2017, at 3:00 p.m. at Kaw Point Park, 1403 Fairfax Trafficway, Kansas City, Kansas, for a Kaw River Excursion.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

Commissioners McKiernan and Walters were on excursion one.

Commissioner Bynum and Mayor Holland were on excursion two.

Commissioner Philbrook was on excursion three.

ROCK ISLAND RAILROAD BRIDGE
Kansas City, Kansas ----- Kansas City, Missouri

PROVIDENCE BRIDGE PARK
Washington, DC (rendering)

Bridgette D. Cobbins
Unified Government Clerk

dt

Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
http://www.wycokck.org

Memorandum

To: Doug Bach
County Administrator

From: Bridgette Cobbins
UG Clerk

Date: April 27, 2017

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

cg

Attachment

Weekly Business Material for April 27, 2017

1. CONTRACT DOCUMENTS:

Wiedenmann, Inc. for 2016 Sanitary Sewer R&R, Contract #1, Project ID 6182, $2,016,790.88.

Action: Received and filed.

2. COMMUNICATION:

Bridgette Cobbins, UG Clerk, listing bids opened on April 26, 2017, for Center City Traffic Signals, 7th St., Phase 2.

Action: Received and filed. Copies previously forwarded to Administrator, Public Works, Emma Scovil, and Legislative Auditor.

3. PERSONNEL ACTION COMMUNICATION, DATED APRIL 25, 2017:

Section I - Appointments

Name	Department/Division	Eff. Date	Job Title
Matthew B Davis	Parks/Rec	4/20/17	Summer Laborer
Marissa L Ortiz	Police/Academy	5/4/17	Trainee
John W Stewart IV	Parks/Rec	4/20/17	Summer Laborer

Section II - Transfers

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Beau M Stoker	PW/WPC	4/20/17	General Maint Worker	General Maint Worker
Michael A Davila	PW/WPC	4/20/17	General Maint Worker	Plant Operator II
Michael A Johnson	PW/WPC	4/20/17	Plant Operator II	Wastewater/Collection Mgr

Section III - Separations

Name	Department/Division	Eff. Date	Job Title
Voncetta T Figgers	PW/Parking Control	4/10/17	School Crossing Guard
Jason M Moppin	PW/WPC	4/19/17	Construction Worker I
Paulina M Shetty	Health/PHS	4/28/17	Dietitian

Section V - Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Maya R Banks	Police	5/17/17	Office Asst III
Nichole M McIntosh	Transportation	4/20/17	Transit Operator
Rebecca A McIntyre	Court Trustee	4/28/17	Paralegal
Laura E Monslow	Police	5/17/17	Office Asst III
Theresa A Sublette	DA's Office	1/9/17	Admin Supt Supervisor

Section VIII - Other Requests

Name	Department/Division	Action Requested and Explanation
Matthew Cross	Police	ACD code change to effective 4/27/17
Janet Matson	Procurement	Amend PAC 4/18/17 to reflect change in eff date from 1/1/17 to 1/10/17
Jason Vaughn	Police	ACD code change to effective 4/27/17

Action: Received and filed. Copy previously forwarded to Payroll.

4. PERSONNEL ACTION COMMUNICATION, DATED APRIL 27, 2017:

Section IV – Leave of Absence

Name	Department/Division	Lv. Beg	Lv. Ends	Leave/Pay
Samantha R LeManske	Appraiser	4/24/17	4/28/17	090/unpaid

Section VIII - Other Request

Name	Department/Division	Action Requested and Explanation
Emmett H Lockridge	Sheriff/Admin	ACD code change to [160-200-0001] effective 4/20/17

Action: Received and filed. Copy previously forwarded to Payroll.

5. CLAIM FOR DAMAGES:

Michael Lee, 2401 N. 73rd Pl., through Mark Beam-Ward, Attorney, 8695 College Blvd. #200, Overland Park, KS, alleging bodily injuries and vehicle damages due to a WyCo Sheriff's patrol car being driven negligently.

Action: Received and filed. Copy previously forwarded to Legal.

6. TRAVEL REQUESTS:

Marie Collins, Sal Villarreal, and Brandy Wells, DA's Office, travel to Logan, UT, June 5 – 9, 2017, to attend Journal Technologies Professionals Training, Employee Training & Travel.

Action: Approved by County Administrator's Office and received and filed.

7. APPLICATION FOR CMB LICENSE (OP):

Lakeside Speedway, Inc./Donald Heinzman DBA Lakeside Speedway, 5615 Wolcott

Action: Referred to License.

8. APPLICATION FOR DRINKING ESTABLISHMENT:

Mark Menking/Thomas Rehorn, III DBA Chili's Bar and Grill, 1710 Village West Pkwy.

Action: Referred to License.

9. APPLICATION FOR CATERER:

Marisa Roberts DBA Olive Catering, 3150 N. 91st St.

Action: Referred to License.

10. APPLICATION FOR MASSAGE THERAPIST LICENSE:

Stacey Morlan D/B/with Great Wolf Lodge, 10401 Cabela Dr.

Action: Referred to License.

11. APPLICATIONS FOR PRIVATE SECURITY BUSINESS:

B & E Armed Security Service/Robert Rainey DBA B & E Armed Security Service, 361 N. 81st Terr. (2016-2017)
B & E Armed Security Service/Robert Rainey DBA B & E Armed Security Service, 361 N. 81st Terr. (2017-2018)
Command Protection Agency/Gallaton Thomas DBA Command Protection Agency, 3228 Delavan Ave.
FPK Security, Inc./Business Filings International, Inc. DBA FPK Security, 28338 Constellation Rd., Valencia, CA
Titan Protection & Consulting, Inc./Ryan Smith DBA Titan Protection & Consulting, 9350 Metcalf Ave. #210, Overland Park, KS
VendTech-SGI, LLC/Curtis Whitten DBA VendTech-SGI, 250 N. Rock Rd. #360, Wichita, KS

Action: Referred to License.

Staff Request for Commission Action

Tracking No. 171097

Full Commission Meeting Date: 5/11/17
Committee: Public Works & Safety

Date of Standing Committee Action: 4/24/17
(If none, please explain):

Publication Required: Yes

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
04/25/2017	Ryan Haga	x5075	rhaga@wycokck.org	Legal

Item Description:

Project Name: Leavenworth Road from 38th Street to 63rd Street

This Resolution declares that this project is a necessary and valid improvement project. This Resolution directs the Chief Counsel to cause a survey and description of such parcels to be undertaken and prepared by a licensed land surveyor or a professional engineer to identify and describe the property to be acquired for this project, and to submit an Ordinance authorizing the exercise of eminent domain and to undertake all other necessary actions to complete the acquisition of such parcels.

Action Requested:
To adopt the Resolution.

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List:
RESOLUTION: BPU-Leavenworth Road from 38th St. to 63rd St.

(Published _____)

RESOLUTION NO._____

A RESOLUTION declaring the necessity and authorizing a survey and descriptions of lands necessary to be condemned for the construction, maintenance, operation, use and repair of electrical distribution and transmission lines both above and below ground along Leavenworth Road from 38th Street to 63rd Street, all in Kansas City, Wyandotte County, Kansas.

BE IT RESOLVED BY THE COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

SECTION 1. It is hereby found and determined necessary that certain lands be condemned for public use providing for land and easements necessary for construction, maintenance, operation, use and repair of electrical distribution and transmission lines both above and below ground along Leavenworth Road from 38th Street to 63rd Street, all in Kansas City, Wyandotte County, Kansas.

SECTION 2. The Board of Commissioners hereby directs and authorizes its Chief Counsel to cause a survey and description of such parcels to be undertaken and filed with the Clerk of Wyandotte County/Kansas City, Kansas; to thereafter prepare and submit to the Board of Commissioners an ordinance authorizing the exercise of eminent domain with respect to such parcels; and upon approval of the same by the Board of Commissioners to initiate eminent domain proceedings in the District Court of Wyandotte County, and to undertake all other necessary actions to complete acquisition of such parcels.

SECTION 3. This resolution shall be published once in the official County, newspaper, The Wyandotte Echo.

ADOPTED BY THE COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

THIS _____ DAY OF _____, 2017.

_____
UNIFIED GOVERNMMENT CLERK

_____

APPROVED AS TO FORM:

_____
RYAN HAGA
Assistant Counsel

Staff Request for Commission Action

Tracking No. 171088

Full Commission Meeting Date: 5/11/17
Committee: Administration & Human Services

Date of Standing Committee Action: 4/24/17
(If none, please explain):

Publication Required: Yes

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
04/25/2017	Susan Alig	x5085	salig@wycokck.org	Legal

Item Description:
Quivira Inc. previously filed a petition requesting the exclusion of three parcels of land from the boundaries of Kansas City, Kansas to later be annexed by the City of Lake Quivira. A portion of Holliday Drive runs through those parcels. This resolution authorizes the governing body to sign a petition requesting that the portion of Holliday Drive that runs through those parcels also be excluded and sets the matter for public hearing.

Action Requested:
To adopt the resolution and authorizing the governing body to sign a petition requesting the exclusion of a portion of Holliday Drive from the boundaries of Kansas City, Kansas and setting the matter for public hearing.

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List:
Reso for petition of Holliday Drive, Petition for exclusion of portion of Holliday Drive

(Published in ***The Wyandotte Echo on _____ ,2017***)

RESOLUTION NO. R-

A RESOLUTION AUTHORIZING THE FILING OF A PETITION TO EXCLUDE A PORTION OF HOLLIDAY DRIVE FROM THE BOUNDARIES OF KANSAS CITY, KANSAS AND CALLING AND PROVIDING FOR THE GIVING OF NOTICE OF A PUBLIC HEARING ON THE PETITION

WHEREAS, a petition was filed with the Unified Government Clerk on December 30, 2016 by the owner of the land, Quivira Inc., requesting exclusion of three tracts of unplatted land from the boundaries of Kansas City, Kansas, and

WHEREAS, a portion of Holliday Drive, herein described, passes through the land described in the December 30, 2016 petition, and

WHEREAS, K.S.A. 12-504 ("the Statute") authorizes the governing body of any city to exclude land from the city's boundaries upon the filing of a petition; and

WHEREAS, the governing body desires to file a petition requesting the exclusion of the portion of Holliday Drive, herein described, to be filed with the City Clerk (the "Petition"), attached hereto as Exhibit A, and

WHEREAS, the legal description of the land to be excluded is as follows:

A tract of land in the Northeast 1/4 of Section 32 Township 11 South Range 24 East of the 6th Principal Meridian in Wyandotte County, Kansas described as follows:
Commencing at the Southeast corner of the Northeast 1/4;
thence South 89° 42' 42" West along the East-West centerline of Section 32, 666.0 feet to the Southwest Corner of Lot 16 KAW SEEN VILLAGE, a subdivision in Kansas City, Wyandotte County, Kansas, said corner being on the West line of the East half of the Southeast 1/4 of the Northeast 1/4;
thence North 00° 27' 55" West 644.47 feet to a point on the Southeast right-of-way line Holliday Drive, said point being the true Point of Beginning;
thence South 63° 6' 13" West along the Southeast right-of-way line of Holliday Drive 1076.48 feet;
thence North 18° 45' 04" West to the Northwest right-of-way line of Holliday Drive;
thence Northeast along the Northwest right-of-way line of Holliday Drive to the West line of the East half of the Southeast 1/4 of the Northeast 1/4;
thence South along the West line to the Point of Beginning; and

WHEREAS, the governing body recommends that this matter should be referred to the Planning Commission for public hearing; and

WHEREAS, this matter shall be heard by the Planning Commission on **June 12, 2017** at 6:30 p.m., or as soon thereafter as the matter can be heard, in the Commission Chambers, lobby level of the Municipal Office Building, 701 North 7th Street, Kansas City, Kansas; and

WHEREAS, the Governing Body hereby finds and determines it to be necessary to file the Petition, direct and order a public hearing and further to provide for the giving of notice of said hearing in the manner required by the Statute.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

SECTION 1. Petition. It is hereby authorized, ordered, and directed that the Petition shall be filed with the City Clerk on behalf of the governing body requesting that the land herein described be excluded from the boundaries of the City of Kansas City, Kansas.

SECTION 1. **Public Hearing**. It is hereby authorized, ordered and directed that the Planning Commission shall hold a public hearing, in accordance with the provisions of the Statute, on the advisability of granting the Petition, such public hearing to be held on **June 12, 2017 at 6:30 p.m.**, or as soon therafter as the matter can be heard, in the Commission Chambers, lobby level of the Municipal Office Building**,** 701 North 7th Street**,** Kansas City, Kansas, under the authority of the Statute.

SECTION 2. **Notice of Hearing**. The Unified Government Clerk is hereby authorized, ordered and directed to give notice of said public hearing by publication of this Resolution in the official newspaper one time. The publication shall be at least 20 days prior to the date of the hearing.

SECTION 3. Effective Date. This Resolution shall be effective upon adoption by the Governing Body.

ADOPTED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS 11th DAY OF MAY, 2017.

_____
Mayor/CEO

_____
Unified Government Clerk

CERTIFICATE

I, hereby certify that the above and foregoing is a true and correct copy of Resolution No. R-_____-17 of the Unified Government of Wyandotte County/Kansas City, Kansas adopted by the Governing Body on _____ as the same appears of record in my office.

DATED: _____ ____, 2017.

_____
Unified Government Clerk

PETITION TO EXCLUDE A PORTION OF HOLLIDAY DRIVE
FROM THE BOUNDARIES OF KANSAS CITY, KANSAS

TO THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS:

THE UNDERSIGNED OWNER OF THE LAND ADJOINING BOTH SIDES OF THE STREET HEREIN DESCRIBED HEREBY FORMALLY REQUESTS AND PRAYS FOR THE EXCLUSION OF SUCH LAND AS DESCRIBED HEREIN, A PORTION OF HOLLIDAY DRIVE, FROM THE BOUNDARIES OF THE CITY OF KANSAS CITY, KANSAS PURSUANT TO K.S.A. 12-504, et seq. and CONSENTS TO THE DE-ANNEXATION OF SUCH LAND FROM THE CITY OF KANSAS CITY, KANSAS. THE SUBJECT LAND IS:

A tract of land in the Northeast 1/4 of Section 32 Township 11 South Range 24 East of the 6th Principal Meridian in Wyandotte County, Kansas described as follows:
Commencing at the Southeast corner of the Northeast 1/4;
thence South 89° 42' 42" West along the East-West centerline of Section 32, 666.0 feet to the Southwest Corner of Lot 16 KAW SEEN VILLAGE, a subdivision in Kansas City, Wyandotte County, Kansas, said corner being on the West line of the East half of the Southeast 1/4 of the Northeast 1/4;
thence North 00° 27' 55" West 644.47 feet to a point on the Southeast right-of-way line Holliday Drive, said point being the true Point of Beginning;
thence South 63° 6' 13" West along the Southeast right-of-way line of Holliday Drive 1076.48 feet;
thence North 18° 45' 04" West to the Northwest right-of-way line of Holliday Drive;
thence Northeast along the Northwest right-of-way line of Holliday Drive to the West line of the East half of the Southeast 1/4 of the Northeast 1/4;
thence South along the West line to the Point of Beginning.

ADOPTED by the Board of Commissioners of the Unified Government of Wyandotte County/ Kansas City, Kansas this _____ day of _____, 2017.

Approved:

_____
Mark Holland, Mayor/CEO

Attest:

_____
Unified Government Clerk

Approved as to form:

_____
Susan Alig, Assistant Counsel

(Published in ***The Wyandotte Echo*** on June 8, 2017)

RESOLUTION NO. R-_____-17

A RESOLUTION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING REGARDING A PROPOSED SECOND AMENDMENT TO AMENDED AND RESTATED STAR BOND DISTRICT PLAN, A PROPOSED STAR BOND PROJECT PLAN FOR PROJECT AREA 2B AND A PROPOSED STAR BOND PROJECT PLAN FOR PROJECT AREA 3, ALL WITHIN THE VILLAGE EAST STAR BOND DISTRICT IN THE CITY OF KANSAS CITY, KANSAS AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING (VILLAGE EAST).

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") desires to promote, stimulate and develop the general and economic welfare of Kansas City, Kansas and the state of Kansas (the "State") and to assist in the development and redevelopment of eligible areas within Kansas City, Kansas, thereby promoting the general welfare of the citizens of the State and the Unified Government, by acquiring property and providing for the development and redevelopment thereof and the financing relating thereto; and

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended, as now authorized under the STAR Bonds Financing Act, K.S.A. 12-17,160, *et seq*., as amended (the "Act"), the Unified Government on October 20, 2005, adopted Ordinance No. O-76-05, which created a redevelopment district within Kansas City, Kansas (the "City"), the boundaries of which were defined in said Ordinance (the "Original District") and contained one redevelopment project area; and

WHEREAS, on November 14, 2005 a Vacation Village Special Bond Project Plan ("Original Redevelopment Project Plan") was filed with the Unified Government Clerk; and

WHEREAS, on November 14, 2005 the Planning Commission of the Unified Government made a finding that the Original Redevelopment Project Plan was consistent with the intent of the City's comprehensive plan for the development of the City; and

WHEREAS, on December 20, 2005, after proper notice in accordance with the Act, a public hearing was held on the Original Redevelopment Project Plan and the Unified Government then adopted Ordinance No. O-96-05 approving the Original Redevelopment Project Plan; and

WHEREAS, on December 23, 2005 the Secretary of Commerce of the State of Kansas (the "Secretary"), determined that the Original Redevelopment District was an "eligible area" under the Act, designated the redevelopment project as a "special bond project" and approved the issuance of STAR Bonds for the project; and

WHEREAS, on November 9, 2007 an Amended and Restated STAR Bond Project Plan (Vacation Village Project Plan) ("First Amended Project Plan") was filed with the Unified Government Clerk; and

WHEREAS, a public hearing was held on November 15, 2007, after due published notice, regarding the First Amended Project Plan; and

WHEREAS, on November 29, 2007, the Unified Government adopted Ordinance No. O-100-07 approving the First Amended Project Plan; and

WHEREAS, an Amended and Restated STAR Bond District Plan dated July 8, 2014 (the "Amended STAR Bond District Plan") has been filed with the Clerk, which Amended STAR Bond District Plan would expand the Original District to add additional property (the "Expanded STAR Bond District") and would divide the Expanded STAR Bond District into five project areas; and

WHEREAS, a Second Amended and Restated STAR Bond Project Plan (Village East Project Plan – Project Area 1) dated July 8, 2014 was filed with the Unified Government Clerk, as amended (the "Project Area 1 Plan"); and

WHEREAS, a STAR Bond Project Plan (Village East Project Plan – Project Area 2) dated July 8, 2014 was filed with the Unified Government Clerk, as amended (the "Project Area 2 Plan"); and

WHEREAS, a STAR Bond Financing Project Plan (Village East Project Plan – Project Area 4) dated July 8, 2014 was filed with the Unified Government Clerk, as amended (the "Project Area 4 Plan"); and

WHEREAS, on July 14, 2014 the Planning Commission of the Unified Government made a finding that the Project Area 1 Plan, Project Area 2 Plan and Project Area 4 Plan were each consistent with the intent of the City's comprehensive plan for the development of the City; and

WHEREAS, in accordance with the Act, on August 28, 2014 the governing body of the Unified Government held a public hearing to consider approval of the Expanded STAR Bond District, and adoption of the Amended STAR Bond District Plan, Project Area 1 Plan, Project Area 2 Plan, and Project Area 4 Plan, after proper notice of such public hearing in accordance with the Act; and

WHEREAS, on August 28, 2014 the governing body of the Unified Government passed Ordinance No. O-47-14 that approved of the Expanded STAR Bond District, and adopted the Amended STAR Bond District Plan, Project Area 1 Plan, Project Area 2 Plan, and Project Area 4 Plan and such ordinance was published on September 4, 2014,; and

WHEREAS, a First Amended and Restated STAR Bond District Plan dated June 23, 2015 (the "First Amended STAR Bond District Plan") was filed with the Unified Government Clerk on June 24, 2015, which First Amended STAR Bond District Plan would divide Project Area 2 into Project Area 2A and Project Area 2B; and

WHEREAS, a First Amended and Restated STAR Bond Project Plan (Village East Project Plan – Project Area 2A) dated June 23, 2015 was filed with the Unified Government Clerk on June 24, 2015 (the "Project Area 2A Plan"); and

WHEREAS, in accordance with the Act, on August 13, 2015 the governing body of the Unified Government held a public hearing to consider approval of the First Amended STAR Bond District Plan, and adoption of the Project Area 2A Plan, after proper notice of such public hearing in accordance with the Act; and

WHEREAS, on August 13, 2015 the governing body of the Unified Government passed Ordinance No. O-54-15 that approved of the First Amended STAR Bond District Plan, and adopted the Project Area 2A Plan and such ordinance was published on August 20, 2015; and

WHEREAS, a Second Amendment to Amended and Restated STAR Bond District Plan dated May 4, 2017 (the "Second Amended STAR Bond District Plan") was filed with the Unified Government Clerk on May 4, 2017, which First Amended STAR Bond District Plan would divide Project Area 2 into Project Area 2A and Project Area 2B; and

WHEREAS, in accordance with the Act as a substantial change, the governing body of the City wishes to hold a public hearing to consider adoption of the Second Amended STAR Bond District Plan, and the governing body shall provide notice of such public hearing in accordance with the Act; and

WHEREAS, a STAR Bond Project Plan (Village East Project Plan – Project Area 2B) dated May 4, 2017 was filed with the Unified Government Clerk on May 4, 2017 (the "Project Area 2B Plan"); and

WHEREAS, a STAR Bond Project Plan (Village East Project Plan – Project Area 3) dated May 4, 2017 was filed with the Unified Government Clerk on May 4, 2017 (the "Project Area 3 Plan"); and

WHEREAS, in accordance with the Act, the governing body of the City wishes to hold a public hearing to consider adoption of the Project Area 2B STAR Bond Plan and the Project Area 3 Plan, and the governing body shall provide notice of such public hearing in accordance with the Act; and

WHEREAS, at the public hearing a representative of the Unified Government shall present the proposed Second Amended STAR Bond District Plan, the Project Area 2B Plan and the Project Area 3 Plan and all interested persons shall be given an opportunity to be heard; and

WHEREAS, following the conclusion of such public hearing, the governing body may adopt the Second Amended STAR Bond District Plan by ordinance upon a majority vote, and the governing body may adopt the Project Area 2B Plan by ordinance passed upon a 2/3 vote and the Project Area 2B Plan by ordinance passed upon a 2/3 vote ; and

WHEREAS, the City Council desires to establish June 15, 2017 as the date for the public hearing on the First Amended STAR Bond District Plan and the Project Area 2A Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. **Consideration of Second Amended STAR Bond District Plan, Project Area 2BA Plan and Project Area 3 Plan**. The Unified Government is considering the approval of the Second Amended STAR Bond District, the Project Area 2B Plan and the Project Area 3 Plan, all pursuant to the Act.

Section 2. **STAR Bond District**. A map and legal description of the STAR Bond District with six project areas is attached hereto as ***Exhibit A***, which is incorporated herein by reference.

Section 3. **Proposed Project Area 2B Plan**. The proposed Project Area 2B Plan, including a summary of the feasibility study, market study, relocation assistance plan and financial guarantees of the developer and a legal description and map of the area to be redeveloped or developed are public records and are available for public inspection during regular office hours in the office of the Unified Government Clerk, Municipal Office Building, 701 North 7th Street, Kansas City, Kansas.

Section 4. **Proposed Project Area 3 Plan**. The proposed Project Area 3 Plan, including a summary of the feasibility study, market study, relocation assistance plan and financial guarantees of the developer and a legal description and map of the area to be redeveloped or developed are public records and are available for public inspection during regular office hours in the office of the Unified Government Clerk, Municipal Office Building, 701 North 7th Street, Kansas City, Kansas.

Section 5. Public Hearing. Notice is hereby given that a public hearing will be held by the Commission to consider the approval of the Second Amended STAR Bond District Plan, the adoption of the Project Area 2B Plan and the adoption of the Project Area 3 Plan on **June 15, 2017**, at the Commission

Meeting Room, located at Municipal Office Building, 701 North 7th Street, Kansas City, Kansas, the public hearing to commence at 7:00 p.m. or as soon thereafter as the Commission can hear the matter. At the public hearing, the governing body will receive public comment on the proposed Second Amended STAR Bond District Plan, the Project Area 2B Plan and the Project Area 3 Plan and may, after the conclusion of such public hearing, consider the findings necessary for approval of the Second Amended STAR Bond District Plan, adoption of the Project Area 2B Plan and adoption of the Project Area 3 Plan pursuant to the Act.

Section 5. Notice of Public Hearing. The Unified Government Clerk is hereby authorized and directed to provide for notice of the public hearing by taking the following actions:

(a) A copy of this resolution shall be mailed by United States certified mail, return receipt requested, within 10 days of this date to:

(i) the Board of County Commissioners of Wyandotte County, Kansas;

(ii) the Board of Education of U.S.D. No. 500 and U.S.D. 203;

(iii) each owner and occupant of land within the Expanded STAR Bond District).

(b) This resolution, specifically including ***Exhibits A and B*** attached hereto, shall be published once in the official newspaper of the Unified Government not less than one week nor more than two weeks preceding the date of the public hearing.

Section 6. Further Action. The Mayor/CEO, County Manager, Unified Government Clerk and other officials and employees of the Unified Government, including the County Attorney, and Gilmore & Bell, P.C., Bond Counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this resolution.

Section 7. Effective Date. This resolution shall be effective upon its adoption by the Commission of the Unified Government of Wyandotte County/Kansas City, Kansas.

ADOPTED by the Commission of the Unified Government of Wyandotte County/Kansas City, Kansas on May 11, 2017.

[SEAL]

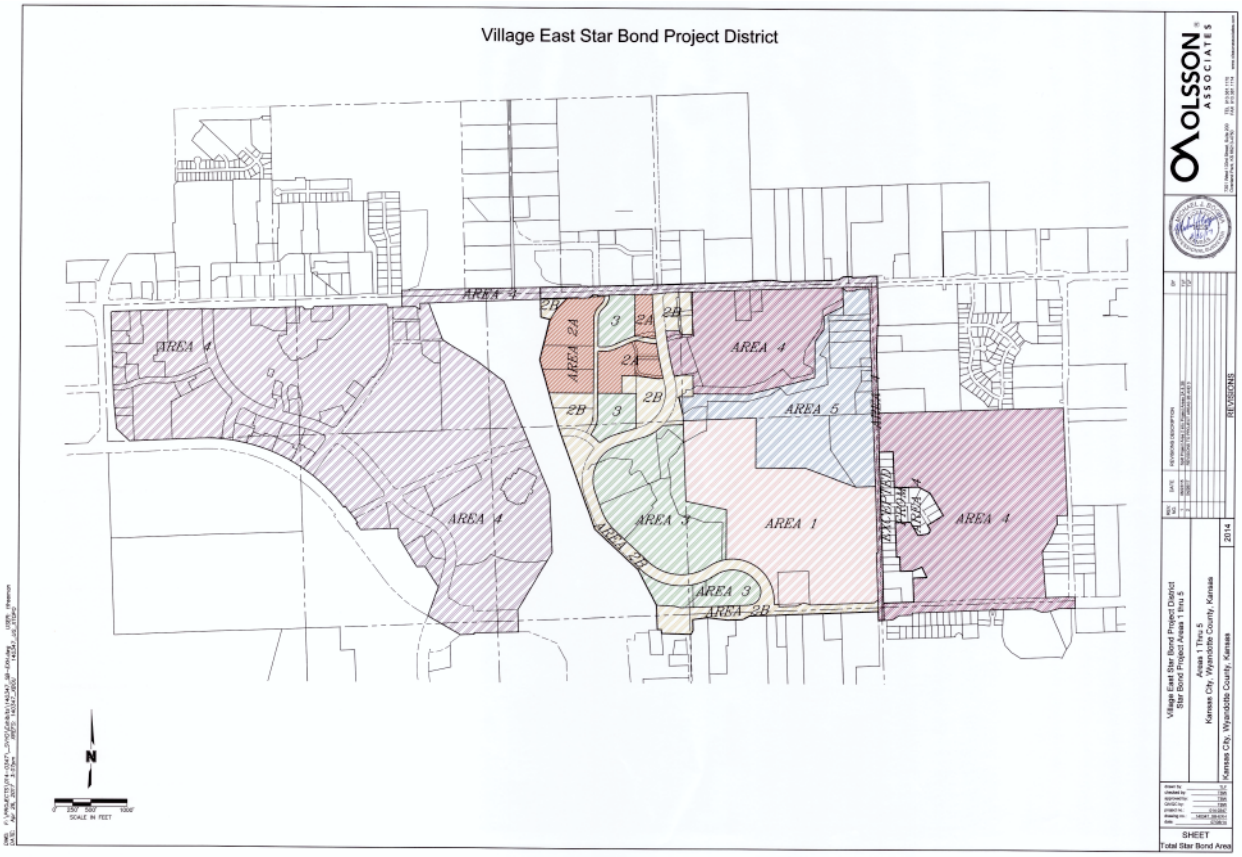
_____
Mayor/CEO

Attest:

_____
Unified Government Clerk

EXHIBIT A

MAP AND LEGAL DESCRIPTION OF EXPANDED STAR BOND DISTRICT AND PROJECT AREAS



Overall Star Bond Project District Project Areas Legal Descriptions:

File No. 014-0347
Schlitterbahn
July 10, 2014
Revised April 26, 2017

Overall Star Bond Project Areas 1 thru 5 Description:

Part of platted and unplatted land in Section 01, Township 11 South, Range 23 East, Section 02, Township 11 South, Range 23 East, Section 11, Township 11 South, Range 23 East, Section 12, Township 11 South, Range 23 East, Section 35, Township 10 South, Range 23 East, Section 36, Township 10 South, Range 23 East, Section 6, Township 11 South, Range 24 East, and Section 7, Township 11 South, Range 24 East, all being in Kansas City, Wyandotte County, Kansas and being more particularly described as follows:

Star Bond Project Area 1

Part of Lot 1, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, along with a portion of unplatted land, all being in the Southeast Quarter of Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter of said Section 1, Township 11 South, Range 23 East; thence North 87 degrees 30 minutes 09 seconds East, along the North line of said Southeast Quarter, a distance of 1,003.58 feet; thence South 00 degrees 00 minutes 00 seconds East, departing the North line of said Southeast Quarter, a distance of 685.13 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 696.01 feet; thence South 69 degrees 44 minutes 32 seconds East, a distance of 730.33 feet, to a point on the Easterly line of said Lot 1; thence North 87 degrees 45 minutes 28 seconds, along the Easterly line of said Lot 1, a distance of 272.37 feet, to a point on the West Right-of-Way line of N. 94th Street, as now established; thence South 02 degrees 14 minutes 32 seconds East, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 910.24 feet; thence South 87 degrees 45 minutes 28 seconds West, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 15.00 feet; thence South 02 degrees 14 minutes 32 seconds East, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 645.04 feet to the point of intersection of the West Right-of-Way line said N. 94th Street and the North Right-of-Way line of State Avenue, as now established; thence South 53 degrees 02 minutes 04 seconds West, continuing along the Easterly line of said Lot 1, and along the North Right-of-Way line of said State Avenue, a distance of 61.51 feet; thence South 87 degrees 42 minutes 57 seconds West, along the South line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 881.99 feet; thence North 64 degrees 52 minutes 17 seconds West, continuing along the South line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 13.73 feet; thence in a Westerly direction, departing the South line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue, to a point of intersection of the South Right-of-Way line of said State Avenue and the

South line of said Lot 1; thence South 87 degrees 42 minutes 57 seconds West, along the South line of said Lot 1 and continuing along the North Right-of-Way line of said State Avenue, a distance of 61.75 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence North 02 degrees 18 minutes 50 seconds West, departing the North Right-of-Way line of said State Avenue and along the Northeasterly Right-of-Way line of said N. 98th Street and continuing along the Southerly line of said Lot 1, a distance of 65.74 feet, to a point of curvature; thence Northerly, Northwesterly and Westerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1 and along a curve to the left, having a radius of 575.00 feet and a central angle of 96 degrees 39 minutes 25 seconds, an arc length of 970.01 feet; thence North 00 degrees 00 minutes 00 seconds East, departing the Northeasterly Right-of-Way line of said N. 98th Street and the Southerly line of said Lot 1, a distance of 681.26 feet; thence North 78 degrees 38 minutes 12 seconds West, a distance of 570.99 feet, to a point on the West line of the Southeast Quarter of said Section 1; thence North 02 degrees 20 minutes 41 seconds West, along the West line of the Southeast Quarter of said Section 1, a distance of 1,102.14 feet to the POINT OF BEGINNING.

AND ALSO:

Project Area 2A Description:

All of Lots 1, 3, 4-A, 4-B & 7, along with part of Tracts A & B and Lots 5, & 6, Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Tract 1:

All of Lots 1, 4-A & 4-B of said Legends Auto Plaza.

AND ALSO:

Tract 2:

BEGINNING at the Northeast corner of said Lot 3, said point also being the point of intersection of the South Right-of-Way line of Parallel Parkway and the West Right-of-Way line of N. 98th Street, as established with said Legends Auto Plaza; thence Southerly, along the East line of Lot 3, Tract B, and Lot 6, and along the West Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing of South 02 degrees 13 minutes 58 seconds East, having a radius of 5,804.58 feet and through a central angle of 05 degrees 58 minutes 07 seconds, an arc length of 604.68 feet; thence South 81 degrees 30 minutes 09 seconds West, departing the East line of said Lot 6 and the West Right-of-Way line of said N. 98th Street, a distance of 0.08 feet, to a point of curvature; thence Westerly, along a curve to the right, having a radius of 220.00 feet and through a central angle of 17 degrees 18 minutes 38 seconds, an arc length of 66.47 feet, to a point of tangency; thence North 81 degrees 11 minutes 14 seconds West, a distance of 138.78 feet, to a point of curvature; thence Westerly, along a curve to the left, having a radius of 280.00 feet and through a central angle of 17 degrees 48 minutes 27 seconds, an arc length of 87.02 feet, to a point on the Southerly prolongation of the West line of said Lot 3; thence

North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 3 and its Southerly prolongation, a distance of 576.20 feet, to the Northwest corner of said Lot 3, said point also being on the South Right-of-Way line of said Parallel Parkway; thence North 89 degrees 14 minutes 17 seconds East, along the North line of said Lot 3 and along the South Right-of-Way line of said Parallel Parkway, a distance of 175.43 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the North line of said Lot 3 and the South Right-of-Way line of said Parallel Parkway, a distance of 59.91 feet, to the POINT OF BEGINNING.

AND ALSO:

Tract 3:

BEGINNING at the Southwest corner of said Lot 5, said point also being on the Easterly line of said Tract B; thence North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 5 and along the Easterly line of said Tract B, a distance of 559.99 feet, to a point of curvature; thence Northerly, Northeasterly and Easterly, continuing along the West line and along the North line of said Lot 5, and continuing along the Easterly line and along the Southerly line of said Tract B, and along a curve to the right, having a radius of 15.00 feet and through a central angle of 90 degrees 01 minutes 50 seconds, an arc length of 23.57 feet, to a point of tangency; thence South 89 degrees 59 minutes 00 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, a distance of 79.87 feet, to a point of curvature; thence Easterly and Northeasterly, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and along a curve to the left, having a radius of 330.00 feet and through a central angle of 23 degrees 15 minutes 39 second, an arc length of 133.97 feet, to a point of tangency; thence North 66 degrees 45 minutes 21 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and their Easterly prolongation, a distance of 256.87 feet, to a point of curvature; thence Northeasterly, Easterly and Southeasterly, along a curve to the right, having a radius of 185.00 feet and through a central angle of 38 degrees 46 minutes 48 seconds, an arc length of 125.22 feet, to a point of reverse curvature; thence Southeasterly and Easterly, along a curve to the left, having a radius of 515.00 and through a central angle of 06 degrees 50 minutes 11 seconds, an arc length of 61.45 feet, to a point of tangency; thence South 81 degrees 18 minutes 03 seconds East, a distance of 74.97 feet, to a point of curvature; thence Easterly, along a curve to the left, having a radius of 290.00 feet and through a central angle of 17 degrees 11 minutes 48 seconds, an arc length of 87.04 feet, to a point of tangency; thence North 81 degrees 30 minutes 09 seconds East, a distance of 0.14 feet, to a point on the East line of said Lot 6, said point also being on the West Right-of-Way line of said N. 98th Street, said point also being on a non-tangent curve; thence Southerly and Southeasterly, along the East line of Lots 6 and 7 and the Easterly line of said Tract B, and along a curve to the left, whose initial tangent bearing is South 08 degrees 53 minutes 33 seconds East, having a radius of 5,804.58 feet and through a central angle of 04 degrees 46 minutes 23 seconds, an arc length of 483.54 feet, to the Northeasterly corner of said Tract A; thence South 76 degrees 23 minutes 16 seconds West, departing the West Right-of-Way line of said N. 98th Street, a distance of 60.00 feet; thence North 82 degrees 31 minutes 36 seconds West, a distance of 330.64 feet; thence South 89 degrees 59 minutes 10 seconds West, a distance of 184.56 feet; thence South 00 degrees 01 minutes 03 seconds West, a distance of 241.90 feet, to a point on the South line of said Lot 5, said point also being

on the North line of Lot 9 of said Legends Auto Plaza; thence North 89 degrees 58 minutes 57 seconds West, along the South line of said Lot 5 and along the North line of said Lot 9 a distance of 328.41 feet, to the POINT OF BEGINNING.

AND ALSO:

Project Area 2B Description:

All of Tract B, and part of Lot 6, Schlitterbahn Vacation Village Second Plat; All of Lots 8-A, 8-B, and Tract B, and part of Lots 8-C, 8-D, Tracts A and D, Schlitterbahn Vacation Village, Fourth Plat; All of Tracts A and B, Legends Auto Plaza, Second Plat; All of Lots 8-A, 8-B, and Tract B, Legends Auto Plaza, Third Plat; all being subdivisions in Kansas City, Wyandotte County, Kansas; along with all that part of N. 98th Street, France Family Drive and State Avenue, and along with all that part of unplatted land in part of Sections 1 and 12, Township 11 South, Range 23 East, all being more particularly described as follows:

BEGINNING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet; thence South 87 degrees 20 minutes 51 seconds West, departing the East line of said Southwest Quarter, a distance of 281.92 feet, to a point on the Southeasterly Right-of-Way line of N. 98th Street, as now established, said point also being on a non-tangent curve; thence Southwesterly, along the Southeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, whose initial tangent bearing is South 44 degrees 08 minutes 09 seconds West, having a radius of 650.00 feet, and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point of tangency; thence South 72 degrees 44 minutes 36 seconds West, continuing along the Southeasterly Right-of-Way line of said 98th Street, a distance of 346.32 feet, to a point of curvature; thence Southwesterly, Southerly and Southeasterly, continuing along the Southeasterly and Easterly Right-of-Way line of said 98th Street, and along a curve to the left, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence South 20 degrees 06 minutes 06 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Southeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th, and along a curve to the left, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence South 47 degrees 24 minutes 39 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 624.55 feet, to a point of curvature; thence Southeasterly, Easterly and Northeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of reverse curvature; thence Northeasterly, Easterly, Southeasterly and Southerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 575.00 feet and a central angle of 122 degrees 03 minutes 50 seconds, an arc length of 1,224.99 feet, to a point of tangency; thence South 02 degrees 19 minutes 17 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 65.73 feet, to the point of intersection of the Northeasterly Right-of-Way line of said N. 98th Street and the North Right-of-Way

line of State Avenue, as now established; thence North 87 degrees 42 minutes 57 seconds East, along the North Right-of-Way line of said State Avenue, a distance of 61.74 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of Lot 1, of said Schlitterbahn Vacation Village, Second Plat, lying on the West side of an unplatted piece of land; thence Southerly, departing the Southerly line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue; thence Easterly, continuing along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, lying on the East side of an unplatted piece of land; thence South 64 degrees 52 minutes 17 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 13.73 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 881.99 feet; thence North 53 degrees 02 minutes 04 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 61.51 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, departing the North Right-of-Way line of said State Avenue, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435, as now established; thence Northerly, departing the South Right-of-Way line of said State Avenue and along the Easterly Right-of-Way line of said Interstate Highway No. 435 to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the North Right-of-Way line of said State Avenue; thence South 86 degrees 36 minutes 43 seconds East, along the North Right-of-Way line of said State Avenue, a distance of 246.20 feet; thence South 77 degrees 39 minutes 21 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 92.23 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 925.88 feet to a point of curvature, said point also being the point of intersection of the North Right-of-Way line of said State Avenue and the Southwesterly Right-of-Way line of said N. 98th Street; thence Northeasterly, Northerly and Northwesterly, departing the North Right-of-Way line of said State Avenue, and along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03 seconds, an arc length of 377.00 feet, to a point of compound curvature; thence Northwesterly, Westerly and Southwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc length of 1,108.35 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, a distance of 29.19 feet, to the Southeast corner of Tract B of said Schlitterbahn Vacation Village, Second Plat; thence South 42 degrees 35 minutes 21 seconds West, departing the Southwesterly Right-of-Way line of said N. 98th Street, along the Southeasterly line of said Tract B, a distance of 25.00 feet, to a point on the Easterly Right-of-Way line of said Interstate Highway No. 435; thence North 47 degrees 24 minutes 39 seconds West, along the

Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 814.00 feet; thence North 20 degrees 07 minutes 39 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 1,498.22 feet to a point on the South line of the Northwest Quarter of said Section 1; thence North 15 degrees 56 minutes 18 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 938.56 feet; thence North 13 degrees 58 minutes 29 seconds East, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 568.70 feet; thence North 74 degrees 54 minutes 27 seconds West, departing the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 130.08 feet; thence North 01 degrees 35 minutes 51 seconds West, a distance of 255.72 feet to the Westerly prolongation of the South Right-of-Way line of Parallel Parkway, as now established; thence North 88 degrees 01 minutes 07 seconds East, along the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway, a distance of 370.61 feet, to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said Parallel Parkway, said point also being the Northwest corner of said Legends Auto Plaza; thence North 88 degrees 01 minutes 07 seconds East, along the South Right-of-Way line of said Parallel Parkway, a distance of 150.00 feet; thence South 01 degrees 58 minutes 53 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 140.02 feet; thence North 54 degrees 20 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along its Northeasterly prolongation, a distance of 72.12 feet; thence North 88 degrees 01 minutes 07 seconds East, a distance of 61.99 feet; thence South 02 degrees 22 minutes 58 seconds East, a distance of 10.00 feet, to a point on the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway; thence North 88 degrees 01 minutes 07 seconds East, along said Westerly prolongation and along the South Right-of-Way line of said Parallel Parkway, a distance of 451.28 feet; thence North 89 degrees 11 minutes 40 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 243.64 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 84.91 feet; thence North 82 degrees 59 minutes 09 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 170.99 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 173.97 feet; thence North 88 degrees 00 minutes 23 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 183.19 feet; thence South 00 degrees 55 minutes 56 seconds East, departing the South Right-of-Way line of said State Avenue, a distance of 582.69 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 148.05 feet; thence North 29 degrees 19 minutes 48 seconds West, a distance of 62.94 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 190.36 feet, to a point on the East Right-of-Way line of said N. 98th Street, said point also being on a non-tangent curve; thence Southerly, along the East Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 07 degrees 20 minutes 18 seconds East, having a radius of 5,654.58 feet, and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet, to a point on a non-tangent line; thence North 89 degrees 03 minutes 39 seconds East, departing the East Right-of-Way line of said N. 98th Street, a distance of 264.66 feet; thence South 01 degrees 01 minutes 01 seconds East, a distance of 295.50 feet; thence South 89 degrees 01 minutes

58 seconds West, a distance of 195.18 feet, to a point on a non-tangent curve; thence Southerly, along a curve to the right, whose initial tangent bearing is South 13 degrees 19 minutes 19 seconds East, having a radius of 5,804.58 feet and a central angle of 02 degrees 43 minutes 40 seconds, an arc length of 276.34 feet, to a point on a non-tangent line, said point also being on the East line of the Northwest Quarter of said Section 1; thence South 02 degrees 19 minutes 21 seconds East, along the East line of said Northwest Quarter, a distance of 57.88 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom, all of the following described tracts;

All of Lots 1, 2, 4-A, and 4-B, Legends Auto Plaza; Lots 3, 5, 6 and 7, Legends Auto Plaza, Second Plat; and also Lot 9, Legends Auto Plaza, Third Plat.

Project Area 3 Description:

Part of Lots 1 and 6, and all of Lots 2, 3, 4, 5 and Tract A, Schlitterbahn Vacation Village, Second Plat; and all of Lot 2, Legends Auto Plaza; and all of Lot 9, Legends Auto Plaza, Third Plat, all being subdivisions in Kansas City, Wyandotte County, Kansas; being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

TRACT 1:

COMMENCING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to the POINT OF BEGINNING; thence South 02 degrees 20 minutes 41 seconds East, continuing along the East line of said Southwest Quarter, a distance of 1,052.15 feet; thence South 78 degrees 38 minutes 12 seconds East, departing the East line of said Southwest Quarter, a distance of 570.99 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 681.26 feet, to a point on a non-tangent curve, said point also being on the Southerly line of said Lot 1, said point also being on the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence Southwesterly, along the Southerly line of said Lots 1 and 4, and along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 81 degrees 01 minutes 18 seconds West, having a radius of 575.00 feet, and a central angle of 25 degrees 24 minutes 25 seconds, an arc length of 254.98 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southerly line of said Lot 4 and the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 624.55 feet, to a point of curvature; thence Northwesterly, continuing along the Westerly line of said Lot 4 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence North 20 degrees 06 minutes 06 seconds West,

continuing along the Westerly line of said Lots 2 and 4, and along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Northwesterly, Northerly and Northeasterly, along the Westerly line of said Lot 2 and the Southeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence North 72 degrees 44 minutes 36 seconds East, a distance of 346.32 feet, to a point of curvature; thence Northeasterly, continuing along the North line of said Lots 2 and 5, and the Southerly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 650.00 feet and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet; thence North 87 degrees 20 minutes 51 seconds East, departing the South Right-of-Way line of said N. 98th Street, a distance of 281.92 feet, to the POINT OF BEGINNING.

AND ALSO:

TRACT 2:

All of Lot 3 and Tract A, Schlitterbahn Vacation Village, Second Plat, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

TRACT 3:

All of Lot 9, Legends Auto Plaza, Third Plat, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

TRACT 4:

All of Lot 2, Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

Project Area 4 Description:

Part of platted and unplatted land in Section 01, Township 11 South, Range 23 East, Section 02, Township 11 South, Range 23 East, Section 11, Township 11 South, Range 23 East, Section 12, Township 11 South, Range 23 East, Section 35, Township 10 South, Range 23 East, Section 36, Township 10 South, Range 23 East, Section 6, Township 11 South, Range 24 East, and Section 7, Township 11 South, Range 24 East, all being in Kansas City, Wyandotte County, Kansas and being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of said Section 1, Township 11 South, Range 23 East; thence South 01 degrees 58 minutes 52 seconds East, a distance of 50.00 feet, to a point on the South Right-of-Way line of Parallel Parkway, as now established, said point also being on the North line of Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas,

said point also being the POINT OF BEGINNING; thence South 88 degrees 01 minutes 07 seconds West, along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 173.97 feet; thence South 82 degrees 59 minutes 09 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 170.99 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 84.91 feet; thence South 89 degrees 14 minutes 18 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 234.91 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, and along the North line of Laffoons Lakeview, a subdivision in Kansas City, Wyandotte County, Kansas, a distance of 460.02 feet; thence North 02 degrees 22 minutes 58 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 42.17 feet; thence South 54 degrees 19 minutes 23 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 72.10 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 325.52 feet, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the East Right-of-Way line of Interstate Highway No. 435, as now established; thence Westerly to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of said Interstate Highway No. 435; thence Southeasterly, along the West Right-of-Way line of said Interstate Highway No. 435, to the point of intersection of the West Right-of-Way line of said Interstate Highway No. 435 and the Northerly Right-of-Way line of State Avenue, as now established; thence Southerly, continuing along the West Right-of-Way line of said Interstate Highway No. 435, to the point of intersection of the West Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue, to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Village West Parkway, as now established; thence Northwesterly to the point of intersection of the Southwesterly Right-of-Way line of said State Avenue and the Westerly Right-of-Way line of said Village West Parkway; thence Northeasterly to the point of intersection of the Northeasterly Right-of-Way line of said State Avenue and the Westerly Right-of-Way line of said Village West Parkway; thence Northwesterly then Westerly, along the Northeasterly and Northerly Right-of-Way line of said State Avenue, to the point of intersection of the Northerly Right-of-Way line of said State Avenue and the East Right-of-Way line of 110th Street, as now established; thence Northerly, along the East Right-of-Way line of said 110th Street, to the point of intersection of the East Right-of-Way line of said 110th Street and the South Right-of-Way line of said Parallel Parkway; thence Easterly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the Southerly prolongation of the East line of Parallel Heights, a subdivision in Kansas City, Wyandotte County, Kansas; thence Northerly, along said Southerly prolongation and along the East line of said Parallel Heights, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of said Interstate Highway No. 435; thence Easterly, to the point of intersection of the North Right-of-Way line of said

Parallel Parkway and the East Right-of-Way line of said Interstate Highway No. 435; thence Easterly, along the North Right-of-Way line of said Parallel Parkway, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the Northerly prolongation of the East Right-of-Way line of N. 94th Street, as now established; thence Southerly, along said Northerly prolongation and along the East Right-of-Way line of said N. 94th Street, to the point of intersection of the East Right-of-Way line of said N. 94th Street and the North line of the Southwest Quarter of said Section 6, Township 11 South, Range 24 East; thence Easterly, along the North line of said Southwest Quarter to the point of intersection of the North line of said Southwest Quarter and the West Right-of-Way line of N. 90th Street, as now established; thence Southerly, along the West Right-of-Way line of said N. 90th Street, to the Northeast corner of Parcel No. 938501; thence Westerly, along the North line of said Parcel No. 938501, to the Northwest corner thereof; thence Southerly, along the West line of Parcel Nos. 938501 thru 938508, to the Southwest corner of said Parcel No. 938508, said point also being on the North Right-of-Way line of said State Avenue; thence Easterly, along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of said N. 90th Street; thence Easterly to the point of intersection of the North Right-of-Way line of said State Avenue and the East Right-of-Way line of said N. 90th Street; thence Southerly, to the point of intersection of the East Right-of-Way line of said N. 90th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue, to the point of intersection of the Westerly prolongation of the South Right-of-Way line of said State Avenue and the West Right-of-Way line of said N. 94th Street; thence Northerly, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Northerly, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the North Right-of-Way line of said State Avenue, said point also being on the East line of said Schlitterbahn Vacation Village; thence North 02 degrees 14 minutes 32 seconds West, along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 645.04 feet; thence North 87 degrees 45 minutes 28 seconds East, continuing along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 15.00 feet; thence North 02 degrees 14 minutes 32 seconds West, continuing along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 910.24 feet, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street at the Southeast corner of an unplatted tract of land; thence Northerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of an unplatted tract of land and along the East line of Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence North 02 degrees 11 minutes 59 seconds West, along the East line of said Schlitterbahn Vacation Village and continuing along the West Right-of-Way line of said N. 94th Street, a distance of 50.00 feet, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence Northerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of Replat of Lots 5 to 37, Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, and along the East line of unplatted tracts of land, to the point of

intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said Parallel Parkway; thence Westerly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village at the Northwest corner of an unplatted tract of land; thence South 02 degrees 11 minutes 59 seconds East, departing the South Right-of-Way line of said Parallel Parkway, and along the East line of said Schlitterbahn Vacation Village, a distance of 245.05 feet; thence South 62 degrees 48 minutes 12 seconds West, departing the East line of said Schlitterbahn Vacation Village, a distance of 301.92 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 181.85 feet; thence South 34 degrees 59 minutes 43 seconds West, a distance of 207.82 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 492.40 feet; thence South 75 degrees 42 minutes 31 seconds West, a distance of 930.96 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 770.80 feet; thence North 01 degrees 01 minutes 01 seconds West, a distance of 258.55 feet; thence South 89 degrees 03 minutes 39 seconds West 264.66 feet, to a point on a non-tangent curve; thence Northerly, along a curve to the right, whose initial tangent bearing is North 13 degrees 39 minutes 50 seconds West, having a radius of 5,654.58 feet and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 190.36 feet; thence South 29 degrees 19 minutes 48 seconds East, a distance of 62.94 feet; thence North 89 degrees 01 minutes 58 seconds East, a distance of 148.05 feet; thence North 00 degrees 55 minutes 56 seconds West, a distance of 582.69 feet, to a point on the North line of said Schlitterbahn Vacation Village, said point also being on the South Right-of-Way line of said Parallel Parkway; thence South 88 degrees 00 minutes 23 seconds West, along the North line of said Schlitterbahn Vacation Village and the South Right-of-Way line of said Parallel Parkway, a distance of 183.19 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom Lots 1 thru 16, Lots 23 thru 34 and Lot 107, San Marcos Village Addition, a subdivision in Kansas City, Wyandotte County, Kansas, AND ALSO EXCEPTING Parcel Nos. 938509 and 938510.

AND ALSO:

Project Area 5 Description:

Part of Lot 1, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, along with a portion of unplatted land, all being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

BEGINNING at the Southwest corner of the Northeast Quarter of said Section 1, Township 11 South, Range 23 East; thence North 02 degrees 19 minutes 21 seconds West, along the West line of said Northeast Quarter, a distance of 57.88 feet; thence North 11 degrees 57 minutes 29 seconds West, departing the West line of said Northeast Quarter, a distance of 276.31 feet; thence North 89 degrees 01 minutes 58 seconds East, a distance of 195.18 feet; thence North 01 degrees 01 minutes 01 seconds West, a distance of 36.96 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 770.80 feet; thence North 75 degrees 42 minutes 31 seconds East, a distance of 930.96 feet; thence

North 00 degrees 00 minutes 00 seconds East, a distance of 492.40 feet; thence North 34 degrees 59 minutes 43 seconds East, a distance of 207.82 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 181.85 feet; thence North 62 degrees 48 minutes 12 seconds East, a distance of 301.92 feet, to a point on the Easterly line of said Schlitterbahn Vacation Village; thence North 02 degrees 11 minutes 59 seconds West, along the Easterly line of said Schlitterbahn Vacation Village, a distance of 245.05 feet, to the point of intersection of the Easterly line of said Schlitterbahn Vacation Village and the South Right-of-Way line of Parallel Parkway, as now established; thence Easterly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, along the West Right-of-Way line of said N. 94th Street and along the East line of an unplatted tract of land and along the East line of Replat of Lots 5 to 37, Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the Easterly line of said Schlitterbahn Vacation Village; thence South 02 degrees 11 minutes 59 seconds East, continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of said Schlitterbahn Vacation Village, a distance of 50.00 feet, to the point of intersection of the Easterly line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence Southerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street and along the East line of Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, and along an unplatted tract of land, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street, at the Southeast corner of an unplatted tract of land; thence South 87 degrees 45 minutes 28 seconds West, departing the West Right-of-Way line of said N. 94th Street, and along the Easterly line of said Schlitterbahn Vacation Village, a distance of 272.37 feet; thence Nroth 69 degrees 44 minutes 32 seconds West, departing the Easterly line of said Schlitterbahn Vacation Village, a distance of 730.33 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 696.01 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 685.13 feet, to a point on the North line of the Southeast Quarter of said Section 1; thence South 87 degrees 30 minutes 09 seconds West, along the North line of the Southeast Quarter of said Section 1, a distance of 1,003.58 feet, to the POINT OF BEGINNING.

Project Area 2B Legal Description:

File No. 014-0347
Schlitterbahn
April 15, 2015
Revised April 26, 2017

Project Area 2B Description:

All of Tract B, and part of Lot 6, Schlitterbahn Vacation Village Second Plat; All of Lots 8-A, 8-B, and Tract B, and part of Lots 8-C, 8-D, Tracts A and D, Schlitterbahn Vacation Village, Fourth Plat; All of Tracts A and B, Legends Auto Plaza, Second Plat; All of Lots 8-A, 8-B, and Tract B, Legends Auto Plaza, Third Plat; all being subdivisions in Kansas City, Wyandotte County, Kansas; along with all that part of N. 98th Street, France Family Drive and State Avenue, and along with all that part of unplatted land in part of Sections 1 and 12, Township 11 South, Range 23 East, all being more particularly described as follows:

BEGINNING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet; thence South 87 degrees 20 minutes 51 seconds West, departing the East line of said Southwest Quarter, a distance of 281.92 feet, to a point on the Southeasterly Right-of-Way line of N. 98th Street, as now established, said point also being on a non-tangent curve; thence Southwesterly, along the Southeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, whose initial tangent bearing is South 44 degrees 08 minutes 09 seconds West, having a radius of 650.00 feet, and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point of tangency; thence South 72 degrees 44 minutes 36 seconds West, continuing along the Southeasterly Right-of-Way line of said 98th Street, a distance of 346.32 feet, to a point of curvature; thence Southwesterly, Southerly and Southeasterly, continuing along the Southeasterly and Easterly Right-of-Way line of said 98th Street, and along a curve to the left, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence South 20 degrees 06 minutes 06 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Southeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th, and along a curve to the left, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence South 47 degrees 24 minutes 39 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 624.55 feet, to a point of curvature; thence Southeasterly, Easterly and Northeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of reverse curvature; thence Northeasterly, Easterly, Southeasterly and Southerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 575.00 feet and a central angle of 122 degrees 03 minutes 50 seconds, an arc length of 1,224.99 feet, to a point of tangency; thence South 02 degrees 19 minutes 17 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 65.73 feet, to the point of intersection of the Northeasterly Right-of-Way line of said N. 98th Street and the North Right-of-Way line of State

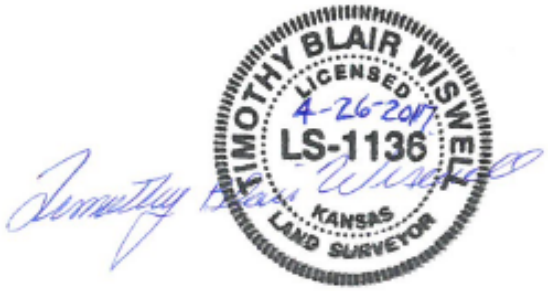
Avenue, as now established; thence North 87 degrees 42 minutes 57 seconds East, along the North Right-of-Way line of said State Avenue, a distance of 61.74 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of Lot 1, of said Schlitterbahn Vacation Village, Second Plat, lying on the West side of an unplatted piece of land; thence Southerly, departing the Southerly line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue; thence Easterly, continuing along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, lying on the East side of an unplatted piece of land; thence South 64 degrees 52 minutes 17 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 13.73 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 881.99 feet; thence North 53 degrees 02 minutes 04 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 61.51 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, departing the North Right-of-Way line of said State Avenue, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435, as now established; thence Northerly, departing the South Right-of-Way line of said State Avenue and along the Easterly Right-of-Way line of said Interstate Highway No. 435 to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the North Right-of-Way line of said State Avenue; thence South 86 degrees 36 minutes 43 seconds East, along the North Right-of-Way line of said State Avenue, a distance of 246.20 feet; thence South 77 degrees 39 minutes 21 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 92.23 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 925.88 feet to a point of curvature, said point also being the point of intersection of the North Right-of-Way line of said State Avenue and the Southwesterly Right-of-Way line of said N. 98th Street; thence Northeasterly, Northerly and Northwesterly, departing the North Right-of-Way line of said State Avenue, and along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03 seconds, an arc length of 377.00 feet, to a point of compound curvature; thence Northwesterly, Westerly and Southwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc length of 1,108.35 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, a distance of 29.19 feet, to the Southeast corner of Tract B of said Schlitterbahn Vacation Village, Second Plat; thence South 42 degrees 35 minutes 21 seconds West, departing the Southwesterly Right-of-Way line of said N. 98th Street, along the Southeasterly line of said Tract B, a distance of 25.00 feet, to a point on the Easterly Right-of-Way line of said Interstate Highway No. 435; thence North 47 degrees 24 minutes 39 seconds West, along the Easterly Right-of-Way line of

said Interstate Highway No. 435, a distance of 814.00 feet; thence North 20 degrees 07 minutes 39 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 1,498.22 feet to a point on the South line of the Northwest Quarter of said Section 1; thence North 15 degrees 56 minutes 18 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 938.56 feet; thence North 13 degrees 58 minutes 29 seconds East, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 568.70 feet; thence North 74 degrees 54 minutes 27 seconds West, departing the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 130.08 feet; thence North 01 degrees 35 minutes 51 seconds West, a distance of 255.72 feet to the Westerly prolongation of the South Right-of-Way line of Parallel Parkway, as now established; thence North 88 degrees 01 minutes 07 seconds East, along the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway, a distance of 370.61 feet, to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said Parallel Parkway, said point also being the Northwest corner of said Legends Auto Plaza; thence North 88 degrees 01 minutes 07 seconds East, along the South Right-of-Way line of said Parallel Parkway, a distance of 150.00 feet; thence South 01 degrees 58 minutes 53 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 140.02 feet; thence North 54 degrees 20 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along its Northeasterly prolongation, a distance of 72.12 feet; thence North 88 degrees 01 minutes 07 seconds East, a distance of 61.99 feet; thence South 02 degrees 22 minutes 58 seconds East, a distance of 10.00 feet, to a point on the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway; thence North 88 degrees 01 minutes 07 seconds East, along said Westerly prolongation and along the South Right-of-Way line of said Parallel Parkway, a distance of 451.28 feet; thence North 89 degrees 11 minutes 40 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 243.64 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 84.91 feet; thence North 82 degrees 59 minutes 09 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 170.99 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 173.97 feet; thence North 88 degrees 00 minutes 23 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 183.19 feet; thence South 00 degrees 55 minutes 56 seconds East, departing the South Right-of-Way line of said State Avenue, a distance of 582.69 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 148.05 feet; thence North 29 degrees 19 minutes 48 seconds West, a distance of 62.94 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 190.36 feet, to a point on the East Right-of-Way line of said N. 98th Street, said point also being on a non-tangent curve; thence Southerly, along the East Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 07 degrees 20 minutes 18 seconds East, having a radius of 5,654.58 feet, and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet, to a point on a non-tangent line; thence North 89 degrees 03 minutes 39 seconds East, departing the East Right-of-Way line of said N. 98th Street, a distance of 264.66 feet; thence South 01 degrees 01 minutes 01 seconds East, a distance of 295.50 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 195.18 feet, to a point on a non-tangent curve; thence Southerly, along a

curve to the right, whose initial tangent bearing is South 13 degrees 19 minutes 19 seconds East, having a radius of 5,804.58 feet and a central angle of 02 degrees 43 minutes 40 seconds, an arc length of 276.34 feet, to a point on a non-tangent line, said point also being on the East line of the Northwest Quarter of said Section 1; thence South 02 degrees 19 minutes 21 seconds East, along the East line of said Northwest Quarter, a distance of 57.88 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom, all of the following described tracts;

All of Lots 1, 2, 4-A, and 4-B, Legends Auto Plaza; Lots 3, 5, 6 and 7, Legends Auto Plaza, Second Plat; and also Lot 9, Legends Auto Plaza, Third Plat.



Project Area 3 Legal Description:

File No. 014-0347
Schlitterbahn
July 7, 2014
Revised: April 26, 2017

Project Area 3 Description:

Part of Lots 1 and 6, and all of Lots 2, 3, 4, 5 and Tract A, Schlitterbahn Vacation Village, Second Plat; and all of Lot 2, Legends Auto Plaza; and all of Lot 9, Legends Auto Plaza, Third Plat, all being subdivisions in Kansas City, Wyandotte County, Kansas; being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

TRACT 1:

COMMENCING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to the POINT OF BEGINNING; thence South 02 degrees 20 minutes 41 seconds East, continuing along the East line of said Southwest Quarter, a distance of 1,052.15 feet; thence South 78 degrees 38 minutes 12 seconds East, departing the East line of said Southwest Quarter, a distance of 570.99 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 681.26 feet, to a point on a non-tangent curve, said point also being on the Southerly line of said Lot 1, said point also being on the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence Southwesterly, along the Southerly line of said Lots 1 and 4, and along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 81 degrees 01 minutes 18 seconds West, having a radius of 575.00 feet, and a central angle of 25 degrees 24 minutes 25 seconds, an arc length of 254.98 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southerly line of said Lot 4 and the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 624.55 feet, to a point of curvature; thence Northwesterly, continuing along the Westerly line of said Lot 4 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence North 20 degrees 06 minutes 06 seconds West, continuing along the Westerly line of said Lots 2 and 4, and along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Northwesterly, Northerly and Northeasterly, along the Westerly line of said Lot 2 and the Southeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence North 72 degrees 44 minutes 36 seconds East, a distance of 346.32 feet, to a point of curvature; thence Northeasterly, continuing along the North line of said Lots 2 and 5, and the Southerly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 650.00 feet and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet; thence North 87

degrees 20 minutes 51 seconds East, departing the South Right-of-Way line of said N. 98th Street, a distance of 281.92 feet, to the POINT OF BEGINNING.

AND ALSO:

TRACT 2:

All of Lot 3 and Tract A, Schlitterbahn Vacation Village, Second Plat, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

TRACT 3:

All of Lot 9, Legends Auto Plaza, Third Plat, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

TRACT 4:

All of Lot 2, Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas.

PROJECT AREA 2B

PROJECT AREA 3

SECOND AMENDMENT TO
AMENDED AND RESTATED STAR BOND DISTRICT PLAN

FOR

VILLAGE EAST STAR BOND DISTRICT

June __, 2017

DESCRIPTION OF SECOND AMENDMENT TO
AMENDED & RESTATED DISTRICT PLAN

In August 2014, pursuant to the Kansas STAR Bonds Financing Act, K.S.A. 12-17, 160, *et seq*. (the "**Act**"), the Unified Government of Wyandotte County/Kansas City, Kansas (the "**Unified Government**") approved the Amended and Restated District Plan (the "**2014 District Plan**") for the Village East STAR Bond Project District (the "**District**"). In June 2015, pursuant to the Act the Unified Government approved the First Amendment to the Amended and Restated District Plan (the "**2015 District Plan**") for the District.

The Unified Government now wishes to and hereby does further amend the 2014 District Plan as follows:

- The general description of potential buildings and uses in Project Area 3 set forth in the 2014 District Plan shall be revised as follows:

  Project Area 3 may be described in a general manner as development of multiple buildings with various potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, multi-family residential units, an automotive plaza, sports facilities, retail and restaurants, and/or other commercial uses, as well as certain associated streets and other infrastructure.

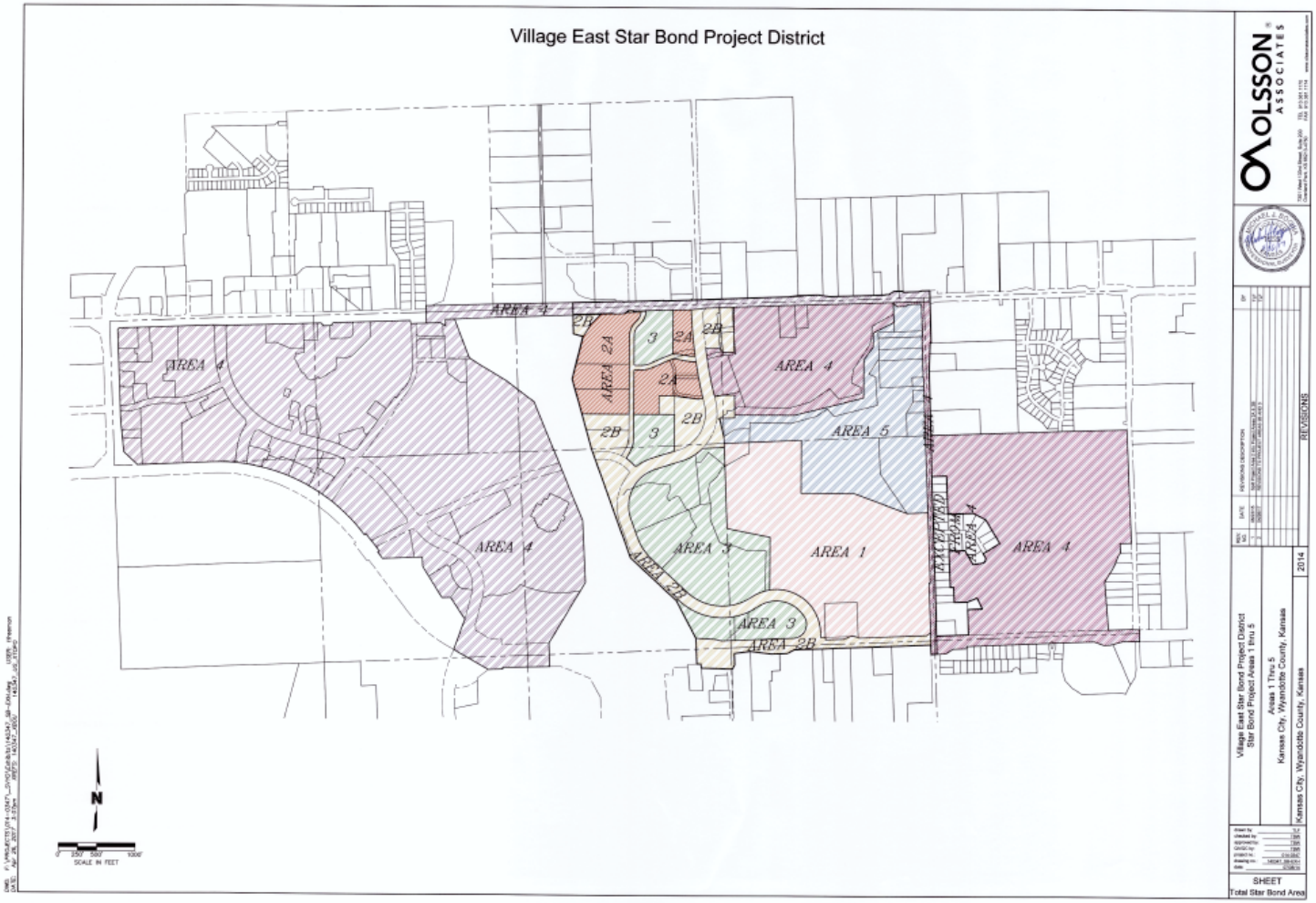
- The depiction of the overall District boundaries and project areas, as well as the specific depiction of Project Areas 2B and 3, as set forth on "Exhibit A" to the 2014 District Plan, are hereby replaced with the depiction of the overall District boundaries and project areas, and the separate depictions of Project Areas 2B and 3, as attached hereto as ***Exhibit A***.

- The legal description of the overall District boundaries and project areas, as well as the specific description of Project Areas 2B and 3, as set forth on "Exhibit B" to the 2014 District Plan, are hereby replaced with the legal descriptions of the overall District and project areas, and the separate descriptions of Project Areas 2B and 3, as attached hereto as ***Exhibit B***.

This Second Amendment to the 2014 District Plan amends the 2014 District Plan, as amended by the 2015 District Plan, as set forth above, and all other portions of the 2014 District Plan, as amended by the 2015 District Plan, continue unchanged in full force and effect.

EXHIBIT A

DISTRICT / PROJECT AREAS BOUNDARY MAP



PROJECT AREA 2B

PROJECT AREA 3

OLSSON ASSOCIATES
Village East Star Bond District - Project Area 3
Part of Lot 1, and all of Lots 2, 3, 4, 5 and Tract A, of Schlitterbahn Vacation Village, Second Part and all of Lot 2, Legends Auto Plaza, and all of Lot 9, Legends Auto Plaza, Third Plat
Kansas City, Wyandotte County, Kansas
2017
REVISIONS
SHEET AREA 3
Tract 1
Tract 2
Tract 3
Tract 4
Parallel Parkway
N. 98th Street
N. 96th Street
N. 94th Street
N. 96th Terrace
State Avenue
Interstate Highway No. 435
Legends Auto Plaza
Legends Auto Plaza Second Plat
Legends Auto Plaza Third Plat
Schlitterbahn Vacation Village Second Plat
Schlitterbahn Vacation Village Fourth Plat
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EXHIBIT B

DISTRICT / PROJECT AREAS LEGAL DESCRIPTIONS

DISTRICT

File No. 014-0347
Schlitterbahn
July 10, 2014
Revised April 26, 2017

Overall Star Bond Project Areas 1 thru 5 Description:

Part of platted and unplatted land in Section 01, Township 11 South, Range 23 East, Section 02, Township 11 South, Range 23 East, Section 11, Township 11 South, Range 23 East, Section 12, Township 11 South, Range 23 East, Section 35, Township 10 South, Range 23 East, Section 36, Township 10 South, Range 23 East, Section 6, Township 11 South, Range 24 East, and Section 7, Township 11 South, Range 24 East, all being in Kansas City, Wyandotte County, Kansas and being more particularly described as follows:

Star Bond Project Area 1

Part of Lot 1, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, along with a portion of unplatted land, all being in the Southeast Quarter of Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter of said Section 1, Township 11 South, Range 23 East; thence North 87 degrees 30 minutes 09 seconds East, along the North line of said Southeast Quarter, a distance of 1,003.58 feet; thence South 00 degrees 00 minutes 00 seconds East, departing the North line of said Southeast Quarter, a distance of 685.13 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 696.01 feet; thence South 69 degrees 44 minutes 32 seconds East, a distance of 730.33 feet, to a point on the Easterly line of said Lot 1; thence North 87 degrees 45 minutes 28 seconds, along the Easterly line of said Lot 1, a distance of 272.37 feet, to a point on the West Right-of-Way line of N. 94th Street, as now established; thence South 02 degrees 14 minutes 32 seconds East, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 910.24 feet; thence South 87 degrees 45 minutes 28 seconds West, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 15.00 feet; thence South 02 degrees 14 minutes 32 seconds East, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 645.04 feet to the point of intersection of the West Right-of-Way line said N. 94th Street and the North Right-of-Way line of State Avenue, as now established; thence South 53 degrees 02 minutes 04 seconds West, continuing along the Easterly line of said Lot 1, and along the North Right-of-Way line of said State Avenue, a distance of 61.51 feet; thence South 87 degrees 42 minutes 57 seconds West, along the South line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 881.99 feet; thence North 64 degrees 52 minutes 17 seconds West, continuing along the South line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 13.73 feet; thence in a Westerly direction, departing the South line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue, to a point of intersection of the South Right-of-Way line of said State Avenue and the

South line of said Lot 1; thence South 87 degrees 42 minutes 57 seconds West, along the South line of said Lot 1 and continuing along the North Right-of-Way line of said State Avenue, a distance of 61.75 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence North 02 degrees 18 minutes 50 seconds West, departing the North Right-of-Way line of said State Avenue and along the Northeasterly Right-of-Way line of said N. 98th Street and continuing along the Southerly line of said Lot 1, a distance of 65.74 feet, to a point of curvature; thence Northerly, Northwesterly and Westerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1 and along a curve to the left, having a radius of 575.00 feet and a central angle of 96 degrees 39 minutes 25 seconds, an arc length of 970.01 feet; thence North 00 degrees 00 minutes 00 seconds East, departing the Northeasterly Right-of-Way line of said N. 98th Street and the Southerly line of said Lot 1, a distance of 681.26 feet; thence North 78 degrees 38 minutes 12 seconds West, a distance of 570.99 feet, to a point on the West line of the Southeast Quarter of said Section 1; thence North 02 degrees 20 minutes 41 seconds West, along the West line of the Southeast Quarter of said Section 1, a distance of 1,102.14 feet to the POINT OF BEGINNING.

AND ALSO:

Project Area 2A Description:

All of Lots 1, 3, 4-A, 4-B & 7, along with part of Tracts A & B and Lots 5, & 6, Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Tract 1:

All of Lots 1, 4-A & 4-B of said Legends Auto Plaza.

AND ALSO:

Tract 2:

BEGINNING at the Northeast corner of said Lot 3, said point also being the point of intersection of the South Right-of-Way line of Parallel Parkway and the West Right-of-Way line of N. 98th Street, as established with said Legends Auto Plaza; thence Southerly, along the East line of Lot 3, Tract B, and Lot 6, and along the West Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing of South 02 degrees 13 minutes 58 seconds East, having a radius of 5,804.58 feet and through a central angle of 05 degrees 58 minutes 07 seconds, an arc length of 604.68 feet; thence South 81 degrees 30 minutes 09 seconds West, departing the East line of said Lot 6 and the West Right-of-Way line of said N. 98th Street, a distance of 0.08 feet, to a point of curvature; thence Westerly, along a curve to the right, having a radius of 220.00 feet and through a central angle of 17 degrees 18 minutes 38 seconds, an arc length of 66.47 feet, to a point of tangency; thence North 81 degrees 11 minutes 14 seconds West, a distance of 138.78 feet, to a point of curvature; thence Westerly, along a curve to the left, having a radius of 280.00 feet and through a central angle of 17 degrees 48 minutes 27 seconds, an arc length of 87.02 feet, to a point on the Southerly prolongation of the West line of said Lot 3; thence

North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 3 and its Southerly prolongation, a distance of 576.20 feet, to the Northwest corner of said Lot 3, said point also being on the South Right-of-Way line of said Parallel Parkway; thence North 89 degrees 14 minutes 17 seconds East, along the North line of said Lot 3 and along the South Right-of-Way line of said Parallel Parkway, a distance of 175.43 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the North line of said Lot 3 and the South Right-of-Way line of said Parallel Parkway, a distance of 59.91 feet, to the POINT OF BEGINNING.

AND ALSO:

Tract 3:

BEGINNING at the Southwest corner of said Lot 5, said point also being on the Easterly line of said Tract B; thence North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 5 and along the Easterly line of said Tract B, a distance of 559.99 feet, to a point of curvature; thence Northerly, Northeasterly and Easterly, continuing along the West line and along the North line of said Lot 5, and continuing along the Easterly line and along the Southerly line of said Tract B, and along a curve to the right, having a radius of 15.00 feet and through a central angle of 90 degrees 01 minutes 50 seconds, an arc length of 23.57 feet, to a point of tangency; thence South 89 degrees 59 minutes 00 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, a distance of 79.87 feet, to a point of curvature; thence Easterly and Northeasterly, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and along a curve to the left, having a radius of 330.00 feet and through a central angle of 23 degrees 15 minutes 39 second, an arc length of 133.97 feet, to a point of tangency; thence North 66 degrees 45 minutes 21 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and their Easterly prolongation, a distance of 256.87 feet, to a point of curvature; thence Northeasterly, Easterly and Southeasterly, along a curve to the right, having a radius of 185.00 feet and through a central angle of 38 degrees 46 minutes 48 seconds, an arc length of 125.22 feet, to a point of reverse curvature; thence Southeasterly and Easterly, along a curve to the left, having a radius of 515.00 and through a central angle of 06 degrees 50 minutes 11 seconds, an arc length of 61.45 feet, to a point of tangency; thence South 81 degrees 18 minutes 03 seconds East, a distance of 74.97 feet, to a point of curvature; thence Easterly, along a curve to the left, having a radius of 290.00 feet and through a central angle of 17 degrees 11 minutes 48 seconds, an arc length of 87.04 feet, to a point of tangency; thence North 81 degrees 30 minutes 09 seconds East, a distance of 0.14 feet, to a point on the East line of said Lot 6, said point also being on the West Right-of-Way line of said N. 98th Street, said point also being on a non-tangent curve; thence Southerly and Southeasterly, along the East line of Lots 6 and 7 and the Easterly line of said Tract B, and along a curve to the left, whose initial tangent bearing is South 08 degrees 53 minutes 33 seconds East, having a radius of 5,804.58 feet and through a central angle of 04 degrees 46 minutes 23 seconds, an arc length of 483.54 feet, to the Northeasterly corner of said Tract A; thence South 76 degrees 23 minutes 16 seconds West, departing the West Right-of-Way line of said N. 98th Street, a distance of 60.00 feet; thence North 82 degrees 31 minutes 36 seconds West, a distance of 330.64 feet; thence South 89 degrees 59 minutes 10 seconds West, a distance of 184.56 feet; thence South 00 degrees 01 minutes 03 seconds West, a distance of 241.90 feet, to a point on the South line of said Lot 5, said point also being

on the North line of Lot 9 of said Legends Auto Plaza; thence North 89 degrees 58 minutes 57 seconds West, along the South line of said Lot 5 and along the North line of said Lot 9 a distance of 328.41 feet, to the POINT OF BEGINNING.

AND ALSO:

Project Area 2B Description:

All of Tract B, and part of Lot 6, Schlitterbahn Vacation Village Second Plat; All of Lots 8-A, 8-B, and Tract B, and part of Lots 8-C, 8-D, Tracts A and D, Schlitterbahn Vacation Village, Fourth Plat; All of Tracts A and B, Legends Auto Plaza, Second Plat; All of Lots 8-A, 8-B, and Tract B, Legends Auto Plaza, Third Plat; all being subdivisions in Kansas City, Wyandotte County, Kansas; along with all that part of N. 98th Street, France Family Drive and State Avenue, and along with all that part of unplatted land in part of Sections 1 and 12, Township 11 South, Range 23 East, all being more particularly described as follows:

BEGINNING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet; thence South 87 degrees 20 minutes 51 seconds West, departing the East line of said Southwest Quarter, a distance of 281.92 feet, to a point on the Southeasterly Right-of-Way line of N. 98th Street, as now established, said point also being on a non-tangent curve; thence Southwesterly, along the Southeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, whose initial tangent bearing is South 44 degrees 08 minutes 09 seconds West, having a radius of 650.00 feet, and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point of tangency; thence South 72 degrees 44 minutes 36 seconds West, continuing along the Southeasterly Right-of-Way line of said 98th Street, a distance of 346.32 feet, to a point of curvature; thence Southwesterly, Southerly and Southeasterly, continuing along the Southeasterly and Easterly Right-of-Way line of said 98th Street, and along a curve to the left, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence South 20 degrees 06 minutes 06 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Southeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th, and along a curve to the left, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence South 47 degrees 24 minutes 39 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 624.55 feet, to a point of curvature; thence Southeasterly, Easterly and Northeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of reverse curvature; thence Northeasterly, Easterly, Southeasterly and Southerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 575.00 feet and a central angle of 122 degrees 03 minutes 50 seconds, an arc length of 1,224.99 feet, to a point of tangency; thence South 02 degrees 19 minutes 17 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 65.73 feet, to the point of intersection of the Northeasterly Right-of-Way line of said N. 98th Street and the North Right-of-Way

line of State Avenue, as now established; thence North 87 degrees 42 minutes 57 seconds East, along the North Right-of-Way line of said State Avenue, a distance of 61.74 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of Lot 1, of said Schlitterbahn Vacation Village, Second Plat, lying on the West side of an unplatted piece of land; thence Southerly, departing the Southerly line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue; thence Easterly, continuing along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, lying on the East side of an unplatted piece of land; thence South 64 degrees 52 minutes 17 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 13.73 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 881.99 feet; thence North 53 degrees 02 minutes 04 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 61.51 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, departing the North Right-of-Way line of said State Avenue, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435, as now established; thence Northerly, departing the South Right-of-Way line of said State Avenue and along the Easterly Right-of-Way line of said Interstate Highway No. 435 to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the North Right-of-Way line of said State Avenue; thence South 86 degrees 36 minutes 43 seconds East, along the North Right-of-Way line of said State Avenue, a distance of 246.20 feet; thence South 77 degrees 39 minutes 21 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 92.23 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 925.88 feet to a point of curvature, said point also being the point of intersection of the North Right-of-Way line of said State Avenue and the Southwesterly Right-of-Way line of said N. 98th Street; thence Northeasterly, Northerly and Northwesterly, departing the North Right-of-Way line of said State Avenue, and along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03 seconds, an arc length of 377.00 feet, to a point of compound curvature; thence Northwesterly, Westerly and Southwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc length of 1,108.35 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, a distance of 29.19 feet, to the Southeast corner of Tract B of said Schlitterbahn Vacation Village, Second Plat; thence South 42 degrees 35 minutes 21 seconds West, departing the Southwesterly Right-of-Way line of said N. 98th Street, along the Southeasterly line of said Tract B, a distance of 25.00 feet, to a point on the Easterly Right-of-Way line of said Interstate Highway No. 435; thence North 47 degrees 24 minutes 39 seconds West, along the

Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 814.00 feet; thence North 20 degrees 07 minutes 39 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 1,498.22 feet to a point on the South line of the Northwest Quarter of said Section 1; thence North 15 degrees 56 minutes 18 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 938.56 feet; thence North 13 degrees 58 minutes 29 seconds East, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 568.70 feet; thence North 74 degrees 54 minutes 27 seconds West, departing the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 130.08 feet; thence North 01 degrees 35 minutes 51 seconds West, a distance of 255.72 feet to the Westerly prolongation of the South Right-of-Way line of Parallel Parkway, as now established; thence North 88 degrees 01 minutes 07 seconds East, along the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway, a distance of 370.61 feet, to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said Parallel Parkway, said point also being the Northwest corner of said Legends Auto Plaza; thence North 88 degrees 01 minutes 07 seconds East, along the South Right-of-Way line of said Parallel Parkway, a distance of 150.00 feet; thence South 01 degrees 58 minutes 53 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 140.02 feet; thence North 54 degrees 20 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along its Northeasterly prolongation, a distance of 72.12 feet; thence North 88 degrees 01 minutes 07 seconds East, a distance of 61.99 feet; thence South 02 degrees 22 minutes 58 seconds East, a distance of 10.00 feet, to a point on the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway; thence North 88 degrees 01 minutes 07 seconds East, along said Westerly prolongation and along the South Right-of-Way line of said Parallel Parkway, a distance of 451.28 feet; thence North 89 degrees 11 minutes 40 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 243.64 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 84.91 feet; thence North 82 degrees 59 minutes 09 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 170.99 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 173.97 feet; thence North 88 degrees 00 minutes 23 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 183.19 feet; thence South 00 degrees 55 minutes 56 seconds East, departing the South Right-of-Way line of said State Avenue, a distance of 582.69 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 148.05 feet; thence North 29 degrees 19 minutes 48 seconds West, a distance of 62.94 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 190.36 feet, to a point on the East Right-of-Way line of said N. 98th Street, said point also being on a non-tangent curve; thence Southerly, along the East Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 07 degrees 20 minutes 18 seconds East, having a radius of 5,654.58 feet, and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet, to a point on a non-tangent line; thence North 89 degrees 03 minutes 39 seconds East, departing the East Right-of-Way line of said N. 98th Street, a distance of 264.66 feet; thence South 01 degrees 01 minutes 01 seconds East, a distance of 295.50 feet; thence South 89 degrees 01 minutes

58 seconds West, a distance of 195.18 feet, to a point on a non-tangent curve; thence Southerly, along a curve to the right, whose initial tangent bearing is South 13 degrees 19 minutes 19 seconds East, having a radius of 5,804.58 feet and a central angle of 02 degrees 43 minutes 40 seconds, an arc length of 276.34 feet, to a point on a non-tangent line, said point also being on the East line of the Northwest Quarter of said Section 1; thence South 02 degrees 19 minutes 21 seconds East, along the East line of said Northwest Quarter, a distance of 57.88 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom, all of the following described tracts;

All of Lots 1, 2, 4-A, and 4-B, Legends Auto Plaza; Lots 3, 5, 6 and 7, Legends Auto Plaza, Second Plat; and also Lot 9, Legends Auto Plaza, Third Plat.

Project Area 3 Description:

Part of Lots 1 and 6, and all of Lots 2, 3, 4, 5 and Tract A, Schlitterbahn Vacation Village, Second Plat; and all of Lot 2, Legends Auto Plaza; and all of Lot 9, Legends Auto Plaza, Third Plat, all being subdivisions in Kansas City, Wyandotte County, Kansas; being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

TRACT 1:

COMMENCING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to the POINT OF BEGINNING; thence South 02 degrees 20 minutes 41 seconds East, continuing along the East line of said Southwest Quarter, a distance of 1,052.15 feet; thence South 78 degrees 38 minutes 12 seconds East, departing the East line of said Southwest Quarter, a distance of 570.99 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 681.26 feet, to a point on a non-tangent curve, said point also being on the Southerly line of said Lot 1, said point also being on the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence Southwesterly, along the Southerly line of said Lots 1 and 4, and along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 81 degrees 01 minutes 18 seconds West, having a radius of 575.00 feet, and a central angle of 25 degrees 24 minutes 25 seconds, an arc length of 254.98 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southerly line of said Lot 4 and the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 624.55 feet, to a point of curvature; thence Northwesterly, continuing along the Westerly line of said Lot 4 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence North 20 degrees 06 minutes 06 seconds West,

continuing along the Westerly line of said Lots 2 and 4, and along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Northwesterly, Northerly and Northeasterly, along the Westerly line of said Lot 2 and the Southeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence North 72 degrees 44 minutes 36 seconds East, a distance of 346.32 feet, to a point of curvature; thence Northeasterly, continuing along the North line of said Lots 2 and 5, and the Southerly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 650.00 feet and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet; thence North 87 degrees 20 minutes 51 seconds East, departing the South Right-of-Way line of said N. 98th Street, a distance of 281.92 feet, to the POINT OF BEGINNING.

AND ALSO:

TRACT 2:

All of Lot 3 and Tract A, Schlitterbahn Vacation Village, Second Plat, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

TRACT 3:

All of Lot 9, Legends Auto Plaza, Third Plat, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

TRACT 4:

All of Lot 2, Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

Project Area 4 Description:

Part of platted and unplatted land in Section 01, Township 11 South, Range 23 East, Section 02, Township 11 South, Range 23 East, Section 11, Township 11 South, Range 23 East, Section 12, Township 11 South, Range 23 East, Section 35, Township 10 South, Range 23 East, Section 36, Township 10 South, Range 23 East, Section 6, Township 11 South, Range 24 East, and Section 7, Township 11 South, Range 24 East, all being in Kansas City, Wyandotte County, Kansas and being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of said Section 1, Township 11 South, Range 23 East; thence South 01 degrees 58 minutes 52 seconds East, a distance of 50.00 feet, to a point on the South Right-of-Way line of Parallel Parkway, as now established, said point also being on the North line of Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas,

said point also being the POINT OF BEGINNING; thence South 88 degrees 01 minutes 07 seconds West, along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 173.97 feet; thence South 82 degrees 59 minutes 09 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 170.99 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 84.91 feet; thence South 89 degrees 14 minutes 18 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 234.91 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, and along the North line of Laffoons Lakeview, a subdivision in Kansas City, Wyandotte County, Kansas, a distance of 460.02 feet; thence North 02 degrees 22 minutes 58 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 42.17 feet; thence South 54 degrees 19 minutes 23 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 72.10 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 325.52 feet, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the East Right-of-Way line of Interstate Highway No. 435, as now established; thence Westerly to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of said Interstate Highway No. 435; thence Southeasterly, along the West Right-of-Way line of said Interstate Highway No. 435, to the point of intersection of the West Right-of-Way line of said Interstate Highway No. 435 and the Northerly Right-of-Way line of State Avenue, as now established; thence Southerly, continuing along the West Right-of-Way line of said Interstate Highway No. 435, to the point of intersection of the West Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue, to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Village West Parkway, as now established; thence Northwesterly to the point of intersection of the Southwesterly Right-of-Way line of said State Avenue and the Westerly Right-of-Way line of said Village West Parkway; thence Northeasterly to the point of intersection of the Northeasterly Right-of-Way line of said State Avenue and the Westerly Right-of-Way line of said Village West Parkway; thence Northwesterly then Westerly, along the Northeasterly and Northerly Right-of-Way line of said State Avenue, to the point of intersection of the Northerly Right-of-Way line of said State Avenue and the East Right-of-Way line of 110th Street, as now established; thence Northerly, along the East Right-of-Way line of said 110th Street, to the point of intersection of the East Right-of-Way line of said 110th Street and the South Right-of-Way line of said Parallel Parkway; thence Easterly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the Southerly prolongation of the East line of Parallel Heights, a subdivision in Kansas City, Wyandotte County, Kansas; thence Northerly, along said Southerly prolongation and along the East line of said Parallel Heights, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of said Interstate Highway No. 435; thence Easterly, to the point of intersection of the North Right-of-Way line of said

Parallel Parkway and the East Right-of-Way line of said Interstate Highway No. 435; thence Easterly, along the North Right-of-Way line of said Parallel Parkway, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the Northerly prolongation of the East Right-of-Way line of N. 94th Street, as now established; thence Southerly, along said Northerly prolongation and along the East Right-of-Way line of said N. 94th Street, to the point of intersection of the East Right-of-Way line of said N. 94th Street and the North line of the Southwest Quarter of said Section 6, Township 11 South, Range 24 East; thence Easterly, along the North line of said Southwest Quarter to the point of intersection of the North line of said Southwest Quarter and the West Right-of-Way line of N. 90th Street, as now established; thence Southerly, along the West Right-of-Way line of said N. 90th Street, to the Northeast corner of Parcel No. 938501; thence Westerly, along the North line of said Parcel No. 938501, to the Northwest corner thereof; thence Southerly, along the West line of Parcel Nos. 938501 thru 938508, to the Southwest corner of said Parcel No. 938508, said point also being on the North Right-of-Way line of said State Avenue; thence Easterly, along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of said N. 90th Street; thence Easterly to the point of intersection of the North Right-of-Way line of said State Avenue and the East Right-of-Way line of said N. 90th Street; thence Southerly, to the point of intersection of the East Right-of-Way line of said N. 90th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue, to the point of intersection of the Westerly prolongation of the South Right-of-Way line of said State Avenue and the West Right-of-Way line of said N. 94th Street; thence Northerly, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Northerly, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the North Right-of-Way line of said State Avenue, said point also being on the East line of said Schlitterbahn Vacation Village; thence North 02 degrees 14 minutes 32 seconds West, along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 645.04 feet; thence North 87 degrees 45 minutes 28 seconds East, continuing along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 15.00 feet; thence North 02 degrees 14 minutes 32 seconds West, continuing along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 910.24 feet, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street at the Southeast corner of an unplatted tract of land; thence Northerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of an unplatted tract of land and along the East line of Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence North 02 degrees 11 minutes 59 seconds West, along the East line of said Schlitterbahn Vacation Village and continuing along the West Right-of-Way line of said N. 94th Street, a distance of 50.00 feet, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence Northerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of Replat of Lots 5 to 37, Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, and along the East line of unplatted tracts of land, to the point of

intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said Parallel Parkway; thence Westerly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village at the Northwest corner of an unplatted tract of land; thence South 02 degrees 11 minutes 59 seconds East, departing the South Right-of-Way line of said Parallel Parkway, and along the East line of said Schlitterbahn Vacation Village, a distance of 245.05 feet; thence South 62 degrees 48 minutes 12 seconds West, departing the East line of said Schlitterbahn Vacation Village, a distance of 301.92 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 181.85 feet; thence South 34 degrees 59 minutes 43 seconds West, a distance of 207.82 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 492.40 feet; thence South 75 degrees 42 minutes 31 seconds West, a distance of 930.96 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 770.80 feet; thence North 01 degrees 01 minutes 01 seconds West, a distance of 258.55 feet; thence South 89 degrees 03 minutes 39 seconds West 264.66 feet, to a point on a non-tangent curve; thence Northerly, along a curve to the right, whose initial tangent bearing is North 13 degrees 39 minutes 50 seconds West, having a radius of 5,654.58 feet and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 190.36 feet; thence South 29 degrees 19 minutes 48 seconds East, a distance of 62.94 feet; thence North 89 degrees 01 minutes 58 seconds East, a distance of 148.05 feet; thence North 00 degrees 55 minutes 56 seconds West, a distance of 582.69 feet, to a point on the North line of said Schlitterbahn Vacation Village, said point also being on the South Right-of-Way line of said Parallel Parkway; thence South 88 degrees 00 minutes 23 seconds West, along the North line of said Schlitterbahn Vacation Village and the South Right-of-Way line of said Parallel Parkway, a distance of 183.19 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom Lots 1 thru 16, Lots 23 thru 34 and Lot 107, San Marcos Village Addition, a subdivision in Kansas City, Wyandotte County, Kansas, AND ALSO EXCEPTING Parcel Nos. 938509 and 938510.

AND ALSO:

Project Area 5 Description:

Part of Lot 1, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, along with a portion of unplatted land, all being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

BEGINNING at the Southwest corner of the Northeast Quarter of said Section 1, Township 11 South, Range 23 East; thence North 02 degrees 19 minutes 21 seconds West, along the West line of said Northeast Quarter, a distance of 57.88 feet; thence North 11 degrees 57 minutes 29 seconds West, departing the West line of said Northeast Quarter, a distance of 276.31 feet; thence North 89 degrees 01 minutes 58 seconds East, a distance of 195.18 feet; thence North 01 degrees 01 minutes 01 seconds West, a distance of 36.96 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 770.80 feet; thence North 75 degrees 42 minutes 31 seconds East, a distance of 930.96 feet; thence

North 00 degrees 00 minutes 00 seconds East, a distance of 492.40 feet; thence North 34 degrees 59 minutes 43 seconds East, a distance of 207.82 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 181.85 feet; thence North 62 degrees 48 minutes 12 seconds East, a distance of 301.92 feet, to a point on the Easterly line of said Schlitterbahn Vacation Village; thence North 02 degrees 11 minutes 59 seconds West, along the Easterly line of said Schlitterbahn Vacation Village, a distance of 245.05 feet, to the point of intersection of the Easterly line of said Schlitterbahn Vacation Village and the South Right-of-Way line of Parallel Parkway, as now established; thence Easterly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, along the West Right-of-Way line of said N. 94th Street and along the East line of an unplatted tract of land and along the East line of Replat of Lots 5 to 37, Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the Easterly line of said Schlitterbahn Vacation Village; thence South 02 degrees 11 minutes 59 seconds East, continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of said Schlitterbahn Vacation Village, a distance of 50.00 feet, to the point of intersection of the Easterly line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence Southerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street and along the East line of Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, and along an unplatted tract of land, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street, at the Southeast corner of an unplatted tract of land; thence South 87 degrees 45 minutes 28 seconds West, departing the West Right-of-Way line of said N. 94th Street, and along the Easterly line of said Schlitterbahn Vacation Village, a distance of 272.37 feet; thence Nroth 69 degrees 44 minutes 32 seconds West, departing the Easterly line of said Schlitterbahn Vacation Village, a distance of 730.33 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 696.01 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 685.13 feet, to a point on the North line of the Southeast Quarter of said Section 1; thence South 87 degrees 30 minutes 09 seconds West, along the North line of the Southeast Quarter of said Section 1, a distance of 1,003.58 feet, to the POINT OF BEGINNING.

PROJECT AREA 2B

File No. 014-0347
Schlitterbahn
April 15, 2015
Revised April 26, 2017

Project Area 2B Description:

All of Tract B, and part of Lot 6, Schlitterbahn Vacation Village Second Plat; All of Lots 8-A, 8-B, and Tract B, and part of Lots 8-C, 8-D, Tracts A and D, Schlitterbahn Vacation Village, Fourth Plat; All of Tracts A and B, Legends Auto Plaza, Second Plat; All of Lots 8-A, 8-B, and Tract B, Legends Auto Plaza, Third Plat; all being subdivisions in Kansas City, Wyandotte County, Kansas; along with all that part of N. 98th Street, France Family Drive and State Avenue, and along with all that part of unplatted land in part of Sections 1 and 12, Township 11 South, Range 23 East, all being more particularly described as follows:

BEGINNING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet; thence South 87 degrees 20 minutes 51 seconds West, departing the East line of said Southwest Quarter, a distance of 281.92 feet, to a point on the Southeasterly Right-of-Way line of N. 98th Street, as now established, said point also being on a non-tangent curve; thence Southwesterly, along the Southeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, whose initial tangent bearing is South 44 degrees 08 minutes 09 seconds West, having a radius of 650.00 feet, and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point of tangency; thence South 72 degrees 44 minutes 36 seconds West, continuing along the Southeasterly Right-of-Way line of said 98th Street, a distance of 346.32 feet, to a point of curvature; thence Southwesterly, Southerly and Southeasterly, continuing along the Southeasterly and Easterly Right-of-Way line of said 98th Street, and along a curve to the left, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence South 20 degrees 06 minutes 06 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Southeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th, and along a curve to the left, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence South 47 degrees 24 minutes 39 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 624.55 feet, to a point of curvature; thence Southeasterly, Easterly and Northeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of reverse curvature; thence Northeasterly, Easterly, Southeasterly and Southerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 575.00 feet and a central angle of 122 degrees 03 minutes 50 seconds, an arc length of 1,224.99 feet, to a point of tangency; thence South 02 degrees 19 minutes 17 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 65.73 feet, to the point of intersection of the Northeasterly Right-of-Way line of said N. 98th Street and the North Right-of-Way line of State

Avenue, as now established; thence North 87 degrees 42 minutes 57 seconds East, along the North Right-of-Way line of said State Avenue, a distance of 61.74 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of Lot 1, of said Schlitterbahn Vacation Village, Second Plat, lying on the West side of an unplatted piece of land; thence Southerly, departing the Southerly line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue; thence Easterly, continuing along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, lying on the East side of an unplatted piece of land; thence South 64 degrees 52 minutes 17 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 13.73 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 881.99 feet; thence North 53 degrees 02 minutes 04 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 61.51 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, departing the North Right-of-Way line of said State Avenue, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435, as now established; thence Northerly, departing the South Right-of-Way line of said State Avenue and along the Easterly Right-of-Way line of said Interstate Highway No. 435 to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the North Right-of-Way line of said State Avenue; thence South 86 degrees 36 minutes 43 seconds East, along the North Right-of-Way line of said State Avenue, a distance of 246.20 feet; thence South 77 degrees 39 minutes 21 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 92.23 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 925.88 feet to a point of curvature, said point also being the point of intersection of the North Right-of-Way line of said State Avenue and the Southwesterly Right-of-Way line of said N. 98th Street; thence Northeasterly, Northerly and Northwesterly, departing the North Right-of-Way line of said State Avenue, and along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03 seconds, an arc length of 377.00 feet, to a point of compound curvature; thence Northwesterly, Westerly and Southwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc length of 1,108.35 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, a distance of 29.19 feet, to the Southeast corner of Tract B of said Schlitterbahn Vacation Village, Second Plat; thence South 42 degrees 35 minutes 21 seconds West, departing the Southwesterly Right-of-Way line of said N. 98th Street, along the Southeasterly line of said Tract B, a distance of 25.00 feet, to a point on the Easterly Right-of-Way line of said Interstate Highway No. 435; thence North 47 degrees 24 minutes 39 seconds West, along the Easterly Right-of-Way line of

said Interstate Highway No. 435, a distance of 814.00 feet; thence North 20 degrees 07 minutes 39 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 1,498.22 feet to a point on the South line of the Northwest Quarter of said Section 1; thence North 15 degrees 56 minutes 18 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 938.56 feet; thence North 13 degrees 58 minutes 29 seconds East, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 568.70 feet; thence North 74 degrees 54 minutes 27 seconds West, departing the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 130.08 feet; thence North 01 degrees 35 minutes 51 seconds West, a distance of 255.72 feet to the Westerly prolongation of the South Right-of-Way line of Parallel Parkway, as now established; thence North 88 degrees 01 minutes 07 seconds East, along the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway, a distance of 370.61 feet, to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said Parallel Parkway, said point also being the Northwest corner of said Legends Auto Plaza; thence North 88 degrees 01 minutes 07 seconds East, along the South Right-of-Way line of said Parallel Parkway, a distance of 150.00 feet; thence South 01 degrees 58 minutes 53 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 140.02 feet; thence North 54 degrees 20 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along its Northeasterly prolongation, a distance of 72.12 feet; thence North 88 degrees 01 minutes 07 seconds East, a distance of 61.99 feet; thence South 02 degrees 22 minutes 58 seconds East, a distance of 10.00 feet, to a point on the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway; thence North 88 degrees 01 minutes 07 seconds East, along said Westerly prolongation and along the South Right-of-Way line of said Parallel Parkway, a distance of 451.28 feet; thence North 89 degrees 11 minutes 40 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 243.64 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 84.91 feet; thence North 82 degrees 59 minutes 09 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 170.99 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 173.97 feet; thence North 88 degrees 00 minutes 23 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 183.19 feet; thence South 00 degrees 55 minutes 56 seconds East, departing the South Right-of-Way line of said State Avenue, a distance of 582.69 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 148.05 feet; thence North 29 degrees 19 minutes 48 seconds West, a distance of 62.94 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 190.36 feet, to a point on the East Right-of-Way line of said N. 98th Street, said point also being on a non-tangent curve; thence Southerly, along the East Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 07 degrees 20 minutes 18 seconds East, having a radius of 5,654.58 feet, and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet, to a point on a non-tangent line; thence North 89 degrees 03 minutes 39 seconds East, departing the East Right-of-Way line of said N. 98th Street, a distance of 264.66 feet; thence South 01 degrees 01 minutes 01 seconds East, a distance of 295.50 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 195.18 feet, to a point on a non-tangent curve; thence Southerly, along a

curve to the right, whose initial tangent bearing is South 13 degrees 19 minutes 19 seconds East, having a radius of 5,804.58 feet and a central angle of 02 degrees 43 minutes 40 seconds, an arc length of 276.34 feet, to a point on a non-tangent line, said point also being on the East line of the Northwest Quarter of said Section 1; thence South 02 degrees 19 minutes 21 seconds East, along the East line of said Northwest Quarter, a distance of 57.88 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom, all of the following described tracts;

All of Lots 1, 2, 4-A, and 4-B, Legends Auto Plaza; Lots 3, 5, 6 and 7, Legends Auto Plaza, Second Plat; and also Lot 9, Legends Auto Plaza, Third Plat.

PROJECT AREA 3

File No. 014-0347
Schlitterbahn
July 7, 2014
Revised: April 26, 2017

Project Area 3 Description:

Part of Lots 1 and 6, and all of Lots 2, 3, 4, 5 and Tract A, Schlitterbahn Vacation Village, Second Plat; and all of Lot 2, Legends Auto Plaza; and all of Lot 9, Legends Auto Plaza, Third Plat, all being subdivisions in Kansas City, Wyandotte County, Kansas; being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

TRACT 1:

COMMENCING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to the POINT OF BEGINNING; thence South 02 degrees 20 minutes 41 seconds East, continuing along the East line of said Southwest Quarter, a distance of 1,052.15 feet; thence South 78 degrees 38 minutes 12 seconds East, departing the East line of said Southwest Quarter, a distance of 570.99 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 681.26 feet, to a point on a non-tangent curve, said point also being on the Southerly line of said Lot 1, said point also being on the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence Southwesterly, along the Southerly line of said Lots 1 and 4, and along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 81 degrees 01 minutes 18 seconds West, having a radius of 575.00 feet, and a central angle of 25 degrees 24 minutes 25 seconds, an arc length of 254.98 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southerly line of said Lot 4 and the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 624.55 feet, to a point of curvature; thence Northwesterly, continuing along the Westerly line of said Lot 4 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence North 20 degrees 06 minutes 06 seconds West, continuing along the Westerly line of said Lots 2 and 4, and along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Northwesterly, Northerly and Northeasterly, along the Westerly line of said Lot 2 and the Southeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence North 72 degrees 44 minutes 36 seconds East, a distance of 346.32 feet, to a point of curvature; thence Northeasterly, continuing along the North line of said Lots 2 and 5, and the Southerly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 650.00 feet and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet; thence North 87

degrees 20 minutes 51 seconds East, departing the South Right-of-Way line of said N. 98th Street, a distance of 281.92 feet, to the POINT OF BEGINNING.

AND ALSO:

TRACT 2:

All of Lot 3 and Tract A, Schlitterbahn Vacation Village, Second Plat, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

TRACT 3:

All of Lot 9, Legends Auto Plaza, Third Plat, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

TRACT 4:

All of Lot 2, Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas.

VILLAGE EAST – PROJECT AREA 2B

STAR BOND PROJECT PLAN
("VILLAGE EAST PROJECT PLAN – PROJECT AREA 2B")

SUBMITTED PURSUANT TO
K.S.A. 12-17, 160 *et seq*. as amended

SUBMITTED BY UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/CITY OF KANSAS CITY, KANSAS AND DEVELOPER OF RECORD

June ___, 2017

TABLE OF CONTENTS

I. Introduction

II. STAR Bond Project Plan

A) Description of Project Area 2B

B) Established STAR Bond Project District

C) Project Description and Overview

D) Summary of Feasibility Study

E) Unified Government Meetings and Minutes

F) Relocation Plan

Exhibits

A Site Plan

B-1 Legal Description – Project Area 2B

B-2 Boundary Map – Project Area 2B

C-1 Ordinance No. O-76-05 (creating the STAR Bond Project District)

C-2 Ordinance No. O-47-14 (expanding the STAR Bond Project District)

C-3 Ordinance No. O-__-15 (dividing Project Area 2 into Project Areas 2A and 2B)

C-4 Ordinance No. O-__-17 (reconfiguring the boundaries of Project Areas 2B and 3 and revising the general description of Project Area 3)

D-1 Amended and Restated District Plan

D-2 First Amendment to Amended and Restated District Plan

D-3 Second Amendment to Amended and Restated District Plan

E Feasibility Study

F STAR Bond Financing Projections

G STAR Bond Amortization Schedule

H Unified Government Meetings and Minutes

INTRODUCTION

SVV I, LLC ("**Developer**") owns approximately 365 acres of land generally bounded by Interstate 435 to the west, 94th Street to the east, Parallel Parkway to the north and State Avenue to the south in the City of Kansas City, Kansas (the "**Developer Property**").

Original District, 2005 District Plan, and 2005 Project Plan

In October 2005, the Unified Government of Kansas City, Wyandotte County, Kansas (the "**Unified Government**") designated the Developer Property, along with approximately 15 acres of adjacent land not owned by Developer, as a Redevelopment District (the "**Original District**") under the Kansas Tax Increment Financing Act, K.S.A. 12-1770, *et seq*., as amended, as now authorized under the STAR Bonds Financing Act, K.S.A. 12-17, 160, *et seq*., as amended (the "**Act**"). The original District Plan (the "**2005 District Plan**") was comprised of one project area with boundaries that were coterminous with the Original District's boundaries, with one approved Project Plan (the "**2005 Project Plan**") covering the entire Original District.

2007 Project Plan

In 2007, the Unified Government approved the Amended and Restated Vacation Village STAR Bond Plan (the "**2007 Plan**"), which replaced the 2005 Plan. The 2007 Plan contemplated the development of various retail, hospitality, entertainment, and other commercial facilities, still all within a single STAR Bond project area encompassing the entire Original District.

Expanded District, 2014 District Plan, and 2014 Project Plan - Project Area 2

In August 2014, the Unified Government expanded the Original District, which is now known as the "Village East STAR Bond Project District" (the "**Expanded District**") and adopted the Amended and Restated District Plan (the "**2014 District Plan**"), which created five (5) project areas within the Expanded District. In conjunction with approving the Expanded District and the 2014 District Plan, the Unified Government approved the Second Amended and Restated Project Plan for Project Area 1, as well as the Project Plan for Project Area 2 ("**2014 Project Plan – Project Area 2**").

2015 District Plan and 2015 Project Plans/Bond Issuances

In August 2015, the Unified Government approved the First Amendment to Amended and Restated STAR Bond District Plan (the "**2015 District Plan**"), which increased the number of total project areas within the Expanded District from five (5) to six (6) by separating Project Area 2 into Project Areas 2A and 2B. This First Amended and Restated STAR Bond Project Plan for Project Area 2A was adopted and replaced the 2014 Project Plan – Project Area 2 in its entirety. A STAR Bond Project Plan for Project Area 4 was also adopted by the Unified Government in 2015. STAR Bonds were issued in connection with Project Plans 1, 2 and 4 in 2015.

2017 District Plan and 2017 Project Plan for Project Area 2B

The Unified Government is anticipated to approve the Second Amendment to Amended and Restated STAR Bond District Plan (the "**2017 District Plan**"), which will reconfigure the boundaries of Project Areas 2B and 3 and revise the general description of Project Area 3. This STAR Bond Project Plan for Project Area 2B ("**2017 Project Plan – Project Area 2B**") is submitted for approval in connection with the 2017 District Plan.

The Site Plan, attached hereto as **Exhibit A**, depicts the expected number, location, and uses of buildings and other facilities in Project Areas 2B and 3. Importantly, the Site Plan is not meant to be inflexible. This 2017 Project Plan – Project Area 2B contemplates reasonable variations from the Site Plan, as long as such variations are consistent with the 2017 District Plan discussed in Section II.B. below.

The improvements within Project Area 2B, including development of approximately one (1) hotel and approximately five (5) other retail/commercial facilities, and associated streets and other infrastructure, are expected to bring substantial numbers of visitors and significant consumer spending to the Expanded District and the neighboring attractions in Village West and the surrounds. It is anticipated that the economic activity generated within Project Area 2B pursuant to this Project Plan will attract retail, automotive, and other tenants for other project areas within the Expanded District.

The Developer intends to submit this 2017 Project Plan – Project Area 2B to the Kansas Secretary of Commerce (the "**Secretary**"), and if approved, proceed with the STAR Bond Project financing presented herein. As detailed in this 2017 Project Plan – Project Area 2B, the revenues generated from Project Area 2B are estimated to be sufficient to support the debt service payments on the issuance of STAR Bonds in connection with this 2017 Project Plan – Project Area 2B.

II. STAR BOND PROJECT

A) Description and Map of Project Area 2B

This 2017 Project Plan – Project Area 2B involves the development of Project Area 2B, which encompasses a portion of the Expanded District. Project Area 2B is legally described on **Exhibit B-1** attached hereto. A map depicting Project Area 2B is attached as **Exhibit B-2**.

B) Established STAR Bond Project District

Project Area 2B is within an established STAR Bond Project District approved by the Unified Government on October 20, 2005 by adoption of Ordinance No. 0-76-05, a copy of which is attached hereto as **Exhibit C-1**. The STAR Bond Project District was expanded and divided into five (5) project areas on August 28, 2014 by adoption of Ordinance No. 0-47-14 by the Unified Government, a copy of which is attached hereto as **Exhibit C-2**. The Unified Government approved the 2015 District Plan by passage of an ordinance on August 13, 2015, a copy of which is attached hereto as **Exhibit C-3**, which increased the number of project areas from five (5) to six (6) by dividing Project Area 2 into Project Areas 2A and 2B. By passage of an ordinance anticipated in June, 2017, a copy of which will be attached hereto as **Exhibit C-4**, the Unified Government will approve the 2017 District Plan, which will reconfigure the boundaries of Project Areas 2B and 3, as well as revise the general description of Project Area 3. The approved 2014 District Plan is attached hereto as **Exhibit D-1**, the 2015 District Plan which amended the 2014 District Plan is attached hereto as **Exhibit D-2**, and the 2017 District Plan which is proposed to further amend the 2014 District Plan is attached hereto as **Exhibit D-3**, which together provide as follows:

> *The Expanded District shall consist of six (6) project areas:*
>
> *Project Area 1 may be described in a general manner as the Schlitterbahn Waterpark, as well as multiple other buildings for other potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, multi-family residential units, and/or other commercial uses, as well as certain associated streets and other infrastructure.*
>
> *Project Area 2A may be described in a general manner as development of multiple buildings with various potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, multi-family residential units, an automotive plaza, sports facilities, retail and restaurants, and/or other commercial uses, as well as certain associated streets and other infrastructure.*

Project Area 2B may be described in a general manner as development of multiple buildings with various potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, multi-family residential units, an automotive plaza, sports facilities, retail and restaurants, and/or other commercial uses, as well as certain associated streets and other infrastructure.

Project Area 3 may be described in a general manner as development of multiple buildings with various potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, multi-family residential units, an automotive plaza, sports facilities, retail and restaurants, and/or other commercial uses, as well as certain associated streets and other infrastructure.

Project Area 4 may be described in a general manner as development of multiple buildings with various potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, major multi-sport athletic complex, sports facilities, retail and restaurants, and/or other commercial uses, as well as certain associated streets and other infrastructure.

Project Area 5 may be described in a general manner as development of multiple buildings with various potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, multi-family residential units, waterpark facilities, sports facilities, retail and restaurants, and/or other commercial uses, as well as certain associated streets and other infrastructure.

C) Project Description and Overview

The project within Project Area 2B (the "**Project**") consists of approximately one (1) hotel, approximately five (5) retail/commercial facilities and associated streets and other infrastructure.

D) Summary of Feasibility Study

As stated in K.S.A. 12-17,166, a feasibility study is required to be prepared setting forth the following information:

- Whether a STAR bond project's revenue and tax increment revenue and other available revenue are expected to exceed or be sufficient to pay for the project costs;

- The effect, if any, a STAR bond project will have on any outstanding special obligation bonds payable from the revenues described in the STAR Bonds Financing Act;

- A statement of how the jobs and taxes obtained from the STAR bond project will contribute significantly to the economic development of the state and region;

- Visitation expectations;

- The unique quality of the project;

- Economic impact study;

- Market study;

- Market impact study;

- Integration and collaboration with other resources or businesses;

- The quality of service, and experience provided, as measured against national consumer standards for the specific target market;

- Project accountability, measured according to best industry practices;

- The expected return on state and local investment that the project is anticipated to produce;

- A statement concerning whether a portion of the local sales and use taxes are pledged to other uses and are unavailable as revenue for the STAR bond project; and

- An anticipated principal and interest payment schedule on the bond issue.

Canyon Research Southwest, Inc. prepared the "STAR Bond Feasibility Study – Village East Project District, Phase 2 (Project Areas 2B & 3)" dated May 2017 (the "**Feasibility Study**"). A copy of the Feasibility Study is attached as **Exhibit E**. The Feasibility Study includes a Market Study and a Market Impact Study as summarized below.

A summary of the Feasibility Study is as follows.

1. Sufficiency of the Project's Revenues Compared to the Project's Costs.

A. Estimated Cost and Eligible Project Costs

The total estimated cost of the Project (including costs already incurred) is in excess of $40.2 million plus land acquisition cost and loan interest. A breakdown of the estimated costs by category and the amount and basis for determination is set forth below at Table 1.

TABLE 1

VILLAGE EAST – PROJECT AREA 2B: ESTIMATED COSTS & REVENUES

SCHLITTERBAHN VACATION VILLAGE	Updated Total Cost	Star Bond Allocation / Eligibility			STAR Bonds Net Proceeds	CID Bonds Net Proceeds	Private Funds
		%	Eligible	Requested			
PHASE I							
PHASE IA							
Land (Project Areas 1 - 5)							
Land Acquisition	$81,080,383	100%	$81,080,383	$81,080,383	$81,080,383	$0	$0
Waterpark Development (Project Area 1)							
Engineering, Site Design, Geo Tech & Related	$6,861,067	100%	$6,861,067	$6,861,067	$6,861,067	$0	$0
Pools & Slides & Related Vertical Structures	$18,196,799	0%	$0	$0	$0	$0	$18,196,799
River Systems & Related Infrastructure	$10,506,656	100%	$10,506,656	$10,506,656	$10,506,656	$0	$0
Streets, Drives & Walkways	$14,342,216	100%	$14,342,216	$14,342,216	$14,342,216		$0
New Waterpark Entry & Parking (includes A & E)	$1,697,383	100%	$1,697,383	$1,697,383	$1,697,383	$0	$0
Drive Approach 98th	$1,677,060	100%	$1,677,060	$0	$0	$1,677,060	$0
Grading & Related Site Work & Infrastructure	$24,768,738	100%	$24,768,738	$24,768,738	$24,768,738		$0
Sewer Line Extensions & Reimb	$750,000	100%	$750,000	$0	$0	$750,000	$0
Shelters & Amenities	$1,229,892	100%	$1,229,892	$1,229,892	$1,229,892	$0	$0
Misc., Legal & Soft Costs	$5,562,714	0%	$0	$0	$0	$0	$5,562,714
Master Plan & Phase I Updating (Project Areas 2A, 2B, and 3)							
A & E	$485,776	100%	$485,776	$485,776	$485,776	$0	$0
Amenity Design	$0	100%	$0	$0	$0	$0	$0
Legal & Acct	$848,575	0%	$0	$0	$0	$0	$848,575
Studies-Geo Tech, 404, Traffic, etc.	$377,960	100%	$377,960	$377,960	$377,960	$0	$0
Permits	$215,766	100%	$215,766	$215,766	$215,766	$0	$0
Marketing	$0	0%	$0	$0	$0	$0	$0
Contingency	$0	50%	$0	$0	$0	$0	$0
PHASE IB							
US Soccer Development							
US Soccer Field & Development Costs (Project Area 4)	$0	0%	$0	$0	$0	$0	$0
US Soccer Costs over Bonds (Project Area 4)	$20,000,000	0%	$0	$0	$0	$0	$20,000,000
KCPL -high tension line relocation (remaining fee) (Project Area 2B)	$750,000	100%	$750,000	$750,000	$750,000	$0	$0
Hotel & Retail/Restaurant @ US Soccer Site (Project Area 2B)							
Site Work (mass grading + end user site work)	$3,811,460	100%	$3,811,460	$3,811,460	$3,811,460	$0	$0
Building Construction	$22,250,000	0%	$0	$0	$0	$0	$22,250,000
A & E horizontal	$502,771	100%	$502,771	$502,771	$502,771	$0	$0
A & E vertical	$1,112,500	0%	$0	$0	$0	$0	$1,112,500
Site Amenities	$100,000	100%	$100,000	$100,000	$100,000	$0	$0
Testing & Platting	$0	100%	$0	$0	$0	$0	$0
Contingency	$250,000	100%	$250,000	$250,000	$250,000	$0	$0
Development Fees	$1,303,073	0%	$0	$0	$0	$0	$1,303,073
Interest & Finance	$1,181,095	0%	$0	$0	$0	$0	$1,181,095
Legal & Acct & Marketing	$75	25%	$0	$0	$0	$0	$75
Dairy Farmers of America World HQ (Project Area 3)							
Site Work	$5,200,000	100%	$5,200,000	$5,200,000	$5,200,000	$0	$0
Building Construction	$26,000,000	0%	$0	$0	$0	$0	$26,000,000
A&E horizontal	$260,000	0%	$260,000	$260,000	$260,000	$0	$0
A&E vertical	$1,300,000	100%	$0	$0	$0	$0	$1,300,000
Development Fees	$1,248,000	0%	$0	$0	$0	$0	$1,248,000
Interest & Finance	$500,000	0%	$0	$0	$0	$0	$500,000
Legal & Acct & Marketing & Misc	$610,262	25%	$0	$0	$0	$0	$610,262
HCA-Boyer Medical Office Building (Project Area 3)					$0	$0	$0
Site Work	$1,800,000	100%	$1,800,000	$1,800,000	$1,800,000	$0	$0
Building Construction	$9,000,000	0%	$0	$0	$0	$0	$9,000,000
A&E horizontal	$90,000	100%	$90,000	$90,000	$90,000	$0	$0
A&E vertical	$450,000	0%	$0	$0	$0	$0	$450,000
Development Fees	$432,000	0%	$0	$0	$0	$0	$432,000
Interest & Finance	$350,000	0%	$0	$0	$0	$0	$350,000
Legal & Acct & Marketing & Misc	$350,000	25%	$0	$0	$0	$0	$350,000
PHASE IC							
Autoplex Development (Project Areas 2A, 2B, and 3)							
Site Work (mass grading + end user site work)	$22,585,499	100%	$22,585,499	$22,585,499	$22,585,499	$0	$0
Building Construction	$29,007,540	0%	$0	$0	$0	$0	$29,007,540
A & E horizontal	$832,126	100%	$832,126	$832,126	$832,126	$0	$0
A & E vertical	$2,580,000	0%	$0	$0	$0	$0	$2,580,000
Site Amenities	$513,129	100%	$513,129	$513,129	$513,129	$0	$0
Testing & Platting	$997,633	100%	$997,633	$997,633	$997,633	$0	$0
Contingency	$500,000	100%	$500,000	$500,000	$500,000	$0	$0
Development Fees	$2,500,000	0%	$0	$0	$0	$0	$2,500,000
Interest & Finance	$4,120,000	0%	$0	$0	$0	$0	$4,120,000
Legal & Acct & Marketing	$221,657	25%	$0	$0	$0	$0	$221,657
							$0
Contingency (Project Areas 2A, 2B, and 3)	$6,000,000	50%	$3,000,000	$3,000,000	$3,000,000	$0	$3,000,000
Interest Paid to Date (Project Areas 1 - 5)	$105,483,533	50%	$52,741,767	$52,741,767	$52,741,767	$0	$52,741,767
SUBTOTAL COSTS INCURRED TO DATE & ESTIMATED COSTS TO COMPLETE-PHASE I	**$442,793,337**						
TOTAL PHASE I COSTS	$442,793,337		**$237,927,280**	**$235,500,220**	**$235,500,220**	**$2,427,060**	**$204,866,056**

PHASE II							
Waterpark							
Waterpark Future Additions/Rides (Project Area 1)	$15,000,000	50%	$7,500,000	$6,519,000	$6,519,000	$981,000	$7,500,000
Waterpark Lodging/Wilderness Resort (Project Area 5)	$40,000,000	50%	$20,000,000	$6,200,000	$6,200,000	$13,800,000	$20,000,000
Cabin & Treehaus Design & Development (Project Area 5)	$5,256,007	0%	$0	$0	$0	$0	$5,256,007
Development Area Anchor Retail (Project Area 3)							
Site Work	$8,239,700	100%	$8,239,700	$7,964,700	$7,689,700	$275,000	$275,000
Building Construction	$48,107,000	0%	$0	$0	$0	$3,038,240	$45,068,760
A & E horizontal	$411,985	100%	$411,985	$411,985	$411,985	$0	$0
A & E vertical	$2,405,350	0%	$0	$0	$0	$0	$2,405,350
Site Amenities	$500,000	100%	$500,000	$500,000	$500,000	$0	$0
Testing & Platting	$962,140	100%	$962,140	$962,140	$962,140	$0	$0
Contingency	$0	100%	$0	$0	$0	$0	$0
Development Fees	$1,000,000	0%	$0	$0	$0	$0	$1,000,000
Interest & Finance	$2,500,000	0%	$0	$0	$0	$0	$2,500,000
Legal & Acct & Marketing & Misc	$1,000,000	25%	$0	$0	$0	$0	$1,000,000
Development Area Multifamily (Project Area 1)							
Site Work	$2,400,000	100%	$2,400,000	$2,400,000	$2,400,000	$0	$0
Building Construction	$20,760,000	0%	$0	$0	$0	$0	$20,760,000
A & E horizontal	$126,000	100%	$126,000	$126,000	$126,000	$0	$0
A & E vertical	$714,000	0%	$0	$0	$0	$0	$714,000
Other	$1,200,000	0%	$0	$0	$0	$0	$1,200,000
SUBTOTAL COSTS INCURRED TO DATE & ESTIMATED COSTS TO COMPLETE-PHASE II	$150,582,182						
TOTAL PHASE II COSTS			**$40,139,825**	**$25,083,825**	**$24,808,825**	**$18,094,240**	**$107,679,117**
TOTAL ALL PHASES COSTS INCURRED TO DATE & ESTIMATED TO COMPLETE	$593,375,519						
TOTAL ALL PHASES			**$278,067,105**	**$260,584,045**	**$260,309,045**	**$20,521,300**	**$312,545,173**

$593,375,519

	Total Costs		STAR Bond Reimb.
Project Area 1	$ 125,792,524		$ 68,450,951
Project Area 2A	$ 44,866,038		$ 18,442,431
Project Area 2B	$ 40,234,182		$ 9,102,717
Project Area 3	$ 130,662,852		$ 24,290,797
Project Area 4	$ 20,000,000		$ -
Project Area 5	$ 45,256,007		$ 6,200,000
Interest to Date	$ 105,483,533		$ 52,741,767
Land	$ 81,080,383		$ 81,080,383
Total	**$ 593,375,519**		**$ 260,309,045**

*Some cost items included in their entirety in a specific project area may actually be attributable in part to another Project Area.

Pursuant to the Act, only certain costs are eligible for STAR Bond financing and reimbursement. Of the approximately $40.2 million of costs listed above as Project Area 2B costs (exclusive of land acquisition costs and loan interest costs), an estimated approximately $9,102,717 qualify under the Act as "Eligible Project Costs" and are requested for STAR Bond reimbursement or payment. The estimated Total Project Costs, Eligible Project Costs, and requested STAR Bond and CID revenue reimbursement amounts are set forth in Table 1 above.

STAR Bond revenues from Project Area 2B may be used to pay for or reimburse costs listed as STAR Bond reimbursable in Table 1 above even if such costs are attributable to Project Areas other than Project Area 2B.

B. Project Revenues

STAR Bond Project Revenues from Project Area 2B generated over a period of 20 years are estimated to be $52.4 million as set forth on **Exhibit F** attached hereto. Pursuant to the Act, STAR Bond Project Revenues can be generated from several sources, including, in relevant part:

(i) Sales Tax Revenues - the retail sales dollar amount generated within the Project Area multiplied by the captured sales tax rate set forth in the Act, which based on the location of the Project is currently 8.4398%; and

(ii) Transient Guest Tax Revenues - the annual hotel/lodging revenues generated within Project Area 2B multiplied by the eligible Transient Guest Tax rate as set forth in the Act, which is 8.0% (the State deducts a 0.16 percentage point administrative fee, leaving the net eligible amount at 7.84%).

Sales Tax Revenues

Currently, there are no sales within Project Area 2B. It is anticipated that at full development and stabilization, the Project will produce an annual sales volume of approximately $23.6 million, based on the sales estimates as depicted in Table 2 below:

TABLE 2

PROJECTED GROSS SALES AT STABILIZATION IN YEAR 3

Land Use	Year 3
Project Area 2B	
Lot 8B – Frontier Justice	$10,000,000
Lot A1 – Freddy's	$1,950,000
Lot A2 - Restaurant	$2,800,000
Lot A3 – Restaurant	$3,500,000
Lot A4 – Restaurant	$1,500,000
Lot A5 – Hotel	$3,832,500
Totals Project Area 2B	**$23,582,500**

The retail sales tax rate, as available for capture under the Act, is 8.4398%. At stabilization in Year 3 the Project is anticipated to generate sales tax increment of approximately $2 million with a total increment of approximately $45.3 million through maturity of the STAR Bond District.

Transient Guest Tax Revenues

Currently no transient guest taxes are generated within Project Area 2B. At stabilization in Year 3 it is anticipated that the hotel to be constructed within Project Area 2B will generate transient guest tax increment of approximately $310,300 with a total increment through maturity of the STAR Bond District of approximately $7.1 million.

C. Tax Increment Revenues and STAR Bond Project Financing

Based on the Project's captured Sales Tax Revenues and utilizing STAR Bond Project financing methodologies, the estimated STAR Bond net proceeds is approximately $22.9 million. **Exhibit G,** as defined below**,** sets forth the relevant calculations, and assumptions utilized.

D. Conclusion

The total of eligible Project costs that can be financed under the Act is limited to the amount of revenues generated by the Project. Thus by operation, the revenues will always equal or exceed the costs financed. Based on this Project Plan's (1) estimated Project costs and (2) estimated STAR Bond net proceeds, the STAR Bond net proceeds are expected to pay for the Project's costs as contemplated under the Act when supplemented by private debt and equity and STAR Bond net proceeds from other project areas.

2. Impact on Outstanding Special Obligation Bonds

As required by the Act, an evaluation was conducted as to the "effect, if any" the Project would have on any outstanding STAR bonds as authorized pursuant to the Act. Since adoption of STAR bond legislation the Department of Commerce has approved two STAR Bond Project Districts in the Kansas City area that incorporate major destination attractions and one in Wichita with an athletic training facility and a planned soccer complex and golf-focused destination attraction. These projects include Village West in Kansas City, Prairiefire in Overland Park and the K-96 and Greenwich Project District in Wichita. To determine the potential impact of the Project District on these active STAR Bond Districts, a comparison was made of each project's major attraction(s); market positioning and target market. The possible synergy of these projects was also considered.

Because each active STAR bond project supports distinctly different major tourism attractions and market segments, it has been concluded that development of Project Area 2B and the rest of the Expanded District in Kansas City, Kansas will not have a measurable adverse impact on visitor volumes, retail sales volumes and STAR bond revenues generated by the Village West Tourism District in Kansas City, Kansas, Prairiefire at LionsGate in Overland Park, Kansas, or the K-96 & Greenwich project in Wichita, Kansas. Therefore, the operation of Project Area 2B and the rest of the Expanded District is not anticipated to cause default in the payment of outstanding STAR bonds issued in connection with the Village West, Prairiefire at LionsGate or K-96 & Greenwich projects.

3. Job Creation and Generation of New Tax Revenue

Construction phase direct on-site employment associated with Project Area 2B is estimated at 170 full-time equivalent jobs. Indirect job creation is forecast at 63 jobs, bringing the total construction-phase work force to 232 jobs. The direct construction

phase total payroll is estimated at $9.2 million. The State of Kansas is estimated to collect approximately $524,000 in income tax revenues from such direct construction phase payroll, plus additional income tax revenues generated by indirect construction phase payroll.

4. Projected Visitation

Given the sequential development of Project Area 2B and Project Area 3 (collectively, "**Phase 2**"), and the contemporaneous issuance of STAR Bonds for both Project Area 2B and Project Area 3, the Feasibility Study's projected visitation and certain other numbers/qualitative impacts are based on the collective effect of Phase 2.

Phase 2 is estimated to attract 2,833,440 total annual visitors, including 1,444,428 out-of-state visitors annually generating expenditures of $265 million. The total economic impact to the State of Kansas associated with out-of-state visitor expenditures is estimated at $79.5-92.8 million annually.

5. The unique quality of the project

The project is an integral part of an overarching development plan within the Expanded District that includes multiple principal "destination attractions" that set the Expanded District, including Project Area 2B, apart and generate increased out-of-town visitation and expenditures to the Kansas City area. Those destination attractions include the existing Schlitterbahn Kansas City, a 40-acre destination water park, and the planned National Training & Coaching Development Center as the headquarters for U.S. Soccer. The presence of these two unique major attractions, together with the synergy of the neighboring Village West STAR bond project, will create a shopping, dining, entertainment and sports destination not presently available in the Kansas City area, Kansas or the Midwest.

6. Economic impact study

The development of Project Area 2B will provide significant economic development and new jobs for the City of Kansas City, Kansas, State of Kansas, and Midwest Region. In addition to new construction jobs discussed above, economic analyses contained in the Feasibility Study would extrapolate that at build-out the Project will create approximately 167 full-time equivalent jobs with an annual payroll of $4.8 million, generating approximately $170,000 in annual income taxes for the State of Kansas.

7. Market Study

The development plan for the Expanded District designates Project Area 2B for mixed-use development including hotel, retail, entertainment, and restaurant development.

The Expanded District's development concept is designed to foster economic growth for Kansas City, Kansas by creating a unique destination experience capable of generating increased out-of-town visitation and expenditures as well as retaining current retail sales

"leakage" from local residents. The synergy of the "destination attractions" will create a regional tourism draw by offering entertainment, athletic, hospitality and retail venues in a single location not currently available elsewhere within the Midwest. Synergy will be created with the neighboring Village West STAR bond project and the increased critical mass of destination attractions in a single location will generated increased visitation levels. By elevating the status of Village West and the Expanded District as a regional tourism destination other related businesses and attractions in the region are expected to benefit from the opportunity to capture retail spending originating from the increase in out-of-town visitors.

8. The expected return on state and local investment that the project is anticipated to produce

The return on investment to the State of Kansas and Unified Government will be significant and long lasting. This investment return will be measured in increased annual retail sales and job creation.

9. A statement concerning whether a portion of the local sales and use taxes are pledged to other uses and are unavailable as revenue for the STAR bond project

The Act inquires into the amount of local taxes in a municipality dedicated by the voters and unavailable for capture under the Act. In Kansas City, Kansas and Wyandotte County, the city sales tax rate is 1.625%, of that .25% has been dedicated by the voters to Emergency Medical Services. The county sales tax rate is 1.00%, of that 0.061% is dedicated to the cities of Bonner Springs and Edwardsville. As a dedicated tax, this revenue is not available to be captured for STAR Bond Project Financing.

10. An anticipated principal and interest payment schedule on the bond issue.

A schedule of principal and interest payments for a STAR Bond Project issuance for Project Area 2B is attached as **Exhibit G**.

E) Unified Government Meetings and Minutes

Upon approval of the STAR Bond Project Plan by the Unified Government and prior to transmittal to the Secretary, the Unified Government Clerk will attach the minutes of all Unified Government meetings where the STAR Bond Project was discussed as **Exhibit H**.

F) Relocation Plan

Developer has acquired real property located within Project Area 2B through negotiated arms-length transactions, thereby including any funds required for relocation in the purchase price.

In the event the Unified Government is required to acquire any property located in Project Area 2B, relocation payments shall be made to any persons or businesses that move from real property or that move personal property from real property as a result of the acquisition of the real property by the Unified Government in carrying out the provisions of the Act pursuant to K.S.A. 58-3508 and the requirements of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. Such relocation payments shall be in the amount of the actual reasonable cost of moving to another location, or moving personal property to another location, within the greater metropolitan Kansas City area. No persons residing within Project Area 2B shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person at rents within their ability to pay, such housing units shall be suitable to the needs of such displaced persons and must be a decent, safe, sanitary and otherwise standard dwelling. The Unified Government shall provide for the payment of any reasonable damages sustained by a retailer, as defined by the K.S.A. 79-3702, and amendments thereto, by reason of the liquidation of inventories necessitated by the relocation.

EXHIBIT A

SITE PLAN

EXHIBIT B-1

LEGAL DESCRIPTION – PROJECT AREA 2B

File No. 014-0347
Schlitterbahn
April 15, 2015
Revised April 26, 2017

Project Area 2B Description:

All of Tract B, and part of Lot 6, Schlitterbahn Vacation Village Second Plat; All of Lots 8-A, 8-B, and Tract B, and part of Lots 8-C, 8-D, Tracts A and D, Schlitterbahn Vacation Village, Fourth Plat; All of Tracts A and B, Legends Auto Plaza, Second Plat; All of Lots 8-A, 8-B, and Tract B, Legends Auto Plaza, Third Plat; all being subdivisions in Kansas City, Wyandotte County, Kansas; along with all that part of N. 98th Street, France Family Drive and State Avenue, and along with all that part of unplatted land in part of Sections 1 and 12, Township 11 South, Range 23 East, all being more particularly described as follows:

BEGINNING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet; thence South 87 degrees 20 minutes 51 seconds West, departing the East line of said Southwest Quarter, a distance of 281.92 feet, to a point on the Southeasterly Right-of-Way line of N. 98th Street, as now established, said point also being on a non-tangent curve; thence Southwesterly, along the Southeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, whose initial tangent bearing is South 44 degrees 08 minutes 09 seconds West, having a radius of 650.00 feet, and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point of tangency; thence South 72 degrees 44 minutes 36 seconds West, continuing along the Southeasterly Right-of-Way line of said 98th Street, a distance of 346.32 feet, to a point of curvature; thence Southwesterly, Southerly and Southeasterly, continuing along the Southeasterly and Easterly Right-of-Way line of said 98th Street, and along a curve to the left, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence South 20 degrees 06 minutes 06 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Southeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th, and along a curve to the left, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence South 47 degrees 24 minutes 39 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 624.55 feet, to a point of curvature; thence Southeasterly, Easterly and Northeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of reverse curvature; thence Northeasterly, Easterly, Southeasterly and Southerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 575.00 feet and a central angle of 122 degrees 03 minutes 50 seconds, an arc length of 1,224.99 feet, to a point of tangency; thence South 02 degrees 19 minutes 17 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 65.73 feet, to the point of intersection of the Northeasterly Right-of-Way line of said N. 98th Street and the North Right-of-Way line of State

Avenue, as now established; thence North 87 degrees 42 minutes 57 seconds East, along the North Right-of-Way line of said State Avenue, a distance of 61.74 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of Lot 1, of said Schlitterbahn Vacation Village, Second Plat, lying on the West side of an unplatted piece of land; thence Southerly, departing the Southerly line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue; thence Easterly, continuing along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, lying on the East side of an unplatted piece of land; thence South 64 degrees 52 minutes 17 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 13.73 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 881.99 feet; thence North 53 degrees 02 minutes 04 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 61.51 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, departing the North Right-of-Way line of said State Avenue, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435, as now established; thence Northerly, departing the South Right-of-Way line of said State Avenue and along the Easterly Right-of-Way line of said Interstate Highway No. 435 to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the North Right-of-Way line of said State Avenue; thence South 86 degrees 36 minutes 43 seconds East, along the North Right-of-Way line of said State Avenue, a distance of 246.20 feet; thence South 77 degrees 39 minutes 21 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 92.23 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 925.88 feet to a point of curvature, said point also being the point of intersection of the North Right-of-Way line of said State Avenue and the Southwesterly Right-of-Way line of said N. 98th Street; thence Northeasterly, Northerly and Northwesterly, departing the North Right-of-Way line of said State Avenue, and along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03 seconds, an arc length of 377.00 feet, to a point of compound curvature; thence Northwesterly, Westerly and Southwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc length of 1,108.35 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, a distance of 29.19 feet, to the Southeast corner of Tract B of said Schlitterbahn Vacation Village, Second Plat; thence South 42 degrees 35 minutes 21 seconds West, departing the Southwesterly Right-of-Way line of said N. 98th Street, along the Southeasterly line of said Tract B, a distance of 25.00 feet, to a point on the Easterly Right-of-Way line of said Interstate Highway No. 435; thence North 47 degrees 24 minutes 39 seconds West, along the Easterly Right-of-Way line of

said Interstate Highway No. 435, a distance of 814.00 feet; thence North 20 degrees 07 minutes 39 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 1,498.22 feet to a point on the South line of the Northwest Quarter of said Section 1; thence North 15 degrees 56 minutes 18 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 938.56 feet; thence North 13 degrees 58 minutes 29 seconds East, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 568.70 feet; thence North 74 degrees 54 minutes 27 seconds West, departing the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 130.08 feet; thence North 01 degrees 35 minutes 51 seconds West, a distance of 255.72 feet to the Westerly prolongation of the South Right-of-Way line of Parallel Parkway, as now established; thence North 88 degrees 01 minutes 07 seconds East, along the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway, a distance of 370.61 feet, to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said Parallel Parkway, said point also being the Northwest corner of said Legends Auto Plaza; thence North 88 degrees 01 minutes 07 seconds East, along the South Right-of-Way line of said Parallel Parkway, a distance of 150.00 feet; thence South 01 degrees 58 minutes 53 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 140.02 feet; thence North 54 degrees 20 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along its Northeasterly prolongation, a distance of 72.12 feet; thence North 88 degrees 01 minutes 07 seconds East, a distance of 61.99 feet; thence South 02 degrees 22 minutes 58 seconds East, a distance of 10.00 feet, to a point on the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway; thence North 88 degrees 01 minutes 07 seconds East, along said Westerly prolongation and along the South Right-of-Way line of said Parallel Parkway, a distance of 451.28 feet; thence North 89 degrees 11 minutes 40 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 243.64 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 84.91 feet; thence North 82 degrees 59 minutes 09 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 170.99 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 173.97 feet; thence North 88 degrees 00 minutes 23 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 183.19 feet; thence South 00 degrees 55 minutes 56 seconds East, departing the South Right-of-Way line of said State Avenue, a distance of 582.69 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 148.05 feet; thence North 29 degrees 19 minutes 48 seconds West, a distance of 62.94 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 190.36 feet, to a point on the East Right-of-Way line of said N. 98th Street, said point also being on a non-tangent curve; thence Southerly, along the East Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 07 degrees 20 minutes 18 seconds East, having a radius of 5,654.58 feet, and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet, to a point on a non-tangent line; thence North 89 degrees 03 minutes 39 seconds East, departing the East Right-of-Way line of said N. 98th Street, a distance of 264.66 feet; thence South 01 degrees 01 minutes 01 seconds East, a distance of 295.50 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 195.18 feet, to a point on a non-tangent curve; thence Southerly, along a

curve to the right, whose initial tangent bearing is South 13 degrees 19 minutes 19 seconds East, having a radius of 5,804.58 feet and a central angle of 02 degrees 43 minutes 40 seconds, an arc length of 276.34 feet, to a point on a non-tangent line, said point also being on the East line of the Northwest Quarter of said Section 1; thence South 02 degrees 19 minutes 21 seconds East, along the East line of said Northwest Quarter, a distance of 57.88 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom, all of the following described tracts;

All of Lots 1, 2, 4-A, and 4-B, Legends Auto Plaza; Lots 3, 5, 6 and 7, Legends Auto Plaza, Second Plat; and also Lot 9, Legends Auto Plaza, Third Plat.

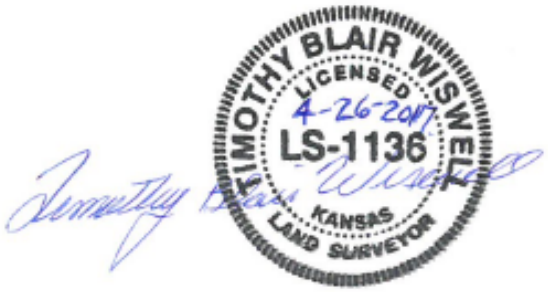


EXHIBIT B-2

MAP OF PROJECT AREA 2B

EXHIBIT C-1

ORDINANCE NO. 0-76-05 CREATING THE DISTRICT

SEE ATTACHED

(Published *The Wyandotte Echo* on October 26, 2005)

ORDINANCE NO. O-76-05

AN ORDINANCE making certain findings and establishing a redevelopment district known as the Vacation Village Redevelopment District.

WHEREAS, K.S.A. 12-1770 et seq., as amended (the "Act") provides for the creation of redevelopment districts and the approval of redevelopment plans, and permits the issuance of tax increment bonds in accordance with the terms of the Act; and

WHEREAS, The boundaries of the proposed redevelopment district to be known as the "Vacation Village Redevelopment District" (the "Redevelopment District") comprise an area containing approximately 380 acres, bounded on the west by Interstate 435, on the south by State Avenue, on the north by Parallel Parkway and on the east by the east right-of-way line of 94th Street. A map depicting the boundaries of the proposed Redevelopment District is attached hereto as *Exhibit A*, which is incorporated herein by reference and legally described in *Exhibit B* which is attached hereto and made a part of this Ordinance; and

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") desires to promote, stimulate and develop the general and economic welfare of Kansas City, Kansas and the state of Kansas (the "State") and to assist in the development and redevelopment of eligible areas within Kansas City, Kansas, thereby promoting the general welfare of the citizens of the State and the Unified Government, by acquiring property and providing for the development and redevelopment thereof and the financing relating thereto; and

WHEREAS, pursuant to the provisions of the Act, the Unified Government is authorized to establish redevelopment districts within eligible areas of Kansas City, Kansas, as said terms are defined in the Act, to approve redevelopment district plans for the completion of redevelopment projects within such redevelopment project areas, and to finance all or a portion of redevelopment project costs from tax increment revenues and various fees collected within such redevelopment district, revenues derived from redevelopment projects, revenues derived from local sales taxes, other revenues described in the Act, or a combination thereof or from the proceeds of full faith and credit tax increment bonds of the Unified Government or special obligation tax increment bonds of the Unified Government payable from such described revenues; and

WHEREAS, under certain circumstances, the Secretary of Commerce of the State (the "Secretary"), upon proper application, may designate a redevelopment project as a "special bond project"; and

WHEREAS, in addition to other revenues available under the Act, special obligation bonds issued by the Unified Government to finance a special bond project are payable from a pledge of the revenues received from any State sales taxes collected from taxpayers doing business within that portion of a redevelopment district occupied by such special bond project; and

WHEREAS, it is anticipated that the Unified Government will submit an application to the Secretary requesting that all or a portion of the redevelopment project be designated as a special bond project.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. It is hereby found that pursuant to the authority granted by the Act, the Unified Government adopted Resolution No. R-76-05, on September 15, 2005, giving notice of a public hearing to consider the establishment of a Redevelopment District to be known as the Vacation Village Redevelopment District and all required notices under the Act were properly and timely given.

Section 2. A public hearing was held on October 20, 2005, with presentation of the above-described Redevelopment District's boundaries and an opportunity for all interested persons to be heard.

Section 3. The governing body hereby finds and determines that the Redevelopment District is in an eligible area due to the fact that all of the land within the Redevelopment District will contain, and qualify, as a "major commercial entertainment and tourism area" as defined under the Act and meets the requirements of a special bond project under the Act and the conservation, development or redevelopment of such area is necessary to promote the general and economic welfare of the Unified Government.

Section 4. The proposed preliminary plan for the proposed Redevelopment District provides for one redevelopment project within a redevelopment project area. The buildings and facilities to be constructed or improved in the redevelopment project area may be described in a general manner as a destination entertainment, resort and retail commercial project, including the development of a river walk canal and related facilities, water park, hotels and other lodging facilities, including condominiums and apartments, office buildings, retail buildings, a "marine" park, shops and restaurants, and other entertainment and retail facilities, redevelopment of fairgrounds facilities, parking, transportation systems and other necessary infrastructure. In addition, there shall be constructed public infrastructure improvements appurtenant to the foregoing buildings and facility improvements, including, but not limited to reconstruction of 94th Street on the eastern border of the Redevelopment District. The redevelopment project shall have at least $50,000,000 capital investment and $50,000,000 in projected gross annual sales revenues.

Section 5. The Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas, having considered and reviewed the proposed redevelopment district, hereby approves and establishes the Vacation Village Redevelopment District as provided in the Act.

Section 6. The Mayor/CEO, County Administrator and other officials and employees of the Unified Government, including the County Attorney and the Unified Government's Financial Advisor and Bond Counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposed of this Ordinance.

Section 7. The Act authorizes the issuance by the City to bonds (the "Bonds") to finance all or a portion of the costs of implementing the redevelopment district plan. The Bonds may be issued to reimburse expenditures made on or after the date which is 60 days before the date of passage of this Ordinance, pursuant to Treasury Regulation §1.150-2.

Section 8. This ordinance shall be in full force and take effect from and after its passage, approval and publication in The Wyandotte Echo.

PASSED BY THE MAJORITY OF THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/CITY OF KANSAS CITY, KANSAS, THIS 20th DAY OF OCTOBER, 2005.

Joe Reardon, Mayor/CEO

Attest: Tom G. Roberts

Unified Government Clerk

Approved as to Form:

EXHIBIT C-2

ORDINANCE NO. 0-47-14 EXPANDING THE DISTRICT

SEE ATTACHED

(Published in *The Wyandotte Echo* on 9-4, 2014)

ORDINANCE NO. O-[4]1-14

AN ORDINANCE APPROVING AN EXPANDED STAR BOND DISTRICT, AN AMENDED AND RESTATED STAR BOND DISTRICT PLAN, A SECOND AMENDED AND RESTATED STAR BOND PROJECT PLAN FOR PROJECT AREA 1, A STAR BOND PROJECT PLAN FOR PROJECT AREA 2 AND A STAR BOND PROJECT PLAN FOR PROJECT AREA 4, ALL WITHIN THE EXPANDED STAR BOND DISTRICT IN THE CITY OF KANSAS CITY, KANSAS (VACATION VILLAGE).

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") is a municipal corporation, duly created, organized and existing under the Constitution and laws of the State as a consolidated city-county having all the powers, functions and duties of a county and a city of the first class; and

WHEREAS, the Unified Government desires to promote, stimulate and develop the general and economic welfare of Kansas City, Kansas and the state of Kansas (the "State") and to assist in the development and redevelopment of eligible areas within Kansas City, Kansas, thereby promoting the general welfare of the citizens of the State and the Unified Government, by acquiring property and providing for the development and redevelopment thereof and the financing relating thereto; and

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended, as now authorized under the STAR Bonds Financing Act, K.S.A. 12-17,160, *et seq.*, as amended (the "Act"), the Unified Government on October 20, 2005, adopted Ordinance No. O-76-05, which created a redevelopment district within Kansas City, Kansas (the "City"), the boundaries of which were defined in said Ordinance (the "Original District") and contained one redevelopment project area; and

WHEREAS, on November 14, 2005 a Vacation Village Special Bond Project Plan ("Original Redevelopment Project Plan") was filed with the Unified Government Clerk; and

WHEREAS, on November 14, 2005 the Planning Commission of the Unified Government made a finding that the Original Redevelopment Project Plan was consistent with the intent of the City's comprehensive plan for the development of the City; and

WHEREAS, on December 20, 2005, after proper notice in accordance with the Act, a public hearing was held on the Original Redevelopment Project Plan and the Unified Government then adopted Ordinance No. O-96-05 approving the Original Redevelopment Project Plan; and

WHEREAS, on December 23, 2005 the Secretary of Commerce of the State of Kansas (the "Secretary"), determined that the Original Redevelopment District was an "eligible area" under the Act, designated the redevelopment project as a "special bond project" and approved the issuance of STAR Bonds for the project; and

WHEREAS, on November 9, 2007 an Amended and Restated STAR Bond Project Plan (Vacation Village Project Plan) ("First Amended Project Plan") was filed with the Unified Government Clerk; and

WHEREAS, a public hearing was held on November 15, 2007, after due published notice, regarding the First Amended Project Plan; and

WHEREAS, on November 29, 2007, the Unified Government adopted Ordinance No. O-100-07 approving the First Amended Project Plan; and

WHEREAS, an Amended and Restated STAR Bond District Plan dated July 8, 2014 (the "Amended STAR Bond District Plan") has been filed with the Clerk, which Amended STAR Bond District Plan would expand the Original District to add additional property (the "Expanded STAR Bond District") and would divide the Expanded STAR Bond District into five project areas; and

WHEREAS, a Second Amended and Restated STAR Bond Project Plan (Village East Project Plan – Project Area 1) dated July 8, 2014 was filed with the Unified Government Clerk, as amended (the "Project Area 1 Plan"); and

WHEREAS, a STAR Bond Project Plan (Village East Project Plan – Project Area 2) dated July 8, 2014 was filed with the Unified Government Clerk, as amended (the "Project Area 2 Plan"); and

WHEREAS, a STAR Bond Financing Project Plan (Village East Project Plan – Project Area 4) dated July 8, 2014 was filed with the Unified Government Clerk, as amended (the "Project Area 4 Plan"); and

WHEREAS, on July 14, 2014 the Planning Commission of the Unified Government made a finding that the Project Area 1 Plan, Project Area 2 Plan and Project Area 4 Plan were each consistent with the intent of the City's comprehensive plan for the development of the City; and

WHEREAS, in accordance with the Act, on August 28, 2014 the governing body of the Unified Government held a public hearing to consider approval of the Expanded STAR Bond District, and adoption of the Amended STAR Bond District Plan, Project Area 1 Plan, Project Area 2 Plan, and Project Area 4 Plan, after proper notice of such public hearing in accordance with the Act; and

WHEREAS, the governing body of the Unified Government desires to approve the Expanded STAR Bond District, and to adopt the Amended STAR Bond District Plan, the Project Area 1 Plan, the Project Area 2 Plan, and the Project Area 4 Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS AS FOLLOWS:

Section 1. Expanded STAR Bond District, Amended STAR Bond District Plan and Project Plans. The Unified Government approves the Expanded STAR Bond District and the adoption of the Amended STAR Bond District Plan, Project Area 1 Plan, Project Area 2 Plan and Project Area 4 Plan, all pursuant to the Act. The Unified Government hereby finds that the Expanded STAR Bond District is a STAR bond project as defined in the Act.

Section 2. Expanded STAR Bond District. The map and legal description of the Expanded STAR Bond District with five project areas is attached hereto as ***Exhibit A***, which is incorporated herein by reference, is hereby approved.

Section 3. Project Plans. The Project Area 1 Plan, Project Area 2 Plan and Project Area 4 Plan are each hereby approved.

Section 4. Property Taxes. The governing body hereby finds that the ad valorem property tax revenues of the county and each affected school district for will not be adversely affected by the Project Area 1 Plan, the Project Area 2 Plan and the Project Area 4 Plan.

Section 5. Notice. The Unified Government Clerk shall transmit copies of the adopted Ordinance, a description of the land within the Expanded STAR Bond District, and map or plat indicating the boundaries of the Expanded STAR Bond District to the Wyandotte County Clerk, Wyandotte County Treasurer and Wyandotte County Appraiser and to the Board of Education of Unified School District Nos. 203 and 500.

Section 6. Further Action. The Mayor/CEO, County Manager, Unified Government Clerk and other officials and employees of the Unified Government, including the County Attorney, and Gilmore & Bell, P.C., Bond Counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this resolution.

Section 7. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the Unified Government, approval by the Mayor/CEO and publication in the official Unified Government newspaper.

PASSED by no less than two-thirds of the governing body of the Unified Government on August 28, 2014 and **APPROVED AND SIGNED** by the Mayor/CEO.

[SEAL]

Mayor/CEO

Attest:

Unified Government Clerk

EXHIBIT C-3

ORDINANCE NO. 0- - DIVIDING PROJECT AREA 2 INTO PROJECT AREAS 2A AND 2B

SEE ATTACHED

EXHIBIT C-4

ORDINANCE NO. 0- - RECONFIGURING THE BOUNDARIES OF PROJECT AREAS 2B AND 3 AND REVISING THE GENERAL DESCRIPTION OF PROJECT AREA 3

SEE ATTACHED

EXHIBIT D-1

AMENDED AND RESTATED DISTRICT PLAN

SEE ATTACHED

AMENDED AND RESTATED STAR BOND DISTRICT PLAN

FOR

VILLAGE EAST STAR BOND DISTRICT

July 8, 2014

DESCRIPTION OF AMENDED & RESTATED DISTRICT PLAN

The Kansas STAR Bonds Financing Act, K.S.A. 12-17, 160, *et seq*. (the "**Act**"), authorizes cities to establish STAR Bond project districts to promote the general and economic welfare of the city. Pursuant to the previous act, the Unified Government of Wyandotte County/Kansas City, Kansas (the "**Unified Government**") determined it advisable to establish and did establish a STAR Bond project district in the City of Kansas City, Kansas known as The Vacation Village STAR Bond Project District.[1] The boundaries of such district (the "**Original District**"), contained approximately 380 acres, bounded on the west by Interstate 435, on the south by State Avenue, on the north by Parallel Parkway and on the east by the east right-of-way line of 94th Street.

In conjunction with the approval of this Amended and Restated District Plan (the "**New District Plan**"), the Unified Government intends to expand the Original District, which will now be known as the "Village East STAR Bond Project District" (the "**Expanded District"**). The Expanded District includes the Original District and the following additional land:

- Land generally bounded on the east by Interstate 435, on the north by Parallel Parkway, on the south by State Avenue, and on the west by North 110th Street, which is connected to the land that comprised the Original District via the Parallel Parkway right-of-way, which is included within the Expanded District; and

- Approximately 126 acres of land, generally located in the northeast quadrant of 94th Street and State Avenue, along with adjacent State Avenue right-of-way.

A map depicting the boundaries of the Expanded District, as well as the boundaries of the proposed project areas within the Expanded District, is attached hereto as ***Exhibit A***, and legal descriptions of the Expanded District and each of the project areas are attached hereto as ***Exhibit B***, both of which are incorporated herein by reference.

A description of the New District Plan is as follows:

The Expanded District shall consist of five (5) project areas:

Project Area 1 may be described in a general manner as the Schlitterbahn Waterpark, as well as multiple other buildings for other potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, multi-family residential units, and/or

[1] The Unified Government's original creation of the STAR Bond project district was as a "Redevelopment District" under the Kansas Tax Increment Financing Act, K.S.A. 12-1770, *et seq*., as amended. After creation of the Vacation Village Redevelopment District, the Kansas Legislature moved the relevant statutory provisions to the Kansas STAR Bonds Financing Act, K.S.A. 12-17, 160, *et seq*. (the "Act"), and the terminology for such a district under the Act changed to "STAR Bond project district," rather than "redevelopment district."

other commercial uses, as well as certain associated streets and other infrastructure.

Project Area 2 may be described in a general manner as development of multiple buildings with various potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, multi-family residential units, an automotive plaza, sports facilities, retail and restaurants, and/or other commercial uses, as well as certain associated streets and other infrastructure.

Project Area 3 may be described in a general manner as development of multiple buildings with various potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, multi-family residential units, sports facilities, retail and restaurants, and/or other commercial uses, as well as certain associated streets and other infrastructure.

Project Area 4 may be described in a general manner as development of multiple buildings with various potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, major multi-sport athletic complex, sports facilities, retail and restaurants, and/or other commercial uses, as well as certain associated streets and other infrastructure.

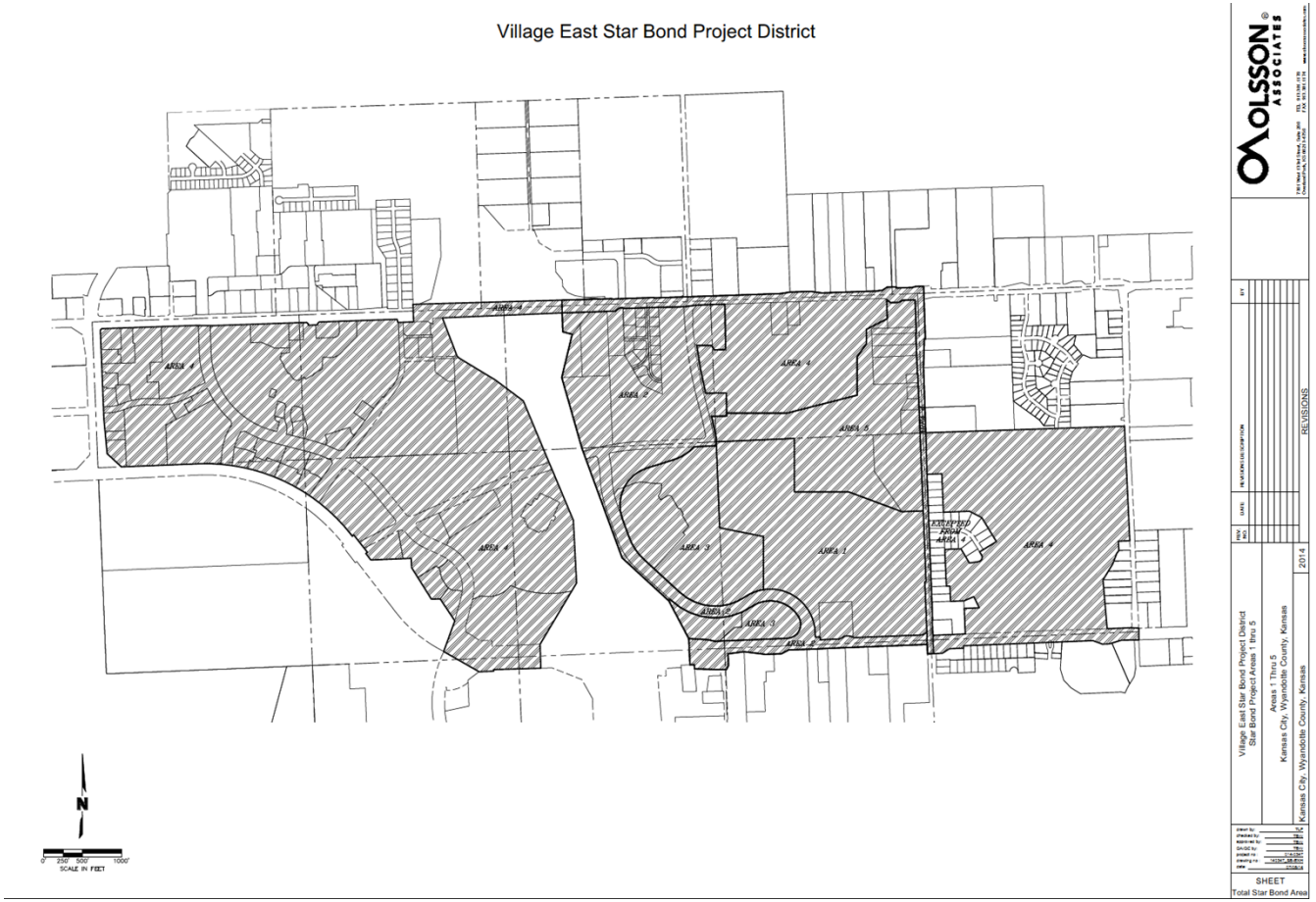
Project Area 5 may be described in a general manner as development of multiple buildings with various potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, multi-family residential units, waterpark facilities, sports facilities, retail and restaurants, and/or other commercial uses, as well as certain associated streets and other infrastructure.

This New District Plan replaces the previous District Plan in its entirety. While this New District Plan shares the same intended purpose of the previous District Plan – creation of a unique, destination-oriented, mixed-use experience – this New District Plan provides a revised mix of uses in response to current market demand, separated into five (5) project areas that replace the existing single project area, as depicted on ***Exhibit A*** and legally described on ***Exhibit B*** attached hereto.

EXHIBIT A

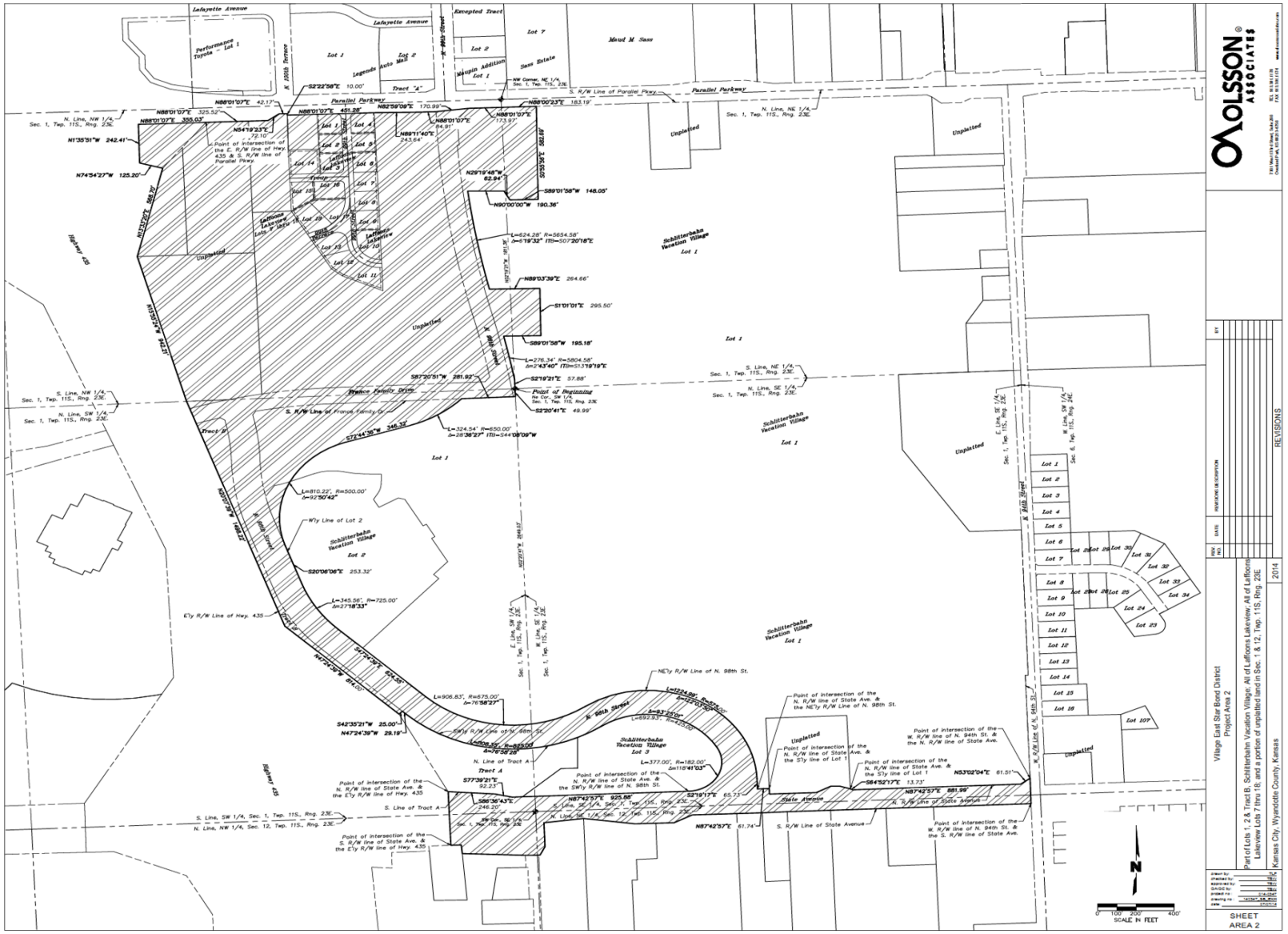
EXPANDED DISTRICT / PROJECT AREAS BOUNDARY MAP

EXPANDED DISTRICT

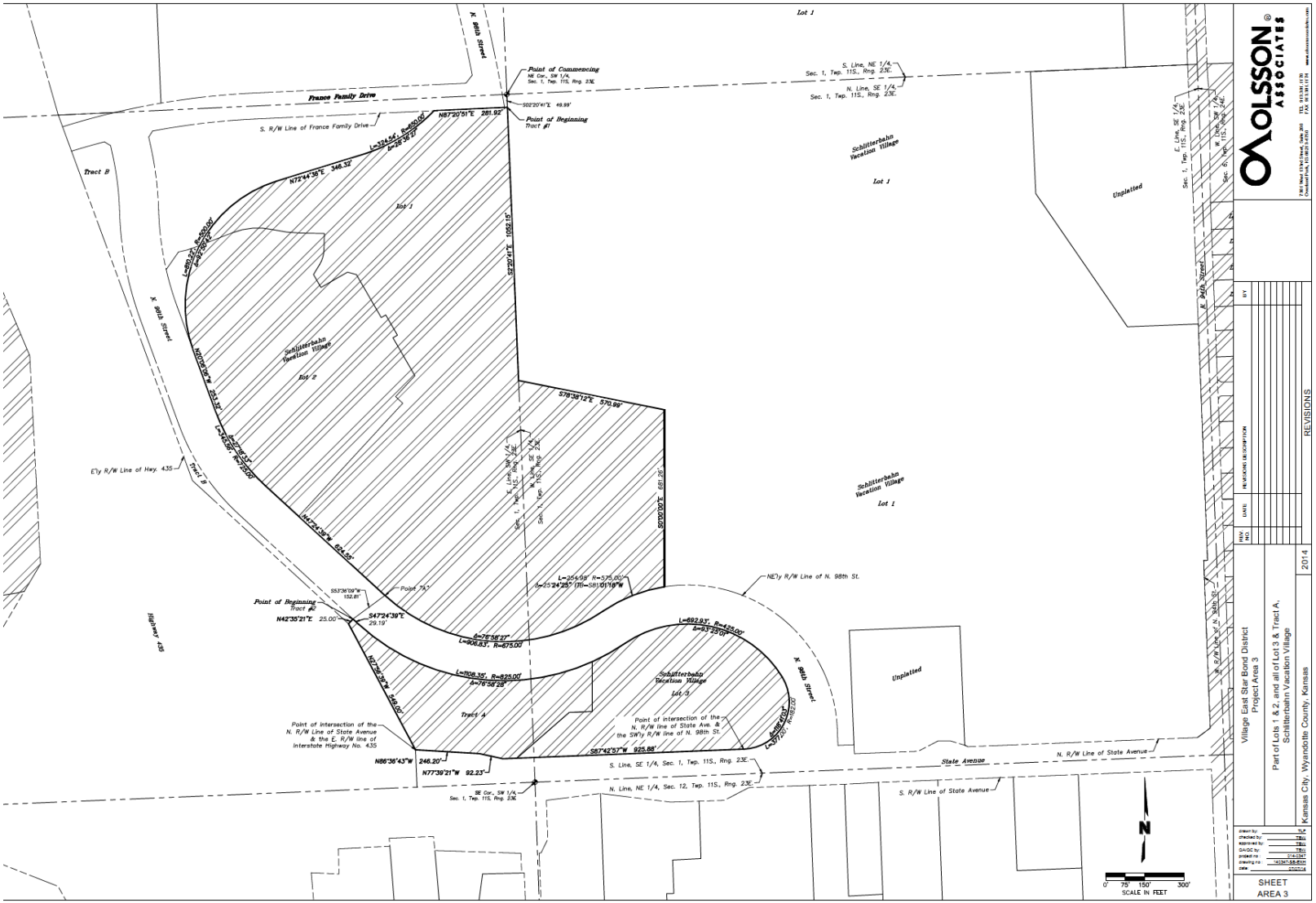


PROJECT AREA 1

PROJECT AREA 2

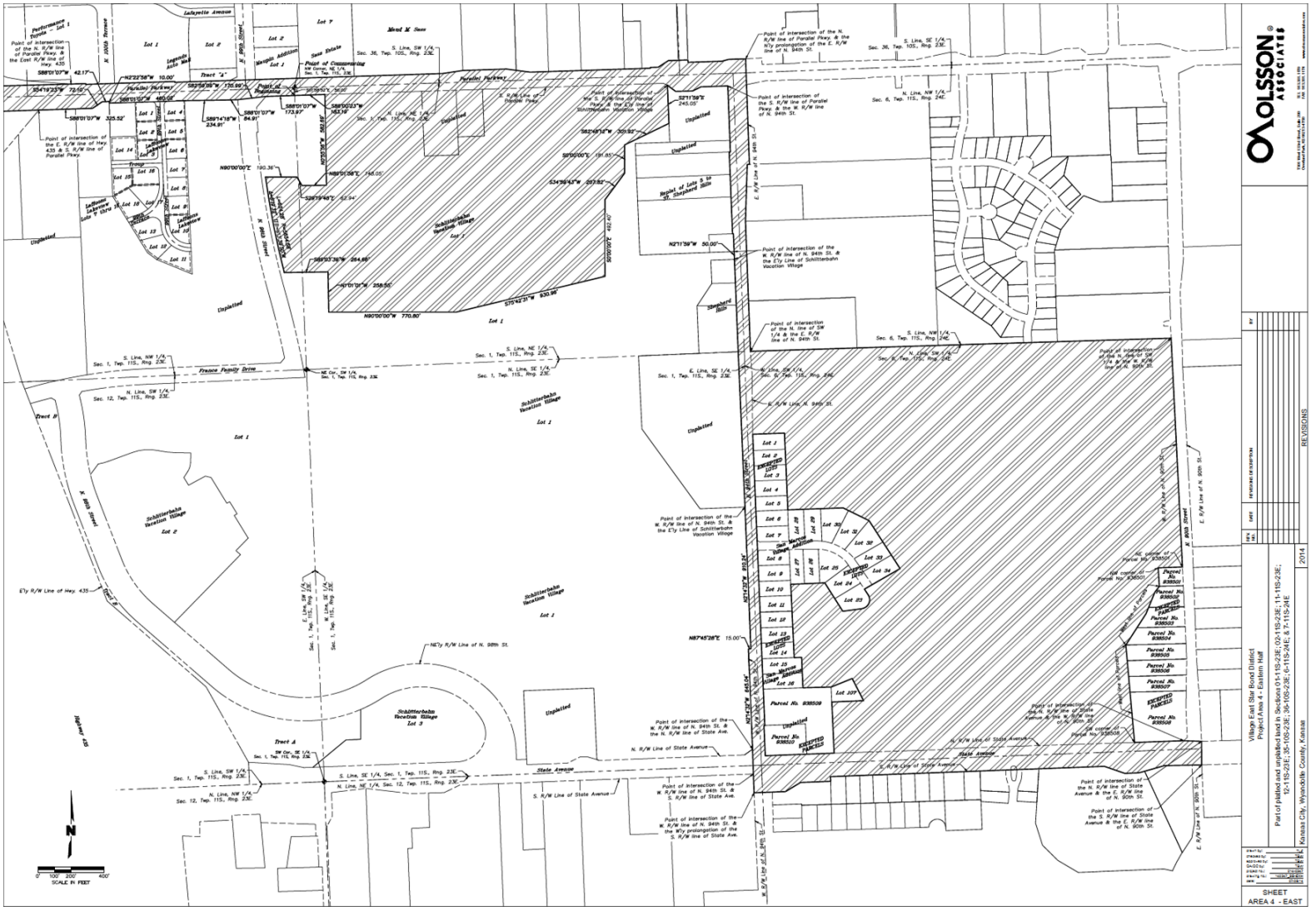


PROJECT AREA 3



PROJECT AREA 4 (WEST SIDE)

PROJECT AREA 4 (EAST SIDE)



PROJECT AREA 5

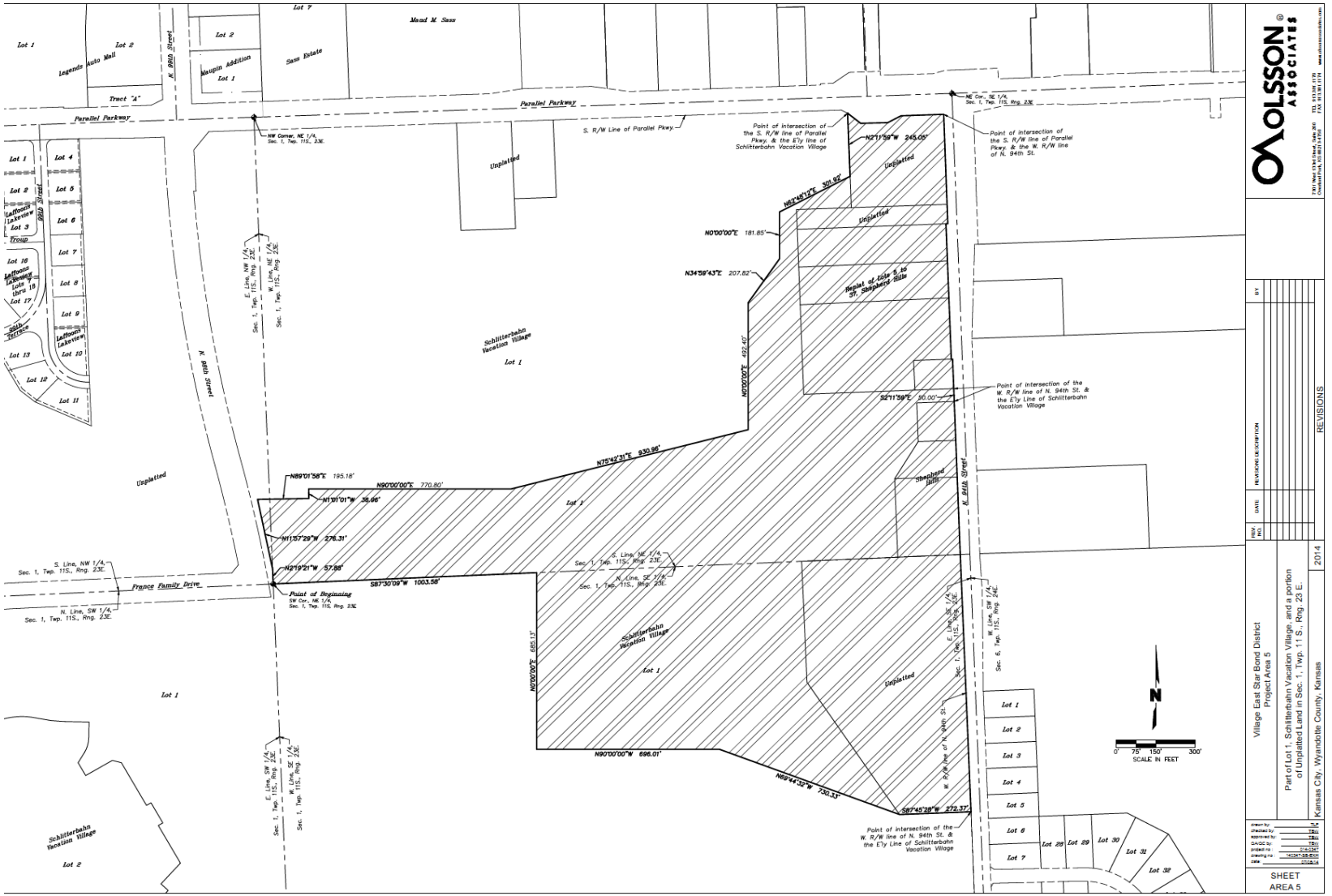


EXHIBIT B

EXPANDED DISTRICT / PROJECT AREAS LEGAL DESCRIPTIONS

EXPANDED DISTRICT

File No. 014-0347
Schlitterbahn
July 10, 2014

Overall Star Bond Project Areas 1 thru 5 Description:

Part of platted and unplatted land in Section 01, Township 11 South, Range 23 East, Section 02, Township 11 South, Range 23 East, Section 11, Township 11 South, Range 23 East, Section 12, Township 11 South, Range 23 East, Section 35, Township 10 South, Range 23 East, Section 36, Township 10 South, Range 23 East, Section 6, Township 11 South, Range 24 East, and Section 7, Township 11 South, Range 24 East, all being in Kansas City, Wyandotte County, Kansas and being more particularly described as follows:

Star Bond Project Area 1
Part of Lot 1, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, along with a portion of unplatted land, all being in the Southeast Quarter of Section 1, Township 11 South, Range 23 East, being more particularly described as follows:
BEGINNING at the Northwest corner of the Southeast Quarter of said Section 1, Township 11 South, Range 23 East; thence North 87 degrees 30 minutes 09 seconds East, along the North line of said Southeast Quarter, a distance of 1,003.58 feet; thence South 00 degrees 00 minutes 00 seconds East, departing the North line of said Southeast Quarter, a distance of 685.13 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 696.01 feet; thence South 69 degrees 44 minutes 32 seconds East, a distance of 730.33 feet, to a point on the Easterly line of said Lot 1; thence North 87 degrees 45 minutes 28 seconds, along the Easterly line of said Lot 1, a distance of 272.37 feet, to a point on the West Right-of-Way line of N. 94th Street, as now established; thence South 02 degrees 14 minutes 32 seconds East, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 910.24 feet; thence South 87 degrees 45 minutes 28 seconds West, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 15.00 feet; thence South 02 degrees 14 minutes 32 seconds East, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 645.04 feet to the point of intersection of the West Right-of-Way line said N. 94th Street and the North Right-of-Way line of State Avenue, as now established; thence South 53 degrees 02 minutes 04 seconds West, continuing along the Easterly line of said Lot 1, and along the North Right-of-Way line of said State Avenue, a distance of 61.51 feet; thence South 87 degrees 42 minutes 57 seconds West, along the South line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 881.99 feet; thence North 64 degrees 52 minutes 17 seconds West, continuing along the South line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 13.73 feet; thence in a Westerly direction, departing the South line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue,

to a point of intersection of the South Right-of-Way line of said State Avenue and the South line of said Lot 1; thence South 87 degrees 42 minutes 57 seconds West, along the South line of said Lot 1 and continuing along the North Right-of-Way line of said State Avenue, a distance of 61.75 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence North 02 degrees 18 minutes 50 seconds West, departing the North Right-of-Way line of said State Avenue and along the Northeasterly Right-of-Way line of said N. 98th Street and continuing along the Southerly line of said Lot 1, a distance of 65.74 feet, to a point of curvature; thence Northerly, Northwesterly and Westerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1 and along a curve to the left, having a radius of 575.00 feet and a central angle of 96 degrees 39 minutes 25 seconds, an arc length of 970.01 feet; thence North 00 degrees 00 minutes 00 seconds East, departing the Northeasterly Right-of-Way line of said N. 98th Street and the Southerly line of said Lot 1, a distance of 681.26 feet; thence North 78 degrees 38 minutes 12 seconds West, a distance of 570.99 feet, to a point on the West line of the Southeast Quarter of said Section 1; thence North 02 degrees 20 minutes 41 seconds West, along the West line of the Southeast Quarter of said Section 1, a distance of 1,102.14 feet to the POINT OF BEGINNING.

AND ALSO:

Project Area 2 Description:
Part of Lots 1, 2 and all of Tract B, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas; All of Laffoons Lakeview; All of Laffoons Lakeview Lots 7 thru 18; along with a portion of unplatted land, all being in Sections 1, Township 11 South, Range 23 East, and that part of Section 12, Township 11 South, Range 23 East, all being more particularly described as follows:
BEGINNING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to a point on the South Right-of-Way line of France Family Drive, as now established; thence South 87 degrees 20 minutes 51 seconds West, along the South Right-of-Way line of said France Family Drive, a distance of 281.92 feet, to a point on a non-tangent curve; thence Southwesterly, departing the South Right-of-Way line of said France Family Drive, and along a curve to the right, whose initial tangent bearing is South 44 degrees 08 minutes 09 seconds West, having a radius of 650.00 feet, and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point of tangency; thence South 72 degrees 44 minutes 36 seconds West, a distance of 346.32 feet, to a point of curvature; thence Southwesterly, Southerly and Southeasterly, along a curve to the left, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point on the Northeasterly Right-of-Way line of N. 98th Street, as now established, said point also being on the Westerly line of said Lot 2, said point also being a point of tangency; thence South 20 degrees 06 minutes 06 seconds East, along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly line of said Lot 2, a distance of 253.32 feet, to a point of curvature; thence Southeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly line of said Lot 2, and along a curve to the left, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence South 47 degrees 24 minutes 39 seconds East,

continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly line of said Lot 2, and along the Southerly line of said Lot 1, a distance of 624.55 feet, to a point of curvature; thence Southeasterly, Easterly and Northeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1, and along a curve to the left, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of reverse curvature; thence Northeasterly, Easterly, Southeasterly and Southerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1, and along a curve to the right, having a radius of 575.00 feet and a central angle of 122 degrees 03 minutes 50 seconds, an arc length of 1,224.99 feet, to a point of tangency; thence South 02 degrees 19 minutes 17 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1, a distance of 65.73 feet, to the point of intersection of the Northeasterly Right-of-Way line of said N. 98th Street and the North Right-of-Way line of State Avenue, as now established; thence North 87 degrees 42 minutes 57 seconds East, continuing along the Southerly line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 61.74 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, lying on the West side of an unplatted piece of land; thence Southerly, departing the Southerly line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue; thence Easterly, continuing along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, lying on the East side of an unplatted piece of land; thence South 64 degrees 52 minutes 17 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, a distance of 13.73 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, a distance of 881.99 feet; thence North 53 degrees 02 minutes 04 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, a distance of 61.51 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, departing the North Right-of-Way line of said State Avenue, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435, as now established; thence Northerly, departing the South Right-of-Way line of said State Avenue and along the Easterly Right-of-Way line of said Interstate Highway No. 435 to the Point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the North Right-of-Way line of said State Avenue, said point also being the Southwesterly corner of Tract A of said Schlitterbahn Vacation Village; thence South 86 degrees 36 minutes 43 seconds East, along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 246.20 feet; thence South 77 degrees 39 minutes 21 seconds East, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 92.23 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, and along the South line of Lot 3 of said Schlitterbahn Vacation Village, a distance of 925.88 feet to a point of curvature, said point also being the point of intersection of the North Right-of-Way line of said State Avenue and the Southwesterly Right-of-Way line of

said N. 98th Street; thence Northeasterly, Northerly and Northwesterly, departing the North Right-of-Way line of said State Avenue, and along the Southwesterly Right-of-Way line of said N. 98th Street, and along the Easterly and Northeasterly line of said Lot 3, and along a curve to the left, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03 seconds, an arc length of 377.00 feet, to a point of compound curvature; thence Northwesterly, Westerly and Southwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and along the Easterly and Northerly line of said Lot 3, and along a curve to the left, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Lot 3 and along the Northerly line of said Tract A, and along a curve to the right, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc length of 1,108.35 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Tract A, a distance of 29.19 feet; thence South 42 degrees 35 minutes 21 seconds West, departing the Southwesterly Right-of-Way line of said N. 98th Street, along the Southeasterly line of said Tract B, and continuing along the Northerly line of said Tract A, a distance of 25.00 feet, to a point on the Easterly Right-of-Way line of said Interstate Highway No. 435, said point also being on the Westerly line of said Tract B; thence North 47 degrees 24 minutes 39 seconds West, along the Easterly Right-of-Way line of said Interstate Highway No. 435 and the Westerly line of said Tract B, a distance of 814.00 feet; thence North 20 degrees 07 minutes 39 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435 and the Westerly line of said Tract B, a distance of 1,498.22 feet to a point on the South line of the Northwest Quarter of said Section 1; thence North 15 degrees 55 minutes 24 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435 and departing the Westerly line of said Tract B, a distance of 942.21 feet; thence North 13 degrees 33 minutes 20 seconds East, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 568.70 feet; thence North 74 degrees 54 minutes 27 seconds West, departing the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 125.20 feet; thence North 01 degrees 35 minutes 51 seconds West, a distance of 242.41 feet to the Westerly prolongation of the South Right-of-Way line of Parallel Parkway, as now established; thence North 88 degrees 01 minutes 07 seconds East, along the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway, a distance of 355.03 feet, to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said Parallel Parkway; thence North 88 degrees 01 minutes 07 seconds East, along the South Right-of-Way line of said Parallel Parkway, a distance of 325.52 feet; thence North 54 degrees 19 minutes 23 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 72.10 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 42.17 feet; thence South 02 degrees 22 58 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Laffoons Lakeview, a distance of 451.28 feet; thence North 89 degrees 11 minutes 40 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 243.64 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 84.91 feet;

thence North 82 degrees 59 minutes 09 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 170.99 feet, to a point on the North line of said Lot 1; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and along the North line of said Lot 1, a distance of 173.97 feet; thence North 88 degrees 00 minutes 23 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Lot 1, a distance of 183.19 feet; thence South 00 degrees 55 minutes 56 seconds East, departing the South Right-of-Way line of said State Avenue and the North line of said Lot 1, a distance of 582.69 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 148.05 feet; thence North 29 degrees 19 minutes 48 seconds West, a distance of 62.94 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 190.36, to a point on a non-tangent curve; thence Southerly, along a curve to the left, whose initial tangent bearing is South 07 degrees 20 minutes 18 seconds East, having a radius of 5,654.58 feet, and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet, to a point on a non-tangent line; thence North 89 degrees 03 minutes 39 seconds East, a distance of 264.66 feet; thence South 01 degrees 01 minutes 01 seconds East, a distance of 295.50 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 195.18 feet, to a point on a non-tangent curve; thence Southerly, along a curve to the right, whose initial tangent bearing is South 13 degrees 19 minutes 19 seconds East, having a radius of 5,804.58 feet and a central angle of 02 degrees 43 minutes 40 seconds, an arc length of 276.34 feet, to a point on a non-tangent line, said point also being on the East line of the Northwest Quarter of said Section 1; thence South 02 degrees 19 minutes 21 seconds East, along the East line of said Northwest Quarter, a distance of 57.88 feet, to the POINT OF BEGINNING.

AND ALSO:

Project Area 3 Description:
Part of Lots 1 and 2, and all of Lot 3 and Tract A, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas; being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:
COMMENCING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to the POINT OF BEGINNING; thence South 02 degrees 20 minutes 41 seconds East, continuing along the East line of said Southwest Quarter, a distance of 1,052.15 feet; thence South 78 degrees 38 minutes 12 seconds East, departing the East line of said Southwest Quarter, a distance of 570.99 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 681.26 feet, to a point on a non-tangent curve, said point also being on the Southerly line of said Lot 1, said point also being on the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence Southwesterly, along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 81 degrees 01 minutes 18 seconds West, having a radius of 575.00 feet, and a central angle of 25 degrees 24 minutes 25 seconds, an arc length of 254.98 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of tangency, said point hereinafter referred to as Point “A”; thence North

47 degrees 24 minutes 39 seconds West, continuing along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along the Southwesterly line of said Lot 2, a distance of 624.55 feet, to a point of curvature; thence Northwesterly, continuing along the Southwesterly line of said Lot 2 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence North 20 degrees 06 minutes 06 seconds West, continuing along the Southwesterly line of said Lot 2 and the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Northwesterly, Northerly and Northeasterly, departing the Southwesterly line of said Lot 2 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence North 72 degrees 44 minutes 36 seconds East, a distance of 346.32 feet, to a point of curvature; thence Northeasterly, along a curve to the left, having a radius of 650.00 feet and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point on the South Right-of-Way line of France Family Drive, as now established; thence North 87 degrees 20 minutes 51 seconds East, along the South Right-of-Way line of said France Family Drive, and its Easterly prolongation, a distance of 281.92 feet, to the POINT OF BEGINNING.

AND ALSO:

COMMENCING at the aforementioned Point "A"; thence South 53 degrees 36 minutes 09 seconds West, a distance of 152.81 feet, to a point on the Southwesterly Right-of-Way line of said N. 98th Street, said point also being on the Northerly line of said Tract A, said point also being the POINT OF BEGINNING; thence South 47 degrees 24 minutes 39 seconds East, along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Tract A, a distance of 29.19 feet to a point of curvature; thence Southeasterly, Easterly and Northeasterly, along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Tract A and the Northerly line of said Lot 3, and along a curve to the left, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc length of 1,108.35 feet, to a point of reverse curvature; thence Northeasterly, Easterly and Southeasterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly and Northeasterly line of said Lot 3, and along a curve to the right, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of compound curvature; thence Southeasterly, Southerly Southwesterly, and Westerly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Easterly line of said Lot 3, and along a curve to the right, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03 seconds, an arc length of 377.00 feet, to a point of tangency, said point also being the point of intersection of the Southwesterly Right-of-Way line of said N. 98th Street and the North Right-of-Way line of State Avenue, as now established; thence South 87 degrees 42 minutes 57 seconds West, along the North Right-of-Way line of said State Avenue and the South line of said Lot 3 and Tract A, a distance of 925.88 feet; thence North 77 degrees 39 minutes 21 seconds West, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 92.23 feet; thence North 86 degrees 36 minutes 43 seconds West, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 246.20 feet, to the point of intersection

of the North Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435; thence North 27 degrees 56 minutes 39 seconds West, departing the North Right-of-Way line of said State Avenue, and along the Easterly Right-of-Way line of said Interstate Highway No. 435 and the Westerly line of said Tract A, a distance of 549.00 feet; thence North 42 degrees 35 minutes 21 seconds East, departing the Easterly Right-of-Way line of said Interstate Highway No. 435, and along the Westerly line of said Tract A, a distance of 25.00 feet, to the POINT OF BEGINNING.

AND ALSO:

Project Area 4 Description:
Part of platted and unplatted land in Section 01, Township 11 South, Range 23 East, Section 02, Township 11 South, Range 23 East, Section 11, Township 11 South, Range 23 East, Section 12, Township 11 South, Range 23 East, Section 35, Township 10 South, Range 23 East, Section 36, Township 10 South, Range 23 East, Section 6, Township 11 South, Range 24 East, and Section 7, Township 11 South, Range 24 East, all being in Kansas City, Wyandotte County, Kansas and being more particularly described as follows:
COMMENCING at the Northwest corner of the Northeast Quarter of said Section 1, Township 11 South, Range 23 East; thence South 01 degrees 58 minutes 52 seconds East, a distance of 50.00 feet, to a point on the South Right-of-Way line of Parallel Parkway, as now established, said point also being on the North line of Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, said point also being the POINT OF BEGINNING; thence South 88 degrees 01 minutes 07 seconds West, along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 173.97 feet; thence South 82 degrees 59 minutes 09 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 170.99 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 84.91 feet; thence South 89 degrees 14 minutes 18 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 234.91 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, and along the North line of Laffoons Lakeview, a subdivision in Kansas City, Wyandotte County, Kansas, a distance of 460.02 feet; thence North 02 degrees 22 minutes 58 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 42.17 feet; thence South 54 degrees 19 minutes 23 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 72.10 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 325.52 feet, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the East Right-of-Way line of Interstate Highway No. 435, as now established; thence Westerly to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of said Interstate Highway No. 435; thence Southeasterly, along the West Right-of-Way line of said Interstate Highway No. 435, to the point of intersection of the West Right-of-Way line of said Interstate Highway No. 435 and the

Northerly Right-of-Way line of State Avenue, as now established; thence Southerly, continuing along the West Right-of-Way line of said Interstate Highway No. 435, to the point of intersection of the West Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue, to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Village West Parkway, as now established; thence Northwesterly to the point of intersection of the Southwesterly Right-of-Way line of said State Avenue and the Westerly Right-of-Way line of said Village West Parkway; thence Northeasterly to the point of intersection of the Northeasterly Right-of-Way line of said State Avenue and the Westerly Right-of-Way line of said Village West Parkway; thence Northwesterly then Westerly, along the Northeasterly and Northerly Right-of-Way line of said State Avenue, to the point of intersection of the Northerly Right-of-Way line of said State Avenue and the East Right-of-Way line of 110th Street, as now established; thence Northerly, along the East Right-of-Way line of said 110th Street, to the point of intersection of the East Right-of-Way line of said 110th Street and the South Right-of-Way line of said Parallel Parkway; thence Easterly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the Southerly prolongation of the East line of Parallel Heights, a subdivision in Kansas City, Wyandotte County, Kansas; thence Northerly, along said Southerly prolongation and along the East line of said Parallel Heights, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of said Interstate Highway No. 435; thence Easterly, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the East Right-of-Way line of said Interstate Highway No. 435; thence Easterly, along the North Right-of-Way line of said Parallel Parkway, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the Northerly prolongation of the East Right-of-Way line of N. 94th Street, as now established; thence Southerly, along said Northerly prolongation and along the East Right-of-Way line of said N. 94th Street, to the point of intersection of the East Right-of-Way line of said N. 94th Street and the North line of the Southwest Quarter of said Section 6, Township 11 South, Range 24 East; thence Easterly, along the North line of said Southwest Quarter to the point of intersection of the North line of said Southwest Quarter and the West Right-of-Way line of N. 90th Street, as now established; thence Southerly, along the West Right-of-Way line of said N. 90th Street, to the Northeast corner of Parcel No. 938501; thence Westerly, along the North line of said Parcel No. 938501, to the Northwest corner thereof; thence Southerly, along the West line of Parcel Nos. 938501 thru 938508, to the Southwest corner of said Parcel No. 938508, said point also being on the North Right-of-Way line of said State Avenue; thence Easterly, along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of said N. 90th Street; thence Easterly to the point of intersection of the North Right-of-Way line of said State Avenue and the East Right-of-Way line of said N. 90th Street; thence Southerly, to the point of intersection of the East Right-of-Way line of said N. 90th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue, to the point of intersection of the Westerly prolongation of the South Right-of-Way line of said State Avenue and the West Right-of-Way line of said N. 94th Street; thence Northerly, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Northerly, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the North Right-of-Way line of said State Avenue, said point also being on the

East line of said Schlitterbahn Vacation Village; thence North 02 degrees 14 minutes 32 seconds West, along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 645.04 feet; thence North 87 degrees 45 minutes 28 seconds East, continuing along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 15.00 feet; thence North 02 degrees 14 minutes 32 seconds West, continuing along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 910.24 feet, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street at the Southeast corner of an unplatted tract of land; thence Northerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of an unplatted tract of land and along the East line of Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence North 02 degrees 11 minutes 59 seconds West, along the East line of said Schlitterbahn Vacation Village and continuing along the West Right-of-Way line of said N. 94th Street, a distance of 50.00 feet, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence Northerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of Replat of Lots 5 to 37, Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, and along the East line of unplatted tracts of land, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said Parallel Parkway; thence Westerly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village at the Northwest corner of an unplatted tract of land; thence South 02 degrees 11 minutes 59 seconds East, departing the South Right-of-Way line of said Parallel Parkway, and along the East line of said Schlitterbahn Vacation Village, a distance of 245.05 feet; thence South 62 degrees 48 minutes 12 seconds West, departing the East line of said Schlitterbahn Vacation Village, a distance of 301.92 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 181.85 feet; thence South 34 degrees 59 minutes 43 seconds West, a distance of 207.82 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 492.40 feet; thence South 75 degrees 42 minutes 31 seconds West, a distance of 930.96 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 770.80 feet; thence North 01 degrees 01 minutes 01 seconds West, a distance of 258.55 feet; thence South 89 degrees 03 minutes 39 seconds West 264.66 feet, to a point on a non-tangent curve; thence Northerly, along a curve to the right, whose initial tangent bearing is North 13 degrees 39 minutes 50 seconds West, having a radius of 5,654.58 feet and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 190.36 feet; thence South 29 degrees 19 minutes 48 seconds East, a distance of 62.94 feet; thence North 89 degrees 01 minutes 58 seconds East, a distance of 148.05 feet; thence North 00 degrees 55 minutes 56 seconds West, a distance of 582.69 feet, to a point on the North line of said Schlitterbahn Vacation Village, said point also being on the South Right-of-Way line of said Parallel Parkway; thence South 88 degrees 00 minutes 23 seconds West, along the North line of said Schlitterbahn Vacation Village and the South Right-of-Way line of said Parallel Parkway, a distance of 183.19 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom Lots 1 thru 16, Lots 23 thru 34 and Lot 107, San Marcos Village Addition, a subdivision in Kansas City, Wyandotte County, Kansas, AND ALSO EXCEPTING Parcel Nos. 938509 and 938510.

AND ALSO:

Project Area 5 Description:
Part of Lot 1, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, along with a portion of unplatted land, all being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:
BEGINNING at the Southwest corner of the Northeast Quarter of said Section 1, Township 11 South, Range 23 East; thence North 02 degrees 19 minutes 21 seconds West, along the West line of said Northeast Quarter, a distance of 57.88 feet; thence North 11 degrees 57 minutes 29 seconds West, departing the West line of said Northeast Quarter, a distance of 276.31 feet; thence North 89 degrees 01 minutes 58 seconds East, a distance of 195.18 feet; thence North 01 degrees 01 minutes 01 seconds West, a distance of 36.96 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 770.80 feet; thence North 75 degrees 42 minutes 31 seconds East, a distance of 930.96 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 492.40 feet; thence North 34 degrees 59 minutes 43 seconds East, a distance of 207.82 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 181.85 feet; thence North 62 degrees 48 minutes 12 seconds East, a distance of 301.92 feet, to a point on the Easterly line of said Schlitterbahn Vacation Village; thence North 02 degrees 11 minutes 59 seconds West, along the Easterly line of said Schlitterbahn Vacation Village, a distance of 245.05 feet, to the point of intersection of the Easterly line of said Schlitterbahn Vacation Village and the South Right-of-Way line of Parallel Parkway, as now established; thence Easterly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, along the West Right-of-Way line of said N. 94th Street and along the East line of an unplatted tract of land and along the East line of Replat of Lots 5 to 37, Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the Easterly line of said Schlitterbahn Vacation Village; thence South 02 degrees 11 minutes 59 seconds East, continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of said Schlitterbahn Vacation Village, a distance of 50.00 feet, to the point of intersection of the Easterly line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence Southerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street and along the East line of Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, and along an unplatted tract of land, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street, at the Southeast corner of an unplatted tract of land; thence South 87 degrees 45 minutes 28 seconds West, departing the West Right-of-Way line of said N. 94th Street, and along the Easterly line of said Schlitterbahn Vacation Village, a distance of 272.37 feet; thence Nroth 69 degrees 44 minutes 32 seconds West, departing the Easterly line of said Schlitterbahn Vacation Village, a distance of 730.33 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 696.01 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 685.13 feet, to a point on the North line of the

Southeast Quarter of said Section 1; thence South 87 degrees 30 minutes 09 seconds West, along the North line of the Southeast Quarter of said Section 1, a distance of 1,003.58 feet, to the POINT OF BEGINNING.

PROJECT AREA 1

File No. 014-0347
Schlitterbahn
July 3, 2014

Project Area 1 Description:

Part of Lot 1, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, along with a portion of unplatted land, all being in the Southeast Quarter of Section 1, Township 11 South, Range 23 East, being more particularly described as follows:
BEGINNING at the Northwest corner of the Southeast Quarter of said Section 1, Township 11 South, Range 23 East; thence North 87 degrees 30 minutes 09 seconds East, along the North line of said Southeast Quarter, a distance of 1,003.58 feet; thence South 00 degrees 00 minutes 00 seconds East, departing the North line of said Southeast Quarter, a distance of 685.13 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 696.01 feet; thence South 69 degrees 44 minutes 32 seconds East, a distance of 730.33 feet, to a point on the Easterly line of said Lot 1; thence North 87 degrees 45 minutes 28 seconds, along the Easterly line of said Lot 1, a distance of 272.37 feet, to a point on the West Right-of-Way line of N. 94th Street, as now established; thence South 02 degrees 14 minutes 32 seconds East, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 910.24 feet; thence South 87 degrees 45 minutes 28 seconds West, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 15.00 feet; thence South 02 degrees 14 minutes 32 seconds East, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 645.04 feet to the point of intersection of the West Right-of-Way line said N. 94th Street and the North Right-of-Way line of State Avenue, as now established; thence South 53 degrees 02 minutes 04 seconds West, continuing along the Easterly line of said Lot 1, and along the North Right-of-Way line of said State Avenue, a distance of 61.51 feet; thence South 87 degrees 42 minutes 57 seconds West, along the South line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 881.99 feet; thence North 64 degrees 52 minutes 17 seconds West, continuing along the South line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 13.73 feet; thence in a Westerly direction, departing the South line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue, to a point of intersection of the South Right-of-Way line of said State Avenue and the South line of said Lot 1; thence South 87 degrees 42 minutes 57 seconds West, along the South line of said Lot 1 and continuing along the North Right-of-Way line of said State Avenue, a distance of 61.75 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence North 02 degrees 18 minutes 50 seconds West, departing the North Right-of-Way line of said State Avenue and along the Northeasterly Right-of-Way line of said N. 98th Street and continuing along the Southerly line of said Lot 1, a distance of 65.74 feet, to a point of curvature; thence Northerly, Northwesterly and Westerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1 and along a curve to the left, having a radius of 575.00 feet and a central angle of 96 degrees 39 minutes 25 seconds, an arc length of

970.01 feet; thence North 00 degrees 00 minutes 00 seconds East, departing the Northeasterly Right-of-Way line of said N. 98th Street and the Southerly line of said Lot 1, a distance of 681.26 feet; thence North 78 degrees 38 minutes 12 seconds West, a distance of 570.99 feet, to a point on the West line of the Southeast Quarter of said Section 1; thence North 02 degrees 20 minutes 41 seconds West, along the West line of the Southeast Quarter of said Section 1, a distance of 1,102.14 feet to the POINT OF BEGINNING.

PROJECT AREA 2

File No. 014-0347
Schlitterbahn
July 7, 2014

Project Area 2 Description:

Part of Lots 1, 2 and all of Tract B, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas; All of Laffoons Lakeview; All of Laffoons Lakeview Lots 7 thru 18; along with a portion of unplatted land, all being in Sections 1, Township 11 South, Range 23 East, and that part of Section 12, Township 11 South, Range 23 East, all being more particularly described as follows:
BEGINNING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to a point on the South Right-of-Way line of France Family Drive, as now established; thence South 87 degrees 20 minutes 51 seconds West, along the South Right-of-Way line of said France Family Drive, a distance of 281.92 feet, to a point on a non-tangent curve; thence Southwesterly, departing the South Right-of-Way line of said France Family Drive, and along a curve to the right, whose initial tangent bearing is South 44 degrees 08 minutes 09 seconds West, having a radius of 650.00 feet, and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point of tangency; thence South 72 degrees 44 minutes 36 seconds West, a distance of 346.32 feet, to a point of curvature; thence Southwesterly, Southerly and Southeasterly, along a curve to the left, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point on the Northeasterly Right-of-Way line of N. 98th Street, as now established, said point also being on the Westerly line of said Lot 2, said point also being a point of tangency; thence South 20 degrees 06 minutes 06 seconds East, along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly line of said Lot 2, a distance of 253.32 feet, to a point of curvature; thence Southeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly line of said Lot 2, and along a curve to the left, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence South 47 degrees 24 minutes 39 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly line of said Lot 2, and along the Southerly line of said Lot 1, a distance of 624.55 feet, to a point of curvature; thence Southeasterly, Easterly and Northeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1, and along a curve to the left, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of reverse curvature; thence Northeasterly, Easterly, Southeasterly and Southerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1, and along a curve to the right, having a radius of 575.00 feet and a central angle of 122 degrees 03 minutes 50 seconds, an arc length of 1,224.99 feet, to a point of tangency; thence South 02 degrees 19 minutes 17 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1, a distance of 65.73 feet, to the point of intersection of the

Northeasterly Right-of-Way line of said N. 98th Street and the North Right-of-Way line of State Avenue, as now established; thence North 87 degrees 42 minutes 57 seconds East, continuing along the Southerly line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 61.74 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, lying on the West side of an unplatted piece of land; thence Southerly, departing the Southerly line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue; thence Easterly, continuing along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, lying on the East side of an unplatted piece of land; thence South 64 degrees 52 minutes 17 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, a distance of 13.73 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, a distance of 881.99 feet; thence North 53 degrees 02 minutes 04 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, a distance of 61.51 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, departing the North Right-of-Way line of said State Avenue, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435, as now established; thence Northerly, departing the South Right-of-Way line of said State Avenue and along the Easterly Right-of-Way line of said Interstate Highway No. 435 to the Point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the North Right-of-Way line of said State Avenue, said point also being the Southwesterly corner of Tract A of said Schlitterbahn Vacation Village; thence South 86 degrees 36 minutes 43 seconds East, along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 246.20 feet; thence South 77 degrees 39 minutes 21 seconds East, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 92.23 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, and along the South line of Lot 3 of said Schlitterbahn Vacation Village, a distance of 925.88 feet to a point of curvature, said point also being the point of intersection of the North Right-of-Way line of said State Avenue and the Southwesterly Right-of-Way line of said N. 98th Street; thence Northeasterly, Northerly and Northwesterly, departing the North Right-of-Way line of said State Avenue, and along the Southwesterly Right-of-Way line of said N. 98th Street, and along the Easterly and Northeasterly line of said Lot 3, and along a curve to the left, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03 seconds, an arc length of 377.00 feet, to a point of compound curvature; thence Northwesterly, Westerly and Southwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and along the Easterly and Northerly line of said Lot 3, and along a curve to the left, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Lot 3 and along the Northerly line of said Tract A, and along a curve to the right, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc

length of 1,108.35 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Tract A, a distance of 29.19 feet; thence South 42 degrees 35 minutes 21 seconds West, departing the Southwesterly Right-of-Way line of said N. 98th Street, along the Southeasterly line of said Tract B, and continuing along the Northerly line of said Tract A, a distance of 25.00 feet, to a point on the Easterly Right-of-Way line of said Interstate Highway No. 435, said point also being on the Westerly line of said Tract B; thence North 47 degrees 24 minutes 39 seconds West, along the Easterly Right-of-Way line of said Interstate Highway No. 435 and the Westerly line of said Tract B, a distance of 814.00 feet; thence North 20 degrees 07 minutes 39 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435 and the Westerly line of said Tract B, a distance of 1,498.22 feet to a point on the South line of the Northwest Quarter of said Section 1; thence North 15 degrees 55 minutes 24 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435 and departing the Westerly line of said Tract B, a distance of 942.21 feet; thence North 13 degrees 33 minutes 20 seconds East, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 568.70 feet; thence North 74 degrees 54 minutes 27 seconds West, departing the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 125.20 feet; thence North 01 degrees 35 minutes 51 seconds West, a distance of 242.41 feet to the Westerly prolongation of the South Right-of-Way line of Parallel Parkway, as now established; thence North 88 degrees 01 minutes 07 seconds East, along the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway, a distance of 355.03 feet, to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said Parallel Parkway; thence North 88 degrees 01 minutes 07 seconds East, along the South Right-of-Way line of said Parallel Parkway, a distance of 325.52 feet; thence North 54 degrees 19 minutes 23 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 72.10 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 42.17 feet; thence South 02 degrees 22 58 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Laffoons Lakeview, a distance of 451.28 feet; thence North 89 degrees 11 minutes 40 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 243.64 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 84.91 feet; thence North 82 degrees 59 minutes 09 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 170.99 feet, to a point on the North line of said Lot 1; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and along the North line of said Lot 1, a distance of 173.97 feet; thence North 88 degrees 00 minutes 23 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Lot 1, a distance of 183.19 feet; thence South 00 degrees 55 minutes 56 seconds East, departing the South Right-of-Way line of said State Avenue and the North line of said Lot 1, a distance of 582.69 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 148.05 feet; thence North 29 degrees 19 minutes 48 seconds West, a distance of 62.94 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 190.36, to a point on a non-tangent curve; thence Southerly, along a curve to the left, whose initial tangent bearing is South 07 degrees 20 minutes 18 seconds East, having a radius of

5,654.58 feet, and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet, to a point on a non-tangent line; thence North 89 degrees 03 minutes 39 seconds East, a distance of 264.66 feet; thence South 01 degrees 01 minutes 01 seconds East, a distance of 295.50 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 195.18 feet, to a point on a non-tangent curve; thence Southerly, along a curve to the right, whose initial tangent bearing is South 13 degrees 19 minutes 19 seconds East, having a radius of 5,804.58 feet and a central angle of 02 degrees 43 minutes 40 seconds, an arc length of 276.34 feet, to a point on a non-tangent line, said point also being on the East line of the Northwest Quarter of said Section 1; thence South 02 degrees 19 minutes 21 seconds East, along the East line of said Northwest Quarter, a distance of 57.88 feet, to the POINT OF BEGINNING.

PROJECT AREA 3

File No. 014-0347
Schlitterbahn
July 7, 2014

Project Area 3 Description:

Part of Lots 1 and 2, and all of Lot 3 and Tract A, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas; being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:
COMMENCING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to the POINT OF BEGINNING; thence South 02 degrees 20 minutes 41 seconds East, continuing along the East line of said Southwest Quarter, a distance of 1,052.15 feet; thence South 78 degrees 38 minutes 12 seconds East, departing the East line of said Southwest Quarter, a distance of 570.99 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 681.26 feet, to a point on a non-tangent curve, said point also being on the Southerly line of said Lot 1, said point also being on the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence Southwesterly, along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 81 degrees 01 minutes 18 seconds West, having a radius of 575.00 feet, and a central angle of 25 degrees 24 minutes 25 seconds, an arc length of 254.98 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of tangency, said point hereinafter referred to as Point "A"; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along the Southwesterly line of said Lot 2, a distance of 624.55 feet, to a point of curvature; thence Northwesterly, continuing along the Southwesterly line of said Lot 2 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence North 20 degrees 06 minutes 06 seconds West, continuing along the Southwesterly line of said Lot 2 and the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Northwesterly, Northerly and Northeasterly, departing the Southwesterly line of said Lot 2 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence North 72 degrees 44 minutes 36 seconds East, a distance of 346.32 feet, to a point of curvature; thence Northeasterly, along a curve to the left, having a radius of 650.00 feet and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point on the South Right-of-Way line of France Family Drive, as now established; thence North 87 degrees 20 minutes 51

seconds East, along the South Right-of-Way line of said France Family Drive, and its Easterly prolongation, a distance of 281.92 feet, to the POINT OF BEGINNING.
AND ALSO:
COMMENCING at the aforementioned Point "A"; thence South 53 degrees 36 minutes 09 seconds West, a distance of 152.81 feet, to a point on the Southwesterly Right-of-Way line of said N. 98th Street, said point also being on the Northerly line of said Tract A, said point also being the POINT OF BEGINNING; thence South 47 degrees 24 minutes 39 seconds East, along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Tract A, a distance of 29.19 feet to a point of curvature; thence Southeasterly, Easterly and Northeasterly, along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Tract A and the Northerly line of said Lot 3, and along a curve to the left, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc length of 1,108.35 feet, to a point of reverse curvature; thence Northeasterly, Easterly and Southeasterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly and Northeasterly line of said Lot 3, and along a curve to the right, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of compound curvature; thence Southeasterly, Southerly Southwesterly, and Westerly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Easterly line of said Lot 3, and along a curve to the right, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03 seconds, an arc length of 377.00 feet, to a point of tangency, said point also being the point of intersection of the Southwesterly Right-of-Way line of said N. 98th Street and the North Right-of-Way line of State Avenue, as now established; thence South 87 degrees 42 minutes 57 seconds West, along the North Right-of-Way line of said State Avenue and the South line of said Lot 3 and Tract A, a distance of 925.88 feet; thence North 77 degrees 39 minutes 21 seconds West, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 92.23 feet; thence North 86 degrees 36 minutes 43 seconds West, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 246.20 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435; thence North 27 degrees 56 minutes 39 seconds West, departing the North Right-of-Way line of said State Avenue, and along the Easterly Right-of-Way line of said Interstate Highway No. 435 and the Westerly line of said Tract A, a distance of 549.00 feet; thence North 42 degrees 35 minutes 21 seconds East, departing the Easterly Right-of-Way line of said Interstate Highway No. 435, and along the Westerly line of said Tract A, a distance of 25.00 feet, to the POINT OF BEGINNING.

PROJECT AREA 4

File No. 014-0347
Schlitterbahn
July 8, 2014

Project Area 4 Description:

Part of platted and unplatted land in Section 01, Township 11 South, Range 23 East, Section 02, Township 11 South, Range 23 East, Section 11, Township 11 South, Range 23 East, Section 12, Township 11 South, Range 23 East, Section 35, Township 10 South, Range 23 East, Section 36, Township 10 South, Range 23 East, Section 6, Township 11 South, Range 24 East, and Section 7, Township 11 South, Range 24 East, all being in Kansas City, Wyandotte County, Kansas and being more particularly described as follows:
COMMENCING at the Northwest corner of the Northeast Quarter of said Section 1, Township 11 South, Range 23 East; thence South 01 degrees 58 minutes 52 seconds East, a distance of 50.00 feet, to a point on the South Right-of-Way line of Parallel Parkway, as now established, said point also being on the North line of Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, said point also being the POINT OF BEGINNING; thence South 88 degrees 01 minutes 07 seconds West, along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 173.97 feet; thence South 82 degrees 59 minutes 09 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 170.99 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 84.91 feet; thence South 89 degrees 14 minutes 18 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 234.91 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, and along the North line of Laffoons Lakeview, a subdivision in Kansas City, Wyandotte County, Kansas, a distance of 460.02 feet; thence North 02 degrees 22 minutes 58 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 42.17 feet; thence South 54 degrees 19 minutes 23 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 72.10 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 325.52 feet, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the East Right-of-Way line of Interstate Highway No. 435, as now established; thence Westerly to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of said Interstate Highway No. 435; thence Southeasterly, along the West Right-of-Way line of said Interstate Highway No. 435, to the point of intersection of the West Right-of-Way line of said Interstate Highway No. 435 and the Northerly Right-of-Way line of State Avenue, as now established; thence Southerly, continuing along the West Right-of-Way line of said Interstate Highway No. 435, to the point of intersection of the West Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way

line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue, to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Village West Parkway, as now established; thence Northwesterly to the point of intersection of the Southwesterly Right-of-Way line of said State Avenue and the Westerly Right-of-Way line of said Village West Parkway; thence Northeasterly to the point of intersection of the Northeasterly Right-of-Way line of said State Avenue and the Westerly Right-of-Way line of said Village West Parkway; thence Northwesterly then Westerly, along the Northeasterly and Northerly Right-of-Way line of said State Avenue, to the point of intersection of the Northerly Right-of-Way line of said State Avenue and the East Right-of-Way line of 110th Street, as now established; thence Northerly, along the East Right-of-Way line of said 110th Street, to the point of intersection of the East Right-of-Way line of said 110th Street and the South Right-of-Way line of said Parallel Parkway; thence Easterly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the Southerly prolongation of the East line of Parallel Heights, a subdivision in Kansas City, Wyandotte County, Kansas; thence Northerly, along said Southerly prolongation and along the East line of said Parallel Heights, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of said Interstate Highway No. 435; thence Easterly, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the East Right-of-Way line of said Interstate Highway No. 435; thence Easterly, along the North Right-of-Way line of said Parallel Parkway, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the Northerly prolongation of the East Right-of-Way line of N. 94th Street, as now established; thence Southerly, along said Northerly prolongation and along the East Right-of-Way line of said N. 94th Street, to the point of intersection of the East Right-of-Way line of said N. 94th Street and the North line of the Southwest Quarter of said Section 6, Township 11 South, Range 24 East; thence Easterly, along the North line of said Southwest Quarter to the point of intersection of the North line of said Southwest Quarter and the West Right-of-Way line of N. 90th Street, as now established; thence Southerly, along the West Right-of-Way line of said N. 90th Street, to the Northeast corner of Parcel No. 938501; thence Westerly, along the North line of said Parcel No. 938501, to the Northwest corner thereof; thence Southerly, along the West line of Parcel Nos. 938501 thru 938508, to the Southwest corner of said Parcel No. 938508, said point also being on the North Right-of-Way line of said State Avenue; thence Easterly, along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of said N. 90th Street; thence Easterly to the point of intersection of the North Right-of-Way line of said State Avenue and the East Right-of-Way line of said N. 90th Street; thence Southerly, to the point of intersection of the East Right-of-Way line of said N. 90th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue, to the point of intersection of the Westerly prolongation of the South Right-of-Way line of said State Avenue and the West Right-of-Way line of said N. 94th Street; thence Northerly, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Northerly, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the North Right-of-Way line of said State Avenue, said point also being on the East line of said Schlitterbahn Vacation Village; thence North 02 degrees 14 minutes 32 seconds West, along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 645.04 feet; thence North 87 degrees 45 minutes 28

seconds East, continuing along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 15.00 feet; thence North 02 degrees 14 minutes 32 seconds West, continuing along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 910.24 feet, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street at the Southeast corner of an unplatted tract of land; thence Northerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of an unplatted tract of land and along the East line of Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence North 02 degrees 11 minutes 59 seconds West, along the East line of said Schlitterbahn Vacation Village and continuing along the West Right-of-Way line of said N. 94th Street, a distance of 50.00 feet, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence Northerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of Replat of Lots 5 to 37, Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, and along the East line of unplatted tracts of land, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said Parallel Parkway; thence Westerly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village at the Northwest corner of an unplatted tract of land; thence South 02 degrees 11 minutes 59 seconds East, departing the South Right-of-Way line of said Parallel Parkway, and along the East line of said Schlitterbahn Vacation Village, a distance of 245.05 feet; thence South 62 degrees 48 minutes 12 seconds West, departing the East line of said Schlitterbahn Vacation Village, a distance of 301.92 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 181.85 feet; thence South 34 degrees 59 minutes 43 seconds West, a distance of 207.82 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 492.40 feet; thence South 75 degrees 42 minutes 31 seconds West, a distance of 930.96 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 770.80 feet; thence North 01 degrees 01 minutes 01 seconds West, a distance of 258.55 feet; thence South 89 degrees 03 minutes 39 seconds West 264.66 feet, to a point on a non-tangent curve; thence Northerly, along a curve to the right, whose initial tangent bearing is North 13 degrees 39 minutes 50 seconds West, having a radius of 5,654.58 feet and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 190.36 feet; thence South 29 degrees 19 minutes 48 seconds East, a distance of 62.94 feet; thence North 89 degrees 01 minutes 58 seconds East, a distance of 148.05 feet; thence North 00 degrees 55 minutes 56 seconds West, a distance of 582.69 feet, to a point on the North line of said Schlitterbahn Vacation Village, said point also being on the South Right-of-Way line of said Parallel Parkway; thence South 88 degrees 00 minutes 23 seconds West, along the North line of said Schlitterbahn Vacation Village and the South Right-of-Way line of said Parallel Parkway, a distance of 183.19 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom Lots 1 thru 16, Lots 23 thru 34 and Lot 107, San Marcos Village Addition, a subdivision in Kansas City, Wyandotte County, Kansas, AND ALSO EXCEPTING Parcel Nos. 938509 and 938510.

PROJECT AREA 5

File No. 014-0347
Schlitterbahn
July 8, 2014

Project Area 5 Description:

Part of Lot 1, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, along with a portion of unplatted land, all being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:
BEGINNING at the Southwest corner of the Northeast Quarter of said Section 1, Township 11 South, Range 23 East; thence North 02 degrees 19 minutes 21 seconds West, along the West line of said Northeast Quarter, a distance of 57.88 feet; thence North 11 degrees 57 minutes 29 seconds West, departing the West line of said Northeast Quarter, a distance of 276.31 feet; thence North 89 degrees 01 minutes 58 seconds East, a distance of 195.18 feet; thence North 01 degrees 01 minutes 01 seconds West, a distance of 36.96 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 770.80 feet; thence North 75 degrees 42 minutes 31 seconds East, a distance of 930.96 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 492.40 feet; thence North 34 degrees 59 minutes 43 seconds East, a distance of 207.82 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 181.85 feet; thence North 62 degrees 48 minutes 12 seconds East, a distance of 301.92 feet, to a point on the Easterly line of said Schlitterbahn Vacation Village; thence North 02 degrees 11 minutes 59 seconds West, along the Easterly line of said Schlitterbahn Vacation Village, a distance of 245.05 feet, to the point of intersection of the Easterly line of said Schlitterbahn Vacation Village and the South Right-of-Way line of Parallel Parkway, as now established; thence Easterly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, along the West Right-of-Way line of said N. 94th Street and along the East line of an unplatted tract of land and along the East line of Replat of Lots 5 to 37, Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the Easterly line of said Schlitterbahn Vacation Village; thence South 02 degrees 11 minutes 59 seconds East, continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of said Schlitterbahn Vacation Village, a distance of 50.00 feet, to the point of intersection of the Easterly line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence Southerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street and along the East line of Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, and along an unplatted tract of land, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street, at the Southeast corner of an unplatted tract of land; thence South 87 degrees 45 minutes 28 seconds West, departing the West Right-of-Way line of said N. 94th Street, and along the Easterly line of said Schlitterbahn Vacation Village, a distance of 272.37 feet; thence Nroth 69 degrees 44 minutes 32 seconds West, departing the Easterly line of said Schlitterbahn Vacation Village, a distance of 730.33 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 696.01 feet; thence North 00

degrees 00 minutes 00 seconds East, a distance of 685.13 feet, to a point on the North line of the Southeast Quarter of said Section 1; thence South 87 degrees 30 minutes 09 seconds West, along the North line of the Southeast Quarter of said Section 1, a distance of 1,003.58 feet, to the POINT OF BEGINNING.

EXHIBIT D-2

FIRST AMENDMENT TO AMENDED AND RESTATED DISTRICT PLAN

SEE ATTACHED

FIRST AMENDMENT TO
AMENDED AND RESTATED STAR BOND DISTRICT PLAN

FOR

VILLAGE EAST STAR BOND DISTRICT

June 23, 2015

DESCRIPTION OF FIRST AMENDMENT TO AMENDED & RESTATED DISTRICT PLAN

In August 2014, pursuant to the Kansas STAR Bonds Financing Act, K.S.A. 12-17, 160, *et seq*. (the "**Act**"), the Unified Government of Wyandotte County/Kansas City, Kansas (the "**Unified Government**") approved the Amended and Restated District Plan (the "**2014 District Plan**") for the Village East STAR Bond Project District (the "**District**").

The Unified Government now wishes to and hereby does amend the 2014 District Plan as follows:

- An additional project area shall be added to the District, increasing the number of project areas from five (5) to six (6). Specifically, Project Area 2 shall be divided into Project Area 2A and Project Area 2B.

- The general description of potential buildings and uses in Project Area 2 set forth in the 2014 District Plan shall act as the general description of Project Area 2A and Project Area 2B.

- The depiction of the overall District boundaries and project areas, as well as the specific depiction of Project Area 2, as set forth on "Exhibit A" to the 2014 District Plan, are hereby replaced with the depiction of the overall District boundaries and project areas, and the separate depictions of Project Areas 2A and 2B, as attached hereto as ***Exhibit A***.

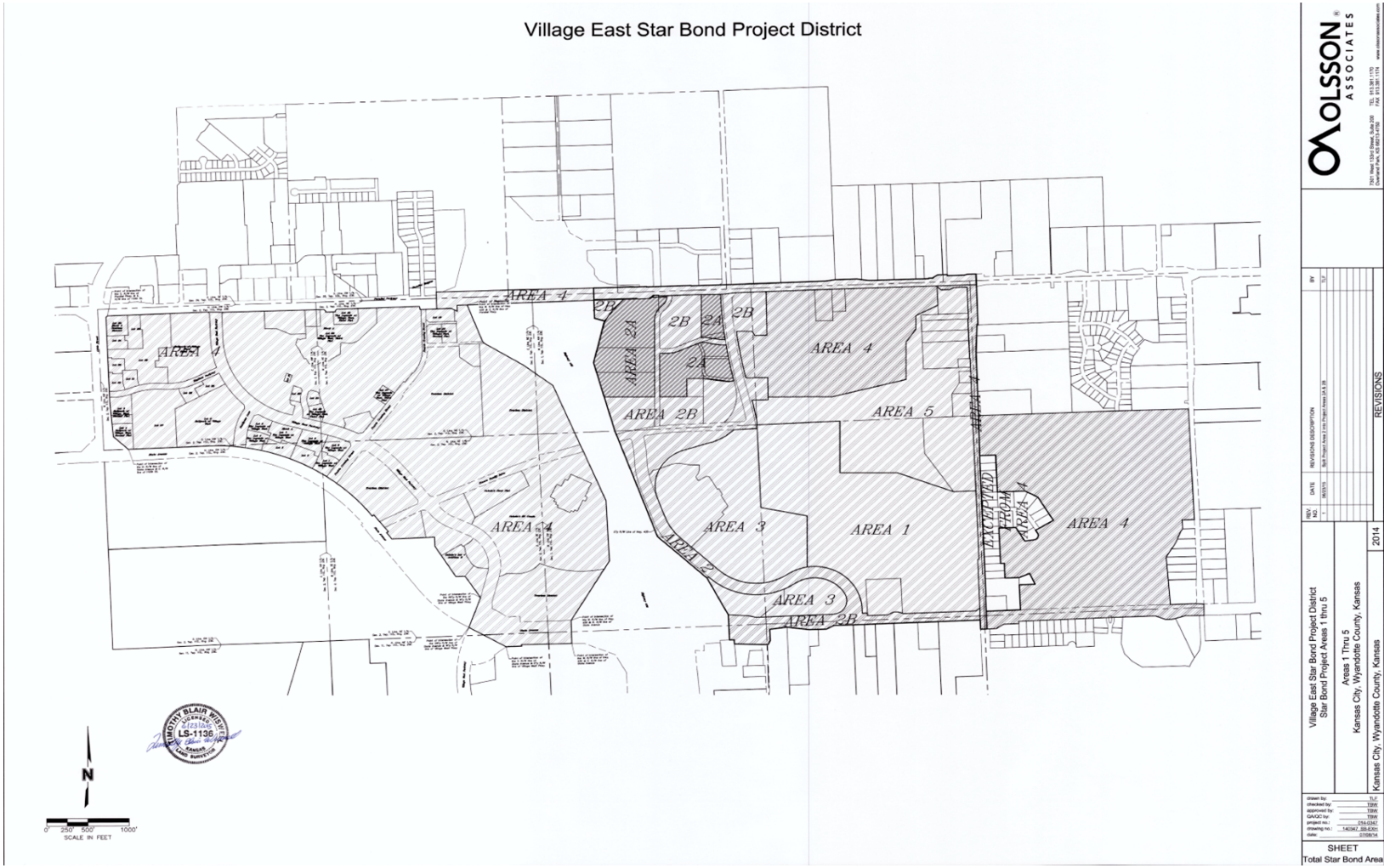
- The legal description of the overall District boundaries and project areas, as well as the specific description of Project Area 2, as set forth on "Exhibit B" to the 2014 District Plan, are hereby replaced with the legal descriptions of the overall District and project areas, and the separate descriptions of Project Areas 2A and 2B, as attached hereto as ***Exhibit B***.

This First Amendment to the 2014 District Plan amends the 2014 District Plan as set forth above, and all other portions of the 2014 District Plan continue unchanged in full force and effect.

EXHIBIT A

DISTRICT / PROJECT AREAS BOUNDARY MAP

EXPANDED DISTRICT



PROJECT AREA 2A

PROJECT AREA 2B

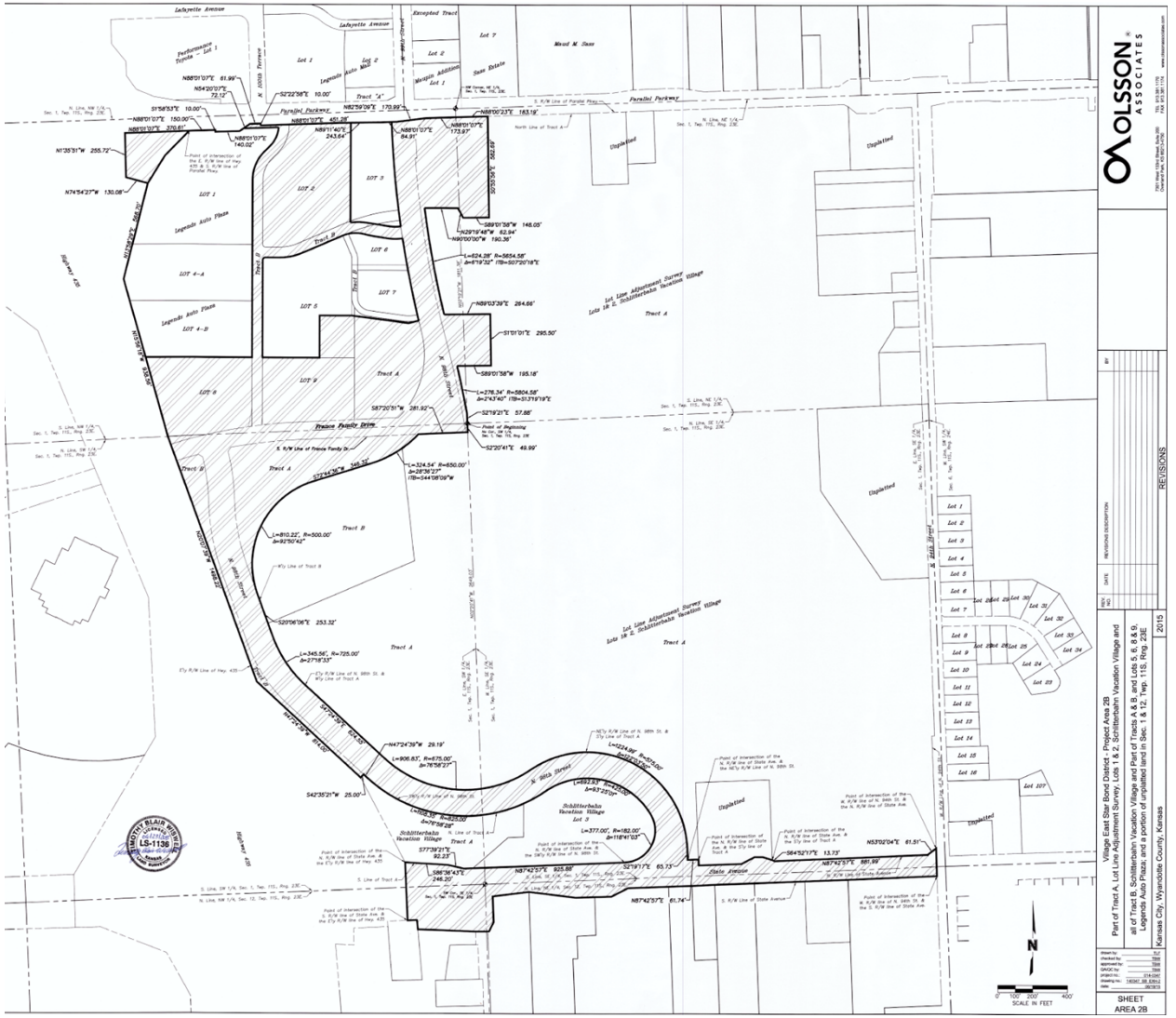


EXHIBIT B

DISTRICT / PROJECT AREAS LEGAL DESCRIPTIONS

EXPANDED DISTRICT

File No. 014-0347
Schlitterbahn
July 10, 2014

Overall Star Bond Project Areas 1 thru 5 Description:

Part of platted and unplatted land in Section 01, Township 11 South, Range 23 East, Section 02, Township 11 South, Range 23 East, Section 11, Township 11 South, Range 23 East, Section 12, Township 11 South, Range 23 East, Section 35, Township 10 South, Range 23 East, Section 36, Township 10 South, Range 23 East, Section 6, Township 11 South, Range 24 East, and Section 7, Township 11 South, Range 24 East, all being in Kansas City, Wyandotte County, Kansas and being more particularly described as follows:

Star Bond Project Area 1

Part of Lot 1, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, along with a portion of unplatted land, all being in the Southeast Quarter of Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter of said Section 1, Township 11 South, Range 23 East; thence North 87 degrees 30 minutes 09 seconds East, along the North line of said Southeast Quarter, a distance of 1,003.58 feet; thence South 00 degrees 00 minutes 00 seconds East, departing the North line of said Southeast Quarter, a distance of 685.13 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 696.01 feet; thence South 69 degrees 44 minutes 32 seconds East, a distance of 730.33 feet, to a point on the Easterly line of said Lot 1; thence North 87 degrees 45 minutes 28 seconds, along the Easterly line of said Lot 1, a distance of 272.37 feet, to a point on the West Right-of-Way line of N. 94th Street, as now established; thence South 02 degrees 14 minutes 32 seconds East, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 910.24 feet; thence South 87 degrees 45 minutes 28 seconds West, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 15.00 feet; thence South 02 degrees 14 minutes 32 seconds East, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 645.04 feet to the point of intersection of the West Right-of-Way line said N. 94th Street and the North Right-of-Way line of State Avenue, as now established; thence South 53 degrees 02 minutes 04 seconds West, continuing along the Easterly line of said Lot 1, and along the North Right-of-Way line of said State Avenue, a distance of 61.51 feet; thence South 87 degrees 42 minutes 57 seconds West, along the South line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 881.99 feet; thence North 64 degrees 52 minutes 17 seconds West, continuing along the South line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 13.73 feet; thence in a Westerly direction, departing the South line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue, to a point of intersection of the South Right-of-Way line of said State Avenue and the South line of said Lot 1; thence South 87 degrees 42 minutes 57 seconds West, along the South line of

said Lot 1 and continuing along the North Right-of-Way line of said State Avenue, a distance of 61.75 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence North 02 degrees 18 minutes 50 seconds West, departing the North Right-of-Way line of said State Avenue and along the Northeasterly Right-of-Way line of said N. 98th Street and continuing along the Southerly line of said Lot 1, a distance of 65.74 feet, to a point of curvature; thence Northerly, Northwesterly and Westerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1 and along a curve to the left, having a radius of 575.00 feet and a central angle of 96 degrees 39 minutes 25 seconds, an arc length of 970.01 feet; thence North 00 degrees 00 minutes 00 seconds East, departing the Northeasterly Right-of-Way line of said N. 98th Street and the Southerly line of said Lot 1, a distance of 681.26 feet; thence North 78 degrees 38 minutes 12 seconds West, a distance of 570.99 feet, to a point on the West line of the Southeast Quarter of said Section 1; thence North 02 degrees 20 minutes 41 seconds West, along the West line of the Southeast Quarter of said Section 1, a distance of 1,102.14 feet to the POINT OF BEGINNING.

AND ALSO:

Project Area 2A Description:

All of Lots 1, 3, 4-A, 4-B & 7, along with part of Tracts A & B and Lots 5, & 6, Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Tract 1:

All of Lots 1, 4-A & 4-B of said Legends Auto Plaza.

AND ALSO:

Tract 2:

BEGINNING at the Northeast corner of said Lot 3, said point also being the point of intersection of the South Right-of-Way line of Parallel Parkway and the West Right-of-Way line of N. 98th Street, as established with said Legends Auto Plaza; thence Southerly, along the East line of Lot 3, Tract B, and Lot 6, and along the West Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing of South 02 degrees 13 minutes 58 seconds East, having a radius of 5,804.58 feet and through a central angle of 05 degrees 58 minutes 07 seconds, an arc length of 604.68 feet; thence South 81 degrees 30 minutes 09 seconds West, departing the East line of said Lot 6 and the West Right-of-Way line of said N. 98th Street, a distance of 0.08 feet, to a point of curvature; thence Westerly, along a curve to the right, having a radius of 220.00 feet and through a central angle of 17 degrees 18 minutes 38 seconds, an arc length of 66.47 feet, to a point of tangency; thence North 81 degrees 11 minutes 14 seconds West, a distance of 138.78 feet, to a point of curvature; thence Westerly, along a curve to the left, having a radius of 280.00 feet and through a central angle of 17 degrees 48 minutes 27 seconds, an arc length of 87.02 feet, to a point on the Southerly prolongation of the West line of said Lot 3; thence North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 3 and its Southerly

prolongation, a distance of 576.20 feet, to the Northwest corner of said Lot 3, said point also being on the South Right-of-Way line of said Parallel Parkway; thence North 89 degrees 14 minutes 17 seconds East, along the North line of said Lot 3 and along the South Right-of-Way line of said Parallel Parkway, a distance of 175.43 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the North line of said Lot 3 and the South Right-of-Way line of said Parallel Parkway, a distance of 59.91 feet, to the POINT OF BEGINNING.

AND ALSO:

Tract 3:

BEGINNING at the Southwest corner of said Lot 5, said point also being on the Easterly line of said Tract B; thence North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 5 and along the Easterly line of said Tract B, a distance of 559.99 feet, to a point of curvature; thence Northerly, Northeasterly and Easterly, continuing along the West line and along the North line of said Lot 5, and continuing along the Easterly line and along the Southerly line of said Tract B, and along a curve to the right, having a radius of 15.00 feet and through a central angle of 90 degrees 01 minutes 50 seconds, an arc length of 23.57 feet, to a point of tangency; thence South 89 degrees 59 minutes 00 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, a distance of 79.87 feet, to a point of curvature; thence Easterly and Northeasterly, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and along a curve to the left, having a radius of 330.00 feet and through a central angle of 23 degrees 15 minutes 39 second, an arc length of 133.97 feet, to a point of tangency; thence North 66 degrees 45 minutes 21 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and their Easterly prolongation, a distance of 256.87 feet, to a point of curvature; thence Northeasterly, Easterly and Southeasterly, along a curve to the right, having a radius of 185.00 feet and through a central angle of 38 degrees 46 minutes 48 seconds, an arc length of 125.22 feet, to a point of reverse curvature; thence Southeasterly and Easterly, along a curve to the left, having a radius of 515.00 and through a central angle of 06 degrees 50 minutes 11 seconds, an arc length of 61.45 feet, to a point of tangency; thence South 81 degrees 18 minutes 03 seconds East, a distance of 74.97 feet, to a point of curvature; thence Easterly, along a curve to the left, having a radius of 290.00 feet and through a central angle of 17 degrees 11 minutes 48 seconds, an arc length of 87.04 feet, to a point of tangency; thence North 81 degrees 30 minutes 09 seconds East, a distance of 0.14 feet, to a point on the East line of said Lot 6, said point also being on the West Right-of-Way line of said N. 98th Street, said point also being on a non-tangent curve; thence Southerly and Southeasterly, along the East line of Lots 6 and 7 and the Easterly line of said Tract B, and along a curve to the left, whose initial tangent bearing is South 08 degrees 53 minutes 33 seconds East, having a radius of 5,804.58 feet and through a central angle of 04 degrees 46 minutes 23 seconds, an arc length of 483.54 feet, to the Northeasterly corner of said Tract A; thence South 76 degrees 23 minutes 16 seconds West, departing the West Right-of-Way line of said N. 98th Street, a distance of 60.00 feet; thence North 82 degrees 31 minutes 36 seconds West, a distance of 330.64 feet; thence South 89 degrees 59 minutes 10 seconds West, a distance of 184.56 feet; thence South 00 degrees 01 minutes 03 seconds West, a distance of 241.90 feet, to a point on the South line of said Lot 5, said point also being on the North line of Lot 9 of said Legends Auto Plaza; thence North 89 degrees 58 minutes 57 seconds

West, along the South line of said Lot 5 and along the North line of said Lot 9 a distance of 328.41 feet, to the POINT OF BEGINNING.

AND ALSO:

Project Area 2B Description:

Part of Tract A, Lot Line Adjustment Survey, Lots 1 & 2, Schlitterbahn Vacation Village; All of Tract B, and all of that part of France Family Drive, State Avenue and N. 98th Street Right-of-Ways as established within Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas; All of Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas; along with a portion of unplatted land, lying in Section 1, Township 11 South, Range 23 East, and Section 12, Township 11 South, Range 23 East, all being more particularly described as follows:

BEGINNING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to a point on the South Right-of-Way line of France Family Drive, as now established; thence South 87 degrees 20 minutes 51 seconds West, along the South Right-of-Way line of said France Family Drive, a distance of 281.92 feet, to a point on a non-tangent curve; thence Southwesterly, departing the South Right-of-Way line of said France Family Drive, and along the Northeasterly prolongation of the Northerly line of Tract B of said Lot Line Adjustment Survey, and along a curve to the right, whose initial tangent bearing is South 44 degrees 08 minutes 09 seconds West, having a radius of 650.00 feet, and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point of tangency; thence South 72 degrees 44 minutes 36 seconds West, continuing along the Northerly line of said Tract B, a distance of 346.32 feet, to a point of curvature; thence Southwesterly, Southerly and Southeasterly, continuing along the Northerly line and along the Westerly line of said Tract B, and along a curve to the left, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point on the Northeasterly Right-of-Way line of N. 98th Street, as now established, said point also being on the Westerly line of said Tract B, said point also being a point of tangency; thence South 20 degrees 06 minutes 06 seconds East, along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly line of said Tract B, and along the Westerly Line of Tract A of said Lot Line Adjustment Survey, a distance of 253.32 feet, to a point of curvature; thence Southeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly line of Tract A, of said Lot Line Adjustment Survey, and along a curve to the left, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence South 47 degrees 24 minutes 39 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly and Southerly line of Tract A, of said Lot Line Adjustment Survey, a distance of 624.55 feet, to a point of curvature; thence Southeasterly, Easterly and Northeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of Tract A, of said Lot Line Adjustment Survey, and along a curve to the left, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of reverse curvature; thence Northeasterly, Easterly, Southeasterly and Southerly, continuing along the Northeasterly Right-of-Way line of said N.

98th Street and along the Southerly line of Tract A, of said Lot Line Adjustment Survey, and along a curve to the right, having a radius of 575.00 feet and a central angle of 122 degrees 03 minutes 50 seconds, an arc length of 1,224.99 feet, to a point of tangency; thence South 02 degrees 19 minutes 17 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of Tract A, of said Lot Line Adjustment Survey, a distance of 65.73 feet, to the point of intersection of the Northeasterly Right-of-Way line of said N. 98th Street and the North Right-of-Way line of State Avenue, as now established; thence North 87 degrees 42 minutes 57 seconds East, continuing along the Southerly line of Tract A, of said Lot Line Adjustment Survey, and along the North Right-of-Way line of said State Avenue, a distance of 61.74 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of Tract A, of said Lot Line Adjustment Survey, lying on the West side of an unplatted piece of land; thence Southerly, departing the Southerly line of Tract A, of said Lot Line Adjustment Survey, and continuing along the North Right-of-Way line of said State Avenue; thence Easterly, continuing along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of Tract A, of said Lot Line Adjustment Survey, lying on the East side of an unplatted piece of land; thence South 64 degrees 52 minutes 17 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of Tract A, of said Lot Line Adjustment Survey, a distance of 13.73 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of Tract A, of said Lot Line Adjustment Survey, a distance of 881.99 feet; thence North 53 degrees 02 minutes 04 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of Tract A, of said Lot Line Adjustment Survey, a distance of 61.51 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, departing the North Right-of-Way line of said State Avenue, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435, as now established; thence Northerly, departing the South Right-of-Way line of said State Avenue and along the Easterly Right-of-Way line of said Interstate Highway No. 435 to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the North Right-of-Way line of said State Avenue, said point also being the Southwesterly corner of Tract A of said Schlitterbahn Vacation Village; thence South 86 degrees 36 minutes 43 seconds East, along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 246.20 feet; thence South 77 degrees 39 minutes 21 seconds East, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 92.23 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, and along the South line of Lot 3 of said Schlitterbahn Vacation Village, a distance of 925.88 feet to a point of curvature, said point also being the point of intersection of the North Right-of-Way line of said State Avenue and the Southwesterly Right-of-Way line of said N. 98th Street; thence Northeasterly, Northerly and Northwesterly, departing the North Right-of-Way line of said State Avenue, and along the Southwesterly Right-of-Way line of said N. 98th Street, and along the Easterly and Northeasterly line of said Lot 3, and along a curve to the left, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03

seconds, an arc length of 377.00 feet, to a point of compound curvature; thence Northwesterly, Westerly and Southwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and along the Easterly and Northerly line of said Lot 3, and along a curve to the left, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Lot 3 and along the Northerly line of said Tract A, and along a curve to the right, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc length of 1,108.35 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Tract A, a distance of 29.19 feet, to the Southeast corner of Tract B of said Schlitterbahn Vacation Village; thence South 42 degrees 35 minutes 21 seconds West, departing the Southwesterly Right-of-Way line of said N. 98th Street, along the Southeasterly line of said Tract B, and continuing along the Northerly line of said Tract A, a distance of 25.00 feet, to a point on the Easterly Right-of-Way line of said Interstate Highway No. 435, said point also being on the Westerly line of said Tract B; thence North 47 degrees 24 minutes 39 seconds West, along the Easterly Right-of-Way line of said Interstate Highway No. 435 and the Westerly line of said Tract B, a distance of 814.00 feet; thence North 20 degrees 07 minutes 39 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435 and the Westerly line of said Tract B, a distance of 1,498.22 feet to a point on the South line of the Northwest Quarter of said Section 1, said point also being the Southwest corner of said Legends Auto Plaza; thence North 15 degrees 56 minutes 18 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435 and along the West line of said Legends Auto Plaza, a distance of 938.56 feet; thence North 13 degrees 58 minutes 29 seconds East, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, and along the West line of said Legends Auto Plaza, a distance of 568.70 feet; thence North 74 degrees 54 minutes 27 seconds West, departing the Easterly Right-of-Way line of said Interstate Highway No. 435 and the West line of said Legends Auto Plaza, a distance of 130.08 feet; thence North 01 degrees 35 minutes 51 seconds West, a distance of 255.72 feet to the Westerly prolongation of the South Right-of-Way line of Parallel Parkway, as now established; thence North 88 degrees 01 minutes 07 seconds East, along the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway, a distance of 370.61 feet, to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said Parallel Parkway, said point also being the Northwest corner of said Legends Auto Plaza; thence North 88 degrees 01 minutes 07 seconds East, along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Legends Auto Plaza, a distance of 150.00 feet; thence South 01 degrees 58 minutes 53 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Legends Auto Plaza, a distance of 10.00 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Legends Auto Plaza, a distance of 140.02 feet; thence North 54 degrees 20 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and along the North line of said Legends Auto Plaza, and their Northeasterly prolongation, a distance of 72.12 feet; thence North 88 degrees 01 minutes 07 seconds East, a distance of 61.99 feet; thence South 02 degrees 22 minutes 58 seconds East, a distance of 10.00 feet, to a point on the Westerly prolongation of the South Right-of-

Way line of said Parallel Parkway and of the North line of said Legends Auto Plaza; thence North 88 degrees 01 minutes 07 seconds East, along said Westerly prolongation and along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Legends Auto Plaza, a distance of 451.28 feet; thence North 89 degrees 11 minutes 40 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and along the North line of said Legends Auto Plaza, a distance of 243.64 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Legends Auto Plaza, a distance of 84.91 feet; thence North 82 degrees 59 minutes 09 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 170.99 feet, to a point on the North line of Tract A of said Lot Line Adjustment Survey; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and along the North line of Tract A of said Lot Line Adjustment Survey, a distance of 173.97 feet; thence North 88 degrees 00 minutes 23 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of Tract A of said Lot Line Adjustment Survey, a distance of 183.19 feet; thence South 00 degrees 55 minutes 56 seconds East, departing the South Right-of-Way line of said State Avenue and the North line of Tract A of said Lot Line Adjustment Survey, a distance of 582.69 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 148.05 feet; thence North 29 degrees 19 minutes 48 seconds West, a distance of 62.94 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 190.36 feet, to a point on a non-tangent curve; thence Southerly, along a curve to the left, whose initial tangent bearing is South 07 degrees 20 minutes 18 seconds East, having a radius of 5,654.58 feet, and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet, to a point on a non-tangent line; thence North 89 degrees 03 minutes 39 seconds East, a distance of 264.66 feet; thence South 01 degrees 01 minutes 01 seconds East, a distance of 295.50 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 195.18 feet, to a point on a non-tangent curve; thence Southerly, along a curve to the right, whose initial tangent bearing is South 13 degrees 19 minutes 19 seconds East, having a radius of 5,804.58 feet and a central angle of 02 degrees 43 minutes 40 seconds, an arc length of 276.34 feet, to a point on a non-tangent line, said point also being on the East line of the Northwest Quarter of said Section 1; thence South 02 degrees 19 minutes 21 seconds East, along the East line of said Northwest Quarter, a distance of 57.88 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom, all of the following described tracts;

All of Lots 1, 3, 4-A, 4-B & 7, along with part of Tracts A & B and Lots 5, & 6, Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Tract 1:

All of Lots 1, 4-A & 4-B of said Legends Auto Plaza.

AND ALSO:

Tract 2:

BEGINNING at the Northeast corner of said Lot 3, said point also being the point of intersection of the South Right-of-Way line of Parallel Parkway and the West Right-of-Way line of N. 98th Street, as established with said Legends Auto Plaza; thence Southerly, along the East line of Lot 3, Tract B, and Lot 6, and along the West Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing of South 02 degrees 13 minutes 58 seconds East, having a radius of 5,804.58 feet and through a central angle of 05 degrees 58 minutes 07 seconds, an arc length of 604.68 feet; thence South 81 degrees 30 minutes 09 seconds West, departing the East line of said Lot 6 and the West Right-of-Way line of said N. 98th Street, a distance of 0.08 feet, to a point of curvature; thence Westerly, along a curve to the right, having a radius of 220.00 feet and through a central angle of 17 degrees 18 minutes 38 seconds, an arc length of 66.47 feet, to a point of tangency; thence North 81 degrees 11 minutes 14 seconds West, a distance of 138.78 feet, to a point of curvature; thence Westerly, along a curve to the left, having a radius of 280.00 feet and through a central angle of 17 degrees 48 minutes 27 seconds, an arc length of 87.02 feet, to a point on the Southerly prolongation of the West line of said Lot 3; thence North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 3 and its Southerly prolongation, a distance of 576.20 feet, to the Northwest corner of said Lot 3, said point also being on the South Right-of-Way line of said Parallel Parkway; thence North 89 degrees 14 minutes 17 seconds East, along the North line of said Lot 3 and along the South Right-of-Way line of said Parallel Parkway, a distance of 175.43 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the North line of said Lot 3 and the South Right-of-Way line of said Parallel Parkway, a distance of 59.91 feet, to the POINT OF BEGINNING.

AND ALSO:

Tract 3:

BEGINNING at the Southwest corner of said Lot 5, said point also being on the Easterly line of said Tract B; thence North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 5 and along the Easterly line of said Tract B, a distance of 559.99 feet, to a point of curvature; thence Northerly, Northeasterly and Easterly, continuing along the West line and along the North line of said Lot 5, and continuing along the Easterly line and along the Southerly line of said Tract B, and along a curve to the right, having a radius of 15.00 feet and through a central angle of 90 degrees 01 minutes 50 seconds, an arc length of 23.57 feet, to a point of tangency; thence South 89 degrees 59 minutes 00 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, a distance of 79.87 feet, to a point of curvature; thence Easterly and Northeasterly, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and along a curve to the left, having a radius of 330.00 feet and through a central angle of 23 degrees 15 minutes 39 second, an arc length of 133.97 feet, to a point of tangency; thence North 66 degrees 45 minutes 21 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and their Easterly prolongation, a distance of 256.87 feet, to a point of curvature; thence Northeasterly, Easterly and Southeasterly, along a curve to the right, having a radius of 185.00 feet and through a central angle of 38 degrees 46 minutes 48 seconds, an arc length of 125.22 feet, to a point of reverse curvature; thence Southeasterly and Easterly, along a curve to the left, having a radius of 515.00 and through a central angle of 06 degrees 50 minutes 11 seconds, an arc length of 61.45 feet, to a point of tangency; thence South 81 degrees 18

minutes 03 seconds East, a distance of 74.97 feet, to a point of curvature; thence Easterly, along a curve to the left, having a radius of 290.00 feet and through a central angle of 17 degrees 11 minutes 48 seconds, an arc length of 87.04 feet, to a point of tangency; thence North 81 degrees 30 minutes 09 seconds East, a distance of 0.14 feet, to a point on the East line of said Lot 6, said point also being on the West Right-of-Way line of said N. 98th Street, said point also being on a non-tangent curve; thence Southerly and Southeasterly, along the East line of Lots 6 and 7 and the Easterly line of said Tract B, and along a curve to the left, whose initial tangent bearing is South 08 degrees 53 minutes 33 seconds East, having a radius of 5,804.58 feet and through a central angle of 04 degrees 46 minutes 23 seconds, an arc length of 483.54 feet, to the Northeasterly corner of said Tract A; thence South 76 degrees 23 minutes 16 seconds West, departing the West Right-of-Way line of said N. 98th Street, a distance of 60.00 feet; thence North 82 degrees 31 minutes 36 seconds West, a distance of 330.64 feet; thence South 89 degrees 59 minutes 10 seconds West, a distance of 184.56 feet; thence South 00 degrees 01 minutes 03 seconds West, a distance of 241.90 feet, to a point on the South line of said Lot 5, said point also being on the North line of Lot 9 of said Legends Auto Plaza; thence North 89 degrees 58 minutes 57 seconds West, along the South line of said Lot 5 and along the North line of said Lot 9 a distance of 328.41 feet, to the POINT OF BEGINNING.

Project Area 3 Description:

Part of Lots 1 and 2, and all of Lot 3 and Tract A, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas; being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

COMMENCING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to the POINT OF BEGINNING; thence South 02 degrees 20 minutes 41 seconds East, continuing along the East line of said Southwest Quarter, a distance of 1,052.15 feet; thence South 78 degrees 38 minutes 12 seconds East, departing the East line of said Southwest Quarter, a distance of 570.99 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 681.26 feet, to a point on a non-tangent curve, said point also being on the Southerly line of said Lot 1, said point also being on the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence Southwesterly, along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 81 degrees 01 minutes 18 seconds West, having a radius of 575.00 feet, and a central angle of 25 degrees 24 minutes 25 seconds, an arc length of 254.98 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of tangency, said point hereinafter referred to as Point "A"; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along the Southwesterly line of said Lot 2, a distance of 624.55 feet, to a point of curvature; thence Northwesterly, continuing along the Southwesterly line of said Lot 2 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of

725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence North 20 degrees 06 minutes 06 seconds West, continuing along the Southwesterly line of said Lot 2 and the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Northwesterly, Northerly and Northeasterly, departing the Southwesterly line of said Lot 2 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence North 72 degrees 44 minutes 36 seconds East, a distance of 346.32 feet, to a point of curvature; thence Northeasterly, along a curve to the left, having a radius of 650.00 feet and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point on the South Right-of-Way line of France Family Drive, as now established; thence North 87 degrees 20 minutes 51 seconds East, along the South Right-of-Way line of said France Family Drive, and its Easterly prolongation, a distance of 281.92 feet, to the POINT OF BEGINNING.

AND ALSO:

COMMENCING at the aforementioned Point "A"; thence South 53 degrees 36 minutes 09 seconds West, a distance of 152.81 feet, to a point on the Southwesterly Right-of-Way line of said N. 98th Street, said point also being on the Northerly line of said Tract A, said point also being the POINT OF BEGINNING; thence South 47 degrees 24 minutes 39 seconds East, along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Tract A, a distance of 29.19 feet to a point of curvature; thence Southeasterly, Easterly and Northeasterly, along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Tract A and the Northerly line of said Lot 3, and along a curve to the left, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc length of 1,108.35 feet, to a point of reverse curvature; thence Northeasterly, Easterly and Southeasterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly and Northeasterly line of said Lot 3, and along a curve to the right, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of compound curvature; thence Southeasterly, Southerly Southwesterly, and Westerly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Easterly line of said Lot 3, and along a curve to the right, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03 seconds, an arc length of 377.00 feet, to a point of tangency, said point also being the point of intersection of the Southwesterly Right-of-Way line of said N. 98th Street and the North Right-of-Way line of State Avenue, as now established; thence South 87 degrees 42 minutes 57 seconds West, along the North Right-of-Way line of said State Avenue and the South line of said Lot 3 and Tract A, a distance of 925.88 feet; thence North 77 degrees 39 minutes 21 seconds West, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 92.23 feet; thence North 86 degrees 36 minutes 43 seconds West, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 246.20 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435; thence North 27 degrees 56 minutes 39 seconds West, departing the North Right-of-Way line of said State Avenue, and along the Easterly Right-of-Way line of said Interstate Highway No.

435 and the Westerly line of said Tract A, a distance of 549.00 feet; thence North 42 degrees 35 minutes 21 seconds East, departing the Easterly Right-of-Way line of said Interstate Highway No. 435, and along the Westerly line of said Tract A, a distance of 25.00 feet, to the POINT OF BEGINNING.

AND ALSO:

Project Area 4 Description:

Part of platted and unplatted land in Section 01, Township 11 South, Range 23 East, Section 02, Township 11 South, Range 23 East, Section 11, Township 11 South, Range 23 East, Section 12, Township 11 South, Range 23 East, Section 35, Township 10 South, Range 23 East, Section 36, Township 10 South, Range 23 East, Section 6, Township 11 South, Range 24 East, and Section 7, Township 11 South, Range 24 East, all being in Kansas City, Wyandotte County, Kansas and being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of said Section 1, Township 11 South, Range 23 East; thence South 01 degrees 58 minutes 52 seconds East, a distance of 50.00 feet, to a point on the South Right-of-Way line of Parallel Parkway, as now established, said point also being on the North line of Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, said point also being the POINT OF BEGINNING; thence South 88 degrees 01 minutes 07 seconds West, along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 173.97 feet; thence South 82 degrees 59 minutes 09 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 170.99 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 84.91 feet; thence South 89 degrees 14 minutes 18 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 234.91 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, and along the North line of Laffoons Lakeview, a subdivision in Kansas City, Wyandotte County, Kansas, a distance of 460.02 feet; thence North 02 degrees 22 minutes 58 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 42.17 feet; thence South 54 degrees 19 minutes 23 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 72.10 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 325.52 feet, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the East Right-of-Way line of Interstate Highway No. 435, as now established; thence Westerly to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of said Interstate Highway No. 435; thence Southeasterly, along the West Right-of-Way line of said Interstate Highway No. 435, to the point of intersection of the West Right-of-Way line of said Interstate Highway No. 435 and the Northerly Right-of-Way line of State Avenue, as now established; thence Southerly, continuing along the West Right-of-Way line of said

Interstate Highway No. 435, to the point of intersection of the West Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue, to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Village West Parkway, as now established; thence Northwesterly to the point of intersection of the Southwesterly Right-of-Way line of said State Avenue and the Westerly Right-of-Way line of said Village West Parkway; thence Northeasterly to the point of intersection of the Northeasterly Right-of-Way line of said State Avenue and the Westerly Right-of-Way line of said Village West Parkway; thence Northwesterly then Westerly, along the Northeasterly and Northerly Right-of-Way line of said State Avenue, to the point of intersection of the Northerly Right-of-Way line of said State Avenue and the East Right-of-Way line of 110th Street, as now established; thence Northerly, along the East Right-of-Way line of said 110th Street, to the point of intersection of the East Right-of-Way line of said 110th Street and the South Right-of-Way line of said Parallel Parkway; thence Easterly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the Southerly prolongation of the East line of Parallel Heights, a subdivision in Kansas City, Wyandotte County, Kansas; thence Northerly, along said Southerly prolongation and along the East line of said Parallel Heights, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of said Interstate Highway No. 435; thence Easterly, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the East Right-of-Way line of said Interstate Highway No. 435; thence Easterly, along the North Right-of-Way line of said Parallel Parkway, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the Northerly prolongation of the East Right-of-Way line of N. 94th Street, as now established; thence Southerly, along said Northerly prolongation and along the East Right-of-Way line of said N. 94th Street, to the point of intersection of the East Right-of-Way line of said N. 94th Street and the North line of the Southwest Quarter of said Section 6, Township 11 South, Range 24 East; thence Easterly, along the North line of said Southwest Quarter to the point of intersection of the North line of said Southwest Quarter and the West Right-of-Way line of N. 90th Street, as now established; thence Southerly, along the West Right-of-Way line of said N. 90th Street, to the Northeast corner of Parcel No. 938501; thence Westerly, along the North line of said Parcel No. 938501, to the Northwest corner thereof; thence Southerly, along the West line of Parcel Nos. 938501 thru 938508, to the Southwest corner of said Parcel No. 938508, said point also being on the North Right-of-Way line of said State Avenue; thence Easterly, along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of said N. 90th Street; thence Easterly to the point of intersection of the North Right-of-Way line of said State Avenue and the East Right-of-Way line of said N. 90th Street; thence Southerly, to the point of intersection of the East Right-of-Way line of said N. 90th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue, to the point of intersection of the Westerly prolongation of the South Right-of-Way line of said State Avenue and the West Right-of-Way line of said N. 94th Street; thence Northerly, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Northerly, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the North Right-of-Way line of said State Avenue, said point also being on the East line of said Schlitterbahn Vacation Village; thence North 02 degrees 14 minutes 32 seconds West, along the West

Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 645.04 feet; thence North 87 degrees 45 minutes 28 seconds East, continuing along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 15.00 feet; thence North 02 degrees 14 minutes 32 seconds West, continuing along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 910.24 feet, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street at the Southeast corner of an unplatted tract of land; thence Northerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of an unplatted tract of land and along the East line of Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence North 02 degrees 11 minutes 59 seconds West, along the East line of said Schlitterbahn Vacation Village and continuing along the West Right-of-Way line of said N. 94th Street, a distance of 50.00 feet, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence Northerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of Replat of Lots 5 to 37, Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, and along the East line of unplatted tracts of land, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said Parallel Parkway; thence Westerly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village at the Northwest corner of an unplatted tract of land; thence South 02 degrees 11 minutes 59 seconds East, departing the South Right-of-Way line of said Parallel Parkway, and along the East line of said Schlitterbahn Vacation Village, a distance of 245.05 feet; thence South 62 degrees 48 minutes 12 seconds West, departing the East line of said Schlitterbahn Vacation Village, a distance of 301.92 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 181.85 feet; thence South 34 degrees 59 minutes 43 seconds West, a distance of 207.82 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 492.40 feet; thence South 75 degrees 42 minutes 31 seconds West, a distance of 930.96 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 770.80 feet; thence North 01 degrees 01 minutes 01 seconds West, a distance of 258.55 feet; thence South 89 degrees 03 minutes 39 seconds West 264.66 feet, to a point on a non-tangent curve; thence Northerly, along a curve to the right, whose initial tangent bearing is North 13 degrees 39 minutes 50 seconds West, having a radius of 5,654.58 feet and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 190.36 feet; thence South 29 degrees 19 minutes 48 seconds East, a distance of 62.94 feet; thence North 89 degrees 01 minutes 58 seconds East, a distance of 148.05 feet; thence North 00 degrees 55 minutes 56 seconds West, a distance of 582.69 feet, to a point on the North line of said Schlitterbahn Vacation Village, said point also being on the South Right-of-Way line of said Parallel Parkway; thence South 88 degrees 00 minutes 23 seconds West, along the North line of said Schlitterbahn Vacation Village and the South Right-of-Way line of said Parallel Parkway, a distance of 183.19 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom Lots 1 thru 16, Lots 23 thru 34 and Lot 107, San Marcos Village Addition, a subdivision in Kansas City, Wyandotte County, Kansas, AND ALSO EXCEPTING Parcel Nos. 938509 and 938510.

AND ALSO:

Project Area 5 Description:

Part of Lot 1, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, along with a portion of unplatted land, all being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

BEGINNING at the Southwest corner of the Northeast Quarter of said Section 1, Township 11 South, Range 23 East; thence North 02 degrees 19 minutes 21 seconds West, along the West line of said Northeast Quarter, a distance of 57.88 feet; thence North 11 degrees 57 minutes 29 seconds West, departing the West line of said Northeast Quarter, a distance of 276.31 feet; thence North 89 degrees 01 minutes 58 seconds East, a distance of 195.18 feet; thence North 01 degrees 01 minutes 01 seconds West, a distance of 36.96 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 770.80 feet; thence North 75 degrees 42 minutes 31 seconds East, a distance of 930.96 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 492.40 feet; thence North 34 degrees 59 minutes 43 seconds East, a distance of 207.82 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 181.85 feet; thence North 62 degrees 48 minutes 12 seconds East, a distance of 301.92 feet, to a point on the Easterly line of said Schlitterbahn Vacation Village; thence North 02 degrees 11 minutes 59 seconds West, along the Easterly line of said Schlitterbahn Vacation Village, a distance of 245.05 feet, to the point of intersection of the Easterly line of said Schlitterbahn Vacation Village and the South Right-of-Way line of Parallel Parkway, as now established; thence Easterly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, along the West Right-of-Way line of said N. 94th Street and along the East line of an unplatted tract of land and along the East line of Replat of Lots 5 to 37, Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the Easterly line of said Schlitterbahn Vacation Village; thence South 02 degrees 11 minutes 59 seconds East, continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of said Schlitterbahn Vacation Village, a distance of 50.00 feet, to the point of intersection of the Easterly line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence Southerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street and along the East line of Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, and along an unplatted tract of land, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street, at the Southeast corner of an unplatted tract of land; thence South 87 degrees 45 minutes 28 seconds West, departing the West Right-of-Way line of said N. 94th Street, and along the Easterly line of said Schlitterbahn Vacation Village, a distance of 272.37 feet; thence Nroth 69 degrees 44 minutes 32 seconds West, departing the Easterly line of said Schlitterbahn Vacation Village, a

distance of 730.33 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 696.01 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 685.13 feet, to a point on the North line of the Southeast Quarter of said Section 1; thence South 87 degrees 30 minutes 09 seconds West, along the North line of the Southeast Quarter of said Section 1, a distance of 1,003.58 feet, to the POINT OF BEGINNING.

PROJECT AREA 2A

File No. 014-0347
Schlitterbahn
April 15, 2015

Project Area 2A Description:

All of Lots 1, 3, 4-A, 4-B & 7, along with part of Tracts A & B and Lots 5, & 6, Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Tract 1:

All of Lots 1, 4-A & 4-B of said Legends Auto Plaza.

AND ALSO:

Tract 2:

BEGINNING at the Northeast corner of said Lot 3, said point also being the point of intersection of the South Right-of-Way line of Parallel Parkway and the West Right-of-Way line of N. 98th Street, as established with said Legends Auto Plaza; thence Southerly, along the East line of Lot 3, Tract B, and Lot 6, and along the West Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing of South 02 degrees 13 minutes 58 seconds East, having a radius of 5,804.58 feet and through a central angle of 05 degrees 58 minutes 07 seconds, an arc length of 604.68 feet; thence South 81 degrees 30 minutes 09 seconds West, departing the East line of said Lot 6 and the West Right-of-Way line of said N. 98th Street, a distance of 0.08 feet, to a point of curvature; thence Westerly, along a curve to the right, having a radius of 220.00 feet and through a central angle of 17 degrees 18 minutes 38 seconds, an arc length of 66.47 feet, to a point of tangency; thence North 81 degrees 11 minutes 14 seconds West, a distance of 138.78 feet, to a point of curvature; thence Westerly, along a curve to the left, having a radius of 280.00 feet and through a central angle of 17 degrees 48 minutes 27 seconds, an arc length of 87.02 feet, to a point on the Southerly prolongation of the West line of said Lot 3; thence North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 3 and its Southerly prolongation, a distance of 576.20 feet, to the Northwest corner of said Lot 3, said point also being on the South Right-of-Way line of said Parallel Parkway; thence North 89 degrees 14 minutes 17 seconds East, along the North line of said Lot 3 and along the South Right-of-Way line of said Parallel Parkway, a distance of 175.43 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the North line of said Lot 3 and the South Right-of-Way line of said Parallel Parkway, a distance of 59.91 feet, to the POINT OF BEGINNING.

AND ALSO:

Tract 3:

BEGINNING at the Southwest corner of said Lot 5, said point also being on the Easterly line of said Tract B; thence North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 5 and along the Easterly line of said Tract B, a distance of 559.99 feet, to a point of

curvature; thence Northerly, Northeasterly and Easterly, continuing along the West line and along the North line of said Lot 5, and continuing along the Easterly line and along the Southerly line of said Tract B, and along a curve to the right, having a radius of 15.00 feet and through a central angle of 90 degrees 01 minutes 50 seconds, an arc length of 23.57 feet, to a point of tangency; thence South 89 degrees 59 minutes 00 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, a distance of 79.87 feet, to a point of curvature; thence Easterly and Northeasterly, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and along a curve to the left, having a radius of 330.00 feet and through a central angle of 23 degrees 15 minutes 39 second, an arc length of 133.97 feet, to a point of tangency; thence North 66 degrees 45 minutes 21 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and their Easterly prolongation, a distance of 256.87 feet, to a point of curvature; thence Northeasterly, Easterly and Southeasterly, along a curve to the right, having a radius of 185.00 feet and through a central angle of 38 degrees 46 minutes 48 seconds, an arc length of 125.22 feet, to a point of reverse curvature; thence Southeasterly and Easterly, along a curve to the left, having a radius of 515.00 and through a central angle of 06 degrees 50 minutes 11 seconds, an arc length of 61.45 feet, to a point of tangency; thence South 81 degrees 18 minutes 03 seconds East, a distance of 74.97 feet, to a point of curvature; thence Easterly, along a curve to the left, having a radius of 290.00 feet and through a central angle of 17 degrees 11 minutes 48 seconds, an arc length of 87.04 feet, to a point of tangency; thence North 81 degrees 30 minutes 09 seconds East, a distance of 0.14 feet, to a point on the East line of said Lot 6, said point also being on the West Right-of-Way line of said N. 98th Street, said point also being on a non-tangent curve; thence Southerly and Southeasterly, along the East line of Lots 6 and 7 and the Easterly line of said Tract B, and along a curve to the left, whose initial tangent bearing is South 08 degrees 53 minutes 33 seconds East, having a radius of 5,804.58 feet and through a central angle of 04 degrees 46 minutes 23 seconds, an arc length of 483.54 feet, to the Northeasterly corner of said Tract A; thence South 76 degrees 23 minutes 16 seconds West, departing the West Right-of-Way line of said N. 98th Street, a distance of 60.00 feet; thence North 82 degrees 31 minutes 36 seconds West, a distance of 330.64 feet; thence South 89 degrees 59 minutes 10 seconds West, a distance of 184.56 feet; thence South 00 degrees 01 minutes 03 seconds West, a distance of 241.90 feet, to a point on the South line of said Lot 5, said point also being on the North line of Lot 9 of said Legends Auto Plaza; thence North 89 degrees 58 minutes 57 seconds West, along the South line of said Lot 5 and along the North line of said Lot 9 a distance of 328.41 feet, to the POINT OF BEGINNING.

PROJECT AREA 2B

File No. 014-0347
Schlitterbahn
April 15, 2015

Project Area 2B Description:

Part of Tract A, Lot Line Adjustment Survey, Lots 1 & 2, Schlitterbahn Vacation Village; All of Tract B, and all of that part of France Family Drive, State Avenue and N. 98th Street Right-of-Ways as established within Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas; All of Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas; along with a portion of unplatted land, lying in Section 1, Township 11 South, Range 23 East, and Section 12, Township 11 South, Range 23 East, all being more particularly described as follows:

BEGINNING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to a point on the South Right-of-Way line of France Family Drive, as now established; thence South 87 degrees 20 minutes 51 seconds West, along the South Right-of-Way line of said France Family Drive, a distance of 281.92 feet, to a point on a non-tangent curve; thence Southwesterly, departing the South Right-of-Way line of said France Family Drive, and along the Northeasterly prolongation of the Northerly line of Tract B of said Lot Line Adjustment Survey, and along a curve to the right, whose initial tangent bearing is South 44 degrees 08 minutes 09 seconds West, having a radius of 650.00 feet, and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point of tangency; thence South 72 degrees 44 minutes 36 seconds West, continuing along the Northerly line of said Tract B, a distance of 346.32 feet, to a point of curvature; thence Southwesterly, Southerly and Southeasterly, continuing along the Northerly line and along the Westerly line of said Tract B, and along a curve to the left, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point on the Northeasterly Right-of-Way line of N. 98th Street, as now established, said point also being on the Westerly line of said Tract B, said point also being a point of tangency; thence South 20 degrees 06 minutes 06 seconds East, along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly line of said Tract B, and along the Westerly Line of Tract A of said Lot Line Adjustment Survey, a distance of 253.32 feet, to a point of curvature; thence Southeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly line of Tract A, of said Lot Line Adjustment Survey, and along a curve to the left, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence South 47 degrees 24 minutes 39 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly and Southerly line of Tract A, of said Lot Line Adjustment Survey, a distance of 624.55 feet, to a point of curvature; thence Southeasterly, Easterly and Northeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of Tract A, of said Lot Line Adjustment Survey, and along a curve to the left, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of reverse curvature; thence Northeasterly, Easterly, Southeasterly and Southerly,

Southerly line of Tract A, of said Lot Line Adjustment Survey, and along a curve to the right, having a radius of 575.00 feet and a central angle of 122 degrees 03 minutes 50 seconds, an arc length of 1,224.99 feet, to a point of tangency; thence South 02 degrees 19 minutes 17 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of Tract A, of said Lot Line Adjustment Survey, a distance of 65.73 feet, to the point of intersection of the Northeasterly Right-of-Way line of said N. 98th Street and the North Right-of-Way line of State Avenue, as now established; thence North 87 degrees 42 minutes 57 seconds East, continuing along the Southerly line of Tract A, of said Lot Line Adjustment Survey, and along the North Right-of-Way line of said State Avenue, a distance of 61.74 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of Tract A, of said Lot Line Adjustment Survey, lying on the West side of an unplatted piece of land; thence Southerly, departing the Southerly line of Tract A, of said Lot Line Adjustment Survey, and continuing along the North Right-of-Way line of said State Avenue; thence Easterly, continuing along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of Tract A, of said Lot Line Adjustment Survey, lying on the East side of an unplatted piece of land; thence South 64 degrees 52 minutes 17 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of Tract A, of said Lot Line Adjustment Survey, a distance of 13.73 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of Tract A, of said Lot Line Adjustment Survey, a distance of 881.99 feet; thence North 53 degrees 02 minutes 04 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of Tract A, of said Lot Line Adjustment Survey, a distance of 61.51 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, departing the North Right-of-Way line of said State Avenue, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435, as now established; thence Northerly, departing the South Right-of-Way line of said State Avenue and along the Easterly Right-of-Way line of said Interstate Highway No. 435 to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the North Right-of-Way line of said State Avenue, said point also being the Southwesterly corner of Tract A of said Schlitterbahn Vacation Village; thence South 86 degrees 36 minutes 43 seconds East, along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 246.20 feet; thence South 77 degrees 39 minutes 21 seconds East, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 92.23 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, and along the South line of Lot 3 of said Schlitterbahn Vacation Village, a distance of 925.88 feet to a point of curvature, said point also being the point of intersection of the North Right-of-Way line of said State Avenue and the Southwesterly Right-of-Way line of said N. 98th Street; thence Northeasterly, Northerly and Northwesterly, departing the North Right-of-Way line of said State Avenue, and along the Southwesterly Right-of-Way line of said N. 98th Street, and along the Easterly and Northeasterly line of said Lot 3, and along a curve to the left, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03 seconds, an arc length of 377.00

feet, to a point of compound curvature; thence Northwesterly, Westerly and Southwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and along the Easterly and Northerly line of said Lot 3, and along a curve to the left, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Lot 3 and along the Northerly line of said Tract A, and along a curve to the right, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc length of 1,108.35 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Tract A, a distance of 29.19 feet, to the Southeast corner of Tract B of said Schlitterbahn Vacation Village; thence South 42 degrees 35 minutes 21 seconds West, departing the Southwesterly Right-of-Way line of said N. 98th Street, along the Southeasterly line of said Tract B, and continuing along the Northerly line of said Tract A, a distance of 25.00 feet, to a point on the Easterly Right-of-Way line of said Interstate Highway No. 435, said point also being on the Westerly line of said Tract B; thence North 47 degrees 24 minutes 39 seconds West, along the Easterly Right-of-Way line of said Interstate Highway No. 435 and the Westerly line of said Tract B, a distance of 814.00 feet; thence North 20 degrees 07 minutes 39 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435 and the Westerly line of said Tract B, a distance of 1,498.22 feet to a point on the South line of the Northwest Quarter of said Section 1, said point also being the Southwest corner of said Legends Auto Plaza; thence North 15 degrees 56 minutes 18 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435 and along the West line of said Legends Auto Plaza, a distance of 938.56 feet; thence North 13 degrees 58 minutes 29 seconds East, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, and along the West line of said Legends Auto Plaza, a distance of 568.70 feet; thence North 74 degrees 54 minutes 27 seconds West, departing the Easterly Right-of-Way line of said Interstate Highway No. 435 and the West line of said Legends Auto Plaza, a distance of 130.08 feet; thence North 01 degrees 35 minutes 51 seconds West, a distance of 255.72 feet to the Westerly prolongation of the South Right-of-Way line of Parallel Parkway, as now established; thence North 88 degrees 01 minutes 07 seconds East, along the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway, a distance of 370.61 feet, to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said Parallel Parkway, said point also being the Northwest corner of said Legends Auto Plaza; thence North 88 degrees 01 minutes 07 seconds East, along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Legends Auto Plaza, a distance of 150.00 feet; thence South 01 degrees 58 minutes 53 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Legends Auto Plaza, a distance of 10.00 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Legends Auto Plaza, a distance of 140.02 feet; thence North 54 degrees 20 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and along the North line of said Legends Auto Plaza, and their Northeasterly prolongation, a distance of 72.12 feet; thence North 88 degrees 01 minutes 07 seconds East, a distance of 61.99 feet; thence South 02 degrees 22 minutes 58 seconds East, a distance of 10.00 feet, to a point on the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway and of the North line of said Legends Auto

Plaza; thence North 88 degrees 01 minutes 07 seconds East, along said Westerly prolongation and along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Legends Auto Plaza, a distance of 451.28 feet; thence North 89 degrees 11 minutes 40 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and along the North line of said Legends Auto Plaza, a distance of 243.64 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Legends Auto Plaza, a distance of 84.91 feet; thence North 82 degrees 59 minutes 09 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 170.99 feet, to a point on the North line of Tract A of said Lot Line Adjustment Survey; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and along the North line of Tract A of said Lot Line Adjustment Survey, a distance of 173.97 feet; thence North 88 degrees 00 minutes 23 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of Tract A of said Lot Line Adjustment Survey, a distance of 183.19 feet; thence South 00 degrees 55 minutes 56 seconds East, departing the South Right-of-Way line of said State Avenue and the North line of Tract A of said Lot Line Adjustment Survey, a distance of 582.69 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 148.05 feet; thence North 29 degrees 19 minutes 48 seconds West, a distance of 62.94 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 190.36 feet, to a point on a non-tangent curve; thence Southerly, along a curve to the left, whose initial tangent bearing is South 07 degrees 20 minutes 18 seconds East, having a radius of 5,654.58 feet, and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet, to a point on a non-tangent line; thence North 89 degrees 03 minutes 39 seconds East, a distance of 264.66 feet; thence South 01 degrees 01 minutes 01 seconds East, a distance of 295.50 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 195.18 feet, to a point on a non-tangent curve; thence Southerly, along a curve to the right, whose initial tangent bearing is South 13 degrees 19 minutes 19 seconds East, having a radius of 5,804.58 feet and a central angle of 02 degrees 43 minutes 40 seconds, an arc length of 276.34 feet, to a point on a non-tangent line, said point also being on the East line of the Northwest Quarter of said Section 1; thence South 02 degrees 19 minutes 21 seconds East, along the East line of said Northwest Quarter, a distance of 57.88 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom, all of the following described tracts;

All of Lots 1, 3, 4-A, 4-B & 7, along with part of Tracts A & B and Lots 5, & 6, Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Tract 1:

All of Lots 1, 4-A & 4-B of said Legends Auto Plaza.

AND ALSO:

Tract 2:

BEGINNING at the Northeast corner of said Lot 3, said point also being the point of intersection of the South Right-of-Way line of Parallel Parkway and the West Right-of-Way line of N. 98th

Street, as established with said Legends Auto Plaza; thence Southerly, along the East line of Lot 3, Tract B, and Lot 6, and along the West Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing of South 02 degrees 13 minutes 58 seconds East, having a radius of 5,804.58 feet and through a central angle of 05 degrees 58 minutes 07 seconds, an arc length of 604.68 feet; thence South 81 degrees 30 minutes 09 seconds West, departing the East line of said Lot 6 and the West Right-of-Way line of said N. 98th Street, a distance of 0.08 feet, to a point of curvature; thence Westerly, along a curve to the right, having a radius of 220.00 feet and through a central angle of 17 degrees 18 minutes 38 seconds, an arc length of 66.47 feet, to a point of tangency; thence North 81 degrees 11 minutes 14 seconds West, a distance of 138.78 feet, to a point of curvature; thence Westerly, along a curve to the left, having a radius of 280.00 feet and through a central angle of 17 degrees 48 minutes 27 seconds, an arc length of 87.02 feet, to a point on the Southerly prolongation of the West line of said Lot 3; thence North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 3 and its Southerly prolongation, a distance of 576.20 feet, to the Northwest corner of said Lot 3, said point also being on the South Right-of-Way line of said Parallel Parkway; thence North 89 degrees 14 minutes 17 seconds East, along the North line of said Lot 3 and along the South Right-of-Way line of said Parallel Parkway, a distance of 175.43 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the North line of said Lot 3 and the South Right-of-Way line of said Parallel Parkway, a distance of 59.91 feet, to the POINT OF BEGINNING.

AND ALSO:

Tract 3:

BEGINNING at the Southwest corner of said Lot 5, said point also being on the Easterly line of said Tract B; thence North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 5 and along the Easterly line of said Tract B, a distance of 559.99 feet, to a point of curvature; thence Northerly, Northeasterly and Easterly, continuing along the West line and along the North line of said Lot 5, and continuing along the Easterly line and along the Southerly line of said Tract B, and along a curve to the right, having a radius of 15.00 feet and through a central angle of 90 degrees 01 minutes 50 seconds, an arc length of 23.57 feet, to a point of tangency; thence South 89 degrees 59 minutes 00 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, a distance of 79.87 feet, to a point of curvature; thence Easterly and Northeasterly, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and along a curve to the left, having a radius of 330.00 feet and through a central angle of 23 degrees 15 minutes 39 second, an arc length of 133.97 feet, to a point of tangency; thence North 66 degrees 45 minutes 21 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and their Easterly prolongation, a distance of 256.87 feet, to a point of curvature; thence Northeasterly, Easterly and Southeasterly, along a curve to the right, having a radius of 185.00 feet and through a central angle of 38 degrees 46 minutes 48 seconds, an arc length of 125.22 feet, to a point of reverse curvature; thence Southeasterly and Easterly, along a curve to the left, having a radius of 515.00 and through a central angle of 06 degrees 50 minutes 11 seconds, an arc length of 61.45 feet, to a point of tangency; thence South 81 degrees 18 minutes 03 seconds East, a distance of 74.97 feet, to a point of curvature; thence Easterly, along a curve to the left, having a radius of 290.00 feet and through a central angle of 17 degrees 11 minutes 48 seconds, an arc length of 87.04 feet, to a point of tangency; thence North 81 degrees 30 minutes 09 seconds East, a distance of 0.14 feet,

to a point on the East line of said Lot 6, said point also being on the West Right-of-Way line of said N. 98th Street, said point also being on a non-tangent curve; thence Southerly and Southeasterly, along the East line of Lots 6 and 7 and the Easterly line of said Tract B, and along a curve to the left, whose initial tangent bearing is South 08 degrees 53 minutes 33 seconds East, having a radius of 5,804.58 feet and through a central angle of 04 degrees 46 minutes 23 seconds, an arc length of 483.54 feet, to the Northeasterly corner of said Tract A; thence South 76 degrees 23 minutes 16 seconds West, departing the West Right-of-Way line of said N. 98th Street, a distance of 60.00 feet; thence North 82 degrees 31 minutes 36 seconds West, a distance of 330.64 feet; thence South 89 degrees 59 minutes 10 seconds West, a distance of 184.56 feet; thence South 00 degrees 01 minutes 03 seconds West, a distance of 241.90 feet, to a point on the South line of said Lot 5, said point also being on the North line of Lot 9 of said Legends Auto Plaza; thence North 89 degrees 58 minutes 57 seconds West, along the South line of said Lot 5 and along the North line of said Lot 9 a distance of 328.41 feet, to the POINT OF BEGINNING.

EXHIBIT D-3

SECOND AMENDMENT TO AMENDED AND RESTATED DISTRICT PLAN

SEE ATTACHED

SECOND AMENDMENT TO
AMENDED AND RESTATED STAR BOND DISTRICT PLAN

FOR

VILLAGE EAST STAR BOND DISTRICT

June ___, 2017

DESCRIPTION OF SECOND AMENDMENT TO
AMENDED & RESTATED DISTRICT PLAN

In August 2014, pursuant to the Kansas STAR Bonds Financing Act, K.S.A. 12-17, 160, *et seq*. (the "**Act**"), the Unified Government of Wyandotte County/Kansas City, Kansas (the "**Unified Government**") approved the Amended and Restated District Plan (the "**2014 District Plan**") for the Village East STAR Bond Project District (the "**District**"). In June 2015, pursuant to the Act the Unified Government approved the First Amendment to the Amended and Restated District Plan (the "**2015 District Plan**") for the District.

The Unified Government now wishes to and hereby does further amend the 2014 District Plan as follows:

- The general description of potential buildings and uses in Project Area 3 set forth in the 2014 District Plan shall be revised as follows:

  Project Area 3 may be described in a general manner as development of multiple buildings with various potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, multi-family residential units, an automotive plaza, sports facilities, retail and restaurants, and/or other commercial uses, as well as certain associated streets and other infrastructure.

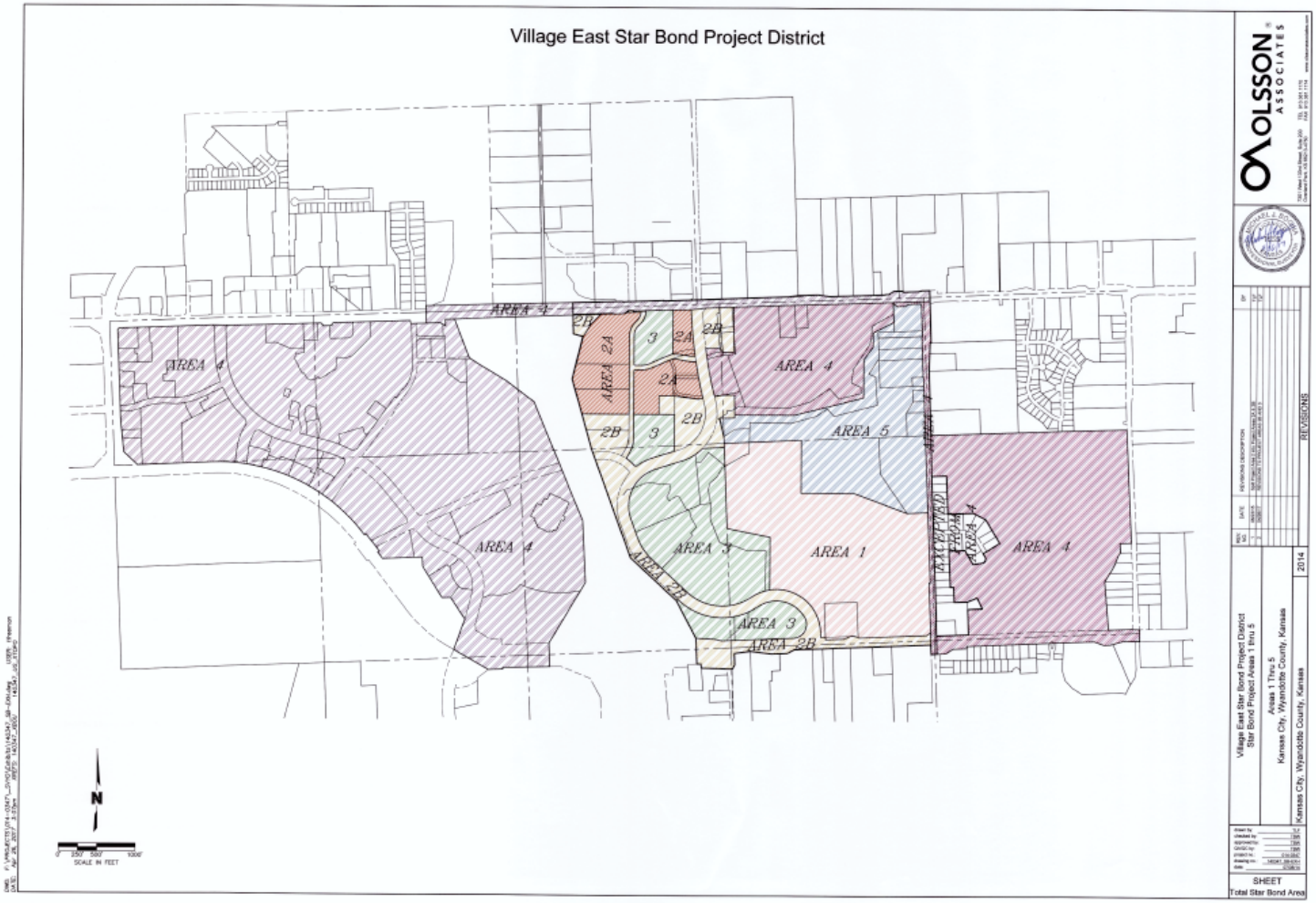
- The depiction of the overall District boundaries and project areas, as well as the specific depiction of Project Areas 2B and 3, as set forth on "Exhibit A" to the 2014 District Plan, are hereby replaced with the depiction of the overall District boundaries and project areas, and the separate depictions of Project Areas 2B and 3, as attached hereto as ***Exhibit A***.

- The legal description of the overall District boundaries and project areas, as well as the specific description of Project Areas 2B and 3, as set forth on "Exhibit B" to the 2014 District Plan, are hereby replaced with the legal descriptions of the overall District and project areas, and the separate descriptions of Project Areas 2B and 3, as attached hereto as ***Exhibit B***.

This Second Amendment to the 2014 District Plan amends the 2014 District Plan, as amended by the 2015 District Plan, as set forth above, and all other portions of the 2014 District Plan, as amended by the 2015 District Plan, continue unchanged in full force and effect.

EXHIBIT A

DISTRICT / PROJECT AREAS BOUNDARY MAP



PROJECT AREA 2B

PROJECT AREA 3

EXHIBIT B

DISTRICT / PROJECT AREAS LEGAL DESCRIPTIONS

DISTRICT

File No. 014-0347
Schlitterbahn
July 10, 2014
Revised April 26, 2017

Overall Star Bond Project Areas 1 thru 5 Description:

Part of platted and unplatted land in Section 01, Township 11 South, Range 23 East, Section 02, Township 11 South, Range 23 East, Section 11, Township 11 South, Range 23 East, Section 12, Township 11 South, Range 23 East, Section 35, Township 10 South, Range 23 East, Section 36, Township 10 South, Range 23 East, Section 6, Township 11 South, Range 24 East, and Section 7, Township 11 South, Range 24 East, all being in Kansas City, Wyandotte County, Kansas and being more particularly described as follows:

Star Bond Project Area 1

Part of Lot 1, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, along with a portion of unplatted land, all being in the Southeast Quarter of Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter of said Section 1, Township 11 South, Range 23 East; thence North 87 degrees 30 minutes 09 seconds East, along the North line of said Southeast Quarter, a distance of 1,003.58 feet; thence South 00 degrees 00 minutes 00 seconds East, departing the North line of said Southeast Quarter, a distance of 685.13 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 696.01 feet; thence South 69 degrees 44 minutes 32 seconds East, a distance of 730.33 feet, to a point on the Easterly line of said Lot 1; thence North 87 degrees 45 minutes 28 seconds, along the Easterly line of said Lot 1, a distance of 272.37 feet, to a point on the West Right-of-Way line of N. 94th Street, as now established; thence South 02 degrees 14 minutes 32 seconds East, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 910.24 feet; thence South 87 degrees 45 minutes 28 seconds West, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 15.00 feet; thence South 02 degrees 14 minutes 32 seconds East, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 645.04 feet to the point of intersection of the West Right-of-Way line said N. 94th Street and the North Right-of-Way line of State Avenue, as now established; thence South 53 degrees 02 minutes 04 seconds West, continuing along the Easterly line of said Lot 1, and along the North Right-of-Way line of said State Avenue, a distance of 61.51 feet; thence South 87 degrees 42 minutes 57 seconds West, along the South line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 881.99 feet; thence North 64 degrees 52 minutes 17 seconds West, continuing along the South line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 13.73 feet; thence in a Westerly direction, departing the South line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue, to a point of intersection of the South Right-of-Way line of said State Avenue and the

South line of said Lot 1; thence South 87 degrees 42 minutes 57 seconds West, along the South line of said Lot 1 and continuing along the North Right-of-Way line of said State Avenue, a distance of 61.75 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence North 02 degrees 18 minutes 50 seconds West, departing the North Right-of-Way line of said State Avenue and along the Northeasterly Right-of-Way line of said N. 98th Street and continuing along the Southerly line of said Lot 1, a distance of 65.74 feet, to a point of curvature; thence Northerly, Northwesterly and Westerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1 and along a curve to the left, having a radius of 575.00 feet and a central angle of 96 degrees 39 minutes 25 seconds, an arc length of 970.01 feet; thence North 00 degrees 00 minutes 00 seconds East, departing the Northeasterly Right-of-Way line of said N. 98th Street and the Southerly line of said Lot 1, a distance of 681.26 feet; thence North 78 degrees 38 minutes 12 seconds West, a distance of 570.99 feet, to a point on the West line of the Southeast Quarter of said Section 1; thence North 02 degrees 20 minutes 41 seconds West, along the West line of the Southeast Quarter of said Section 1, a distance of 1,102.14 feet to the POINT OF BEGINNING.

AND ALSO:

Project Area 2A Description:

All of Lots 1, 3, 4-A, 4-B & 7, along with part of Tracts A & B and Lots 5, & 6, Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Tract 1:

All of Lots 1, 4-A & 4-B of said Legends Auto Plaza.

AND ALSO:

Tract 2:

BEGINNING at the Northeast corner of said Lot 3, said point also being the point of intersection of the South Right-of-Way line of Parallel Parkway and the West Right-of-Way line of N. 98th Street, as established with said Legends Auto Plaza; thence Southerly, along the East line of Lot 3, Tract B, and Lot 6, and along the West Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing of South 02 degrees 13 minutes 58 seconds East, having a radius of 5,804.58 feet and through a central angle of 05 degrees 58 minutes 07 seconds, an arc length of 604.68 feet; thence South 81 degrees 30 minutes 09 seconds West, departing the East line of said Lot 6 and the West Right-of-Way line of said N. 98th Street, a distance of 0.08 feet, to a point of curvature; thence Westerly, along a curve to the right, having a radius of 220.00 feet and through a central angle of 17 degrees 18 minutes 38 seconds, an arc length of 66.47 feet, to a point of tangency; thence North 81 degrees 11 minutes 14 seconds West, a distance of 138.78 feet, to a point of curvature; thence Westerly, along a curve to the left, having a radius of 280.00 feet and through a central angle of 17 degrees 48 minutes 27 seconds, an arc length of 87.02 feet, to a point on the Southerly prolongation of the West line of said Lot 3; thence

North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 3 and its Southerly prolongation, a distance of 576.20 feet, to the Northwest corner of said Lot 3, said point also being on the South Right-of-Way line of said Parallel Parkway; thence North 89 degrees 14 minutes 17 seconds East, along the North line of said Lot 3 and along the South Right-of-Way line of said Parallel Parkway, a distance of 175.43 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the North line of said Lot 3 and the South Right-of-Way line of said Parallel Parkway, a distance of 59.91 feet, to the POINT OF BEGINNING.

AND ALSO:

Tract 3:

BEGINNING at the Southwest corner of said Lot 5, said point also being on the Easterly line of said Tract B; thence North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 5 and along the Easterly line of said Tract B, a distance of 559.99 feet, to a point of curvature; thence Northerly, Northeasterly and Easterly, continuing along the West line and along the North line of said Lot 5, and continuing along the Easterly line and along the Southerly line of said Tract B, and along a curve to the right, having a radius of 15.00 feet and through a central angle of 90 degrees 01 minutes 50 seconds, an arc length of 23.57 feet, to a point of tangency; thence South 89 degrees 59 minutes 00 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, a distance of 79.87 feet, to a point of curvature; thence Easterly and Northeasterly, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and along a curve to the left, having a radius of 330.00 feet and through a central angle of 23 degrees 15 minutes 39 second, an arc length of 133.97 feet, to a point of tangency; thence North 66 degrees 45 minutes 21 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and their Easterly prolongation, a distance of 256.87 feet, to a point of curvature; thence Northeasterly, Easterly and Southeasterly, along a curve to the right, having a radius of 185.00 feet and through a central angle of 38 degrees 46 minutes 48 seconds, an arc length of 125.22 feet, to a point of reverse curvature; thence Southeasterly and Easterly, along a curve to the left, having a radius of 515.00 and through a central angle of 06 degrees 50 minutes 11 seconds, an arc length of 61.45 feet, to a point of tangency; thence South 81 degrees 18 minutes 03 seconds East, a distance of 74.97 feet, to a point of curvature; thence Easterly, along a curve to the left, having a radius of 290.00 feet and through a central angle of 17 degrees 11 minutes 48 seconds, an arc length of 87.04 feet, to a point of tangency; thence North 81 degrees 30 minutes 09 seconds East, a distance of 0.14 feet, to a point on the East line of said Lot 6, said point also being on the West Right-of-Way line of said N. 98th Street, said point also being on a non-tangent curve; thence Southerly and Southeasterly, along the East line of Lots 6 and 7 and the Easterly line of said Tract B, and along a curve to the left, whose initial tangent bearing is South 08 degrees 53 minutes 33 seconds East, having a radius of 5,804.58 feet and through a central angle of 04 degrees 46 minutes 23 seconds, an arc length of 483.54 feet, to the Northeasterly corner of said Tract A; thence South 76 degrees 23 minutes 16 seconds West, departing the West Right-of-Way line of said N. 98th Street, a distance of 60.00 feet; thence North 82 degrees 31 minutes 36 seconds West, a distance of 330.64 feet; thence South 89 degrees 59 minutes 10 seconds West, a distance of 184.56 feet; thence South 00 degrees 01 minutes 03 seconds West, a distance of 241.90 feet, to a point on the South line of said Lot 5, said point also being

on the North line of Lot 9 of said Legends Auto Plaza; thence North 89 degrees 58 minutes 57 seconds West, along the South line of said Lot 5 and along the North line of said Lot 9 a distance of 328.41 feet, to the POINT OF BEGINNING.

AND ALSO:

Project Area 2B Description:

All of Tract B, and part of Lot 6, Schlitterbahn Vacation Village Second Plat; All of Lots 8-A, 8-B, and Tract B, and part of Lots 8-C, 8-D, Tracts A and D, Schlitterbahn Vacation Village, Fourth Plat; All of Tracts A and B, Legends Auto Plaza, Second Plat; All of Lots 8-A, 8-B, and Tract B, Legends Auto Plaza, Third Plat; all being subdivisions in Kansas City, Wyandotte County, Kansas; along with all that part of N. 98th Street, France Family Drive and State Avenue, and along with all that part of unplatted land in part of Sections 1 and 12, Township 11 South, Range 23 East, all being more particularly described as follows:

BEGINNING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet; thence South 87 degrees 20 minutes 51 seconds West, departing the East line of said Southwest Quarter, a distance of 281.92 feet, to a point on the Southeasterly Right-of-Way line of N. 98th Street, as now established, said point also being on a non-tangent curve; thence Southwesterly, along the Southeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, whose initial tangent bearing is South 44 degrees 08 minutes 09 seconds West, having a radius of 650.00 feet, and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point of tangency; thence South 72 degrees 44 minutes 36 seconds West, continuing along the Southeasterly Right-of-Way line of said 98th Street, a distance of 346.32 feet, to a point of curvature; thence Southwesterly, Southerly and Southeasterly, continuing along the Southeasterly and Easterly Right-of-Way line of said 98th Street, and along a curve to the left, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence South 20 degrees 06 minutes 06 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Southeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th, and along a curve to the left, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence South 47 degrees 24 minutes 39 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 624.55 feet, to a point of curvature; thence Southeasterly, Easterly and Northeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of reverse curvature; thence Northeasterly, Easterly, Southeasterly and Southerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 575.00 feet and a central angle of 122 degrees 03 minutes 50 seconds, an arc length of 1,224.99 feet, to a point of tangency; thence South 02 degrees 19 minutes 17 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 65.73 feet, to the point of intersection of the Northeasterly Right-of-Way line of said N. 98th Street and the North Right-of-Way

line of State Avenue, as now established; thence North 87 degrees 42 minutes 57 seconds East, along the North Right-of-Way line of said State Avenue, a distance of 61.74 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of Lot 1, of said Schlitterbahn Vacation Village, Second Plat, lying on the West side of an unplatted piece of land; thence Southerly, departing the Southerly line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue; thence Easterly, continuing along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, lying on the East side of an unplatted piece of land; thence South 64 degrees 52 minutes 17 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 13.73 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 881.99 feet; thence North 53 degrees 02 minutes 04 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 61.51 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, departing the North Right-of-Way line of said State Avenue, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435, as now established; thence Northerly, departing the South Right-of-Way line of said State Avenue and along the Easterly Right-of-Way line of said Interstate Highway No. 435 to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the North Right-of-Way line of said State Avenue; thence South 86 degrees 36 minutes 43 seconds East, along the North Right-of-Way line of said State Avenue, a distance of 246.20 feet; thence South 77 degrees 39 minutes 21 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 92.23 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 925.88 feet to a point of curvature, said point also being the point of intersection of the North Right-of-Way line of said State Avenue and the Southwesterly Right-of-Way line of said N. 98th Street; thence Northeasterly, Northerly and Northwesterly, departing the North Right-of-Way line of said State Avenue, and along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03 seconds, an arc length of 377.00 feet, to a point of compound curvature; thence Northwesterly, Westerly and Southwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc length of 1,108.35 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, a distance of 29.19 feet, to the Southeast corner of Tract B of said Schlitterbahn Vacation Village, Second Plat; thence South 42 degrees 35 minutes 21 seconds West, departing the Southwesterly Right-of-Way line of said N. 98th Street, along the Southeasterly line of said Tract B, a distance of 25.00 feet, to a point on the Easterly Right-of-Way line of said Interstate Highway No. 435; thence North 47 degrees 24 minutes 39 seconds West, along the

Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 814.00 feet; thence North 20 degrees 07 minutes 39 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 1,498.22 feet to a point on the South line of the Northwest Quarter of said Section 1; thence North 15 degrees 56 minutes 18 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 938.56 feet; thence North 13 degrees 58 minutes 29 seconds East, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 568.70 feet; thence North 74 degrees 54 minutes 27 seconds West, departing the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 130.08 feet; thence North 01 degrees 35 minutes 51 seconds West, a distance of 255.72 feet to the Westerly prolongation of the South Right-of-Way line of Parallel Parkway, as now established; thence North 88 degrees 01 minutes 07 seconds East, along the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway, a distance of 370.61 feet, to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said Parallel Parkway, said point also being the Northwest corner of said Legends Auto Plaza; thence North 88 degrees 01 minutes 07 seconds East, along the South Right-of-Way line of said Parallel Parkway, a distance of 150.00 feet; thence South 01 degrees 58 minutes 53 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 140.02 feet; thence North 54 degrees 20 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along its Northeasterly prolongation, a distance of 72.12 feet; thence North 88 degrees 01 minutes 07 seconds East, a distance of 61.99 feet; thence South 02 degrees 22 minutes 58 seconds East, a distance of 10.00 feet, to a point on the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway; thence North 88 degrees 01 minutes 07 seconds East, along said Westerly prolongation and along the South Right-of-Way line of said Parallel Parkway, a distance of 451.28 feet; thence North 89 degrees 11 minutes 40 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 243.64 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 84.91 feet; thence North 82 degrees 59 minutes 09 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 170.99 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 173.97 feet; thence North 88 degrees 00 minutes 23 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 183.19 feet; thence South 00 degrees 55 minutes 56 seconds East, departing the South Right-of-Way line of said State Avenue, a distance of 582.69 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 148.05 feet; thence North 29 degrees 19 minutes 48 seconds West, a distance of 62.94 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 190.36 feet, to a point on the East Right-of-Way line of said N. 98th Street, said point also being on a non-tangent curve; thence Southerly, along the East Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 07 degrees 20 minutes 18 seconds East, having a radius of 5,654.58 feet, and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet, to a point on a non-tangent line; thence North 89 degrees 03 minutes 39 seconds East, departing the East Right-of-Way line of said N. 98th Street, a distance of 264.66 feet; thence South 01 degrees 01 minutes 01 seconds East, a distance of 295.50 feet; thence South 89 degrees 01 minutes

58 seconds West, a distance of 195.18 feet, to a point on a non-tangent curve; thence Southerly, along a curve to the right, whose initial tangent bearing is South 13 degrees 19 minutes 19 seconds East, having a radius of 5,804.58 feet and a central angle of 02 degrees 43 minutes 40 seconds, an arc length of 276.34 feet, to a point on a non-tangent line, said point also being on the East line of the Northwest Quarter of said Section 1; thence South 02 degrees 19 minutes 21 seconds East, along the East line of said Northwest Quarter, a distance of 57.88 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom, all of the following described tracts;

All of Lots 1, 2, 4-A, and 4-B, Legends Auto Plaza; Lots 3, 5, 6 and 7, Legends Auto Plaza, Second Plat; and also Lot 9, Legends Auto Plaza, Third Plat.

Project Area 3 Description:

Part of Lots 1 and 6, and all of Lots 2, 3, 4, 5 and Tract A, Schlitterbahn Vacation Village, Second Plat; and all of Lot 2, Legends Auto Plaza; and all of Lot 9, Legends Auto Plaza, Third Plat, all being subdivisions in Kansas City, Wyandotte County, Kansas; being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

TRACT 1:

COMMENCING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to the POINT OF BEGINNING; thence South 02 degrees 20 minutes 41 seconds East, continuing along the East line of said Southwest Quarter, a distance of 1,052.15 feet; thence South 78 degrees 38 minutes 12 seconds East, departing the East line of said Southwest Quarter, a distance of 570.99 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 681.26 feet, to a point on a non-tangent curve, said point also being on the Southerly line of said Lot 1, said point also being on the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence Southwesterly, along the Southerly line of said Lots 1 and 4, and along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 81 degrees 01 minutes 18 seconds West, having a radius of 575.00 feet, and a central angle of 25 degrees 24 minutes 25 seconds, an arc length of 254.98 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southerly line of said Lot 4 and the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 624.55 feet, to a point of curvature; thence Northwesterly, continuing along the Westerly line of said Lot 4 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence North 20 degrees 06 minutes 06 seconds West,

continuing along the Westerly line of said Lots 2 and 4, and along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Northwesterly, Northerly and Northeasterly, along the Westerly line of said Lot 2 and the Southeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence North 72 degrees 44 minutes 36 seconds East, a distance of 346.32 feet, to a point of curvature; thence Northeasterly, continuing along the North line of said Lots 2 and 5, and the Southerly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 650.00 feet and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet; thence North 87 degrees 20 minutes 51 seconds East, departing the South Right-of-Way line of said N. 98th Street, a distance of 281.92 feet, to the POINT OF BEGINNING.

AND ALSO:

TRACT 2:

All of Lot 3 and Tract A, Schlitterbahn Vacation Village, Second Plat, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

TRACT 3:

All of Lot 9, Legends Auto Plaza, Third Plat, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

TRACT 4:

All of Lot 2, Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

Project Area 4 Description:

Part of platted and unplatted land in Section 01, Township 11 South, Range 23 East, Section 02, Township 11 South, Range 23 East, Section 11, Township 11 South, Range 23 East, Section 12, Township 11 South, Range 23 East, Section 35, Township 10 South, Range 23 East, Section 36, Township 10 South, Range 23 East, Section 6, Township 11 South, Range 24 East, and Section 7, Township 11 South, Range 24 East, all being in Kansas City, Wyandotte County, Kansas and being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of said Section 1, Township 11 South, Range 23 East; thence South 01 degrees 58 minutes 52 seconds East, a distance of 50.00 feet, to a point on the South Right-of-Way line of Parallel Parkway, as now established, said point also being on the North line of Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas,

said point also being the POINT OF BEGINNING; thence South 88 degrees 01 minutes 07 seconds West, along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 173.97 feet; thence South 82 degrees 59 minutes 09 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 170.99 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 84.91 feet; thence South 89 degrees 14 minutes 18 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 234.91 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, and along the North line of Laffoons Lakeview, a subdivision in Kansas City, Wyandotte County, Kansas, a distance of 460.02 feet; thence North 02 degrees 22 minutes 58 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 42.17 feet; thence South 54 degrees 19 minutes 23 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 72.10 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 325.52 feet, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the East Right-of-Way line of Interstate Highway No. 435, as now established; thence Westerly to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of said Interstate Highway No. 435; thence Southeasterly, along the West Right-of-Way line of said Interstate Highway No. 435, to the point of intersection of the West Right-of-Way line of said Interstate Highway No. 435 and the Northerly Right-of-Way line of State Avenue, as now established; thence Southerly, continuing along the West Right-of-Way line of said Interstate Highway No. 435, to the point of intersection of the West Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue, to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Village West Parkway, as now established; thence Northwesterly to the point of intersection of the Southwesterly Right-of-Way line of said State Avenue and the Westerly Right-of-Way line of said Village West Parkway; thence Northeasterly to the point of intersection of the Northeasterly Right-of-Way line of said State Avenue and the Westerly Right-of-Way line of said Village West Parkway; thence Northwesterly then Westerly, along the Northeasterly and Northerly Right-of-Way line of said State Avenue, to the point of intersection of the Northerly Right-of-Way line of said State Avenue and the East Right-of-Way line of 110th Street, as now established; thence Northerly, along the East Right-of-Way line of said 110th Street, to the point of intersection of the East Right-of-Way line of said 110th Street and the South Right-of-Way line of said Parallel Parkway; thence Easterly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the Southerly prolongation of the East line of Parallel Heights, a subdivision in Kansas City, Wyandotte County, Kansas; thence Northerly, along said Southerly prolongation and along the East line of said Parallel Heights, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of said Interstate Highway No. 435; thence Easterly, to the point of intersection of the North Right-of-Way line of said

Parallel Parkway and the East Right-of-Way line of said Interstate Highway No. 435; thence Easterly, along the North Right-of-Way line of said Parallel Parkway, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the Northerly prolongation of the East Right-of-Way line of N. 94th Street, as now established; thence Southerly, along said Northerly prolongation and along the East Right-of-Way line of said N. 94th Street, to the point of intersection of the East Right-of-Way line of said N. 94th Street and the North line of the Southwest Quarter of said Section 6, Township 11 South, Range 24 East; thence Easterly, along the North line of said Southwest Quarter to the point of intersection of the North line of said Southwest Quarter and the West Right-of-Way line of N. 90th Street, as now established; thence Southerly, along the West Right-of-Way line of said N. 90th Street, to the Northeast corner of Parcel No. 938501; thence Westerly, along the North line of said Parcel No. 938501, to the Northwest corner thereof; thence Southerly, along the West line of Parcel Nos. 938501 thru 938508, to the Southwest corner of said Parcel No. 938508, said point also being on the North Right-of-Way line of said State Avenue; thence Easterly, along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of said N. 90th Street; thence Easterly to the point of intersection of the North Right-of-Way line of said State Avenue and the East Right-of-Way line of said N. 90th Street; thence Southerly, to the point of intersection of the East Right-of-Way line of said N. 90th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue, to the point of intersection of the Westerly prolongation of the South Right-of-Way line of said State Avenue and the West Right-of-Way line of said N. 94th Street; thence Northerly, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Northerly, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the North Right-of-Way line of said State Avenue, said point also being on the East line of said Schlitterbahn Vacation Village; thence North 02 degrees 14 minutes 32 seconds West, along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 645.04 feet; thence North 87 degrees 45 minutes 28 seconds East, continuing along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 15.00 feet; thence North 02 degrees 14 minutes 32 seconds West, continuing along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 910.24 feet, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street at the Southeast corner of an unplatted tract of land; thence Northerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of an unplatted tract of land and along the East line of Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence North 02 degrees 11 minutes 59 seconds West, along the East line of said Schlitterbahn Vacation Village and continuing along the West Right-of-Way line of said N. 94th Street, a distance of 50.00 feet, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence Northerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of Replat of Lots 5 to 37, Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, and along the East line of unplatted tracts of land, to the point of

intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said Parallel Parkway; thence Westerly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village at the Northwest corner of an unplatted tract of land; thence South 02 degrees 11 minutes 59 seconds East, departing the South Right-of-Way line of said Parallel Parkway, and along the East line of said Schlitterbahn Vacation Village, a distance of 245.05 feet; thence South 62 degrees 48 minutes 12 seconds West, departing the East line of said Schlitterbahn Vacation Village, a distance of 301.92 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 181.85 feet; thence South 34 degrees 59 minutes 43 seconds West, a distance of 207.82 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 492.40 feet; thence South 75 degrees 42 minutes 31 seconds West, a distance of 930.96 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 770.80 feet; thence North 01 degrees 01 minutes 01 seconds West, a distance of 258.55 feet; thence South 89 degrees 03 minutes 39 seconds West 264.66 feet, to a point on a non-tangent curve; thence Northerly, along a curve to the right, whose initial tangent bearing is North 13 degrees 39 minutes 50 seconds West, having a radius of 5,654.58 feet and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 190.36 feet; thence South 29 degrees 19 minutes 48 seconds East, a distance of 62.94 feet; thence North 89 degrees 01 minutes 58 seconds East, a distance of 148.05 feet; thence North 00 degrees 55 minutes 56 seconds West, a distance of 582.69 feet, to a point on the North line of said Schlitterbahn Vacation Village, said point also being on the South Right-of-Way line of said Parallel Parkway; thence South 88 degrees 00 minutes 23 seconds West, along the North line of said Schlitterbahn Vacation Village and the South Right-of-Way line of said Parallel Parkway, a distance of 183.19 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom Lots 1 thru 16, Lots 23 thru 34 and Lot 107, San Marcos Village Addition, a subdivision in Kansas City, Wyandotte County, Kansas, AND ALSO EXCEPTING Parcel Nos. 938509 and 938510.

AND ALSO:

Project Area 5 Description:

Part of Lot 1, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, along with a portion of unplatted land, all being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

BEGINNING at the Southwest corner of the Northeast Quarter of said Section 1, Township 11 South, Range 23 East; thence North 02 degrees 19 minutes 21 seconds West, along the West line of said Northeast Quarter, a distance of 57.88 feet; thence North 11 degrees 57 minutes 29 seconds West, departing the West line of said Northeast Quarter, a distance of 276.31 feet; thence North 89 degrees 01 minutes 58 seconds East, a distance of 195.18 feet; thence North 01 degrees 01 minutes 01 seconds West, a distance of 36.96 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 770.80 feet; thence North 75 degrees 42 minutes 31 seconds East, a distance of 930.96 feet; thence

North 00 degrees 00 minutes 00 seconds East, a distance of 492.40 feet; thence North 34 degrees 59 minutes 43 seconds East, a distance of 207.82 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 181.85 feet; thence North 62 degrees 48 minutes 12 seconds East, a distance of 301.92 feet, to a point on the Easterly line of said Schlitterbahn Vacation Village; thence North 02 degrees 11 minutes 59 seconds West, along the Easterly line of said Schlitterbahn Vacation Village, a distance of 245.05 feet, to the point of intersection of the Easterly line of said Schlitterbahn Vacation Village and the South Right-of-Way line of Parallel Parkway, as now established; thence Easterly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, along the West Right-of-Way line of said N. 94th Street and along the East line of an unplatted tract of land and along the East line of Replat of Lots 5 to 37, Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the Easterly line of said Schlitterbahn Vacation Village; thence South 02 degrees 11 minutes 59 seconds East, continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of said Schlitterbahn Vacation Village, a distance of 50.00 feet, to the point of intersection of the Easterly line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence Southerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street and along the East line of Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, and along an unplatted tract of land, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street, at the Southeast corner of an unplatted tract of land; thence South 87 degrees 45 minutes 28 seconds West, departing the West Right-of-Way line of said N. 94th Street, and along the Easterly line of said Schlitterbahn Vacation Village, a distance of 272.37 feet; thence Nroth 69 degrees 44 minutes 32 seconds West, departing the Easterly line of said Schlitterbahn Vacation Village, a distance of 730.33 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 696.01 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 685.13 feet, to a point on the North line of the Southeast Quarter of said Section 1; thence South 87 degrees 30 minutes 09 seconds West, along the North line of the Southeast Quarter of said Section 1, a distance of 1,003.58 feet, to the POINT OF BEGINNING.

PROJECT AREA 2B

File No. 014-0347
Schlitterbahn
April 15, 2015
Revised April 26, 2017

Project Area 2B Description:

All of Tract B, and part of Lot 6, Schlitterbahn Vacation Village Second Plat; All of Lots 8-A, 8-B, and Tract B, and part of Lots 8-C, 8-D, Tracts A and D, Schlitterbahn Vacation Village, Fourth Plat; All of Tracts A and B, Legends Auto Plaza, Second Plat; All of Lots 8-A, 8-B, and Tract B, Legends Auto Plaza, Third Plat; all being subdivisions in Kansas City, Wyandotte County, Kansas; along with all that part of N. 98th Street, France Family Drive and State Avenue, and along with all that part of unplatted land in part of Sections 1 and 12, Township 11 South, Range 23 East, all being more particularly described as follows:

BEGINNING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet; thence South 87 degrees 20 minutes 51 seconds West, departing the East line of said Southwest Quarter, a distance of 281.92 feet, to a point on the Southeasterly Right-of-Way line of N. 98th Street, as now established, said point also being on a non-tangent curve; thence Southwesterly, along the Southeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, whose initial tangent bearing is South 44 degrees 08 minutes 09 seconds West, having a radius of 650.00 feet, and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point of tangency; thence South 72 degrees 44 minutes 36 seconds West, continuing along the Southeasterly Right-of-Way line of said 98th Street, a distance of 346.32 feet, to a point of curvature; thence Southwesterly, Southerly and Southeasterly, continuing along the Southeasterly and Easterly Right-of-Way line of said 98th Street, and along a curve to the left, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence South 20 degrees 06 minutes 06 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Southeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th, and along a curve to the left, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence South 47 degrees 24 minutes 39 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 624.55 feet, to a point of curvature; thence Southeasterly, Easterly and Northeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of reverse curvature; thence Northeasterly, Easterly, Southeasterly and Southerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 575.00 feet and a central angle of 122 degrees 03 minutes 50 seconds, an arc length of 1,224.99 feet, to a point of tangency; thence South 02 degrees 19 minutes 17 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 65.73 feet, to the point of intersection of the Northeasterly Right-of-Way line of said N. 98th Street and the North Right-of-Way line of State

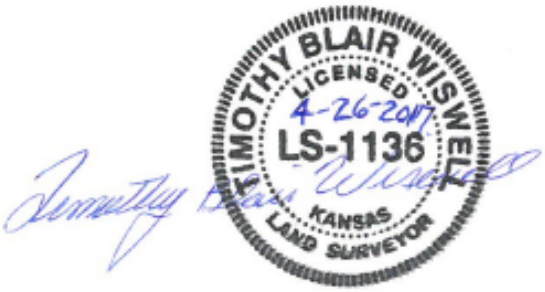
Avenue, as now established; thence North 87 degrees 42 minutes 57 seconds East, along the North Right-of-Way line of said State Avenue, a distance of 61.74 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of Lot 1, of said Schlitterbahn Vacation Village, Second Plat, lying on the West side of an unplatted piece of land; thence Southerly, departing the Southerly line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue; thence Easterly, continuing along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, lying on the East side of an unplatted piece of land; thence South 64 degrees 52 minutes 17 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 13.73 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 881.99 feet; thence North 53 degrees 02 minutes 04 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 61.51 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, departing the North Right-of-Way line of said State Avenue, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435, as now established; thence Northerly, departing the South Right-of-Way line of said State Avenue and along the Easterly Right-of-Way line of said Interstate Highway No. 435 to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the North Right-of-Way line of said State Avenue; thence South 86 degrees 36 minutes 43 seconds East, along the North Right-of-Way line of said State Avenue, a distance of 246.20 feet; thence South 77 degrees 39 minutes 21 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 92.23 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 925.88 feet to a point of curvature, said point also being the point of intersection of the North Right-of-Way line of said State Avenue and the Southwesterly Right-of-Way line of said N. 98th Street; thence Northeasterly, Northerly and Northwesterly, departing the North Right-of-Way line of said State Avenue, and along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03 seconds, an arc length of 377.00 feet, to a point of compound curvature; thence Northwesterly, Westerly and Southwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc length of 1,108.35 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, a distance of 29.19 feet, to the Southeast corner of Tract B of said Schlitterbahn Vacation Village, Second Plat; thence South 42 degrees 35 minutes 21 seconds West, departing the Southwesterly Right-of-Way line of said N. 98th Street, along the Southeasterly line of said Tract B, a distance of 25.00 feet, to a point on the Easterly Right-of-Way line of said Interstate Highway No. 435; thence North 47 degrees 24 minutes 39 seconds West, along the Easterly Right-of-Way line of

said Interstate Highway No. 435, a distance of 814.00 feet; thence North 20 degrees 07 minutes 39 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 1,498.22 feet to a point on the South line of the Northwest Quarter of said Section 1; thence North 15 degrees 56 minutes 18 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 938.56 feet; thence North 13 degrees 58 minutes 29 seconds East, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 568.70 feet; thence North 74 degrees 54 minutes 27 seconds West, departing the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 130.08 feet; thence North 01 degrees 35 minutes 51 seconds West, a distance of 255.72 feet to the Westerly prolongation of the South Right-of-Way line of Parallel Parkway, as now established; thence North 88 degrees 01 minutes 07 seconds East, along the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway, a distance of 370.61 feet, to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said Parallel Parkway, said point also being the Northwest corner of said Legends Auto Plaza; thence North 88 degrees 01 minutes 07 seconds East, along the South Right-of-Way line of said Parallel Parkway, a distance of 150.00 feet; thence South 01 degrees 58 minutes 53 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 140.02 feet; thence North 54 degrees 20 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along its Northeasterly prolongation, a distance of 72.12 feet; thence North 88 degrees 01 minutes 07 seconds East, a distance of 61.99 feet; thence South 02 degrees 22 minutes 58 seconds East, a distance of 10.00 feet, to a point on the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway; thence North 88 degrees 01 minutes 07 seconds East, along said Westerly prolongation and along the South Right-of-Way line of said Parallel Parkway, a distance of 451.28 feet; thence North 89 degrees 11 minutes 40 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 243.64 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 84.91 feet; thence North 82 degrees 59 minutes 09 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 170.99 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 173.97 feet; thence North 88 degrees 00 minutes 23 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 183.19 feet; thence South 00 degrees 55 minutes 56 seconds East, departing the South Right-of-Way line of said State Avenue, a distance of 582.69 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 148.05 feet; thence North 29 degrees 19 minutes 48 seconds West, a distance of 62.94 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 190.36 feet, to a point on the East Right-of-Way line of said N. 98th Street, said point also being on a non-tangent curve; thence Southerly, along the East Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 07 degrees 20 minutes 18 seconds East, having a radius of 5,654.58 feet, and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet, to a point on a non-tangent line; thence North 89 degrees 03 minutes 39 seconds East, departing the East Right-of-Way line of said N. 98th Street, a distance of 264.66 feet; thence South 01 degrees 01 minutes 01 seconds East, a distance of 295.50 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 195.18 feet, to a point on a non-tangent curve; thence Southerly, along a

curve to the right, whose initial tangent bearing is South 13 degrees 19 minutes 19 seconds East, having a radius of 5,804.58 feet and a central angle of 02 degrees 43 minutes 40 seconds, an arc length of 276.34 feet, to a point on a non-tangent line, said point also being on the East line of the Northwest Quarter of said Section 1; thence South 02 degrees 19 minutes 21 seconds East, along the East line of said Northwest Quarter, a distance of 57.88 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom, all of the following described tracts;

All of Lots 1, 2, 4-A, and 4-B, Legends Auto Plaza; Lots 3, 5, 6 and 7, Legends Auto Plaza, Second Plat; and also Lot 9, Legends Auto Plaza, Third Plat.



PROJECT AREA 3

File No. 014-0347
Schlitterbahn
July 7, 2014
Revised: April 26, 2017

Project Area 3 Description:

Part of Lots 1 and 6, and all of Lots 2, 3, 4, 5 and Tract A, Schlitterbahn Vacation Village, Second Plat; and all of Lot 2, Legends Auto Plaza; and all of Lot 9, Legends Auto Plaza, Third Plat, all being subdivisions in Kansas City, Wyandotte County, Kansas; being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

TRACT 1:

COMMENCING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to the POINT OF BEGINNING; thence South 02 degrees 20 minutes 41 seconds East, continuing along the East line of said Southwest Quarter, a distance of 1,052.15 feet; thence South 78 degrees 38 minutes 12 seconds East, departing the East line of said Southwest Quarter, a distance of 570.99 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 681.26 feet, to a point on a non-tangent curve, said point also being on the Southerly line of said Lot 1, said point also being on the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence Southwesterly, along the Southerly line of said Lots 1 and 4, and along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 81 degrees 01 minutes 18 seconds West, having a radius of 575.00 feet, and a central angle of 25 degrees 24 minutes 25 seconds, an arc length of 254.98 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southerly line of said Lot 4 and the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 624.55 feet, to a point of curvature; thence Northwesterly, continuing along the Westerly line of said Lot 4 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence North 20 degrees 06 minutes 06 seconds West, continuing along the Westerly line of said Lots 2 and 4, and along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Northwesterly, Northerly and Northeasterly, along the Westerly line of said Lot 2 and the Southeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence North 72 degrees 44 minutes 36 seconds East, a distance of 346.32 feet, to a point of curvature; thence Northeasterly, continuing along the North line of said Lots 2 and 5, and the Southerly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 650.00 feet and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet; thence North 87

degrees 20 minutes 51 seconds East, departing the South Right-of-Way line of said N. 98th Street, a distance of 281.92 feet, to the POINT OF BEGINNING.

AND ALSO:

TRACT 2:

All of Lot 3 and Tract A, Schlitterbahn Vacation Village, Second Plat, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

TRACT 3:

All of Lot 9, Legends Auto Plaza, Third Plat, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

TRACT 4:

All of Lot 2, Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas.

EXHIBIT E

FEASIBILITY STUDY

SEE ATTACHED

EXHIBIT F

STAR BOND FINANCING PROJECTIONS

YEAR	RETAIL SALES	LODGING SALES	STAR BOND REVENUE		TOTAL STAR BOND REVENUE
			RETAIL SALES	LODGING	
2018	$14,666,795	$1,616,795	$1,223,211	$126,757	**$1,349,967**
2019	$23,630,305	$3,880,305	$1,970,767	$304,216	**$2,274,983**
2020	$24,102,911	$3,957,911	$2,010,183	$310,300	**$2,320,483**
2021	$24,584,969	$4,037,069	$2,050,386	$316,506	**$2,366,893**
2022	$25,076,669	$4,117,811	$2,091,394	$322,836	**$2,414,231**
2023	$25,578,202	$4,200,167	$2,133,222	$329,293	**$2,462,515**
2024	$26,089,766	$4,284,170	$2,175,886	$335,879	**$2,511,765**
2025	$26,611,561	$4,369,854	$2,219,404	$342,597	**$2,562,001**
2026	$27,143,793	$4,457,251	$2,263,792	$349,448	**$2,613,241**
2027	$27,686,668	$4,546,396	$2,309,068	$356,437	**$2,665,506**
2028	$28,240,402	$4,637,324	$2,355,250	$363,566	**$2,718,816**
2029	$28,805,210	$4,730,070	$2,402,354	$370,837	**$2,773,192**
2030	$29,381,314	$4,824,672	$2,450,402	$378,254	**$2,828,656**
2031	$29,968,940	$4,921,165	$2,499,410	$385,819	**$2,885,229**
2032	$30,568,319	$5,019,588	$2,549,398	$393,536	**$2,942,934**
2033	$31,179,685	$5,119,980	$2,600,386	$401,406	**$3,001,792**
2034	$31,803,279	$5,222,380	$2,652,393	$409,435	**$3,061,828**
2035	$32,439,345	$5,326,827	$2,705,441	$417,623	**$3,123,065**
2036	$33,088,132	$5,433,364	$2,759,550	$425,976	**$3,185,526**
2037	$22,454,411	$5,542,031	$1,872,698	$434,495	**$2,307,193**
TOTALS			**$45,294,596**	**$7,075,218**	**$52,369,815**

Source: Canyon Research Southwest, Inc.; May 2017.

EXHIBIT G

STAR BOND AMORTIZATION SCHEDULE

YEAR	ESTIMATED STAR BOND REVENUE	LESS ADMIN COSTS 2%	NET STAR BOND PROCEEDS	DEBT COVERAGE 1.35	PRESENT VALUE 5.0%	NET PRESENT VALUE
2018	$1,349,967	$26,999	$1,322,968	$979,976	0.95238	$933,310
2019	$2,274,983	$45,500	$2,229,483	$1,651,469	0.90703	$1,497,932
2020	$2,320,483	$46,410	$2,274,073	$1,684,499	0.86384	$1,455,137
2021	$2,366,893	$47,338	$2,319,555	$1,718,189	0.82270	$1,413,554
2022	$2,414,231	$48,285	$2,365,946	$1,752,553	0.78353	$1,373,178
2023	$2,462,515	$49,250	$2,413,265	$1,787,603	0.74622	$1,333,945
2024	$2,511,765	$50,235	$2,461,530	$1,823,355	0.71068	$1,295,822
2025	$2,562,001	$51,240	$2,510,761	$1,859,823	0.67684	$1,258,803
2026	$2,613,241	$52,265	$2,560,976	$1,897,019	0.64461	$1,222,838
2027	$2,665,506	$53,310	$2,612,196	$1,934,960	0.61391	$1,187,891
2028	$2,718,816	$54,376	$2,664,440	$1,973,659	0.58468	$1,153,959
2029	$2,773,192	$55,464	$2,717,728	$2,013,132	0.55684	$1,120,992
2030	$2,828,656	$56,573	$2,772,083	$2,053,395	0.53032	$1,088,956
2031	$2,885,229	$57,705	$2,827,524	$2,094,463	0.50507	$1,057,850
2032	$2,942,934	$58,859	$2,884,075	$2,136,352	0.48102	$1,027,628
2033	$3,001,792	$60,036	$2,941,756	$2,179,079	0.45811	$998,258
2034	$3,061,828	$61,237	$3,000,591	$2,222,660	0.43630	$969,747
2035	$3,123,065	$62,461	$3,060,604	$2,267,114	0.41552	$942,031
2036	$3,185,526	$63,711	$3,121,815	$2,312,456	0.39573	$915,108
2037	$2,307,193	$46,144	$2,261,049	$1,674,851	0.37689	$631,235
TOTALS						**$22,878,174**

Source: Canyon Research Southwest, Inc.; May 2017.

EXHIBIT H

UNIFIED GOVERNMENT MEETINGS AND MINUTES

TO BE ATTACHED BY UG

VILLAGE EAST – PROJECT AREA 3

STAR BOND PROJECT PLAN
("VILLAGE EAST PROJECT PLAN – PROJECT AREA 3")

SUBMITTED PURSUANT TO
K.S.A. 12-17, 160 *et seq*. as amended

SUBMITTED BY UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/CITY OF KANSAS CITY, KANSAS AND DEVELOPER OF RECORD

June ___, 2017

TABLE OF CONTENTS

I. Introduction

II. STAR Bond Project Plan

A) Description of Project Area 3

B) Established STAR Bond Project District

C) Project Description and Overview

D) Summary of Feasibility Study

E) Unified Government Meetings and Minutes

F) Relocation Plan

Exhibits

A Site Plan

B-1 Legal Description – Project Area 3

B-2 Boundary Map – Project Area 3

C-1 Ordinance No. O-76-05 (creating the STAR Bond Project District)

C-2 Ordinance No. O-47-14 (expanding the STAR Bond Project District)

C-3 Ordinance No. O-__-15 (dividing Project Area 2 into Project Areas 2A and 2B)

C-4 Ordinance No. O-__-17 (reconfiguring the boundaries of Project Areas 2B and 3 and revising the general description of Project Area 3)

D-1 Amended and Restated District Plan

D-2 First Amendment to Amended and Restated District Plan

D-3 Second Amendment to Amended and Restated District Plan

E Feasibility Study

F STAR Bond Financing Projections

G STAR Bond Amortization Schedule

H Unified Government Meetings and Minutes

INTRODUCTION

SVV I, LLC ("**Developer**") owns approximately 365 acres of land generally bounded by Interstate 435 to the west, 94th Street to the east, Parallel Parkway to the north and State Avenue to the south in the City of Kansas City, Kansas (the "**Developer Property**").

Original District, 2005 District Plan, and 2005 Project Plan

In October 2005, the Unified Government of Kansas City, Wyandotte County, Kansas (the "**Unified Government**") designated the Developer Property, along with approximately 15 acres of adjacent land not owned by Developer, as a Redevelopment District (the "**Original District**") under the Kansas Tax Increment Financing Act, K.S.A. 12-1770, *et seq*., as amended, as now authorized under the STAR Bonds Financing Act, K.S.A. 12-17, 160, *et seq*., as amended (the "**Act**"). The original District Plan (the "**2005 District Plan**") was comprised of one project area with boundaries that were coterminous with the Original District's boundaries, with one approved Project Plan (the "**2005 Project Plan**") covering the entire Original District.

2007 Project Plan

In 2007, the Unified Government approved the Amended and Restated Vacation Village STAR Bond Plan (the "**2007 Plan**"), which replaced the 2005 Plan. The 2007 Plan contemplated the development of various retail, hospitality, entertainment, and other commercial facilities, still all within a single STAR Bond project area encompassing the entire Original District.

Expanded District, 2014 District Plan, and 2014 Project Plan - Project Area 2

In August 2014, the Unified Government expanded the Original District, which is now known as the "Village East STAR Bond Project District" (the "**Expanded District**") and adopted the Amended and Restated District Plan (the "**2014 District Plan**"), which created five (5) project areas within the Expanded District. In conjunction with approving the Expanded District and the 2014 District Plan, the Unified Government approved the Second Amended and Restated Project Plan for Project Area 1, as well as the Project Plan for Project Area 2 ("**2014 Project Plan – Project Area 2**").

2015 District Plan and 2015 Project Plans/Bond Issuances

In August 2015, the Unified Government approved the First Amendment to Amended and Restated STAR Bond District Plan (the "**2015 District Plan**"), which increased the number of total project areas within the Expanded District from five (5) to six (6) by separating Project Area 2 into Project Areas 2A and 2B. This First Amended and Restated STAR Bond Project Plan for Project Area 2A was adopted and replaced the 2014 Project Plan – Project Area 2 in its entirety. A STAR Bond Project Plan for Project Area 4 was also adopted by the Unified Government in 2015. STAR Bonds were issued in connection with Project Plans 1, 2 and 4 in 2015.

2017 District Plan and 2017 Project Plan for Project Area 3

The Unified Government is anticipated to approve the Second Amendment to Amended and Restated STAR Bond District Plan (the "**2017 District Plan**"), which will reconfigure the boundaries of Project Areas 2B and 3 and revise the general description of Project Area 3. This STAR Bond Project Plan for Project Area 3 ("**2017 Project Plan – Project Area 2B**") is submitted for approval in connection with the 2017 District Plan.

The Site Plan, attached hereto as **Exhibit A**, depicts the expected number, location, and uses of buildings and other facilities in Project Areas 2B and 3. Importantly, the Site Plan is not meant to be inflexible. This 2017 Project Plan – Project Area 3 contemplates reasonable variations from the Site Plan, as long as such variations are consistent with the 2017 District Plan discussed in Section II.B. below.

The improvements within Project Area 3, including development of approximately two (2) automotive dealerships, approximately one (1) office building, approximately seven (7) to twelve (12) other retail/commercial facilities, and associated streets and other infrastructure, are expected to bring substantial numbers of visitors and significant consumer spending to the Expanded District and the neighboring attractions in Village West and the surrounds. It is anticipated that the economic activity generated within Project Area 3 pursuant to this Project Plan will attract retail, automotive, and other tenants for other project areas within the Expanded District.

The Developer intends to submit this 2017 Project Plan – Project Area 3 to the Kansas Secretary of Commerce (the "**Secretary**"), and if approved, proceed with the STAR Bond Project financing presented herein. As detailed in this 2017 Project Plan – Project Area 3, the revenues generated from Project Area 3 are estimated to be sufficient to support the debt service payments on the issuance of STAR Bonds in connection with this 2017 Project Plan – Project Area 3.

II. STAR BOND PROJECT

A) Description and Map of Project Area 3

This 2017 Project Plan – Project Area 3 involves the development of Project Area 3, which encompasses a portion of the Expanded District. Project Area 3 is legally described on **Exhibit B-1** attached hereto. A map depicting Project Area 3 is attached as **Exhibit B-2**.

B) Established STAR Bond Project District

Project Area 3 is within an established STAR Bond Project District approved by the Unified Government on October 20, 2005 by adoption of Ordinance No. 0-76-05, a copy of which is attached hereto as **Exhibit C-1**. The STAR Bond Project District was expanded and divided into five (5) project areas on August 28, 2014 by adoption of Ordinance No. 0-47-14 by the Unified Government, a copy of which is attached hereto as **Exhibit C-2**. The Unified Government approved the 2015 District Plan by passage of an ordinance on August 13, 2015, a copy of which is attached hereto as **Exhibit C-3**, which increased the number of project areas from five (5) to six (6) by dividing Project Area 2 into Project Areas 2A and 2B. By passage of an ordinance anticipated in June 2017, a copy of which will be attached hereto as **Exhibit C-4**, the Unified Government will approve the 2017 District Plan, which will reconfigure the boundaries of Project Areas 2B and 3, as well as revise the general description of Project Area 3. The approved 2014 District Plan is attached hereto as **Exhibit D-1**, the 2015 District Plan which amended the 2014 District Plan is attached hereto as **Exhibit D-2**, and the 2017 District Plan which is proposed to further amend the 2014 District Plan is attached hereto as **Exhibit D-3**, which together provide as follows:

> *The Expanded District shall consist of six (6) project areas:*
>
> *Project Area 1 may be described in a general manner as the Schlitterbahn Waterpark, as well as multiple other buildings for other potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, multi-family residential units, and/or other commercial uses, as well as certain associated streets and other infrastructure.*
>
> *Project Area 2A may be described in a general manner as development of multiple buildings with various potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, multi-family residential units, an automotive plaza, sports facilities, retail and restaurants, and/or other commercial uses, as well as certain associated streets and other infrastructure.*

Project Area 2B may be described in a general manner as development of multiple buildings with various potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, multi-family residential units, an automotive plaza, sports facilities, retail and restaurants, and/or other commercial uses, as well as certain associated streets and other infrastructure.

Project Area 3 may be described in a general manner as development of multiple buildings with various potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, multi-family residential units, an automotive plaza, sports facilities, retail and restaurants, and/or other commercial uses, as well as certain associated streets and other infrastructure.

Project Area 4 may be described in a general manner as development of multiple buildings with various potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, major multi-sport athletic complex, sports facilities, retail and restaurants, and/or other commercial uses, as well as certain associated streets and other infrastructure.

Project Area 5 may be described in a general manner as development of multiple buildings with various potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, multi-family residential units, waterpark facilities, sports facilities, retail and restaurants, and/or other commercial uses, as well as certain associated streets and other infrastructure.

C) Project Description and Overview

The project within Project Area 3 (the "**Project**") consists of: approximately two (2) automotive dealerships, approximately one (1) office building, approximately seven (7) to twelve (12) other retail/commercial facilities, and associated streets and other infrastructure.

D) Summary of Feasibility Study

As stated in K.S.A. 12-17,166, a feasibility study is required to be prepared setting forth the following information:

- Whether a STAR bond project's revenue and tax increment revenue and other available revenue are expected to exceed or be sufficient to pay for the project costs;

- The effect, if any, a STAR bond project will have on any outstanding special obligation bonds payable from the revenues described in the STAR Bonds Financing Act;

- A statement of how the jobs and taxes obtained from the STAR bond project will contribute significantly to the economic development of the state and region;

- Visitation expectations;

- The unique quality of the project;

- Economic impact study;

- Market study;

- Market impact study;

- Integration and collaboration with other resources or businesses;

- The quality of service, and experience provided, as measured against national consumer standards for the specific target market;

- Project accountability, measured according to best industry practices;

- The expected return on state and local investment that the project is anticipated to produce;

- A statement concerning whether a portion of the local sales and use taxes are pledged to other uses and are unavailable as revenue for the STAR bond project; and

- An anticipated principal and interest payment schedule on the bond issue.

Canyon Research Southwest, Inc. prepared the "STAR Bond Feasibility Study – Village East Project District, Phase 2 (Project Areas 2B & 3)" dated May 2017 (the "**Feasibility Study**"). A copy of the Feasibility Study is attached as **Exhibit E**. The Feasibility Study includes a Market Study and a Market Impact Study as summarized below.

A summary of the Feasibility Study is as follows.

1. Sufficiency of the Project's Revenues Compared to the Project's Costs.

A. Estimated Cost and Eligible Project Costs

The total estimated cost of the Project (including costs already incurred) is in excess of $130.7 million, plus land acquisition cost and loan interest. A breakdown of the estimated costs by category and the amount and basis for determination is set forth below at Table 1.

TABLE 1

VILLAGE EAST – PROJECT AREA 3: ESTIMATED COSTS & REVENUES

SCHLITTERBAHN VACATION VILLAGE	Updated Total Cost	Star Bond Allocation / Eligibility			STAR Bonds Net Proceeds	CID Bonds Net Proceeds	Private Funds
		%	Eligible	Requested			
PHASE I							
PHASE IA							
Land (Project Areas 1 - 5)							
Land Acquisition	$81,080,383	100%	$81,080,383	$81,080,383	$81,080,383	$0	$0
Waterpark Development (Project Area 1)							
Engineering, Site Design, Geo Tech & Related	$6,861,067	100%	$6,861,067	$6,861,067	$6,861,067	$0	$0
Pools & Slides & Related Vertical Structures	$18,196,799	0%	$0	$0	$0	$0	$18,196,799
River Systems & Related Infrastructure	$10,506,656	100%	$10,506,656	$10,506,656	$10,506,656	$0	$0
Streets, Drives & Walkways	$14,342,216	100%	$14,342,216	$14,342,216	$14,342,216		$0
New Waterpark Entry & Parking (includes A & E)	$1,697,383	100%	$1,697,383	$1,697,383	$1,697,383	$0	$0
Drive Approach 98th	$1,677,060	100%	$1,677,060	$0	$0	$1,677,060	$0
Grading & Related Site Work & Infrastructure	$24,768,738	100%	$24,768,738	$24,768,738	$24,768,738		$0
Sewer Line Extensions & Reimb	$750,000	100%	$750,000	$0	$0	$750,000	$0
Shelters & Amenities	$1,229,892	100%	$1,229,892	$1,229,892	$1,229,892	$0	$0
Misc., Legal & Soft Costs	$5,562,714	0%	$0	$0	$0	$0	$5,562,714
Master Plan & Phase I Updating (Project Areas 2A, 2B, and 3)							
A & E	$485,776	100%	$485,776	$485,776	$485,776	$0	$0
Amenity Design	$0	100%	$0	$0	$0	$0	$0
Legal & Acct	$848,575	0%	$0	$0	$0	$0	$848,575
Studies-Geo Tech, 404, Traffic, etc.	$377,960	100%	$377,960	$377,960	$377,960	$0	$0
Permits	$215,766	100%	$215,766	$215,766	$215,766	$0	$0
Marketing	$0	0%	$0	$0	$0	$0	$0
Contingency	$0	50%	$0	$0	$0	$0	$0
PHASE IB							
US Soccer Development							
US Soccer Field & Development Costs (Project Area 4)	$0	0%	$0	$0	$0	$0	$0
US Soccer Costs over Bonds (Project Area 4)	$20,000,000	0%	$0	$0	$0	$0	$20,000,000
KCPL -high tension line relocation (remaining fee) (Project Area 2B)	$750,000	100%	$750,000	$750,000	$750,000	$0	$0
Hotel & Retail/Restaurant @ US Soccer Site (Project Area 2B)							
Site Work (mass grading + end user site work)	$3,811,460	100%	$3,811,460	$3,811,460	$3,811,460	$0	$0
Building Construction	$22,250,000	0%	$0	$0	$0	$0	$22,250,000
A & E horizontal	$502,771	100%	$502,771	$502,771	$502,771	$0	$0
A & E vertical	$1,112,500	0%	$0	$0	$0	$0	$1,112,500
Site Amenities	$100,000	100%	$100,000	$100,000	$100,000	$0	$0
Testing & Platting	$0	100%	$0	$0	$0	$0	$0
Contingency	$250,000	100%	$250,000	$250,000	$250,000	$0	$0
Development Fees	$1,303,073	0%	$0	$0	$0	$0	$1,303,073
Interest & Finance	$1,181,095	0%	$0	$0	$0	$0	$1,181,095
Legal & Acct & Marketing	$75	25%	$0	$0	$0	$0	$75
Dairy Farmers of America World HQ (Project Area 3)							
Site Work	$5,200,000	100%	$5,200,000	$5,200,000	$5,200,000	$0	$0
Building Construction	$26,000,000	0%	$0	$0	$0	$0	$26,000,000
A&E horizontal	$260,000	0%	$260,000	$260,000	$260,000	$0	$0
A&E vertical	$1,300,000	100%	$0	$0	$0	$0	$1,300,000
Development Fees	$1,248,000	0%	$0	$0	$0	$0	$1,248,000
Interest & Finance	$500,000	0%	$0	$0	$0	$0	$500,000
Legal & Acct & Marketing & Misc	$610,262	25%	$0	$0	$0	$0	$610,262
HCA-Boyer Medical Office Building (Project Area 3)					$0	$0	$0
Site Work	$1,800,000	100%	$1,800,000	$1,800,000	$1,800,000	$0	$0
Building Construction	$9,000,000	0%	$0	$0	$0	$0	$9,000,000
A&E horizontal	$90,000	100%	$90,000	$90,000	$90,000	$0	$0
A&E vertical	$450,000	0%	$0	$0	$0	$0	$450,000
Development Fees	$432,000	0%	$0	$0	$0	$0	$432,000
Interest & Finance	$350,000	0%	$0	$0	$0	$0	$350,000
Legal & Acct & Marketing & Misc	$350,000	25%	$0	$0	$0	$0	$350,000
PHASE IC							
Autoplex Development (Project Areas 2A, 2B, and 3)							
Site Work (mass grading + end user site work)	$22,585,499	100%	$22,585,499	$22,585,499	$22,585,499	$0	$0
Building Construction	$29,007,540	0%	$0	$0	$0	$0	$29,007,540
A & E horizontal	$832,126	100%	$832,126	$832,126	$832,126	$0	$0
A & E vertical	$2,580,000	0%	$0	$0	$0	$0	$2,580,000
Site Amenities	$513,129	100%	$513,129	$513,129	$513,129	$0	$0
Testing & Platting	$997,633	100%	$997,633	$997,633	$997,633	$0	$0
Contingency	$500,000	100%	$500,000	$500,000	$500,000	$0	$0
Development Fees	$2,500,000	0%	$0	$0	$0	$0	$2,500,000
Interest & Finance	$4,120,000	0%	$0	$0	$0	$0	$4,120,000
Legal & Acct & Marketing	$221,657	25%	$0	$0	$0	$0	$221,657
							$0
Contingency (Project Areas 2A, 2B, and 3)	$6,000,000	50%	$3,000,000	$3,000,000	$3,000,000	$0	$3,000,000
Interest Paid to Date (Project Areas 1 - 5)	$105,483,533	50%	$52,741,767	$52,741,767	$52,741,767	$0	$52,741,767
SUBTOTAL COSTS INCURRED TO DATE & ESTIMATED COSTS TO COMPLETE-PHASE I	**$442,793,337**						
TOTAL PHASE I COSTS	$442,793,337		**$237,927,280**	**$235,500,220**	**$235,500,220**	**$2,427,060**	**$204,866,056**

PHASE II							
Waterpark							
Waterpark Future Additions/Rides (Project Area 1)	$15,000,000	50%	$7,500,000	$6,519,000	$6,519,000	$981,000	$7,500,000
Waterpark Lodging/Wilderness Resort (Project Area 5)	$40,000,000	50%	$20,000,000	$6,200,000	$6,200,000	$13,800,000	$20,000,000
Cabin & Treehaus Design & Development (Project Area 5)	$5,256,007	0%	$0	$0	$0	$0	$5,256,007
Development Area Anchor Retail (Project Area 3)							
Site Work	$8,259,700	100%	$8,259,700	$7,984,700	$7,684,700	$275,000	$275,000
Building Construction	$45,107,000	0%	$0	$0	$0	$5,038,240	$45,068,760
A & E Horizontal	$411,965	100%	$411,965	$411,965	$411,965	$0	$0
A & E Vertical	$2,405,550	0%	$0	$0	$0	$0	$2,405,550
Site Amenities	$500,000	100%	$500,000	$500,000	$500,000	$0	$0
Testing & Platting	$962,140	100%	$962,140	$962,140	$962,140	$0	$0
Contingency	$0	100%	$0	$0	$0	$0	$0
Development Fees	$1,000,000	0%	$0	$0	$0	$0	$1,000,000
Interest & Finance	$2,500,000	0%	$0	$0	$0	$0	$2,500,000
Legal & Acct & Marketing & Misc	$1,000,000	25%	$0	$0	$0	$0	$1,000,000
Development Area Multifamily (Project Area 1)							
Site Work	$2,400,000	100%	$2,400,000	$2,400,000	$2,400,000	$0	$0
Building Construction	$20,760,000	0%	$0	$0	$0	$0	$20,760,000
A & E Horizontal	$126,000	100%	$126,000	$126,000	$126,000	$0	$0
A & E Vertical	$714,000	0%	$0	$0	$0	$0	$714,000
Other	$1,200,000	0%	$0	$0	$0	$0	$1,200,000
SUBTOTAL COSTS INCURRED TO DATE & ESTIMATED COSTS TO COMPLETE-PHASE II	$150,582,182						
TOTAL PHASE II COSTS			$40,139,825	$25,083,825	$24,808,825	$18,094,240	$107,679,117
TOTAL ALL PHASES COSTS INCURRED TO DATE & ESTIMATED TO COMPLETE	$595,375,519						
TOTAL ALL PHASES			$278,067,105	$260,584,045	$260,309,045	$20,521,300	$312,545,173

	$595,375,519		
	Total Costs		STAR Bond Reimb.
Project Area 1	$ 125,792,524		$ 68,450,951
Project Area 2A	$ 44,866,058		$ 18,442,451
Project Area 2B	$ 40,234,182		$ 9,102,717
Project Area 3	$ 130,662,652		$ 24,290,797
Project Area 4	$ 20,000,000		$ -
Project Area 5	$ 45,256,007		$ 6,200,000
Interest to Date	$ 105,483,555		$ 52,741,767
Land	$ 61,080,565		$ 61,080,565
Total	$ 593,375,519		$ 260,309,045

*Some cost items included in their entirety in a specific project area may actually be attributable in part to another Project Area.

Pursuant to the Act, only certain costs are eligible for STAR Bond financing and reimbursement. Of the approximately $130.7 million of costs listed above as Project Area 3 costs (exclusive of land acquisition costs and loan interest costs), an estimated approximately $24.3 qualify under the Act as "Eligible Project Costs" and are requested for STAR Bond reimbursement or payment. The estimated Total Project Costs, Eligible Project Costs, and requested STAR Bond and CID revenue reimbursement amounts are set forth in Table 1 above.

STAR Bond revenues from Project Area 3 may be used to pay for or reimburse costs listed as STAR Bond reimbursable in Table 1 above even if such costs are attributable to Project Areas other than Project Area 3.

B. Project Revenues

STAR Bond Project Revenues from Project Area 3 generated over a period of 20 years are estimated to be $244.3 million as set forth on **Exhibit F** attached hereto. Pursuant to

the Act, STAR Bond Project Revenues can be generated from several sources, including, in relevant part:

(i) Sales Tax Revenues - the retail sales dollar amount generated within the Project Area multiplied by the captured sales tax rate set forth in the Act, which based on the location of the Project is currently 8.4398% (except that the capturable sales tax rate for the sale of automobiles within Project Area 3 will vary based on the residence of the purchaser); and

(ii) Transient Guest Tax Revenues - the annual hotel/lodging revenues generated within Project Area 3 multiplied by the eligible Transient Guest Tax rate as set forth in the Act, which is 8.0% (the State deducts a 0.16 percentage point administrative fee, leaving the net eligible amount at 7.84%).

Sales Tax Revenues

Currently, there are no sales within Project Area 3. It is anticipated that at full development and stabilization, the Project will produce an annual sales volume of approximately $136.1 million, based on the sales estimates as depicted in Table 2 below:

TABLE 2

PROJECTED GROSS SALES AT STABILIZATION IN YEAR 3

Land Use	Year 3
Project Area 3	
Lot 2 – Auto Plaza	$20,000,000
Lot 9 – Auto Plaza	$20,000,000
Big Box Retail	$48,690,000
Grocery/Anchor Retailer	$15,200,000
Big Box Retail	$9,675,000
Pad 1 (Retail/Restaurant)	$4,200,000
Pad 2 (Retail/Restaurant)	$4,200,000
Pad 3 (Retail/Restaurant)	$2,150,000
Retail/Entertainment	$12,000,000
Totals Project Area 3	**$136,115,000**

The retail sales tax rate, as available for capture under the Act, is 8.4398% (except that sales tax shall not apply to the purchase of automobiles by out-of-state buyers). At stabilization in Year 3 the Project is anticipated to generate sales tax increment of approximately $11.4 million with a total increment of approximately $244.3 million through maturity of the STAR Bond District.

C. Tax Increment Revenues and STAR Bond Project Financing

Based on the Project's captured Sales Tax Revenues and utilizing STAR Bond Project financing methodologies, the estimated STAR Bond net proceeds is approximately $100 million. **Exhibit G,** as defined below**,** sets forth the relevant calculations, and assumptions utilized.

D. Conclusion

The total of eligible Project costs that can be financed under the Act is limited to the amount of revenues generated by the Project. Thus by operation, the revenues will always equal or exceed the costs financed. Based on this Project Plan's (1) estimated Project costs and (2) estimated STAR Bond net proceeds, the STAR Bond net proceeds are expected to pay for the Project's costs as contemplated under the Act when supplemented by private debt and equity and STAR Bond net proceeds from other project areas.

2. Impact on Outstanding Special Obligation Bonds

As required by the Act, an evaluation was conducted as to the "effect, if any" the Project would have on any outstanding STAR bonds as authorized pursuant to the Act. Since adoption of STAR bond legislation the Department of Commerce has approved two STAR Bond Project Districts in the Kansas City area that incorporate major destination attractions and one in Wichita with an athletic training facility and a planned soccer complex and golf-focused destination attraction. These projects include Village West in Kansas City, Prairiefire in Overland Park and the K-96 and Greenwich Project District in Wichita. To determine the potential impact of the Project District on these active STAR Bond Districts, a comparison was made of each project's major attraction(s); market positioning and target market. The possible synergy of these projects was also considered.

Because each active STAR bond project supports distinctly different major tourism attractions and market segments, it has been concluded that development of Project Area 3 and the rest of the Expanded District in Kansas City, Kansas will not have a measurable adverse impact on visitor volumes, retail sales volumes and STAR bond revenues generated by the Village West Tourism District in Kansas City, Kansas, Prairiefire at LionsGate in Overland Park, Kansas, or the K-96 & Greenwich project in Wichita, Kansas. Therefore, the operation of Project Area 3 and the rest of the Expanded District is not anticipated to cause default in the payment of outstanding STAR bonds issued in connection with the Village West, Prairiefire at LionsGate or K-96 & Greenwich projects.

3. Job Creation and Generation of New Tax Revenue

Construction phase direct on-site employment associated with Project Area 3 is estimated at 552 full-time equivalent jobs. Indirect job creation is forecast at 203 jobs, bringing the total construction-phase work force to 755 jobs. The construction phase total payroll is

estimated at $41.9 million. The State of Kansas is estimated to collect approximately $1.7 million in income tax revenues.

4. Projected Visitation

Given the sequential development of Project Area 2B and Project Area 3 (collectively, "**Phase 2**"), and the contemporaneous issuance of STAR Bonds for both Project Area 2B and Project Area 3, the Feasibility Study's projected visitation and certain other numbers/qualitative impacts are based on the collective effect of Phase 2.

Phase 2 is estimated to attract 2,833,440 total annual visitors, including 1,444,428 out-of-state visitors annually generating expenditures of $265 million. The total economic impact to the State of Kansas associated with out-of-state visitor expenditures is estimated at $79.5-92.8 million annually.

5. The unique quality of the project

The project is an integral part of an overarching development plan within the Expanded District that includes multiple principal "destination attractions" that set the Expanded District, including Project Area 3, apart and generate increased out-of-town visitation and expenditures to the Kansas City area. Those destination attractions include the existing Schlitterbahn Kansas City, a 40-acre destination water park, and the planned National Training & Coaching Development Center as the headquarters for U.S. Soccer. The presence of these two unique major attractions, together with the synergy of the neighboring Village West STAR bond project, will create a shopping, dining, entertainment and sports destination not presently available in the Kansas City area, Kansas or the Midwest.

6. Economic impact study

The development of Project Area 3 will provide significant economic development and new jobs for the City of Kansas City, Kansas, State of Kansas, and Midwest Region. In addition to new construction jobs discussed above, economic analyses contained in the Feasibility Study would extrapolate that at build-out the Project will create approximately 771 full-time equivalent jobs with an annual payroll of $24.8 million, generating approximately $910,000 in annual income taxes for the State of Kansas.

7. Market Study

The development plan for the Expanded District designates Project Area 3 for mixed-use development including an automotive plaza, office development, and retail and restaurant development.

The Expanded District's development concept is designed to foster economic growth for Kansas City, Kansas by creating a unique destination experience capable of generating increased out-of-town visitation and expenditures as well as retaining current retail sales "leakage" from local residents. The synergy of the "destination attractions" will create a

regional tourism draw by offering entertainment, athletic, hospitality and retail venues in a single location not currently available elsewhere within the Midwest. Synergy will be created with the neighboring Village West STAR bond project and the increased critical mass of destination attractions in a single location will generated increased visitation levels. By elevating the status of Village West and the Expanded District as a regional tourism destination other related businesses and attractions in the region are expected to benefit from the opportunity to capture retail spending originating from the increase in out-of-town visitors.

8. The expected return on state and local investment that the project is anticipated to produce

The return on investment to the State of Kansas and Unified Government will be significant and long lasting. This investment return will be measured in increased annual retail sales and job creation.

9. A statement concerning whether a portion of the local sales and use taxes are pledged to other uses and are unavailable as revenue for the STAR bond project

The Act inquires into the amount of local taxes in a municipality dedicated by the voters and unavailable for capture under the Act. In Kansas City, Kansas and Wyandotte County, the city sales tax rate is 1.625%, of that .25% has been dedicated by the voters to Emergency Medical Services. The county sales tax rate is 1.00%, of that 0.061% is dedicated to the cities of Bonner Springs and Edwardsville. As a dedicated tax, this revenue is not available to be captured for STAR Bond Project Financing.

10. An anticipated principal and interest payment schedule on the bond issue.

A schedule of principal and interest payments for a STAR Bond Project issuance for Project Area 3 is attached as **Exhibit G**.

E) Unified Government Meetings and Minutes

Upon approval of the STAR Bond Project Plan by the Unified Government and prior to transmittal to the Secretary, the Unified Government Clerk will attach the minutes of all Unified Government meetings where the STAR Bond Project was discussed as **Exhibit H**.

F) Relocation Plan

Developer has acquired real property located within Project Area 3 through negotiated arms-length transactions, thereby including any funds required for relocation in the purchase price.

In the event the Unified Government is required to acquire any property located in Project Area 3, relocation payments shall be made to any persons or businesses that move

from real property or that move personal property from real property as a result of the acquisition of the real property by the Unified Government in carrying out the provisions of the Act pursuant to K.S.A. 58-3508 and the requirements of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. Such relocation payments shall be in the amount of the actual reasonable cost of moving to another location, or moving personal property to another location, within the greater metropolitan Kansas City area. No persons residing within Project Area 3 shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person at rents within their ability to pay, such housing units shall be suitable to the needs of such displaced persons and must be a decent, safe, sanitary and otherwise standard dwelling. The Unified Government shall provide for the payment of any reasonable damages sustained by a retailer, as defined by the K.S.A. 79-3702, and amendments thereto, by reason of the liquidation of inventories necessitated by the relocation.

EXHIBIT A

SITE PLAN

EXHIBIT B-1

LEGAL DESCRIPTION – PROJECT AREA 3

File No. 014-0347
Schlitterbahn
July 7, 2014
Revised: April 26, 2017

Project Area 3 Description:

Part of Lots 1 and 6, and all of Lots 2, 3, 4, 5 and Tract A, Schlitterbahn Vacation Village, Second Plat; and all of Lot 2, Legends Auto Plaza; and all of Lot 9, Legends Auto Plaza, Third Plat, all being subdivisions in Kansas City, Wyandotte County, Kansas; being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

TRACT 1:

COMMENCING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to the POINT OF BEGINNING; thence South 02 degrees 20 minutes 41 seconds East, continuing along the East line of said Southwest Quarter, a distance of 1,052.15 feet; thence South 78 degrees 38 minutes 12 seconds East, departing the East line of said Southwest Quarter, a distance of 570.99 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 681.26 feet, to a point on a non-tangent curve, said point also being on the Southerly line of said Lot 1, said point also being on the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence Southwesterly, along the Southerly line of said Lots 1 and 4, and along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 81 degrees 01 minutes 18 seconds West, having a radius of 575.00 feet, and a central angle of 25 degrees 24 minutes 25 seconds, an arc length of 254.98 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southerly line of said Lot 4 and the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 624.55 feet, to a point of curvature; thence Northwesterly, continuing along the Westerly line of said Lot 4 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence North 20 degrees 06 minutes 06 seconds West, continuing along the Westerly line of said Lots 2 and 4, and along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Northwesterly, Northerly and Northeasterly, along the Westerly line of said Lot 2 and the Southeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence North 72 degrees 44 minutes 36 seconds East, a distance of 346.32 feet, to a point of curvature; thence Northeasterly, continuing along the North line of said Lots 2 and 5, and the Southerly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 650.00 feet and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet; thence North 87

degrees 20 minutes 51 seconds East, departing the South Right-of-Way line of said N. 98th Street, a distance of 281.92 feet, to the POINT OF BEGINNING.

AND ALSO:

TRACT 2:

All of Lot 3 and Tract A, Schlitterbahn Vacation Village, Second Plat, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

TRACT 3:

All of Lot 9, Legends Auto Plaza, Third Plat, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

TRACT 4:

All of Lot 2, Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas.

EXHIBIT B-2

MAP OF PROJECT AREA 3

EXHIBIT C-1

ORDINANCE NO. 0-76-05 CREATING THE DISTRICT

SEE ATTACHED

(Published *The Wyandotte Echo* on October 26, 2005)

ORDINANCE NO. O-76-05

AN ORDINANCE making certain findings and establishing a redevelopment district known as the Vacation Village Redevelopment District.

WHEREAS, K.S.A. 12-1770 et seq., as amended (the "Act") provides for the creation of redevelopment districts and the approval of redevelopment plans, and permits the issuance of tax increment bonds in accordance with the terms of the Act; and

WHEREAS, The boundaries of the proposed redevelopment district to be known as the "Vacation Village Redevelopment District" (the "Redevelopment District") comprise an area containing approximately 380 acres, bounded on the west by Interstate 435, on the south by State Avenue, on the north by Parallel Parkway and on the east by the east right-of-way line of 94th Street. A map depicting the boundaries of the proposed Redevelopment District is attached hereto as *Exhibit A*, which is incorporated herein by reference and legally described in *Exhibit B* which is attached hereto and made a part of this Ordinance; and

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") desires to promote, stimulate and develop the general and economic welfare of Kansas City, Kansas and the state of Kansas (the "State") and to assist in the development and redevelopment of eligible areas within Kansas City, Kansas, thereby promoting the general welfare of the citizens of the State and the Unified Government, by acquiring property and providing for the development and redevelopment thereof and the financing relating thereto; and

WHEREAS, pursuant to the provisions of the Act, the Unified Government is authorized to establish redevelopment districts within eligible areas of Kansas City, Kansas, as said terms are defined in the Act, to approve redevelopment district plans for the completion of redevelopment projects within such redevelopment project areas, and to finance all or a portion of redevelopment project costs from tax increment revenues and various fees collected within such redevelopment district, revenues derived from redevelopment projects, revenues derived from local sales taxes, other revenues described in the Act, or a combination thereof or from the proceeds of full faith and credit tax increment bonds of the Unified Government or special obligation tax increment bonds of the Unified Government payable from such described revenues; and

WHEREAS, under certain circumstances, the Secretary of Commerce of the State (the "Secretary"), upon proper application, may designate a redevelopment project as a "special bond project"; and

WHEREAS, in addition to other revenues available under the Act, special obligation bonds issued by the Unified Government to finance a special bond project are payable from a pledge of the revenues received from any State sales taxes collected from taxpayers doing business within that portion of a redevelopment district occupied by such special bond project; and

WHEREAS, it is anticipated that the Unified Government will submit an application to the Secretary requesting that all or a portion of the redevelopment project be designated as a special bond project.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. It is hereby found that pursuant to the authority granted by the Act, the Unified Government adopted Resolution No. R-76-05, on September 15, 2005, giving notice of a public hearing to consider the establishment of a Redevelopment District to be known as the Vacation Village Redevelopment District and all required notices under the Act were properly and timely given.

Section 2. A public hearing was held on October 20, 2005, with presentation of the above-described Redevelopment District's boundaries and an opportunity for all interested persons to be heard.

Section 3. The governing body hereby finds and determines that the Redevelopment District is in an eligible area due to the fact that all of the land within the Redevelopment District will contain, and qualify, as a "major commercial entertainment and tourism area" as defined under the Act and meets the requirements of a special bond project under the Act and the conservation, development or redevelopment of such area is necessary to promote the general and economic welfare of the Unified Government.

Section 4. The proposed preliminary plan for the proposed Redevelopment District provides for one redevelopment project within a redevelopment project area. The buildings and facilities to be constructed or improved in the redevelopment project area may be described in a general manner as a destination entertainment, resort and retail commercial project, including the development of a river walk canal and related facilities, water park, hotels and other lodging facilities, including condominiums and apartments, office buildings, retail buildings, a "marine" park, shops and restaurants, and other entertainment and retail facilities, redevelopment of fairgrounds facilities, parking, transportation systems and other necessary infrastructure. In addition, there shall be constructed public infrastructure improvements appurtenant to the foregoing buildings and facility improvements, including, but not limited to reconstruction of 94th Street on the eastern border of the Redevelopment District. The redevelopment project shall have at least $50,000,000 capital investment and $50,000,000 in projected gross annual sales revenues.

Section 5. The Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas, having considered and reviewed the proposed redevelopment district, hereby approves and establishes the Vacation Village Redevelopment District as provided in the Act.

Section 6. The Mayor/CEO, County Administrator and other officials and employees of the Unified Government, including the County Attorney and the Unified Government's Financial Advisor and Bond Counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposed of this Ordinance.

Section 7. The Act authorizes the issuance by the City to bonds (the "Bonds") to finance all or a portion of the costs of implementing the redevelopment district plan. The Bonds may be issued to reimburse expenditures made on or after the date which is 60 days before the date of passage of this Ordinance, pursuant to Treasury Regulation §1.150-2.

Section 8. This ordinance shall be in full force and take effect from and after its passage, approval and publication in The Wyandotte Echo.

PASSED BY THE MAJORITY OF THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/CITY OF KANSAS CITY, KANSAS, THIS 20th DAY OF OCTOBER, 2005.

Joe Reardon, Mayor/CEO

Attest: Tom G. Roberts

Unified Government Clerk

Approved as to Form:

EXHIBIT C-2

ORDINANCE NO. 0-47-14 EXPANDING THE DISTRICT

SEE ATTACHED

(Published in *The Wyandotte Echo* on 9-4, 2014)

ORDINANCE NO. O-47-14

AN ORDINANCE APPROVING AN EXPANDED STAR BOND DISTRICT, AN AMENDED AND RESTATED STAR BOND DISTRICT PLAN, A SECOND AMENDED AND RESTATED STAR BOND PROJECT PLAN FOR PROJECT AREA 1, A STAR BOND PROJECT PLAN FOR PROJECT AREA 2 AND A STAR BOND PROJECT PLAN FOR PROJECT AREA 4, ALL WITHIN THE EXPANDED STAR BOND DISTRICT IN THE CITY OF KANSAS CITY, KANSAS (VACATION VILLAGE).

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") is a municipal corporation, duly created, organized and existing under the Constitution and laws of the State as a consolidated city-county having all the powers, functions and duties of a county and a city of the first class; and

WHEREAS, the Unified Government desires to promote, stimulate and develop the general and economic welfare of Kansas City, Kansas and the state of Kansas (the "State") and to assist in the development and redevelopment of eligible areas within Kansas City, Kansas, thereby promoting the general welfare of the citizens of the State and the Unified Government, by acquiring property and providing for the development and redevelopment thereof and the financing relating thereto; and

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended, as now authorized under the STAR Bonds Financing Act, K.S.A. 12-17,160, *et seq.*, as amended (the "Act"), the Unified Government on October 20, 2005, adopted Ordinance No. O-76-05, which created a redevelopment district within Kansas City, Kansas (the "City"), the boundaries of which were defined in said Ordinance (the "Original District") and contained one redevelopment project area; and

WHEREAS, on November 14, 2005 a Vacation Village Special Bond Project Plan ("Original Redevelopment Project Plan") was filed with the Unified Government Clerk; and

WHEREAS, on November 14, 2005 the Planning Commission of the Unified Government made a finding that the Original Redevelopment Project Plan was consistent with the intent of the City's comprehensive plan for the development of the City; and

WHEREAS, on December 20, 2005, after proper notice in accordance with the Act, a public hearing was held on the Original Redevelopment Project Plan and the Unified Government then adopted Ordinance No. O-96-05 approving the Original Redevelopment Project Plan; and

WHEREAS, on December 23, 2005 the Secretary of Commerce of the State of Kansas (the "Secretary"), determined that the Original Redevelopment District was an "eligible area" under the Act, designated the redevelopment project as a "special bond project" and approved the issuance of STAR Bonds for the project; and

WHEREAS, on November 9, 2007 an Amended and Restated STAR Bond Project Plan (Vacation Village Project Plan) ("First Amended Project Plan") was filed with the Unified Government Clerk; and

WHEREAS, a public hearing was held on November 15, 2007, after due published notice, regarding the First Amended Project Plan; and

WHEREAS, on November 29, 2007, the Unified Government adopted Ordinance No. O-100-07 approving the First Amended Project Plan; and

WHEREAS, an Amended and Restated STAR Bond District Plan dated July 8, 2014 (the "Amended STAR Bond District Plan") has been filed with the Clerk, which Amended STAR Bond District Plan would expand the Original District to add additional property (the "Expanded STAR Bond District") and would divide the Expanded STAR Bond District into five project areas; and

WHEREAS, a Second Amended and Restated STAR Bond Project Plan (Village East Project Plan – Project Area 1) dated July 8, 2014 was filed with the Unified Government Clerk, as amended (the "Project Area 1 Plan"); and

WHEREAS, a STAR Bond Project Plan (Village East Project Plan – Project Area 2) dated July 8, 2014 was filed with the Unified Government Clerk, as amended (the "Project Area 2 Plan"); and

WHEREAS, a STAR Bond Financing Project Plan (Village East Project Plan – Project Area 4) dated July 8, 2014 was filed with the Unified Government Clerk, as amended (the "Project Area 4 Plan"); and

WHEREAS, on July 14, 2014 the Planning Commission of the Unified Government made a finding that the Project Area 1 Plan, Project Area 2 Plan and Project Area 4 Plan were each consistent with the intent of the City's comprehensive plan for the development of the City; and

WHEREAS, in accordance with the Act, on August 28, 2014 the governing body of the Unified Government held a public hearing to consider approval of the Expanded STAR Bond District, and adoption of the Amended STAR Bond District Plan, Project Area 1 Plan, Project Area 2 Plan, and Project Area 4 Plan, after proper notice of such public hearing in accordance with the Act; and

WHEREAS, the governing body of the Unified Government desires to approve the Expanded STAR Bond District, and to adopt the Amended STAR Bond District Plan, the Project Area 1 Plan, the Project Area 2 Plan, and the Project Area 4 Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS AS FOLLOWS:

Section 1. Expanded STAR Bond District, Amended STAR Bond District Plan and Project Plans. The Unified Government approves the Expanded STAR Bond District and the adoption of the Amended STAR Bond District Plan, Project Area 1 Plan, Project Area 2 Plan and Project Area 4 Plan, all pursuant to the Act. The Unified Government hereby finds that the Expanded STAR Bond District is a STAR bond project as defined in the Act.

Section 2. Expanded STAR Bond District. The map and legal description of the Expanded STAR Bond District with five project areas is attached hereto as ***Exhibit A***, which is incorporated herein by reference, is hereby approved.

Section 3. Project Plans. The Project Area 1 Plan, Project Area 2 Plan and Project Area 4 Plan are each hereby approved.

Section 4. Property Taxes. The governing body hereby finds that the ad valorem property tax revenues of the county and each affected school district for will not be adversely affected by the Project Area 1 Plan, the Project Area 2 Plan and the Project Area 4 Plan.

Section 5. Notice. The Unified Government Clerk shall transmit copies of the adopted Ordinance, a description of the land within the Expanded STAR Bond District, and map or plat indicating the boundaries of the Expanded STAR Bond District to the Wyandotte County Clerk, Wyandotte County Treasurer and Wyandotte County Appraiser and to the Board of Education of Unified School District Nos. 203 and 500.

Section 6. Further Action. The Mayor/CEO, County Manager, Unified Government Clerk and other officials and employees of the Unified Government, including the County Attorney, and Gilmore & Bell, P.C., Bond Counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this resolution.

Section 7. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the Unified Government, approval by the Mayor/CEO and publication in the official Unified Government newspaper.

PASSED by no less than two-thirds of the governing body of the Unified Government on August 28, 2014 and **APPROVED AND SIGNED** by the Mayor/CEO.

[SEAL]

Mayor/CEO

Attest:

Unified Government Clerk

EXHIBIT C-3

ORDINANCE NO. 0- - DIVIDING PROJECT AREA 2 INTO PROJECT AREAS 2A AND 2B

SEE ATTACHED

EXHIBIT C-4

ORDINANCE NO. 0- - RECONFIGURING THE BOUNDARIES OF PROJECT AREAS 2B AND 3 AND REVISING THE GENERAL DESCRIPTION OF PROJECT AREA 3

SEE ATTACHED

EXHIBIT D-1

AMENDED AND RESTATED DISTRICT PLAN

SEE ATTACHED

AMENDED AND RESTATED STAR BOND DISTRICT PLAN

FOR

VILLAGE EAST STAR BOND DISTRICT

July 8, 2014

DESCRIPTION OF AMENDED & RESTATED DISTRICT PLAN

The Kansas STAR Bonds Financing Act, K.S.A. 12-17, 160, *et seq*. (the "**Act**"), authorizes cities to establish STAR Bond project districts to promote the general and economic welfare of the city. Pursuant to the previous act, the Unified Government of Wyandotte County/Kansas City, Kansas (the "**Unified Government**") determined it advisable to establish and did establish a STAR Bond project district in the City of Kansas City, Kansas known as The Vacation Village STAR Bond Project District.[1] The boundaries of such district (the "**Original District**"), contained approximately 380 acres, bounded on the west by Interstate 435, on the south by State Avenue, on the north by Parallel Parkway and on the east by the east right-of-way line of 94th Street.

In conjunction with the approval of this Amended and Restated District Plan (the "**New District Plan**"), the Unified Government intends to expand the Original District, which will now be known as the "Village East STAR Bond Project District" (the "**Expanded District"**). The Expanded District includes the Original District and the following additional land:

- Land generally bounded on the east by Interstate 435, on the north by Parallel Parkway, on the south by State Avenue, and on the west by North 110th Street, which is connected to the land that comprised the Original District via the Parallel Parkway right-of-way, which is included within the Expanded District; and

- Approximately 126 acres of land, generally located in the northeast quadrant of 94th Street and State Avenue, along with adjacent State Avenue right-of-way.

A map depicting the boundaries of the Expanded District, as well as the boundaries of the proposed project areas within the Expanded District, is attached hereto as ***Exhibit A***, and legal descriptions of the Expanded District and each of the project areas are attached hereto as ***Exhibit B***, both of which are incorporated herein by reference.

A description of the New District Plan is as follows:

The Expanded District shall consist of five (5) project areas:

Project Area 1 may be described in a general manner as the Schlitterbahn Waterpark, as well as multiple other buildings for other potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, multi-family residential units, and/or

[1] The Unified Government's original creation of the STAR Bond project district was as a "Redevelopment District" under the Kansas Tax Increment Financing Act, K.S.A. 12-1770, *et seq*., as amended. After creation of the Vacation Village Redevelopment District, the Kansas Legislature moved the relevant statutory provisions to the Kansas STAR Bonds Financing Act, K.S.A. 12-17, 160, *et seq*. (the "Act"), and the terminology for such a district under the Act changed to "STAR Bond project district," rather than "redevelopment district."

other commercial uses, as well as certain associated streets and other infrastructure.

Project Area 2 may be described in a general manner as development of multiple buildings with various potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, multi-family residential units, an automotive plaza, sports facilities, retail and restaurants, and/or other commercial uses, as well as certain associated streets and other infrastructure.

Project Area 3 may be described in a general manner as development of multiple buildings with various potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, multi-family residential units, sports facilities, retail and restaurants, and/or other commercial uses, as well as certain associated streets and other infrastructure.

Project Area 4 may be described in a general manner as development of multiple buildings with various potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, major multi-sport athletic complex, sports facilities, retail and restaurants, and/or other commercial uses, as well as certain associated streets and other infrastructure.

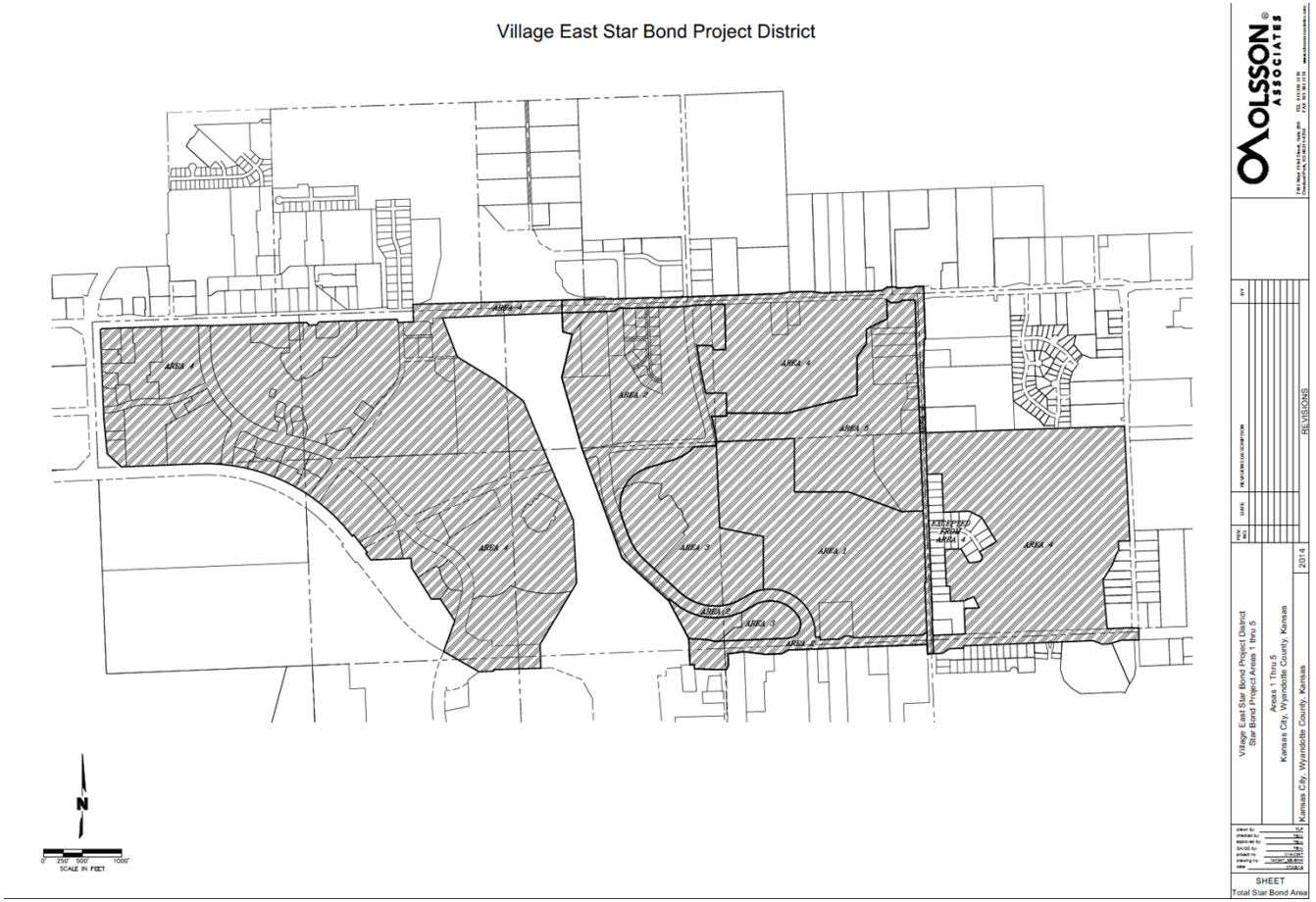
Project Area 5 may be described in a general manner as development of multiple buildings with various potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, multi-family residential units, waterpark facilities, sports facilities, retail and restaurants, and/or other commercial uses, as well as certain associated streets and other infrastructure.

This New District Plan replaces the previous District Plan in its entirety. While this New District Plan shares the same intended purpose of the previous District Plan – creation of a unique, destination-oriented, mixed-use experience – this New District Plan provides a revised mix of uses in response to current market demand, separated into five (5) project areas that replace the existing single project area, as depicted on ***Exhibit A*** and legally described on ***Exhibit B*** attached hereto.

EXHIBIT A

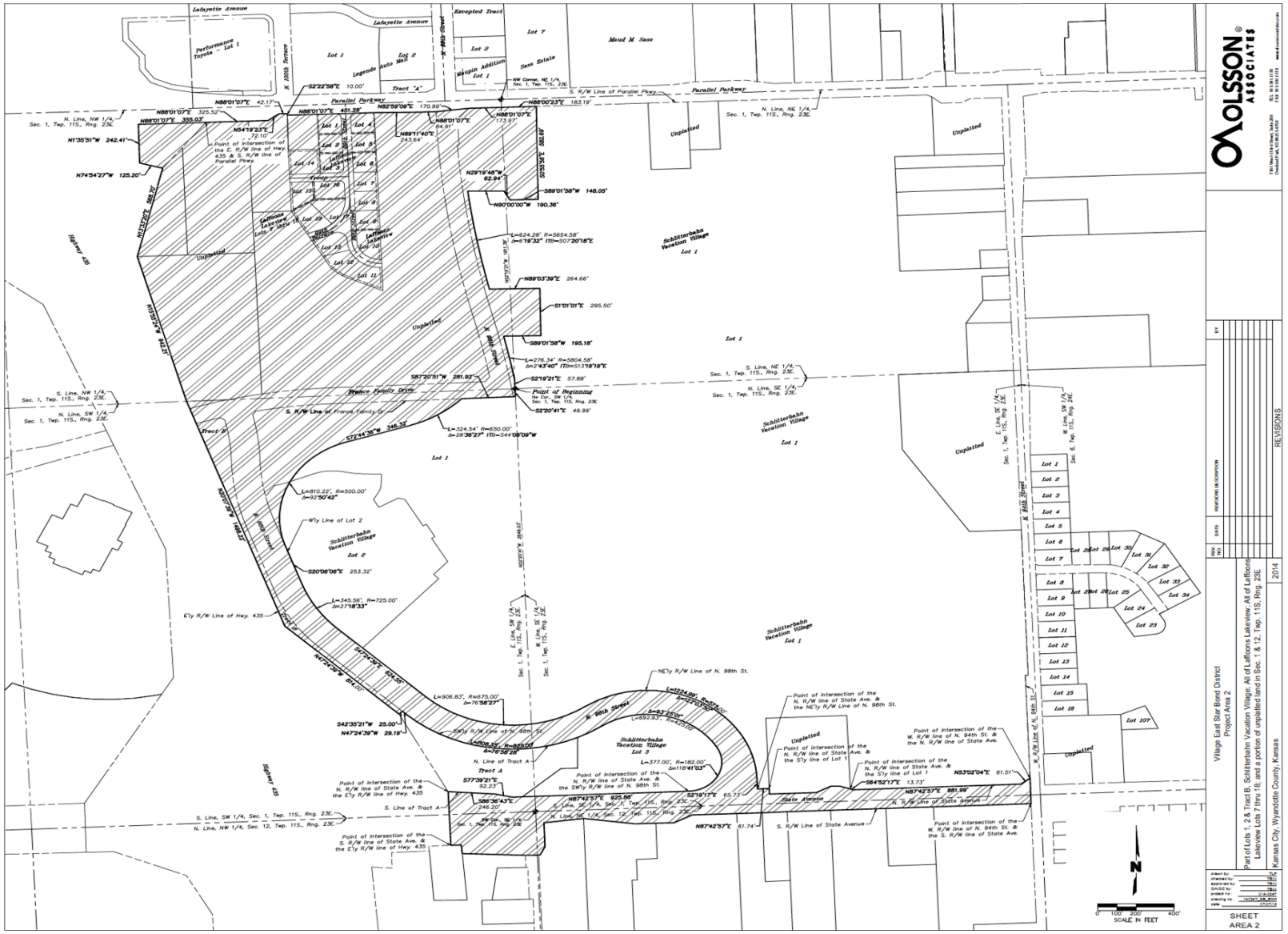
EXPANDED DISTRICT / PROJECT AREAS BOUNDARY MAP

EXPANDED DISTRICT



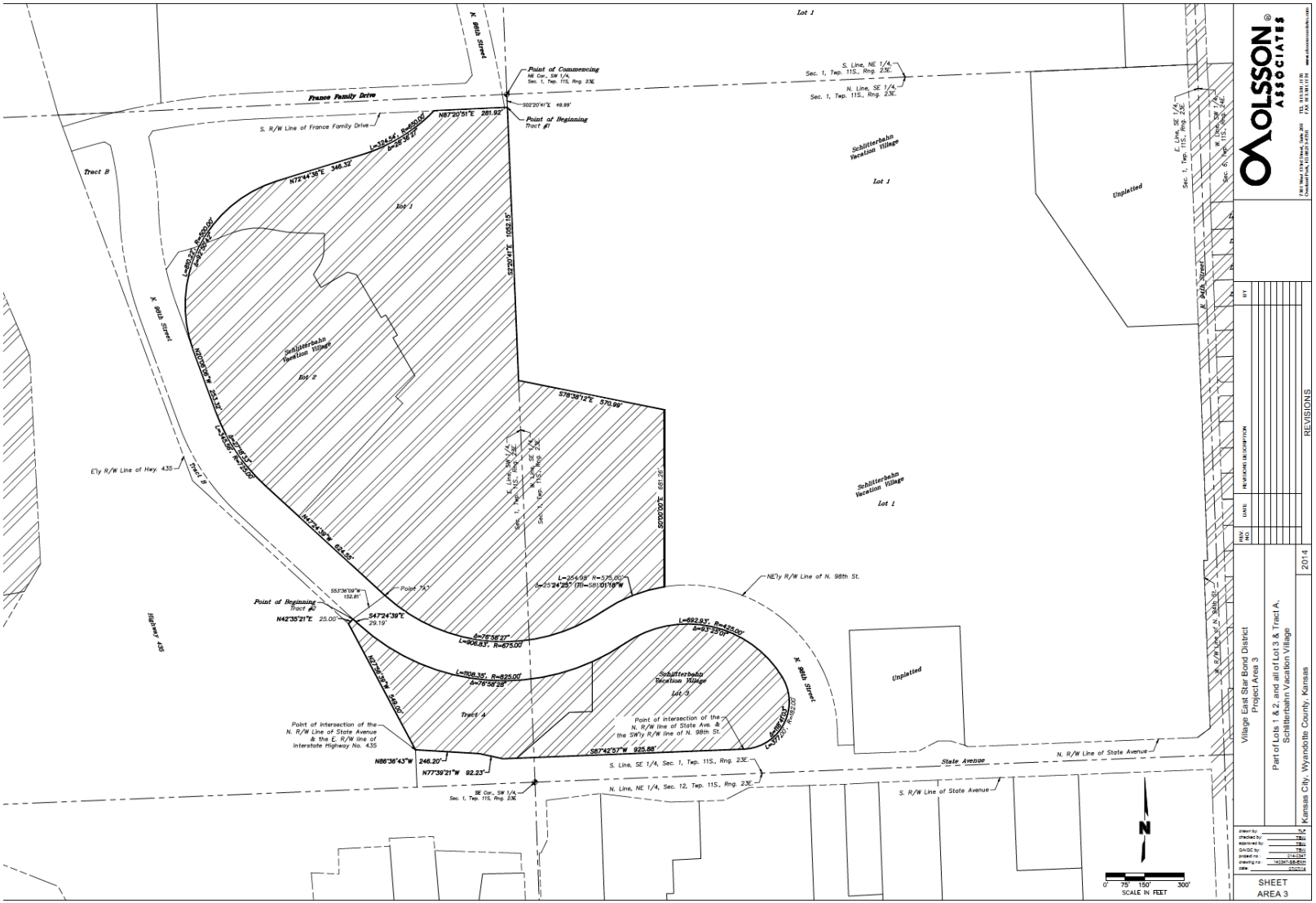
PROJECT AREA 1

PROJECT AREA 2



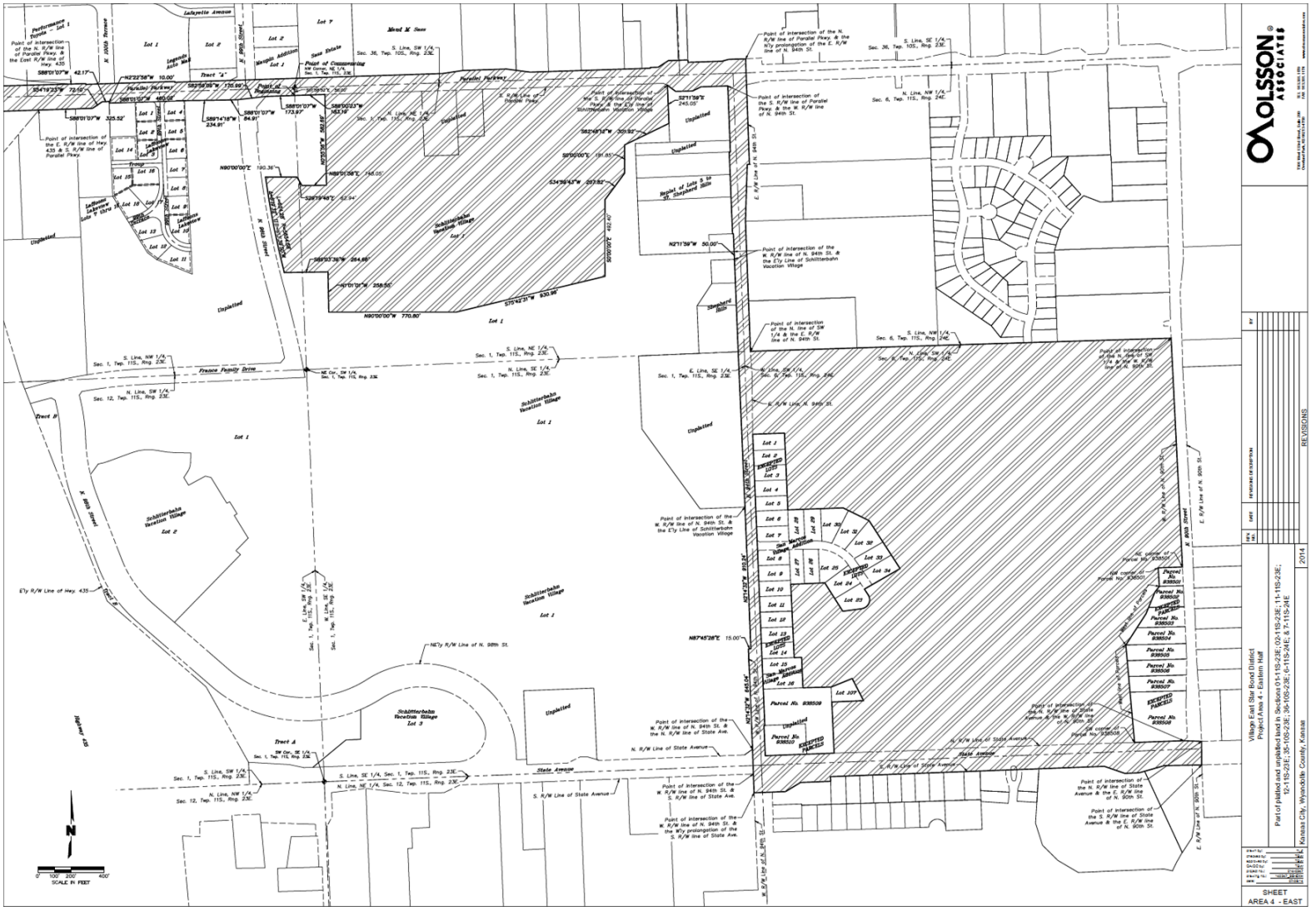
58471341.1

PROJECT AREA 3



PROJECT AREA 4 (WEST SIDE)

PROJECT AREA 4 (EAST SIDE)



58471341.1

PROJECT AREA 5

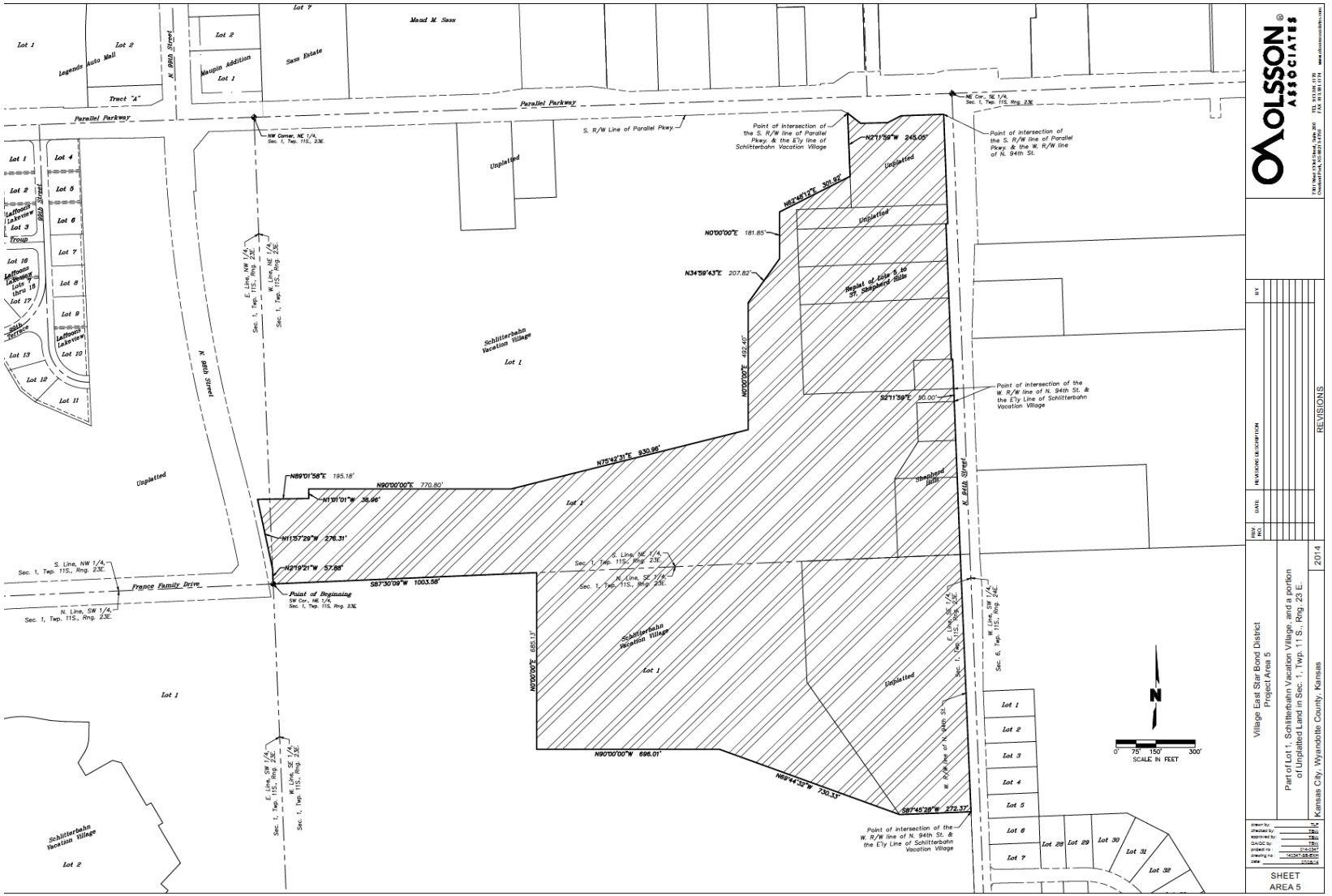


EXHIBIT B

EXPANDED DISTRICT / PROJECT AREAS LEGAL DESCRIPTIONS

EXPANDED DISTRICT

File No. 014-0347
Schlitterbahn
July 10, 2014

Overall Star Bond Project Areas 1 thru 5 Description:

Part of platted and unplatted land in Section 01, Township 11 South, Range 23 East, Section 02, Township 11 South, Range 23 East, Section 11, Township 11 South, Range 23 East, Section 12, Township 11 South, Range 23 East, Section 35, Township 10 South, Range 23 East, Section 36, Township 10 South, Range 23 East, Section 6, Township 11 South, Range 24 East, and Section 7, Township 11 South, Range 24 East, all being in Kansas City, Wyandotte County, Kansas and being more particularly described as follows:

Star Bond Project Area 1
Part of Lot 1, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, along with a portion of unplatted land, all being in the Southeast Quarter of Section 1, Township 11 South, Range 23 East, being more particularly described as follows:
BEGINNING at the Northwest corner of the Southeast Quarter of said Section 1, Township 11 South, Range 23 East; thence North 87 degrees 30 minutes 09 seconds East, along the North line of said Southeast Quarter, a distance of 1,003.58 feet; thence South 00 degrees 00 minutes 00 seconds East, departing the North line of said Southeast Quarter, a distance of 685.13 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 696.01 feet; thence South 69 degrees 44 minutes 32 seconds East, a distance of 730.33 feet, to a point on the Easterly line of said Lot 1; thence North 87 degrees 45 minutes 28 seconds, along the Easterly line of said Lot 1, a distance of 272.37 feet, to a point on the West Right-of-Way line of N. 94th Street, as now established; thence South 02 degrees 14 minutes 32 seconds East, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 910.24 feet; thence South 87 degrees 45 minutes 28 seconds West, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 15.00 feet; thence South 02 degrees 14 minutes 32 seconds East, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 645.04 feet to the point of intersection of the West Right-of-Way line said N. 94th Street and the North Right-of-Way line of State Avenue, as now established; thence South 53 degrees 02 minutes 04 seconds West, continuing along the Easterly line of said Lot 1, and along the North Right-of-Way line of said State Avenue, a distance of 61.51 feet; thence South 87 degrees 42 minutes 57 seconds West, along the South line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 881.99 feet; thence North 64 degrees 52 minutes 17 seconds West, continuing along the South line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 13.73 feet; thence in a Westerly direction, departing the South line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue,

to a point of intersection of the South Right-of-Way line of said State Avenue and the South line of said Lot 1; thence South 87 degrees 42 minutes 57 seconds West, along the South line of said Lot 1 and continuing along the North Right-of-Way line of said State Avenue, a distance of 61.75 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence North 02 degrees 18 minutes 50 seconds West, departing the North Right-of-Way line of said State Avenue and along the Northeasterly Right-of-Way line of said N. 98th Street and continuing along the Southerly line of said Lot 1, a distance of 65.74 feet, to a point of curvature; thence Northerly, Northwesterly and Westerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1 and along a curve to the left, having a radius of 575.00 feet and a central angle of 96 degrees 39 minutes 25 seconds, an arc length of 970.01 feet; thence North 00 degrees 00 minutes 00 seconds East, departing the Northeasterly Right-of-Way line of said N. 98th Street and the Southerly line of said Lot 1, a distance of 681.26 feet; thence North 78 degrees 38 minutes 12 seconds West, a distance of 570.99 feet, to a point on the West line of the Southeast Quarter of said Section 1; thence North 02 degrees 20 minutes 41 seconds West, along the West line of the Southeast Quarter of said Section 1, a distance of 1,102.14 feet to the POINT OF BEGINNING.

AND ALSO:

Project Area 2 Description:
Part of Lots 1, 2 and all of Tract B, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas; All of Laffoons Lakeview; All of Laffoons Lakeview Lots 7 thru 18; along with a portion of unplatted land, all being in Sections 1, Township 11 South, Range 23 East, and that part of Section 12, Township 11 South, Range 23 East, all being more particularly described as follows:
BEGINNING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to a point on the South Right-of-Way line of France Family Drive, as now established; thence South 87 degrees 20 minutes 51 seconds West, along the South Right-of-Way line of said France Family Drive, a distance of 281.92 feet, to a point on a non-tangent curve; thence Southwesterly, departing the South Right-of-Way line of said France Family Drive, and along a curve to the right, whose initial tangent bearing is South 44 degrees 08 minutes 09 seconds West, having a radius of 650.00 feet, and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point of tangency; thence South 72 degrees 44 minutes 36 seconds West, a distance of 346.32 feet, to a point of curvature; thence Southwesterly, Southerly and Southeasterly, along a curve to the left, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point on the Northeasterly Right-of-Way line of N. 98th Street, as now established, said point also being on the Westerly line of said Lot 2, said point also being a point of tangency; thence South 20 degrees 06 minutes 06 seconds East, along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly line of said Lot 2, a distance of 253.32 feet, to a point of curvature; thence Southeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly line of said Lot 2, and along a curve to the left, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence South 47 degrees 24 minutes 39 seconds East,

continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly line of said Lot 2, and along the Southerly line of said Lot 1, a distance of 624.55 feet, to a point of curvature; thence Southeasterly, Easterly and Northeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1, and along a curve to the left, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of reverse curvature; thence Northeasterly, Easterly, Southeasterly and Southerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1, and along a curve to the right, having a radius of 575.00 feet and a central angle of 122 degrees 03 minutes 50 seconds, an arc length of 1,224.99 feet, to a point of tangency; thence South 02 degrees 19 minutes 17 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1, a distance of 65.73 feet, to the point of intersection of the Northeasterly Right-of-Way line of said N. 98th Street and the North Right-of-Way line of State Avenue, as now established; thence North 87 degrees 42 minutes 57 seconds East, continuing along the Southerly line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 61.74 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, lying on the West side of an unplatted piece of land; thence Southerly, departing the Southerly line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue; thence Easterly, continuing along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, lying on the East side of an unplatted piece of land; thence South 64 degrees 52 minutes 17 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, a distance of 13.73 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, a distance of 881.99 feet; thence North 53 degrees 02 minutes 04 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, a distance of 61.51 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, departing the North Right-of-Way line of said State Avenue, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435, as now established; thence Northerly, departing the South Right-of-Way line of said State Avenue and along the Easterly Right-of-Way line of said Interstate Highway No. 435 to the Point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the North Right-of-Way line of said State Avenue, said point also being the Southwesterly corner of Tract A of said Schlitterbahn Vacation Village; thence South 86 degrees 36 minutes 43 seconds East, along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 246.20 feet; thence South 77 degrees 39 minutes 21 seconds East, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 92.23 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, and along the South line of Lot 3 of said Schlitterbahn Vacation Village, a distance of 925.88 feet to a point of curvature, said point also being the point of intersection of the North Right-of-Way line of said State Avenue and the Southwesterly Right-of-Way line of

said N. 98th Street; thence Northeasterly, Northerly and Northwesterly, departing the North Right-of-Way line of said State Avenue, and along the Southwesterly Right-of-Way line of said N. 98th Street, and along the Easterly and Northeasterly line of said Lot 3, and along a curve to the left, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03 seconds, an arc length of 377.00 feet, to a point of compound curvature; thence Northwesterly, Westerly and Southwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and along the Easterly and Northerly line of said Lot 3, and along a curve to the left, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Lot 3 and along the Northerly line of said Tract A, and along a curve to the right, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc length of 1,108.35 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Tract A, a distance of 29.19 feet; thence South 42 degrees 35 minutes 21 seconds West, departing the Southwesterly Right-of-Way line of said N. 98th Street, along the Southeasterly line of said Tract B, and continuing along the Northerly line of said Tract A, a distance of 25.00 feet, to a point on the Easterly Right-of-Way line of said Interstate Highway No. 435, said point also being on the Westerly line of said Tract B; thence North 47 degrees 24 minutes 39 seconds West, along the Easterly Right-of-Way line of said Interstate Highway No. 435 and the Westerly line of said Tract B, a distance of 814.00 feet; thence North 20 degrees 07 minutes 39 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435 and the Westerly line of said Tract B, a distance of 1,498.22 feet to a point on the South line of the Northwest Quarter of said Section 1; thence North 15 degrees 55 minutes 24 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435 and departing the Westerly line of said Tract B, a distance of 942.21 feet; thence North 13 degrees 33 minutes 20 seconds East, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 568.70 feet; thence North 74 degrees 54 minutes 27 seconds West, departing the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 125.20 feet; thence North 01 degrees 35 minutes 51 seconds West, a distance of 242.41 feet to the Westerly prolongation of the South Right-of-Way line of Parallel Parkway, as now established; thence North 88 degrees 01 minutes 07 seconds East, along the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway, a distance of 355.03 feet, to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said Parallel Parkway; thence North 88 degrees 01 minutes 07 seconds East, along the South Right-of-Way line of said Parallel Parkway, a distance of 325.52 feet; thence North 54 degrees 19 minutes 23 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 72.10 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 42.17 feet; thence South 02 degrees 22 58 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Laffoons Lakeview, a distance of 451.28 feet; thence North 89 degrees 11 minutes 40 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 243.64 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 84.91 feet;

thence North 82 degrees 59 minutes 09 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 170.99 feet, to a point on the North line of said Lot 1; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and along the North line of said Lot 1, a distance of 173.97 feet; thence North 88 degrees 00 minutes 23 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Lot 1, a distance of 183.19 feet; thence South 00 degrees 55 minutes 56 seconds East, departing the South Right-of-Way line of said State Avenue and the North line of said Lot 1, a distance of 582.69 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 148.05 feet; thence North 29 degrees 19 minutes 48 seconds West, a distance of 62.94 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 190.36, to a point on a non-tangent curve; thence Southerly, along a curve to the left, whose initial tangent bearing is South 07 degrees 20 minutes 18 seconds East, having a radius of 5,654.58 feet, and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet, to a point on a non-tangent line; thence North 89 degrees 03 minutes 39 seconds East, a distance of 264.66 feet; thence South 01 degrees 01 minutes 01 seconds East, a distance of 295.50 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 195.18 feet, to a point on a non-tangent curve; thence Southerly, along a curve to the right, whose initial tangent bearing is South 13 degrees 19 minutes 19 seconds East, having a radius of 5,804.58 feet and a central angle of 02 degrees 43 minutes 40 seconds, an arc length of 276.34 feet, to a point on a non-tangent line, said point also being on the East line of the Northwest Quarter of said Section 1; thence South 02 degrees 19 minutes 21 seconds East, along the East line of said Northwest Quarter, a distance of 57.88 feet, to the POINT OF BEGINNING.

AND ALSO:

Project Area 3 Description:
Part of Lots 1 and 2, and all of Lot 3 and Tract A, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas; being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:
COMMENCING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to the POINT OF BEGINNING; thence South 02 degrees 20 minutes 41 seconds East, continuing along the East line of said Southwest Quarter, a distance of 1,052.15 feet; thence South 78 degrees 38 minutes 12 seconds East, departing the East line of said Southwest Quarter, a distance of 570.99 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 681.26 feet, to a point on a non-tangent curve, said point also being on the Southerly line of said Lot 1, said point also being on the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence Southwesterly, along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 81 degrees 01 minutes 18 seconds West, having a radius of 575.00 feet, and a central angle of 25 degrees 24 minutes 25 seconds, an arc length of 254.98 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of tangency, said point hereinafter referred to as Point “A”; thence North

47 degrees 24 minutes 39 seconds West, continuing along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along the Southwesterly line of said Lot 2, a distance of 624.55 feet, to a point of curvature; thence Northwesterly, continuing along the Southwesterly line of said Lot 2 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence North 20 degrees 06 minutes 06 seconds West, continuing along the Southwesterly line of said Lot 2 and the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Northwesterly, Northerly and Northeasterly, departing the Southwesterly line of said Lot 2 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence North 72 degrees 44 minutes 36 seconds East, a distance of 346.32 feet, to a point of curvature; thence Northeasterly, along a curve to the left, having a radius of 650.00 feet and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point on the South Right-of-Way line of France Family Drive, as now established; thence North 87 degrees 20 minutes 51 seconds East, along the South Right-of-Way line of said France Family Drive, and its Easterly prolongation, a distance of 281.92 feet, to the POINT OF BEGINNING.

AND ALSO:

COMMENCING at the aforementioned Point "A"; thence South 53 degrees 36 minutes 09 seconds West, a distance of 152.81 feet, to a point on the Southwesterly Right-of-Way line of said N. 98th Street, said point also being on the Northerly line of said Tract A, said point also being the POINT OF BEGINNING; thence South 47 degrees 24 minutes 39 seconds East, along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Tract A, a distance of 29.19 feet to a point of curvature; thence Southeasterly, Easterly and Northeasterly, along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Tract A and the Northerly line of said Lot 3, and along a curve to the left, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc length of 1,108.35 feet, to a point of reverse curvature; thence Northeasterly, Easterly and Southeasterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly and Northeasterly line of said Lot 3, and along a curve to the right, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of compound curvature; thence Southeasterly, Southerly Southwesterly, and Westerly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Easterly line of said Lot 3, and along a curve to the right, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03 seconds, an arc length of 377.00 feet, to a point of tangency, said point also being the point of intersection of the Southwesterly Right-of-Way line of said N. 98th Street and the North Right-of-Way line of State Avenue, as now established; thence South 87 degrees 42 minutes 57 seconds West, along the North Right-of-Way line of said State Avenue and the South line of said Lot 3 and Tract A, a distance of 925.88 feet; thence North 77 degrees 39 minutes 21 seconds West, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 92.23 feet; thence North 86 degrees 36 minutes 43 seconds West, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 246.20 feet, to the point of intersection

of the North Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435; thence North 27 degrees 56 minutes 39 seconds West, departing the North Right-of-Way line of said State Avenue, and along the Easterly Right-of-Way line of said Interstate Highway No. 435 and the Westerly line of said Tract A, a distance of 549.00 feet; thence North 42 degrees 35 minutes 21 seconds East, departing the Easterly Right-of-Way line of said Interstate Highway No. 435, and along the Westerly line of said Tract A, a distance of 25.00 feet, to the POINT OF BEGINNING.

AND ALSO:

Project Area 4 Description:
Part of platted and unplatted land in Section 01, Township 11 South, Range 23 East, Section 02, Township 11 South, Range 23 East, Section 11, Township 11 South, Range 23 East, Section 12, Township 11 South, Range 23 East, Section 35, Township 10 South, Range 23 East, Section 36, Township 10 South, Range 23 East, Section 6, Township 11 South, Range 24 East, and Section 7, Township 11 South, Range 24 East, all being in Kansas City, Wyandotte County, Kansas and being more particularly described as follows:
COMMENCING at the Northwest corner of the Northeast Quarter of said Section 1, Township 11 South, Range 23 East; thence South 01 degrees 58 minutes 52 seconds East, a distance of 50.00 feet, to a point on the South Right-of-Way line of Parallel Parkway, as now established, said point also being on the North line of Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, said point also being the POINT OF BEGINNING; thence South 88 degrees 01 minutes 07 seconds West, along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 173.97 feet; thence South 82 degrees 59 minutes 09 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 170.99 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 84.91 feet; thence South 89 degrees 14 minutes 18 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 234.91 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, and along the North line of Laffoons Lakeview, a subdivision in Kansas City, Wyandotte County, Kansas, a distance of 460.02 feet; thence North 02 degrees 22 minutes 58 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 42.17 feet; thence South 54 degrees 19 minutes 23 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 72.10 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 325.52 feet, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the East Right-of-Way line of Interstate Highway No. 435, as now established; thence Westerly to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of said Interstate Highway No. 435; thence Southeasterly, along the West Right-of-Way line of said Interstate Highway No. 435, to the point of intersection of the West Right-of-Way line of said Interstate Highway No. 435 and the

Northerly Right-of-Way line of State Avenue, as now established; thence Southerly, continuing along the West Right-of-Way line of said Interstate Highway No. 435, to the point of intersection of the West Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue, to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Village West Parkway, as now established; thence Northwesterly to the point of intersection of the Southwesterly Right-of-Way line of said State Avenue and the Westerly Right-of-Way line of said Village West Parkway; thence Northeasterly to the point of intersection of the Northeasterly Right-of-Way line of said State Avenue and the Westerly Right-of-Way line of said Village West Parkway; thence Northwesterly then Westerly, along the Northeasterly and Northerly Right-of-Way line of said State Avenue, to the point of intersection of the Northerly Right-of-Way line of said State Avenue and the East Right-of-Way line of 110th Street, as now established; thence Northerly, along the East Right-of-Way line of said 110th Street, to the point of intersection of the East Right-of-Way line of said 110th Street and the South Right-of-Way line of said Parallel Parkway; thence Easterly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the Southerly prolongation of the East line of Parallel Heights, a subdivision in Kansas City, Wyandotte County, Kansas; thence Northerly, along said Southerly prolongation and along the East line of said Parallel Heights, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of said Interstate Highway No. 435; thence Easterly, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the East Right-of-Way line of said Interstate Highway No. 435; thence Easterly, along the North Right-of-Way line of said Parallel Parkway, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the Northerly prolongation of the East Right-of-Way line of N. 94th Street, as now established; thence Southerly, along said Northerly prolongation and along the East Right-of-Way line of said N. 94th Street, to the point of intersection of the East Right-of-Way line of said N. 94th Street and the North line of the Southwest Quarter of said Section 6, Township 11 South, Range 24 East; thence Easterly, along the North line of said Southwest Quarter to the point of intersection of the North line of said Southwest Quarter and the West Right-of-Way line of N. 90th Street, as now established; thence Southerly, along the West Right-of-Way line of said N. 90th Street, to the Northeast corner of Parcel No. 938501; thence Westerly, along the North line of said Parcel No. 938501, to the Northwest corner thereof; thence Southerly, along the West line of Parcel Nos. 938501 thru 938508, to the Southwest corner of said Parcel No. 938508, said point also being on the North Right-of-Way line of said State Avenue; thence Easterly, along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of said N. 90th Street; thence Easterly to the point of intersection of the North Right-of-Way line of said State Avenue and the East Right-of-Way line of said N. 90th Street; thence Southerly, to the point of intersection of the East Right-of-Way line of said N. 90th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue, to the point of intersection of the Westerly prolongation of the South Right-of-Way line of said State Avenue and the West Right-of-Way line of said N. 94th Street; thence Northerly, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Northerly, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the North Right-of-Way line of said State Avenue, said point also being on the

East line of said Schlitterbahn Vacation Village; thence North 02 degrees 14 minutes 32 seconds West, along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 645.04 feet; thence North 87 degrees 45 minutes 28 seconds East, continuing along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 15.00 feet; thence North 02 degrees 14 minutes 32 seconds West, continuing along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 910.24 feet, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street at the Southeast corner of an unplatted tract of land; thence Northerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of an unplatted tract of land and along the East line of Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence North 02 degrees 11 minutes 59 seconds West, along the East line of said Schlitterbahn Vacation Village and continuing along the West Right-of-Way line of said N. 94th Street, a distance of 50.00 feet, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence Northerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of Replat of Lots 5 to 37, Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, and along the East line of unplatted tracts of land, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said Parallel Parkway; thence Westerly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village at the Northwest corner of an unplatted tract of land; thence South 02 degrees 11 minutes 59 seconds East, departing the South Right-of-Way line of said Parallel Parkway, and along the East line of said Schlitterbahn Vacation Village, a distance of 245.05 feet; thence South 62 degrees 48 minutes 12 seconds West, departing the East line of said Schlitterbahn Vacation Village, a distance of 301.92 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 181.85 feet; thence South 34 degrees 59 minutes 43 seconds West, a distance of 207.82 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 492.40 feet; thence South 75 degrees 42 minutes 31 seconds West, a distance of 930.96 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 770.80 feet; thence North 01 degrees 01 minutes 01 seconds West, a distance of 258.55 feet; thence South 89 degrees 03 minutes 39 seconds West 264.66 feet, to a point on a non-tangent curve; thence Northerly, along a curve to the right, whose initial tangent bearing is North 13 degrees 39 minutes 50 seconds West, having a radius of 5,654.58 feet and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 190.36 feet; thence South 29 degrees 19 minutes 48 seconds East, a distance of 62.94 feet; thence North 89 degrees 01 minutes 58 seconds East, a distance of 148.05 feet; thence North 00 degrees 55 minutes 56 seconds West, a distance of 582.69 feet, to a point on the North line of said Schlitterbahn Vacation Village, said point also being on the South Right-of-Way line of said Parallel Parkway; thence South 88 degrees 00 minutes 23 seconds West, along the North line of said Schlitterbahn Vacation Village and the South Right-of-Way line of said Parallel Parkway, a distance of 183.19 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom Lots 1 thru 16, Lots 23 thru 34 and Lot 107, San Marcos Village Addition, a subdivision in Kansas City, Wyandotte County, Kansas, AND ALSO EXCEPTING Parcel Nos. 938509 and 938510.

AND ALSO:

Project Area 5 Description:
Part of Lot 1, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, along with a portion of unplatted land, all being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:
BEGINNING at the Southwest corner of the Northeast Quarter of said Section 1, Township 11 South, Range 23 East; thence North 02 degrees 19 minutes 21 seconds West, along the West line of said Northeast Quarter, a distance of 57.88 feet; thence North 11 degrees 57 minutes 29 seconds West, departing the West line of said Northeast Quarter, a distance of 276.31 feet; thence North 89 degrees 01 minutes 58 seconds East, a distance of 195.18 feet; thence North 01 degrees 01 minutes 01 seconds West, a distance of 36.96 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 770.80 feet; thence North 75 degrees 42 minutes 31 seconds East, a distance of 930.96 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 492.40 feet; thence North 34 degrees 59 minutes 43 seconds East, a distance of 207.82 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 181.85 feet; thence North 62 degrees 48 minutes 12 seconds East, a distance of 301.92 feet, to a point on the Easterly line of said Schlitterbahn Vacation Village; thence North 02 degrees 11 minutes 59 seconds West, along the Easterly line of said Schlitterbahn Vacation Village, a distance of 245.05 feet, to the point of intersection of the Easterly line of said Schlitterbahn Vacation Village and the South Right-of-Way line of Parallel Parkway, as now established; thence Easterly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, along the West Right-of-Way line of said N. 94th Street and along the East line of an unplatted tract of land and along the East line of Replat of Lots 5 to 37, Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the Easterly line of said Schlitterbahn Vacation Village; thence South 02 degrees 11 minutes 59 seconds East, continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of said Schlitterbahn Vacation Village, a distance of 50.00 feet, to the point of intersection of the Easterly line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence Southerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street and along the East line of Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, and along an unplatted tract of land, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street, at the Southeast corner of an unplatted tract of land; thence South 87 degrees 45 minutes 28 seconds West, departing the West Right-of-Way line of said N. 94th Street, and along the Easterly line of said Schlitterbahn Vacation Village, a distance of 272.37 feet; thence Nroth 69 degrees 44 minutes 32 seconds West, departing the Easterly line of said Schlitterbahn Vacation Village, a distance of 730.33 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 696.01 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 685.13 feet, to a point on the North line of the

Southeast Quarter of said Section 1; thence South 87 degrees 30 minutes 09 seconds West, along the North line of the Southeast Quarter of said Section 1, a distance of 1,003.58 feet, to the POINT OF BEGINNING.

PROJECT AREA 1

File No. 014-0347
Schlitterbahn
July 3, 2014

Project Area 1 Description:

Part of Lot 1, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, along with a portion of unplatted land, all being in the Southeast Quarter of Section 1, Township 11 South, Range 23 East, being more particularly described as follows:
BEGINNING at the Northwest corner of the Southeast Quarter of said Section 1, Township 11 South, Range 23 East; thence North 87 degrees 30 minutes 09 seconds East, along the North line of said Southeast Quarter, a distance of 1,003.58 feet; thence South 00 degrees 00 minutes 00 seconds East, departing the North line of said Southeast Quarter, a distance of 685.13 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 696.01 feet; thence South 69 degrees 44 minutes 32 seconds East, a distance of 730.33 feet, to a point on the Easterly line of said Lot 1; thence North 87 degrees 45 minutes 28 seconds, along the Easterly line of said Lot 1, a distance of 272.37 feet, to a point on the West Right-of-Way line of N. 94th Street, as now established; thence South 02 degrees 14 minutes 32 seconds East, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 910.24 feet; thence South 87 degrees 45 minutes 28 seconds West, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 15.00 feet; thence South 02 degrees 14 minutes 32 seconds East, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 645.04 feet to the point of intersection of the West Right-of-Way line said N. 94th Street and the North Right-of-Way line of State Avenue, as now established; thence South 53 degrees 02 minutes 04 seconds West, continuing along the Easterly line of said Lot 1, and along the North Right-of-Way line of said State Avenue, a distance of 61.51 feet; thence South 87 degrees 42 minutes 57 seconds West, along the South line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 881.99 feet; thence North 64 degrees 52 minutes 17 seconds West, continuing along the South line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 13.73 feet; thence in a Westerly direction, departing the South line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue, to a point of intersection of the South Right-of-Way line of said State Avenue and the South line of said Lot 1; thence South 87 degrees 42 minutes 57 seconds West, along the South line of said Lot 1 and continuing along the North Right-of-Way line of said State Avenue, a distance of 61.75 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence North 02 degrees 18 minutes 50 seconds West, departing the North Right-of-Way line of said State Avenue and along the Northeasterly Right-of-Way line of said N. 98th Street and continuing along the Southerly line of said Lot 1, a distance of 65.74 feet, to a point of curvature; thence Northerly, Northwesterly and Westerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1 and along a curve to the left, having a radius of 575.00 feet and a central angle of 96 degrees 39 minutes 25 seconds, an arc length of

970.01 feet; thence North 00 degrees 00 minutes 00 seconds East, departing the Northeasterly Right-of-Way line of said N. 98th Street and the Southerly line of said Lot 1, a distance of 681.26 feet; thence North 78 degrees 38 minutes 12 seconds West, a distance of 570.99 feet, to a point on the West line of the Southeast Quarter of said Section 1; thence North 02 degrees 20 minutes 41 seconds West, along the West line of the Southeast Quarter of said Section 1, a distance of 1,102.14 feet to the POINT OF BEGINNING.

PROJECT AREA 2

File No. 014-0347
Schlitterbahn
July 7, 2014

Project Area 2 Description:

Part of Lots 1, 2 and all of Tract B, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas; All of Laffoons Lakeview; All of Laffoons Lakeview Lots 7 thru 18; along with a portion of unplatted land, all being in Sections 1, Township 11 South, Range 23 East, and that part of Section 12, Township 11 South, Range 23 East, all being more particularly described as follows:
BEGINNING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to a point on the South Right-of-Way line of France Family Drive, as now established; thence South 87 degrees 20 minutes 51 seconds West, along the South Right-of-Way line of said France Family Drive, a distance of 281.92 feet, to a point on a non-tangent curve; thence Southwesterly, departing the South Right-of-Way line of said France Family Drive, and along a curve to the right, whose initial tangent bearing is South 44 degrees 08 minutes 09 seconds West, having a radius of 650.00 feet, and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point of tangency; thence South 72 degrees 44 minutes 36 seconds West, a distance of 346.32 feet, to a point of curvature; thence Southwesterly, Southerly and Southeasterly, along a curve to the left, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point on the Northeasterly Right-of-Way line of N. 98th Street, as now established, said point also being on the Westerly line of said Lot 2, said point also being a point of tangency; thence South 20 degrees 06 minutes 06 seconds East, along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly line of said Lot 2, a distance of 253.32 feet, to a point of curvature; thence Southeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly line of said Lot 2, and along a curve to the left, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence South 47 degrees 24 minutes 39 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly line of said Lot 2, and along the Southerly line of said Lot 1, a distance of 624.55 feet, to a point of curvature; thence Southeasterly, Easterly and Northeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1, and along a curve to the left, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of reverse curvature; thence Northeasterly, Easterly, Southeasterly and Southerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1, and along a curve to the right, having a radius of 575.00 feet and a central angle of 122 degrees 03 minutes 50 seconds, an arc length of 1,224.99 feet, to a point of tangency; thence South 02 degrees 19 minutes 17 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1, a distance of 65.73 feet, to the point of intersection of the

Northeasterly Right-of-Way line of said N. 98th Street and the North Right-of-Way line of State Avenue, as now established; thence North 87 degrees 42 minutes 57 seconds East, continuing along the Southerly line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 61.74 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, lying on the West side of an unplatted piece of land; thence Southerly, departing the Southerly line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue; thence Easterly, continuing along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, lying on the East side of an unplatted piece of land; thence South 64 degrees 52 minutes 17 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, a distance of 13.73 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, a distance of 881.99 feet; thence North 53 degrees 02 minutes 04 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, a distance of 61.51 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, departing the North Right-of-Way line of said State Avenue, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435, as now established; thence Northerly, departing the South Right-of-Way line of said State Avenue and along the Easterly Right-of-Way line of said Interstate Highway No. 435 to the Point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the North Right-of-Way line of said State Avenue, said point also being the Southwesterly corner of Tract A of said Schlitterbahn Vacation Village; thence South 86 degrees 36 minutes 43 seconds East, along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 246.20 feet; thence South 77 degrees 39 minutes 21 seconds East, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 92.23 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, and along the South line of Lot 3 of said Schlitterbahn Vacation Village, a distance of 925.88 feet to a point of curvature, said point also being the point of intersection of the North Right-of-Way line of said State Avenue and the Southwesterly Right-of-Way line of said N. 98th Street; thence Northeasterly, Northerly and Northwesterly, departing the North Right-of-Way line of said State Avenue, and along the Southwesterly Right-of-Way line of said N. 98th Street, and along the Easterly and Northeasterly line of said Lot 3, and along a curve to the left, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03 seconds, an arc length of 377.00 feet, to a point of compound curvature; thence Northwesterly, Westerly and Southwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and along the Easterly and Northerly line of said Lot 3, and along a curve to the left, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Lot 3 and along the Northerly line of said Tract A, and along a curve to the right, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc

length of 1,108.35 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Tract A, a distance of 29.19 feet; thence South 42 degrees 35 minutes 21 seconds West, departing the Southwesterly Right-of-Way line of said N. 98th Street, along the Southeasterly line of said Tract B, and continuing along the Northerly line of said Tract A, a distance of 25.00 feet, to a point on the Easterly Right-of-Way line of said Interstate Highway No. 435, said point also being on the Westerly line of said Tract B; thence North 47 degrees 24 minutes 39 seconds West, along the Easterly Right-of-Way line of said Interstate Highway No. 435 and the Westerly line of said Tract B, a distance of 814.00 feet; thence North 20 degrees 07 minutes 39 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435 and the Westerly line of said Tract B, a distance of 1,498.22 feet to a point on the South line of the Northwest Quarter of said Section 1; thence North 15 degrees 55 minutes 24 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435 and departing the Westerly line of said Tract B, a distance of 942.21 feet; thence North 13 degrees 33 minutes 20 seconds East, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 568.70 feet; thence North 74 degrees 54 minutes 27 seconds West, departing the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 125.20 feet; thence North 01 degrees 35 minutes 51 seconds West, a distance of 242.41 feet to the Westerly prolongation of the South Right-of-Way line of Parallel Parkway, as now established; thence North 88 degrees 01 minutes 07 seconds East, along the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway, a distance of 355.03 feet, to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said Parallel Parkway; thence North 88 degrees 01 minutes 07 seconds East, along the South Right-of-Way line of said Parallel Parkway, a distance of 325.52 feet; thence North 54 degrees 19 minutes 23 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 72.10 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 42.17 feet; thence South 02 degrees 22 58 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Laffoons Lakeview, a distance of 451.28 feet; thence North 89 degrees 11 minutes 40 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 243.64 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 84.91 feet; thence North 82 degrees 59 minutes 09 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 170.99 feet, to a point on the North line of said Lot 1; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and along the North line of said Lot 1, a distance of 173.97 feet; thence North 88 degrees 00 minutes 23 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Lot 1, a distance of 183.19 feet; thence South 00 degrees 55 minutes 56 seconds East, departing the South Right-of-Way line of said State Avenue and the North line of said Lot 1, a distance of 582.69 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 148.05 feet; thence North 29 degrees 19 minutes 48 seconds West, a distance of 62.94 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 190.36, to a point on a non-tangent curve; thence Southerly, along a curve to the left, whose initial tangent bearing is South 07 degrees 20 minutes 18 seconds East, having a radius of

5,654.58 feet, and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet, to a point on a non-tangent line; thence North 89 degrees 03 minutes 39 seconds East, a distance of 264.66 feet; thence South 01 degrees 01 minutes 01 seconds East, a distance of 295.50 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 195.18 feet, to a point on a non-tangent curve; thence Southerly, along a curve to the right, whose initial tangent bearing is South 13 degrees 19 minutes 19 seconds East, having a radius of 5,804.58 feet and a central angle of 02 degrees 43 minutes 40 seconds, an arc length of 276.34 feet, to a point on a non-tangent line, said point also being on the East line of the Northwest Quarter of said Section 1; thence South 02 degrees 19 minutes 21 seconds East, along the East line of said Northwest Quarter, a distance of 57.88 feet, to the POINT OF BEGINNING.

PROJECT AREA 3

File No. 014-0347
Schlitterbahn
July 7, 2014

Project Area 3 Description:

Part of Lots 1 and 2, and all of Lot 3 and Tract A, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas; being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:
COMMENCING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to the POINT OF BEGINNING; thence South 02 degrees 20 minutes 41 seconds East, continuing along the East line of said Southwest Quarter, a distance of 1,052.15 feet; thence South 78 degrees 38 minutes 12 seconds East, departing the East line of said Southwest Quarter, a distance of 570.99 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 681.26 feet, to a point on a non-tangent curve, said point also being on the Southerly line of said Lot 1, said point also being on the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence Southwesterly, along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 81 degrees 01 minutes 18 seconds West, having a radius of 575.00 feet, and a central angle of 25 degrees 24 minutes 25 seconds, an arc length of 254.98 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of tangency, said point hereinafter referred to as Point "A"; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along the Southwesterly line of said Lot 2, a distance of 624.55 feet, to a point of curvature; thence Northwesterly, continuing along the Southwesterly line of said Lot 2 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence North 20 degrees 06 minutes 06 seconds West, continuing along the Southwesterly line of said Lot 2 and the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Northwesterly, Northerly and Northeasterly, departing the Southwesterly line of said Lot 2 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence North 72 degrees 44 minutes 36 seconds East, a distance of 346.32 feet, to a point of curvature; thence Northeasterly, along a curve to the left, having a radius of 650.00 feet and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point on the South Right-of-Way line of France Family Drive, as now established; thence North 87 degrees 20 minutes 51

seconds East, along the South Right-of-Way line of said France Family Drive, and its Easterly prolongation, a distance of 281.92 feet, to the POINT OF BEGINNING.
AND ALSO:
COMMENCING at the aforementioned Point "A"; thence South 53 degrees 36 minutes 09 seconds West, a distance of 152.81 feet, to a point on the Southwesterly Right-of-Way line of said N. 98th Street, said point also being on the Northerly line of said Tract A, said point also being the POINT OF BEGINNING; thence South 47 degrees 24 minutes 39 seconds East, along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Tract A, a distance of 29.19 feet to a point of curvature; thence Southeasterly, Easterly and Northeasterly, along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Tract A and the Northerly line of said Lot 3, and along a curve to the left, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc length of 1,108.35 feet, to a point of reverse curvature; thence Northeasterly, Easterly and Southeasterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly and Northeasterly line of said Lot 3, and along a curve to the right, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of compound curvature; thence Southeasterly, Southerly Southwesterly, and Westerly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Easterly line of said Lot 3, and along a curve to the right, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03 seconds, an arc length of 377.00 feet, to a point of tangency, said point also being the point of intersection of the Southwesterly Right-of-Way line of said N. 98th Street and the North Right-of-Way line of State Avenue, as now established; thence South 87 degrees 42 minutes 57 seconds West, along the North Right-of-Way line of said State Avenue and the South line of said Lot 3 and Tract A, a distance of 925.88 feet; thence North 77 degrees 39 minutes 21 seconds West, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 92.23 feet; thence North 86 degrees 36 minutes 43 seconds West, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 246.20 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435; thence North 27 degrees 56 minutes 39 seconds West, departing the North Right-of-Way line of said State Avenue, and along the Easterly Right-of-Way line of said Interstate Highway No. 435 and the Westerly line of said Tract A, a distance of 549.00 feet; thence North 42 degrees 35 minutes 21 seconds East, departing the Easterly Right-of-Way line of said Interstate Highway No. 435, and along the Westerly line of said Tract A, a distance of 25.00 feet, to the POINT OF BEGINNING.

PROJECT AREA 4

File No. 014-0347
Schlitterbahn
July 8, 2014

Project Area 4 Description:

Part of platted and unplatted land in Section 01, Township 11 South, Range 23 East, Section 02, Township 11 South, Range 23 East, Section 11, Township 11 South, Range 23 East, Section 12, Township 11 South, Range 23 East, Section 35, Township 10 South, Range 23 East, Section 36, Township 10 South, Range 23 East, Section 6, Township 11 South, Range 24 East, and Section 7, Township 11 South, Range 24 East, all being in Kansas City, Wyandotte County, Kansas and being more particularly described as follows:
COMMENCING at the Northwest corner of the Northeast Quarter of said Section 1, Township 11 South, Range 23 East; thence South 01 degrees 58 minutes 52 seconds East, a distance of 50.00 feet, to a point on the South Right-of-Way line of Parallel Parkway, as now established, said point also being on the North line of Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, said point also being the POINT OF BEGINNING; thence South 88 degrees 01 minutes 07 seconds West, along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 173.97 feet; thence South 82 degrees 59 minutes 09 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 170.99 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 84.91 feet; thence South 89 degrees 14 minutes 18 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 234.91 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, and along the North line of Laffoons Lakeview, a subdivision in Kansas City, Wyandotte County, Kansas, a distance of 460.02 feet; thence North 02 degrees 22 minutes 58 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 42.17 feet; thence South 54 degrees 19 minutes 23 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 72.10 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 325.52 feet, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the East Right-of-Way line of Interstate Highway No. 435, as now established; thence Westerly to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of said Interstate Highway No. 435; thence Southeasterly, along the West Right-of-Way line of said Interstate Highway No. 435, to the point of intersection of the West Right-of-Way line of said Interstate Highway No. 435 and the Northerly Right-of-Way line of State Avenue, as now established; thence Southerly, continuing along the West Right-of-Way line of said Interstate Highway No. 435, to the point of intersection of the West Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way

line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue, to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Village West Parkway, as now established; thence Northwesterly to the point of intersection of the Southwesterly Right-of-Way line of said State Avenue and the Westerly Right-of-Way line of said Village West Parkway; thence Northeasterly to the point of intersection of the Northeasterly Right-of-Way line of said State Avenue and the Westerly Right-of-Way line of said Village West Parkway; thence Northwesterly then Westerly, along the Northeasterly and Northerly Right-of-Way line of said State Avenue, to the point of intersection of the Northerly Right-of-Way line of said State Avenue and the East Right-of-Way line of 110th Street, as now established; thence Northerly, along the East Right-of-Way line of said 110th Street, to the point of intersection of the East Right-of-Way line of said 110th Street and the South Right-of-Way line of said Parallel Parkway; thence Easterly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the Southerly prolongation of the East line of Parallel Heights, a subdivision in Kansas City, Wyandotte County, Kansas; thence Northerly, along said Southerly prolongation and along the East line of said Parallel Heights, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of said Interstate Highway No. 435; thence Easterly, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the East Right-of-Way line of said Interstate Highway No. 435; thence Easterly, along the North Right-of-Way line of said Parallel Parkway, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the Northerly prolongation of the East Right-of-Way line of N. 94th Street, as now established; thence Southerly, along said Northerly prolongation and along the East Right-of-Way line of said N. 94th Street, to the point of intersection of the East Right-of-Way line of said N. 94th Street and the North line of the Southwest Quarter of said Section 6, Township 11 South, Range 24 East; thence Easterly, along the North line of said Southwest Quarter to the point of intersection of the North line of said Southwest Quarter and the West Right-of-Way line of N. 90th Street, as now established; thence Southerly, along the West Right-of-Way line of said N. 90th Street, to the Northeast corner of Parcel No. 938501; thence Westerly, along the North line of said Parcel No. 938501, to the Northwest corner thereof; thence Southerly, along the West line of Parcel Nos. 938501 thru 938508, to the Southwest corner of said Parcel No. 938508, said point also being on the North Right-of-Way line of said State Avenue; thence Easterly, along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of said N. 90th Street; thence Easterly to the point of intersection of the North Right-of-Way line of said State Avenue and the East Right-of-Way line of said N. 90th Street; thence Southerly, to the point of intersection of the East Right-of-Way line of said N. 90th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue, to the point of intersection of the Westerly prolongation of the South Right-of-Way line of said State Avenue and the West Right-of-Way line of said N. 94th Street; thence Northerly, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Northerly, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the North Right-of-Way line of said State Avenue, said point also being on the East line of said Schlitterbahn Vacation Village; thence North 02 degrees 14 minutes 32 seconds West, along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 645.04 feet; thence North 87 degrees 45 minutes 28

seconds East, continuing along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 15.00 feet; thence North 02 degrees 14 minutes 32 seconds West, continuing along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 910.24 feet, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street at the Southeast corner of an unplatted tract of land; thence Northerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of an unplatted tract of land and along the East line of Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence North 02 degrees 11 minutes 59 seconds West, along the East line of said Schlitterbahn Vacation Village and continuing along the West Right-of-Way line of said N. 94th Street, a distance of 50.00 feet, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence Northerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of Replat of Lots 5 to 37, Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, and along the East line of unplatted tracts of land, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said Parallel Parkway; thence Westerly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village at the Northwest corner of an unplatted tract of land; thence South 02 degrees 11 minutes 59 seconds East, departing the South Right-of-Way line of said Parallel Parkway, and along the East line of said Schlitterbahn Vacation Village, a distance of 245.05 feet; thence South 62 degrees 48 minutes 12 seconds West, departing the East line of said Schlitterbahn Vacation Village, a distance of 301.92 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 181.85 feet; thence South 34 degrees 59 minutes 43 seconds West, a distance of 207.82 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 492.40 feet; thence South 75 degrees 42 minutes 31 seconds West, a distance of 930.96 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 770.80 feet; thence North 01 degrees 01 minutes 01 seconds West, a distance of 258.55 feet; thence South 89 degrees 03 minutes 39 seconds West 264.66 feet, to a point on a non-tangent curve; thence Northerly, along a curve to the right, whose initial tangent bearing is North 13 degrees 39 minutes 50 seconds West, having a radius of 5,654.58 feet and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 190.36 feet; thence South 29 degrees 19 minutes 48 seconds East, a distance of 62.94 feet; thence North 89 degrees 01 minutes 58 seconds East, a distance of 148.05 feet; thence North 00 degrees 55 minutes 56 seconds West, a distance of 582.69 feet, to a point on the North line of said Schlitterbahn Vacation Village, said point also being on the South Right-of-Way line of said Parallel Parkway; thence South 88 degrees 00 minutes 23 seconds West, along the North line of said Schlitterbahn Vacation Village and the South Right-of-Way line of said Parallel Parkway, a distance of 183.19 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom Lots 1 thru 16, Lots 23 thru 34 and Lot 107, San Marcos Village Addition, a subdivision in Kansas City, Wyandotte County, Kansas, AND ALSO EXCEPTING Parcel Nos. 938509 and 938510.

PROJECT AREA 5

File No. 014-0347
Schlitterbahn
July 8, 2014

Project Area 5 Description:

Part of Lot 1, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, along with a portion of unplatted land, all being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:
BEGINNING at the Southwest corner of the Northeast Quarter of said Section 1, Township 11 South, Range 23 East; thence North 02 degrees 19 minutes 21 seconds West, along the West line of said Northeast Quarter, a distance of 57.88 feet; thence North 11 degrees 57 minutes 29 seconds West, departing the West line of said Northeast Quarter, a distance of 276.31 feet; thence North 89 degrees 01 minutes 58 seconds East, a distance of 195.18 feet; thence North 01 degrees 01 minutes 01 seconds West, a distance of 36.96 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 770.80 feet; thence North 75 degrees 42 minutes 31 seconds East, a distance of 930.96 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 492.40 feet; thence North 34 degrees 59 minutes 43 seconds East, a distance of 207.82 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 181.85 feet; thence North 62 degrees 48 minutes 12 seconds East, a distance of 301.92 feet, to a point on the Easterly line of said Schlitterbahn Vacation Village; thence North 02 degrees 11 minutes 59 seconds West, along the Easterly line of said Schlitterbahn Vacation Village, a distance of 245.05 feet, to the point of intersection of the Easterly line of said Schlitterbahn Vacation Village and the South Right-of-Way line of Parallel Parkway, as now established; thence Easterly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, along the West Right-of-Way line of said N. 94th Street and along the East line of an unplatted tract of land and along the East line of Replat of Lots 5 to 37, Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the Easterly line of said Schlitterbahn Vacation Village; thence South 02 degrees 11 minutes 59 seconds East, continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of said Schlitterbahn Vacation Village, a distance of 50.00 feet, to the point of intersection of the Easterly line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence Southerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street and along the East line of Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, and along an unplatted tract of land, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street, at the Southeast corner of an unplatted tract of land; thence South 87 degrees 45 minutes 28 seconds West, departing the West Right-of-Way line of said N. 94th Street, and along the Easterly line of said Schlitterbahn Vacation Village, a distance of 272.37 feet; thence Nroth 69 degrees 44 minutes 32 seconds West, departing the Easterly line of said Schlitterbahn Vacation Village, a distance of 730.33 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 696.01 feet; thence North 00

degrees 00 minutes 00 seconds East, a distance of 685.13 feet, to a point on the North line of the Southeast Quarter of said Section 1; thence South 87 degrees 30 minutes 09 seconds West, along the North line of the Southeast Quarter of said Section 1, a distance of 1,003.58 feet, to the POINT OF BEGINNING.

EXHIBIT D-2

FIRST AMENDMENT TO AMENDED AND RESTATED DISTRICT PLAN

SEE ATTACHED

FIRST AMENDMENT TO
AMENDED AND RESTATED STAR BOND DISTRICT PLAN

FOR

VILLAGE EAST STAR BOND DISTRICT

June 23, 2015

DESCRIPTION OF FIRST AMENDMENT TO AMENDED & RESTATED DISTRICT PLAN

In August 2014, pursuant to the Kansas STAR Bonds Financing Act, K.S.A. 12-17, 160, *et seq*. (the "**Act**"), the Unified Government of Wyandotte County/Kansas City, Kansas (the "**Unified Government**") approved the Amended and Restated District Plan (the "**2014 District Plan**") for the Village East STAR Bond Project District (the "**District**").

The Unified Government now wishes to and hereby does amend the 2014 District Plan as follows:

- An additional project area shall be added to the District, increasing the number of project areas from five (5) to six (6). Specifically, Project Area 2 shall be divided into Project Area 2A and Project Area 2B.

- The general description of potential buildings and uses in Project Area 2 set forth in the 2014 District Plan shall act as the general description of Project Area 2A and Project Area 2B.

- The depiction of the overall District boundaries and project areas, as well as the specific depiction of Project Area 2, as set forth on "Exhibit A" to the 2014 District Plan, are hereby replaced with the depiction of the overall District boundaries and project areas, and the separate depictions of Project Areas 2A and 2B, as attached hereto as ***Exhibit A***.

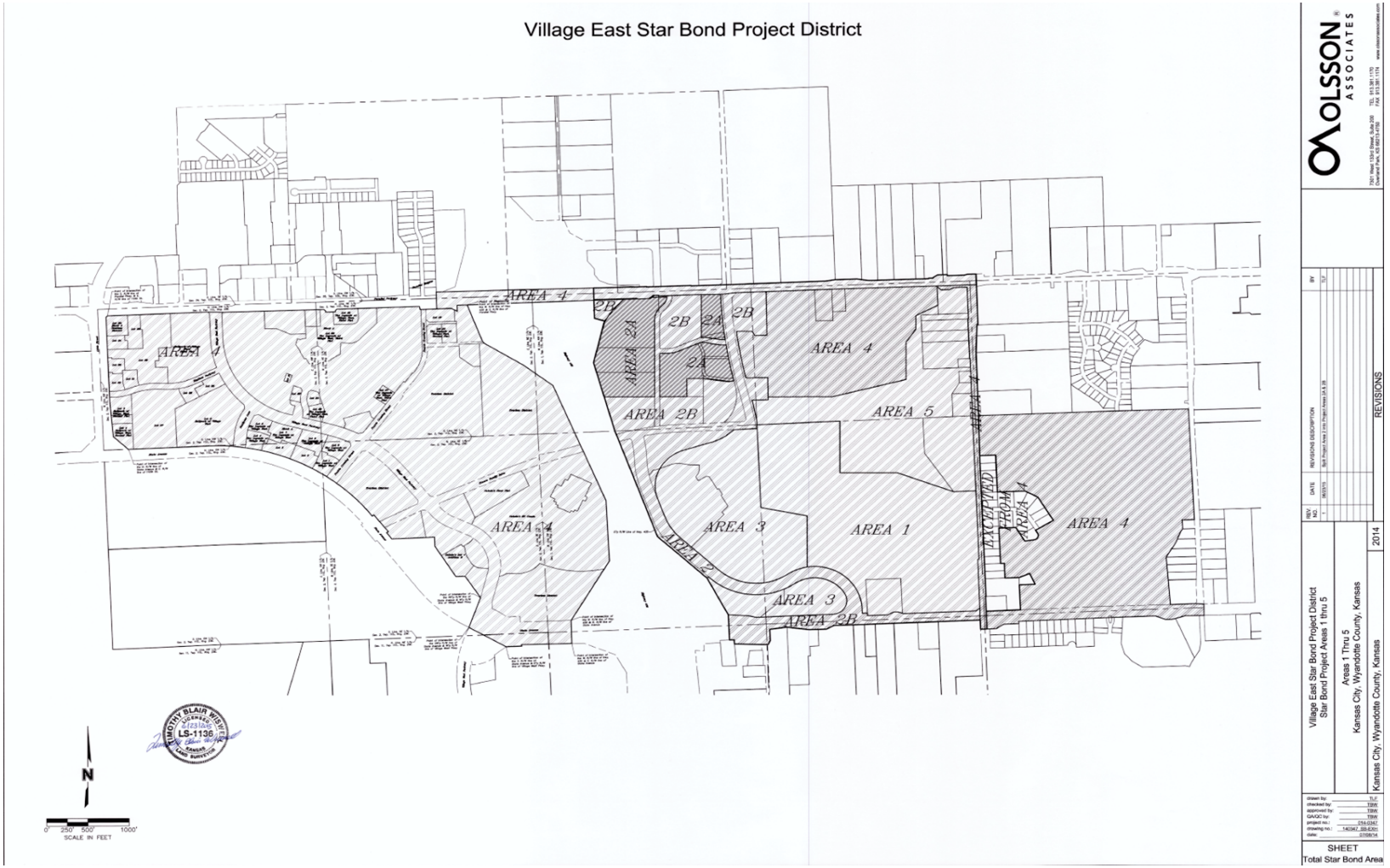
- The legal description of the overall District boundaries and project areas, as well as the specific description of Project Area 2, as set forth on "Exhibit B" to the 2014 District Plan, are hereby replaced with the legal descriptions of the overall District and project areas, and the separate descriptions of Project Areas 2A and 2B, as attached hereto as ***Exhibit B***.

This First Amendment to the 2014 District Plan amends the 2014 District Plan as set forth above, and all other portions of the 2014 District Plan continue unchanged in full force and effect.

EXHIBIT A

DISTRICT / PROJECT AREAS BOUNDARY MAP

EXPANDED DISTRICT



PROJECT AREA 2A

TRACT 1
TRACT 2
TRACT 3
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Tract A
Tract B
Tract C
Tract D
Tract E
Tract F
Tract G
Tract H
Tract I
Tract J
Tract K
Tract L
Tract M
Point of Beginning
Point of Beginning (Tract 2)
Legends Auto Plaza
Performance Toyota — Lot 1

PROJECT AREA 2B

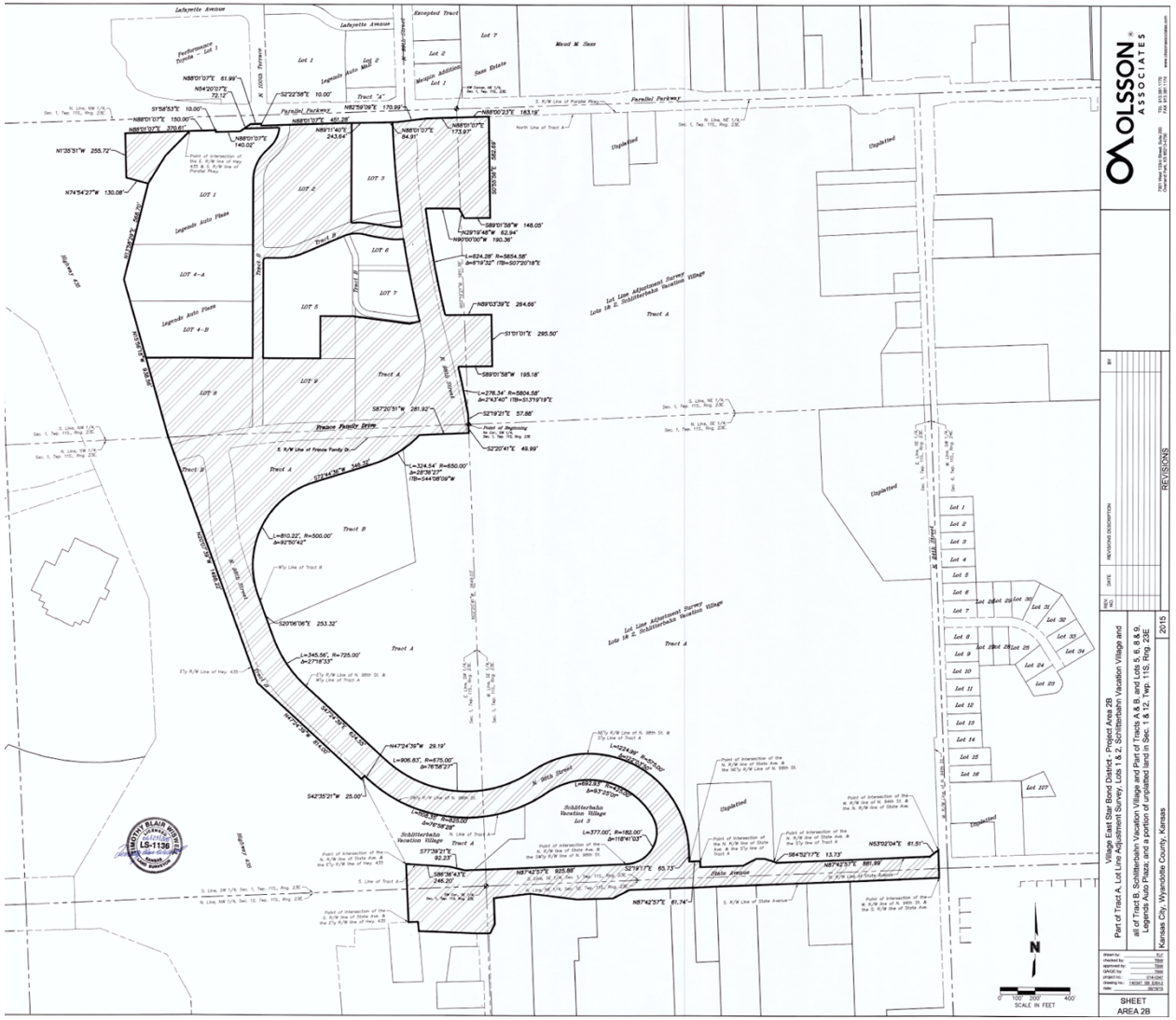


EXHIBIT B

DISTRICT / PROJECT AREAS LEGAL DESCRIPTIONS

EXPANDED DISTRICT

File No. 014-0347
Schlitterbahn
July 10, 2014

Overall Star Bond Project Areas 1 thru 5 Description:

Part of platted and unplatted land in Section 01, Township 11 South, Range 23 East, Section 02, Township 11 South, Range 23 East, Section 11, Township 11 South, Range 23 East, Section 12, Township 11 South, Range 23 East, Section 35, Township 10 South, Range 23 East, Section 36, Township 10 South, Range 23 East, Section 6, Township 11 South, Range 24 East, and Section 7, Township 11 South, Range 24 East, all being in Kansas City, Wyandotte County, Kansas and being more particularly described as follows:

Star Bond Project Area 1

Part of Lot 1, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, along with a portion of unplatted land, all being in the Southeast Quarter of Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter of said Section 1, Township 11 South, Range 23 East; thence North 87 degrees 30 minutes 09 seconds East, along the North line of said Southeast Quarter, a distance of 1,003.58 feet; thence South 00 degrees 00 minutes 00 seconds East, departing the North line of said Southeast Quarter, a distance of 685.13 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 696.01 feet; thence South 69 degrees 44 minutes 32 seconds East, a distance of 730.33 feet, to a point on the Easterly line of said Lot 1; thence North 87 degrees 45 minutes 28 seconds, along the Easterly line of said Lot 1, a distance of 272.37 feet, to a point on the West Right-of-Way line of N. 94th Street, as now established; thence South 02 degrees 14 minutes 32 seconds East, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 910.24 feet; thence South 87 degrees 45 minutes 28 seconds West, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 15.00 feet; thence South 02 degrees 14 minutes 32 seconds East, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 645.04 feet to the point of intersection of the West Right-of-Way line said N. 94th Street and the North Right-of-Way line of State Avenue, as now established; thence South 53 degrees 02 minutes 04 seconds West, continuing along the Easterly line of said Lot 1, and along the North Right-of-Way line of said State Avenue, a distance of 61.51 feet; thence South 87 degrees 42 minutes 57 seconds West, along the South line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 881.99 feet; thence North 64 degrees 52 minutes 17 seconds West, continuing along the South line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 13.73 feet; thence in a Westerly direction, departing the South line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue, to a point of intersection of the South Right-of-Way line of said State Avenue and the South line of said Lot 1; thence South 87 degrees 42 minutes 57 seconds West, along the South line of

said Lot 1 and continuing along the North Right-of-Way line of said State Avenue, a distance of 61.75 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence North 02 degrees 18 minutes 50 seconds West, departing the North Right-of-Way line of said State Avenue and along the Northeasterly Right-of-Way line of said N. 98th Street and continuing along the Southerly line of said Lot 1, a distance of 65.74 feet, to a point of curvature; thence Northerly, Northwesterly and Westerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1 and along a curve to the left, having a radius of 575.00 feet and a central angle of 96 degrees 39 minutes 25 seconds, an arc length of 970.01 feet; thence North 00 degrees 00 minutes 00 seconds East, departing the Northeasterly Right-of-Way line of said N. 98th Street and the Southerly line of said Lot 1, a distance of 681.26 feet; thence North 78 degrees 38 minutes 12 seconds West, a distance of 570.99 feet, to a point on the West line of the Southeast Quarter of said Section 1; thence North 02 degrees 20 minutes 41 seconds West, along the West line of the Southeast Quarter of said Section 1, a distance of 1,102.14 feet to the POINT OF BEGINNING.

AND ALSO:

Project Area 2A Description:

All of Lots 1, 3, 4-A, 4-B & 7, along with part of Tracts A & B and Lots 5, & 6, Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Tract 1:

All of Lots 1, 4-A & 4-B of said Legends Auto Plaza.

AND ALSO:

Tract 2:

BEGINNING at the Northeast corner of said Lot 3, said point also being the point of intersection of the South Right-of-Way line of Parallel Parkway and the West Right-of-Way line of N. 98th Street, as established with said Legends Auto Plaza; thence Southerly, along the East line of Lot 3, Tract B, and Lot 6, and along the West Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing of South 02 degrees 13 minutes 58 seconds East, having a radius of 5,804.58 feet and through a central angle of 05 degrees 58 minutes 07 seconds, an arc length of 604.68 feet; thence South 81 degrees 30 minutes 09 seconds West, departing the East line of said Lot 6 and the West Right-of-Way line of said N. 98th Street, a distance of 0.08 feet, to a point of curvature; thence Westerly, along a curve to the right, having a radius of 220.00 feet and through a central angle of 17 degrees 18 minutes 38 seconds, an arc length of 66.47 feet, to a point of tangency; thence North 81 degrees 11 minutes 14 seconds West, a distance of 138.78 feet, to a point of curvature; thence Westerly, along a curve to the left, having a radius of 280.00 feet and through a central angle of 17 degrees 48 minutes 27 seconds, an arc length of 87.02 feet, to a point on the Southerly prolongation of the West line of said Lot 3; thence North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 3 and its Southerly

prolongation, a distance of 576.20 feet, to the Northwest corner of said Lot 3, said point also being on the South Right-of-Way line of said Parallel Parkway; thence North 89 degrees 14 minutes 17 seconds East, along the North line of said Lot 3 and along the South Right-of-Way line of said Parallel Parkway, a distance of 175.43 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the North line of said Lot 3 and the South Right-of-Way line of said Parallel Parkway, a distance of 59.91 feet, to the POINT OF BEGINNING.

AND ALSO:

Tract 3:

BEGINNING at the Southwest corner of said Lot 5, said point also being on the Easterly line of said Tract B; thence North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 5 and along the Easterly line of said Tract B, a distance of 559.99 feet, to a point of curvature; thence Northerly, Northeasterly and Easterly, continuing along the West line and along the North line of said Lot 5, and continuing along the Easterly line and along the Southerly line of said Tract B, and along a curve to the right, having a radius of 15.00 feet and through a central angle of 90 degrees 01 minutes 50 seconds, an arc length of 23.57 feet, to a point of tangency; thence South 89 degrees 59 minutes 00 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, a distance of 79.87 feet, to a point of curvature; thence Easterly and Northeasterly, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and along a curve to the left, having a radius of 330.00 feet and through a central angle of 23 degrees 15 minutes 39 second, an arc length of 133.97 feet, to a point of tangency; thence North 66 degrees 45 minutes 21 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and their Easterly prolongation, a distance of 256.87 feet, to a point of curvature; thence Northeasterly, Easterly and Southeasterly, along a curve to the right, having a radius of 185.00 feet and through a central angle of 38 degrees 46 minutes 48 seconds, an arc length of 125.22 feet, to a point of reverse curvature; thence Southeasterly and Easterly, along a curve to the left, having a radius of 515.00 and through a central angle of 06 degrees 50 minutes 11 seconds, an arc length of 61.45 feet, to a point of tangency; thence South 81 degrees 18 minutes 03 seconds East, a distance of 74.97 feet, to a point of curvature; thence Easterly, along a curve to the left, having a radius of 290.00 feet and through a central angle of 17 degrees 11 minutes 48 seconds, an arc length of 87.04 feet, to a point of tangency; thence North 81 degrees 30 minutes 09 seconds East, a distance of 0.14 feet, to a point on the East line of said Lot 6, said point also being on the West Right-of-Way line of said N. 98th Street, said point also being on a non-tangent curve; thence Southerly and Southeasterly, along the East line of Lots 6 and 7 and the Easterly line of said Tract B, and along a curve to the left, whose initial tangent bearing is South 08 degrees 53 minutes 33 seconds East, having a radius of 5,804.58 feet and through a central angle of 04 degrees 46 minutes 23 seconds, an arc length of 483.54 feet, to the Northeasterly corner of said Tract A; thence South 76 degrees 23 minutes 16 seconds West, departing the West Right-of-Way line of said N. 98th Street, a distance of 60.00 feet; thence North 82 degrees 31 minutes 36 seconds West, a distance of 330.64 feet; thence South 89 degrees 59 minutes 10 seconds West, a distance of 184.56 feet; thence South 00 degrees 01 minutes 03 seconds West, a distance of 241.90 feet, to a point on the South line of said Lot 5, said point also being on the North line of Lot 9 of said Legends Auto Plaza; thence North 89 degrees 58 minutes 57 seconds

West, along the South line of said Lot 5 and along the North line of said Lot 9 a distance of 328.41 feet, to the POINT OF BEGINNING.

AND ALSO:

Project Area 2B Description:

Part of Tract A, Lot Line Adjustment Survey, Lots 1 & 2, Schlitterbahn Vacation Village; All of Tract B, and all of that part of France Family Drive, State Avenue and N. 98th Street Right-of-Ways as established within Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas; All of Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas; along with a portion of unplatted land, lying in Section 1, Township 11 South, Range 23 East, and Section 12, Township 11 South, Range 23 East, all being more particularly described as follows:

BEGINNING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to a point on the South Right-of-Way line of France Family Drive, as now established; thence South 87 degrees 20 minutes 51 seconds West, along the South Right-of-Way line of said France Family Drive, a distance of 281.92 feet, to a point on a non-tangent curve; thence Southwesterly, departing the South Right-of-Way line of said France Family Drive, and along the Northeasterly prolongation of the Northerly line of Tract B of said Lot Line Adjustment Survey, and along a curve to the right, whose initial tangent bearing is South 44 degrees 08 minutes 09 seconds West, having a radius of 650.00 feet, and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point of tangency; thence South 72 degrees 44 minutes 36 seconds West, continuing along the Northerly line of said Tract B, a distance of 346.32 feet, to a point of curvature; thence Southwesterly, Southerly and Southeasterly, continuing along the Northerly line and along the Westerly line of said Tract B, and along a curve to the left, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point on the Northeasterly Right-of-Way line of N. 98th Street, as now established, said point also being on the Westerly line of said Tract B, said point also being a point of tangency; thence South 20 degrees 06 minutes 06 seconds East, along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly line of said Tract B, and along the Westerly Line of Tract A of said Lot Line Adjustment Survey, a distance of 253.32 feet, to a point of curvature; thence Southeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly line of Tract A, of said Lot Line Adjustment Survey, and along a curve to the left, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence South 47 degrees 24 minutes 39 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly and Southerly line of Tract A, of said Lot Line Adjustment Survey, a distance of 624.55 feet, to a point of curvature; thence Southeasterly, Easterly and Northeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of Tract A, of said Lot Line Adjustment Survey, and along a curve to the left, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of reverse curvature; thence Northeasterly, Easterly, Southeasterly and Southerly, continuing along the Northeasterly Right-of-Way line of said N.

98th Street and along the Southerly line of Tract A, of said Lot Line Adjustment Survey, and along a curve to the right, having a radius of 575.00 feet and a central angle of 122 degrees 03 minutes 50 seconds, an arc length of 1,224.99 feet, to a point of tangency; thence South 02 degrees 19 minutes 17 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of Tract A, of said Lot Line Adjustment Survey, a distance of 65.73 feet, to the point of intersection of the Northeasterly Right-of-Way line of said N. 98th Street and the North Right-of-Way line of State Avenue, as now established; thence North 87 degrees 42 minutes 57 seconds East, continuing along the Southerly line of Tract A, of said Lot Line Adjustment Survey, and along the North Right-of-Way line of said State Avenue, a distance of 61.74 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of Tract A, of said Lot Line Adjustment Survey, lying on the West side of an unplatted piece of land; thence Southerly, departing the Southerly line of Tract A, of said Lot Line Adjustment Survey, and continuing along the North Right-of-Way line of said State Avenue; thence Easterly, continuing along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of Tract A, of said Lot Line Adjustment Survey, lying on the East side of an unplatted piece of land; thence South 64 degrees 52 minutes 17 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of Tract A, of said Lot Line Adjustment Survey, a distance of 13.73 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of Tract A, of said Lot Line Adjustment Survey, a distance of 881.99 feet; thence North 53 degrees 02 minutes 04 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of Tract A, of said Lot Line Adjustment Survey, a distance of 61.51 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, departing the North Right-of-Way line of said State Avenue, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435, as now established; thence Northerly, departing the South Right-of-Way line of said State Avenue and along the Easterly Right-of-Way line of said Interstate Highway No. 435 to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the North Right-of-Way line of said State Avenue, said point also being the Southwesterly corner of Tract A of said Schlitterbahn Vacation Village; thence South 86 degrees 36 minutes 43 seconds East, along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 246.20 feet; thence South 77 degrees 39 minutes 21 seconds East, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 92.23 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, and along the South line of Lot 3 of said Schlitterbahn Vacation Village, a distance of 925.88 feet to a point of curvature, said point also being the point of intersection of the North Right-of-Way line of said State Avenue and the Southwesterly Right-of-Way line of said N. 98th Street; thence Northeasterly, Northerly and Northwesterly, departing the North Right-of-Way line of said State Avenue, and along the Southwesterly Right-of-Way line of said N. 98th Street, and along the Easterly and Northeasterly line of said Lot 3, and along a curve to the left, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03

seconds, an arc length of 377.00 feet, to a point of compound curvature; thence Northwesterly, Westerly and Southwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and along the Easterly and Northerly line of said Lot 3, and along a curve to the left, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Lot 3 and along the Northerly line of said Tract A, and along a curve to the right, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc length of 1,108.35 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Tract A, a distance of 29.19 feet, to the Southeast corner of Tract B of said Schlitterbahn Vacation Village; thence South 42 degrees 35 minutes 21 seconds West, departing the Southwesterly Right-of-Way line of said N. 98th Street, along the Southeasterly line of said Tract B, and continuing along the Northerly line of said Tract A, a distance of 25.00 feet, to a point on the Easterly Right-of-Way line of said Interstate Highway No. 435, said point also being on the Westerly line of said Tract B; thence North 47 degrees 24 minutes 39 seconds West, along the Easterly Right-of-Way line of said Interstate Highway No. 435 and the Westerly line of said Tract B, a distance of 814.00 feet; thence North 20 degrees 07 minutes 39 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435 and the Westerly line of said Tract B, a distance of 1,498.22 feet to a point on the South line of the Northwest Quarter of said Section 1, said point also being the Southwest corner of said Legends Auto Plaza; thence North 15 degrees 56 minutes 18 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435 and along the West line of said Legends Auto Plaza, a distance of 938.56 feet; thence North 13 degrees 58 minutes 29 seconds East, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, and along the West line of said Legends Auto Plaza, a distance of 568.70 feet; thence North 74 degrees 54 minutes 27 seconds West, departing the Easterly Right-of-Way line of said Interstate Highway No. 435 and the West line of said Legends Auto Plaza, a distance of 130.08 feet; thence North 01 degrees 35 minutes 51 seconds West, a distance of 255.72 feet to the Westerly prolongation of the South Right-of-Way line of Parallel Parkway, as now established; thence North 88 degrees 01 minutes 07 seconds East, along the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway, a distance of 370.61 feet, to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said Parallel Parkway, said point also being the Northwest corner of said Legends Auto Plaza; thence North 88 degrees 01 minutes 07 seconds East, along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Legends Auto Plaza, a distance of 150.00 feet; thence South 01 degrees 58 minutes 53 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Legends Auto Plaza, a distance of 10.00 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Legends Auto Plaza, a distance of 140.02 feet; thence North 54 degrees 20 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and along the North line of said Legends Auto Plaza, and their Northeasterly prolongation, a distance of 72.12 feet; thence North 88 degrees 01 minutes 07 seconds East, a distance of 61.99 feet; thence South 02 degrees 22 minutes 58 seconds East, a distance of 10.00 feet, to a point on the Westerly prolongation of the South Right-of-

Way line of said Parallel Parkway and of the North line of said Legends Auto Plaza; thence North 88 degrees 01 minutes 07 seconds East, along said Westerly prolongation and along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Legends Auto Plaza, a distance of 451.28 feet; thence North 89 degrees 11 minutes 40 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and along the North line of said Legends Auto Plaza, a distance of 243.64 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Legends Auto Plaza, a distance of 84.91 feet; thence North 82 degrees 59 minutes 09 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 170.99 feet, to a point on the North line of Tract A of said Lot Line Adjustment Survey; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and along the North line of Tract A of said Lot Line Adjustment Survey, a distance of 173.97 feet; thence North 88 degrees 00 minutes 23 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of Tract A of said Lot Line Adjustment Survey, a distance of 183.19 feet; thence South 00 degrees 55 minutes 56 seconds East, departing the South Right-of-Way line of said State Avenue and the North line of Tract A of said Lot Line Adjustment Survey, a distance of 582.69 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 148.05 feet; thence North 29 degrees 19 minutes 48 seconds West, a distance of 62.94 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 190.36 feet, to a point on a non-tangent curve; thence Southerly, along a curve to the left, whose initial tangent bearing is South 07 degrees 20 minutes 18 seconds East, having a radius of 5,654.58 feet, and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet, to a point on a non-tangent line; thence North 89 degrees 03 minutes 39 seconds East, a distance of 264.66 feet; thence South 01 degrees 01 minutes 01 seconds East, a distance of 295.50 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 195.18 feet, to a point on a non-tangent curve; thence Southerly, along a curve to the right, whose initial tangent bearing is South 13 degrees 19 minutes 19 seconds East, having a radius of 5,804.58 feet and a central angle of 02 degrees 43 minutes 40 seconds, an arc length of 276.34 feet, to a point on a non-tangent line, said point also being on the East line of the Northwest Quarter of said Section 1; thence South 02 degrees 19 minutes 21 seconds East, along the East line of said Northwest Quarter, a distance of 57.88 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom, all of the following described tracts;

All of Lots 1, 3, 4-A, 4-B & 7, along with part of Tracts A & B and Lots 5, & 6, Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Tract 1:

All of Lots 1, 4-A & 4-B of said Legends Auto Plaza.

AND ALSO:

Tract 2:

BEGINNING at the Northeast corner of said Lot 3, said point also being the point of intersection of the South Right-of-Way line of Parallel Parkway and the West Right-of-Way line of N. 98th Street, as established with said Legends Auto Plaza; thence Southerly, along the East line of Lot 3, Tract B, and Lot 6, and along the West Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing of South 02 degrees 13 minutes 58 seconds East, having a radius of 5,804.58 feet and through a central angle of 05 degrees 58 minutes 07 seconds, an arc length of 604.68 feet; thence South 81 degrees 30 minutes 09 seconds West, departing the East line of said Lot 6 and the West Right-of-Way line of said N. 98th Street, a distance of 0.08 feet, to a point of curvature; thence Westerly, along a curve to the right, having a radius of 220.00 feet and through a central angle of 17 degrees 18 minutes 38 seconds, an arc length of 66.47 feet, to a point of tangency; thence North 81 degrees 11 minutes 14 seconds West, a distance of 138.78 feet, to a point of curvature; thence Westerly, along a curve to the left, having a radius of 280.00 feet and through a central angle of 17 degrees 48 minutes 27 seconds, an arc length of 87.02 feet, to a point on the Southerly prolongation of the West line of said Lot 3; thence North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 3 and its Southerly prolongation, a distance of 576.20 feet, to the Northwest corner of said Lot 3, said point also being on the South Right-of-Way line of said Parallel Parkway; thence North 89 degrees 14 minutes 17 seconds East, along the North line of said Lot 3 and along the South Right-of-Way line of said Parallel Parkway, a distance of 175.43 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the North line of said Lot 3 and the South Right-of-Way line of said Parallel Parkway, a distance of 59.91 feet, to the POINT OF BEGINNING.

AND ALSO:

Tract 3:

BEGINNING at the Southwest corner of said Lot 5, said point also being on the Easterly line of said Tract B; thence North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 5 and along the Easterly line of said Tract B, a distance of 559.99 feet, to a point of curvature; thence Northerly, Northeasterly and Easterly, continuing along the West line and along the North line of said Lot 5, and continuing along the Easterly line and along the Southerly line of said Tract B, and along a curve to the right, having a radius of 15.00 feet and through a central angle of 90 degrees 01 minutes 50 seconds, an arc length of 23.57 feet, to a point of tangency; thence South 89 degrees 59 minutes 00 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, a distance of 79.87 feet, to a point of curvature; thence Easterly and Northeasterly, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and along a curve to the left, having a radius of 330.00 feet and through a central angle of 23 degrees 15 minutes 39 second, an arc length of 133.97 feet, to a point of tangency; thence North 66 degrees 45 minutes 21 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and their Easterly prolongation, a distance of 256.87 feet, to a point of curvature; thence Northeasterly, Easterly and Southeasterly, along a curve to the right, having a radius of 185.00 feet and through a central angle of 38 degrees 46 minutes 48 seconds, an arc length of 125.22 feet, to a point of reverse curvature; thence Southeasterly and Easterly, along a curve to the left, having a radius of 515.00 and through a central angle of 06 degrees 50 minutes 11 seconds, an arc length of 61.45 feet, to a point of tangency; thence South 81 degrees 18

minutes 03 seconds East, a distance of 74.97 feet, to a point of curvature; thence Easterly, along a curve to the left, having a radius of 290.00 feet and through a central angle of 17 degrees 11 minutes 48 seconds, an arc length of 87.04 feet, to a point of tangency; thence North 81 degrees 30 minutes 09 seconds East, a distance of 0.14 feet, to a point on the East line of said Lot 6, said point also being on the West Right-of-Way line of said N. 98th Street, said point also being on a non-tangent curve; thence Southerly and Southeasterly, along the East line of Lots 6 and 7 and the Easterly line of said Tract B, and along a curve to the left, whose initial tangent bearing is South 08 degrees 53 minutes 33 seconds East, having a radius of 5,804.58 feet and through a central angle of 04 degrees 46 minutes 23 seconds, an arc length of 483.54 feet, to the Northeasterly corner of said Tract A; thence South 76 degrees 23 minutes 16 seconds West, departing the West Right-of-Way line of said N. 98th Street, a distance of 60.00 feet; thence North 82 degrees 31 minutes 36 seconds West, a distance of 330.64 feet; thence South 89 degrees 59 minutes 10 seconds West, a distance of 184.56 feet; thence South 00 degrees 01 minutes 03 seconds West, a distance of 241.90 feet, to a point on the South line of said Lot 5, said point also being on the North line of Lot 9 of said Legends Auto Plaza; thence North 89 degrees 58 minutes 57 seconds West, along the South line of said Lot 5 and along the North line of said Lot 9 a distance of 328.41 feet, to the POINT OF BEGINNING.

Project Area 3 Description:

Part of Lots 1 and 2, and all of Lot 3 and Tract A, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas; being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

COMMENCING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to the POINT OF BEGINNING; thence South 02 degrees 20 minutes 41 seconds East, continuing along the East line of said Southwest Quarter, a distance of 1,052.15 feet; thence South 78 degrees 38 minutes 12 seconds East, departing the East line of said Southwest Quarter, a distance of 570.99 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 681.26 feet, to a point on a non-tangent curve, said point also being on the Southerly line of said Lot 1, said point also being on the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence Southwesterly, along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 81 degrees 01 minutes 18 seconds West, having a radius of 575.00 feet, and a central angle of 25 degrees 24 minutes 25 seconds, an arc length of 254.98 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of tangency, said point hereinafter referred to as Point "A"; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along the Southwesterly line of said Lot 2, a distance of 624.55 feet, to a point of curvature; thence Northwesterly, continuing along the Southwesterly line of said Lot 2 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of

725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence North 20 degrees 06 minutes 06 seconds West, continuing along the Southwesterly line of said Lot 2 and the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Northwesterly, Northerly and Northeasterly, departing the Southwesterly line of said Lot 2 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence North 72 degrees 44 minutes 36 seconds East, a distance of 346.32 feet, to a point of curvature; thence Northeasterly, along a curve to the left, having a radius of 650.00 feet and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point on the South Right-of-Way line of France Family Drive, as now established; thence North 87 degrees 20 minutes 51 seconds East, along the South Right-of-Way line of said France Family Drive, and its Easterly prolongation, a distance of 281.92 feet, to the POINT OF BEGINNING.

AND ALSO:

COMMENCING at the aforementioned Point "A"; thence South 53 degrees 36 minutes 09 seconds West, a distance of 152.81 feet, to a point on the Southwesterly Right-of-Way line of said N. 98th Street, said point also being on the Northerly line of said Tract A, said point also being the POINT OF BEGINNING; thence South 47 degrees 24 minutes 39 seconds East, along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Tract A, a distance of 29.19 feet to a point of curvature; thence Southeasterly, Easterly and Northeasterly, along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Tract A and the Northerly line of said Lot 3, and along a curve to the left, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc length of 1,108.35 feet, to a point of reverse curvature; thence Northeasterly, Easterly and Southeasterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly and Northeasterly line of said Lot 3, and along a curve to the right, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of compound curvature; thence Southeasterly, Southerly Southwesterly, and Westerly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Easterly line of said Lot 3, and along a curve to the right, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03 seconds, an arc length of 377.00 feet, to a point of tangency, said point also being the point of intersection of the Southwesterly Right-of-Way line of said N. 98th Street and the North Right-of-Way line of State Avenue, as now established; thence South 87 degrees 42 minutes 57 seconds West, along the North Right-of-Way line of said State Avenue and the South line of said Lot 3 and Tract A, a distance of 925.88 feet; thence North 77 degrees 39 minutes 21 seconds West, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 92.23 feet; thence North 86 degrees 36 minutes 43 seconds West, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 246.20 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435; thence North 27 degrees 56 minutes 39 seconds West, departing the North Right-of-Way line of said State Avenue, and along the Easterly Right-of-Way line of said Interstate Highway No.

435 and the Westerly line of said Tract A, a distance of 549.00 feet; thence North 42 degrees 35 minutes 21 seconds East, departing the Easterly Right-of-Way line of said Interstate Highway No. 435, and along the Westerly line of said Tract A, a distance of 25.00 feet, to the POINT OF BEGINNING.

AND ALSO:

Project Area 4 Description:

Part of platted and unplatted land in Section 01, Township 11 South, Range 23 East, Section 02, Township 11 South, Range 23 East, Section 11, Township 11 South, Range 23 East, Section 12, Township 11 South, Range 23 East, Section 35, Township 10 South, Range 23 East, Section 36, Township 10 South, Range 23 East, Section 6, Township 11 South, Range 24 East, and Section 7, Township 11 South, Range 24 East, all being in Kansas City, Wyandotte County, Kansas and being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of said Section 1, Township 11 South, Range 23 East; thence South 01 degrees 58 minutes 52 seconds East, a distance of 50.00 feet, to a point on the South Right-of-Way line of Parallel Parkway, as now established, said point also being on the North line of Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, said point also being the POINT OF BEGINNING; thence South 88 degrees 01 minutes 07 seconds West, along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 173.97 feet; thence South 82 degrees 59 minutes 09 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 170.99 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 84.91 feet; thence South 89 degrees 14 minutes 18 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 234.91 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, and along the North line of Laffoons Lakeview, a subdivision in Kansas City, Wyandotte County, Kansas, a distance of 460.02 feet; thence North 02 degrees 22 minutes 58 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 42.17 feet; thence South 54 degrees 19 minutes 23 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 72.10 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 325.52 feet, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the East Right-of-Way line of Interstate Highway No. 435, as now established; thence Westerly to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of said Interstate Highway No. 435; thence Southeasterly, along the West Right-of-Way line of said Interstate Highway No. 435, to the point of intersection of the West Right-of-Way line of said Interstate Highway No. 435 and the Northerly Right-of-Way line of State Avenue, as now established; thence Southerly, continuing along the West Right-of-Way line of said

Interstate Highway No. 435, to the point of intersection of the West Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue, to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Village West Parkway, as now established; thence Northwesterly to the point of intersection of the Southwesterly Right-of-Way line of said State Avenue and the Westerly Right-of-Way line of said Village West Parkway; thence Northeasterly to the point of intersection of the Northeasterly Right-of-Way line of said State Avenue and the Westerly Right-of-Way line of said Village West Parkway; thence Northwesterly then Westerly, along the Northeasterly and Northerly Right-of-Way line of said State Avenue, to the point of intersection of the Northerly Right-of-Way line of said State Avenue and the East Right-of-Way line of 110th Street, as now established; thence Northerly, along the East Right-of-Way line of said 110th Street, to the point of intersection of the East Right-of-Way line of said 110th Street and the South Right-of-Way line of said Parallel Parkway; thence Easterly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the Southerly prolongation of the East line of Parallel Heights, a subdivision in Kansas City, Wyandotte County, Kansas; thence Northerly, along said Southerly prolongation and along the East line of said Parallel Heights, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of said Interstate Highway No. 435; thence Easterly, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the East Right-of-Way line of said Interstate Highway No. 435; thence Easterly, along the North Right-of-Way line of said Parallel Parkway, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the Northerly prolongation of the East Right-of-Way line of N. 94th Street, as now established; thence Southerly, along said Northerly prolongation and along the East Right-of-Way line of said N. 94th Street, to the point of intersection of the East Right-of-Way line of said N. 94th Street and the North line of the Southwest Quarter of said Section 6, Township 11 South, Range 24 East; thence Easterly, along the North line of said Southwest Quarter to the point of intersection of the North line of said Southwest Quarter and the West Right-of-Way line of N. 90th Street, as now established; thence Southerly, along the West Right-of-Way line of said N. 90th Street, to the Northeast corner of Parcel No. 938501; thence Westerly, along the North line of said Parcel No. 938501, to the Northwest corner thereof; thence Southerly, along the West line of Parcel Nos. 938501 thru 938508, to the Southwest corner of said Parcel No. 938508, said point also being on the North Right-of-Way line of said State Avenue; thence Easterly, along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of said N. 90th Street; thence Easterly to the point of intersection of the North Right-of-Way line of said State Avenue and the East Right-of-Way line of said N. 90th Street; thence Southerly, to the point of intersection of the East Right-of-Way line of said N. 90th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue, to the point of intersection of the Westerly prolongation of the South Right-of-Way line of said State Avenue and the West Right-of-Way line of said N. 94th Street; thence Northerly, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Northerly, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the North Right-of-Way line of said State Avenue, said point also being on the East line of said Schlitterbahn Vacation Village; thence North 02 degrees 14 minutes 32 seconds West, along the West

Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 645.04 feet; thence North 87 degrees 45 minutes 28 seconds East, continuing along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 15.00 feet; thence North 02 degrees 14 minutes 32 seconds West, continuing along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 910.24 feet, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street at the Southeast corner of an unplatted tract of land; thence Northerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of an unplatted tract of land and along the East line of Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence North 02 degrees 11 minutes 59 seconds West, along the East line of said Schlitterbahn Vacation Village and continuing along the West Right-of-Way line of said N. 94th Street, a distance of 50.00 feet, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence Northerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of Replat of Lots 5 to 37, Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, and along the East line of unplatted tracts of land, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said Parallel Parkway; thence Westerly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village at the Northwest corner of an unplatted tract of land; thence South 02 degrees 11 minutes 59 seconds East, departing the South Right-of-Way line of said Parallel Parkway, and along the East line of said Schlitterbahn Vacation Village, a distance of 245.05 feet; thence South 62 degrees 48 minutes 12 seconds West, departing the East line of said Schlitterbahn Vacation Village, a distance of 301.92 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 181.85 feet; thence South 34 degrees 59 minutes 43 seconds West, a distance of 207.82 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 492.40 feet; thence South 75 degrees 42 minutes 31 seconds West, a distance of 930.96 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 770.80 feet; thence North 01 degrees 01 minutes 01 seconds West, a distance of 258.55 feet; thence South 89 degrees 03 minutes 39 seconds West 264.66 feet, to a point on a non-tangent curve; thence Northerly, along a curve to the right, whose initial tangent bearing is North 13 degrees 39 minutes 50 seconds West, having a radius of 5,654.58 feet and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 190.36 feet; thence South 29 degrees 19 minutes 48 seconds East, a distance of 62.94 feet; thence North 89 degrees 01 minutes 58 seconds East, a distance of 148.05 feet; thence North 00 degrees 55 minutes 56 seconds West, a distance of 582.69 feet, to a point on the North line of said Schlitterbahn Vacation Village, said point also being on the South Right-of-Way line of said Parallel Parkway; thence South 88 degrees 00 minutes 23 seconds West, along the North line of said Schlitterbahn Vacation Village and the South Right-of-Way line of said Parallel Parkway, a distance of 183.19 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom Lots 1 thru 16, Lots 23 thru 34 and Lot 107, San Marcos Village Addition, a subdivision in Kansas City, Wyandotte County, Kansas, AND ALSO EXCEPTING Parcel Nos. 938509 and 938510.

AND ALSO:

Project Area 5 Description:

Part of Lot 1, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, along with a portion of unplatted land, all being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

BEGINNING at the Southwest corner of the Northeast Quarter of said Section 1, Township 11 South, Range 23 East; thence North 02 degrees 19 minutes 21 seconds West, along the West line of said Northeast Quarter, a distance of 57.88 feet; thence North 11 degrees 57 minutes 29 seconds West, departing the West line of said Northeast Quarter, a distance of 276.31 feet; thence North 89 degrees 01 minutes 58 seconds East, a distance of 195.18 feet; thence North 01 degrees 01 minutes 01 seconds West, a distance of 36.96 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 770.80 feet; thence North 75 degrees 42 minutes 31 seconds East, a distance of 930.96 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 492.40 feet; thence North 34 degrees 59 minutes 43 seconds East, a distance of 207.82 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 181.85 feet; thence North 62 degrees 48 minutes 12 seconds East, a distance of 301.92 feet, to a point on the Easterly line of said Schlitterbahn Vacation Village; thence North 02 degrees 11 minutes 59 seconds West, along the Easterly line of said Schlitterbahn Vacation Village, a distance of 245.05 feet, to the point of intersection of the Easterly line of said Schlitterbahn Vacation Village and the South Right-of-Way line of Parallel Parkway, as now established; thence Easterly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, along the West Right-of-Way line of said N. 94th Street and along the East line of an unplatted tract of land and along the East line of Replat of Lots 5 to 37, Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the Easterly line of said Schlitterbahn Vacation Village; thence South 02 degrees 11 minutes 59 seconds East, continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of said Schlitterbahn Vacation Village, a distance of 50.00 feet, to the point of intersection of the Easterly line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence Southerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street and along the East line of Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, and along an unplatted tract of land, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street, at the Southeast corner of an unplatted tract of land; thence South 87 degrees 45 minutes 28 seconds West, departing the West Right-of-Way line of said N. 94th Street, and along the Easterly line of said Schlitterbahn Vacation Village, a distance of 272.37 feet; thence Nroth 69 degrees 44 minutes 32 seconds West, departing the Easterly line of said Schlitterbahn Vacation Village, a

distance of 730.33 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 696.01 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 685.13 feet, to a point on the North line of the Southeast Quarter of said Section 1; thence South 87 degrees 30 minutes 09 seconds West, along the North line of the Southeast Quarter of said Section 1, a distance of 1,003.58 feet, to the POINT OF BEGINNING.

PROJECT AREA 2A

File No. 014-0347
Schlitterbahn
April 15, 2015

Project Area 2A Description:

All of Lots 1, 3, 4-A, 4-B & 7, along with part of Tracts A & B and Lots 5, & 6, Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Tract 1:

All of Lots 1, 4-A & 4-B of said Legends Auto Plaza.

AND ALSO:

Tract 2:

BEGINNING at the Northeast corner of said Lot 3, said point also being the point of intersection of the South Right-of-Way line of Parallel Parkway and the West Right-of-Way line of N. 98th Street, as established with said Legends Auto Plaza; thence Southerly, along the East line of Lot 3, Tract B, and Lot 6, and along the West Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing of South 02 degrees 13 minutes 58 seconds East, having a radius of 5,804.58 feet and through a central angle of 05 degrees 58 minutes 07 seconds, an arc length of 604.68 feet; thence South 81 degrees 30 minutes 09 seconds West, departing the East line of said Lot 6 and the West Right-of-Way line of said N. 98th Street, a distance of 0.08 feet, to a point of curvature; thence Westerly, along a curve to the right, having a radius of 220.00 feet and through a central angle of 17 degrees 18 minutes 38 seconds, an arc length of 66.47 feet, to a point of tangency; thence North 81 degrees 11 minutes 14 seconds West, a distance of 138.78 feet, to a point of curvature; thence Westerly, along a curve to the left, having a radius of 280.00 feet and through a central angle of 17 degrees 48 minutes 27 seconds, an arc length of 87.02 feet, to a point on the Southerly prolongation of the West line of said Lot 3; thence North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 3 and its Southerly prolongation, a distance of 576.20 feet, to the Northwest corner of said Lot 3, said point also being on the South Right-of-Way line of said Parallel Parkway; thence North 89 degrees 14 minutes 17 seconds East, along the North line of said Lot 3 and along the South Right-of-Way line of said Parallel Parkway, a distance of 175.43 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the North line of said Lot 3 and the South Right-of-Way line of said Parallel Parkway, a distance of 59.91 feet, to the POINT OF BEGINNING.

AND ALSO:

Tract 3:

BEGINNING at the Southwest corner of said Lot 5, said point also being on the Easterly line of said Tract B; thence North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 5 and along the Easterly line of said Tract B, a distance of 559.99 feet, to a point of

curvature; thence Northerly, Northeasterly and Easterly, continuing along the West line and along the North line of said Lot 5, and continuing along the Easterly line and along the Southerly line of said Tract B, and along a curve to the right, having a radius of 15.00 feet and through a central angle of 90 degrees 01 minutes 50 seconds, an arc length of 23.57 feet, to a point of tangency; thence South 89 degrees 59 minutes 00 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, a distance of 79.87 feet, to a point of curvature; thence Easterly and Northeasterly, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and along a curve to the left, having a radius of 330.00 feet and through a central angle of 23 degrees 15 minutes 39 second, an arc length of 133.97 feet, to a point of tangency; thence North 66 degrees 45 minutes 21 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and their Easterly prolongation, a distance of 256.87 feet, to a point of curvature; thence Northeasterly, Easterly and Southeasterly, along a curve to the right, having a radius of 185.00 feet and through a central angle of 38 degrees 46 minutes 48 seconds, an arc length of 125.22 feet, to a point of reverse curvature; thence Southeasterly and Easterly, along a curve to the left, having a radius of 515.00 and through a central angle of 06 degrees 50 minutes 11 seconds, an arc length of 61.45 feet, to a point of tangency; thence South 81 degrees 18 minutes 03 seconds East, a distance of 74.97 feet, to a point of curvature; thence Easterly, along a curve to the left, having a radius of 290.00 feet and through a central angle of 17 degrees 11 minutes 48 seconds, an arc length of 87.04 feet, to a point of tangency; thence North 81 degrees 30 minutes 09 seconds East, a distance of 0.14 feet, to a point on the East line of said Lot 6, said point also being on the West Right-of-Way line of said N. 98th Street, said point also being on a non-tangent curve; thence Southerly and Southeasterly, along the East line of Lots 6 and 7 and the Easterly line of said Tract B, and along a curve to the left, whose initial tangent bearing is South 08 degrees 53 minutes 33 seconds East, having a radius of 5,804.58 feet and through a central angle of 04 degrees 46 minutes 23 seconds, an arc length of 483.54 feet, to the Northeasterly corner of said Tract A; thence South 76 degrees 23 minutes 16 seconds West, departing the West Right-of-Way line of said N. 98th Street, a distance of 60.00 feet; thence North 82 degrees 31 minutes 36 seconds West, a distance of 330.64 feet; thence South 89 degrees 59 minutes 10 seconds West, a distance of 184.56 feet; thence South 00 degrees 01 minutes 03 seconds West, a distance of 241.90 feet, to a point on the South line of said Lot 5, said point also being on the North line of Lot 9 of said Legends Auto Plaza; thence North 89 degrees 58 minutes 57 seconds West, along the South line of said Lot 5 and along the North line of said Lot 9 a distance of 328.41 feet, to the POINT OF BEGINNING.

PROJECT AREA 2B

File No. 014-0347
Schlitterbahn
April 15, 2015

Project Area 2B Description:

Part of Tract A, Lot Line Adjustment Survey, Lots 1 & 2, Schlitterbahn Vacation Village; All of Tract B, and all of that part of France Family Drive, State Avenue and N. 98th Street Right-of-Ways as established within Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas; All of Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas; along with a portion of unplatted land, lying in Section 1, Township 11 South, Range 23 East, and Section 12, Township 11 South, Range 23 East, all being more particularly described as follows:

BEGINNING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to a point on the South Right-of-Way line of France Family Drive, as now established; thence South 87 degrees 20 minutes 51 seconds West, along the South Right-of-Way line of said France Family Drive, a distance of 281.92 feet, to a point on a non-tangent curve; thence Southwesterly, departing the South Right-of-Way line of said France Family Drive, and along the Northeasterly prolongation of the Northerly line of Tract B of said Lot Line Adjustment Survey, and along a curve to the right, whose initial tangent bearing is South 44 degrees 08 minutes 09 seconds West, having a radius of 650.00 feet, and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point of tangency; thence South 72 degrees 44 minutes 36 seconds West, continuing along the Northerly line of said Tract B, a distance of 346.32 feet, to a point of curvature; thence Southwesterly, Southerly and Southeasterly, continuing along the Northerly line and along the Westerly line of said Tract B, and along a curve to the left, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point on the Northeasterly Right-of-Way line of N. 98th Street, as now established, said point also being on the Westerly line of said Tract B, said point also being a point of tangency; thence South 20 degrees 06 minutes 06 seconds East, along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly line of said Tract B, and along the Westerly Line of Tract A of said Lot Line Adjustment Survey, a distance of 253.32 feet, to a point of curvature; thence Southeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly line of Tract A, of said Lot Line Adjustment Survey, and along a curve to the left, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence South 47 degrees 24 minutes 39 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Westerly and Southerly line of Tract A, of said Lot Line Adjustment Survey, a distance of 624.55 feet, to a point of curvature; thence Southeasterly, Easterly and Northeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of Tract A, of said Lot Line Adjustment Survey, and along a curve to the left, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of reverse curvature; thence Northeasterly, Easterly, Southeasterly and Southerly,

Southerly line of Tract A, of said Lot Line Adjustment Survey, and along a curve to the right, having a radius of 575.00 feet and a central angle of 122 degrees 03 minutes 50 seconds, an arc length of 1,224.99 feet, to a point of tangency; thence South 02 degrees 19 minutes 17 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of Tract A, of said Lot Line Adjustment Survey, a distance of 65.73 feet, to the point of intersection of the Northeasterly Right-of-Way line of said N. 98th Street and the North Right-of-Way line of State Avenue, as now established; thence North 87 degrees 42 minutes 57 seconds East, continuing along the Southerly line of Tract A, of said Lot Line Adjustment Survey, and along the North Right-of-Way line of said State Avenue, a distance of 61.74 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of Tract A, of said Lot Line Adjustment Survey, lying on the West side of an unplatted piece of land; thence Southerly, departing the Southerly line of Tract A, of said Lot Line Adjustment Survey, and continuing along the North Right-of-Way line of said State Avenue; thence Easterly, continuing along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of Tract A, of said Lot Line Adjustment Survey, lying on the East side of an unplatted piece of land; thence South 64 degrees 52 minutes 17 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of Tract A, of said Lot Line Adjustment Survey, a distance of 13.73 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of Tract A, of said Lot Line Adjustment Survey, a distance of 881.99 feet; thence North 53 degrees 02 minutes 04 seconds East, continuing along the North Right-of-Way line of said State Avenue and the Southerly line of Tract A, of said Lot Line Adjustment Survey, a distance of 61.51 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, departing the North Right-of-Way line of said State Avenue, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435, as now established; thence Northerly, departing the South Right-of-Way line of said State Avenue and along the Easterly Right-of-Way line of said Interstate Highway No. 435 to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the North Right-of-Way line of said State Avenue, said point also being the Southwesterly corner of Tract A of said Schlitterbahn Vacation Village; thence South 86 degrees 36 minutes 43 seconds East, along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 246.20 feet; thence South 77 degrees 39 minutes 21 seconds East, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, a distance of 92.23 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue and the South line of said Tract A, and along the South line of Lot 3 of said Schlitterbahn Vacation Village, a distance of 925.88 feet to a point of curvature, said point also being the point of intersection of the North Right-of-Way line of said State Avenue and the Southwesterly Right-of-Way line of said N. 98th Street; thence Northeasterly, Northerly and Northwesterly, departing the North Right-of-Way line of said State Avenue, and along the Southwesterly Right-of-Way line of said N. 98th Street, and along the Easterly and Northeasterly line of said Lot 3, and along a curve to the left, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03 seconds, an arc length of 377.00

feet, to a point of compound curvature; thence Northwesterly, Westerly and Southwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and along the Easterly and Northerly line of said Lot 3, and along a curve to the left, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Lot 3 and along the Northerly line of said Tract A, and along a curve to the right, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc length of 1,108.35 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southwesterly Right-of-Way line of said N. 98th Street and the Northerly line of said Tract A, a distance of 29.19 feet, to the Southeast corner of Tract B of said Schlitterbahn Vacation Village; thence South 42 degrees 35 minutes 21 seconds West, departing the Southwesterly Right-of-Way line of said N. 98th Street, along the Southeasterly line of said Tract B, and continuing along the Northerly line of said Tract A, a distance of 25.00 feet, to a point on the Easterly Right-of-Way line of said Interstate Highway No. 435, said point also being on the Westerly line of said Tract B; thence North 47 degrees 24 minutes 39 seconds West, along the Easterly Right-of-Way line of said Interstate Highway No. 435 and the Westerly line of said Tract B, a distance of 814.00 feet; thence North 20 degrees 07 minutes 39 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435 and the Westerly line of said Tract B, a distance of 1,498.22 feet to a point on the South line of the Northwest Quarter of said Section 1, said point also being the Southwest corner of said Legends Auto Plaza; thence North 15 degrees 56 minutes 18 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435 and along the West line of said Legends Auto Plaza, a distance of 938.56 feet; thence North 13 degrees 58 minutes 29 seconds East, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, and along the West line of said Legends Auto Plaza, a distance of 568.70 feet; thence North 74 degrees 54 minutes 27 seconds West, departing the Easterly Right-of-Way line of said Interstate Highway No. 435 and the West line of said Legends Auto Plaza, a distance of 130.08 feet; thence North 01 degrees 35 minutes 51 seconds West, a distance of 255.72 feet to the Westerly prolongation of the South Right-of-Way line of Parallel Parkway, as now established; thence North 88 degrees 01 minutes 07 seconds East, along the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway, a distance of 370.61 feet, to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said Parallel Parkway, said point also being the Northwest corner of said Legends Auto Plaza; thence North 88 degrees 01 minutes 07 seconds East, along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Legends Auto Plaza, a distance of 150.00 feet; thence South 01 degrees 58 minutes 53 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Legends Auto Plaza, a distance of 10.00 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Legends Auto Plaza, a distance of 140.02 feet; thence North 54 degrees 20 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and along the North line of said Legends Auto Plaza, and their Northeasterly prolongation, a distance of 72.12 feet; thence North 88 degrees 01 minutes 07 seconds East, a distance of 61.99 feet; thence South 02 degrees 22 minutes 58 seconds East, a distance of 10.00 feet, to a point on the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway and of the North line of said Legends Auto

Plaza; thence North 88 degrees 01 minutes 07 seconds East, along said Westerly prolongation and along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Legends Auto Plaza, a distance of 451.28 feet; thence North 89 degrees 11 minutes 40 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and along the North line of said Legends Auto Plaza, a distance of 243.64 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along the North line of said Legends Auto Plaza, a distance of 84.91 feet; thence North 82 degrees 59 minutes 09 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 170.99 feet, to a point on the North line of Tract A of said Lot Line Adjustment Survey; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and along the North line of Tract A of said Lot Line Adjustment Survey, a distance of 173.97 feet; thence North 88 degrees 00 minutes 23 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of Tract A of said Lot Line Adjustment Survey, a distance of 183.19 feet; thence South 00 degrees 55 minutes 56 seconds East, departing the South Right-of-Way line of said State Avenue and the North line of Tract A of said Lot Line Adjustment Survey, a distance of 582.69 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 148.05 feet; thence North 29 degrees 19 minutes 48 seconds West, a distance of 62.94 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 190.36 feet, to a point on a non-tangent curve; thence Southerly, along a curve to the left, whose initial tangent bearing is South 07 degrees 20 minutes 18 seconds East, having a radius of 5,654.58 feet, and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet, to a point on a non-tangent line; thence North 89 degrees 03 minutes 39 seconds East, a distance of 264.66 feet; thence South 01 degrees 01 minutes 01 seconds East, a distance of 295.50 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 195.18 feet, to a point on a non-tangent curve; thence Southerly, along a curve to the right, whose initial tangent bearing is South 13 degrees 19 minutes 19 seconds East, having a radius of 5,804.58 feet and a central angle of 02 degrees 43 minutes 40 seconds, an arc length of 276.34 feet, to a point on a non-tangent line, said point also being on the East line of the Northwest Quarter of said Section 1; thence South 02 degrees 19 minutes 21 seconds East, along the East line of said Northwest Quarter, a distance of 57.88 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom, all of the following described tracts;

All of Lots 1, 3, 4-A, 4-B & 7, along with part of Tracts A & B and Lots 5, & 6, Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Tract 1:

All of Lots 1, 4-A & 4-B of said Legends Auto Plaza.

AND ALSO:

Tract 2:

BEGINNING at the Northeast corner of said Lot 3, said point also being the point of intersection of the South Right-of-Way line of Parallel Parkway and the West Right-of-Way line of N. 98th

Street, as established with said Legends Auto Plaza; thence Southerly, along the East line of Lot 3, Tract B, and Lot 6, and along the West Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing of South 02 degrees 13 minutes 58 seconds East, having a radius of 5,804.58 feet and through a central angle of 05 degrees 58 minutes 07 seconds, an arc length of 604.68 feet; thence South 81 degrees 30 minutes 09 seconds West, departing the East line of said Lot 6 and the West Right-of-Way line of said N. 98th Street, a distance of 0.08 feet, to a point of curvature; thence Westerly, along a curve to the right, having a radius of 220.00 feet and through a central angle of 17 degrees 18 minutes 38 seconds, an arc length of 66.47 feet, to a point of tangency; thence North 81 degrees 11 minutes 14 seconds West, a distance of 138.78 feet, to a point of curvature; thence Westerly, along a curve to the left, having a radius of 280.00 feet and through a central angle of 17 degrees 48 minutes 27 seconds, an arc length of 87.02 feet, to a point on the Southerly prolongation of the West line of said Lot 3; thence North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 3 and its Southerly prolongation, a distance of 576.20 feet, to the Northwest corner of said Lot 3, said point also being on the South Right-of-Way line of said Parallel Parkway; thence North 89 degrees 14 minutes 17 seconds East, along the North line of said Lot 3 and along the South Right-of-Way line of said Parallel Parkway, a distance of 175.43 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the North line of said Lot 3 and the South Right-of-Way line of said Parallel Parkway, a distance of 59.91 feet, to the POINT OF BEGINNING.

AND ALSO:

Tract 3:

BEGINNING at the Southwest corner of said Lot 5, said point also being on the Easterly line of said Tract B; thence North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 5 and along the Easterly line of said Tract B, a distance of 559.99 feet, to a point of curvature; thence Northerly, Northeasterly and Easterly, continuing along the West line and along the North line of said Lot 5, and continuing along the Easterly line and along the Southerly line of said Tract B, and along a curve to the right, having a radius of 15.00 feet and through a central angle of 90 degrees 01 minutes 50 seconds, an arc length of 23.57 feet, to a point of tangency; thence South 89 degrees 59 minutes 00 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, a distance of 79.87 feet, to a point of curvature; thence Easterly and Northeasterly, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and along a curve to the left, having a radius of 330.00 feet and through a central angle of 23 degrees 15 minutes 39 second, an arc length of 133.97 feet, to a point of tangency; thence North 66 degrees 45 minutes 21 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and their Easterly prolongation, a distance of 256.87 feet, to a point of curvature; thence Northeasterly, Easterly and Southeasterly, along a curve to the right, having a radius of 185.00 feet and through a central angle of 38 degrees 46 minutes 48 seconds, an arc length of 125.22 feet, to a point of reverse curvature; thence Southeasterly and Easterly, along a curve to the left, having a radius of 515.00 and through a central angle of 06 degrees 50 minutes 11 seconds, an arc length of 61.45 feet, to a point of tangency; thence South 81 degrees 18 minutes 03 seconds East, a distance of 74.97 feet, to a point of curvature; thence Easterly, along a curve to the left, having a radius of 290.00 feet and through a central angle of 17 degrees 11 minutes 48 seconds, an arc length of 87.04 feet, to a point of tangency; thence North 81 degrees 30 minutes 09 seconds East, a distance of 0.14 feet,

to a point on the East line of said Lot 6, said point also being on the West Right-of-Way line of said N. 98th Street, said point also being on a non-tangent curve; thence Southerly and Southeasterly, along the East line of Lots 6 and 7 and the Easterly line of said Tract B, and along a curve to the left, whose initial tangent bearing is South 08 degrees 53 minutes 33 seconds East, having a radius of 5,804.58 feet and through a central angle of 04 degrees 46 minutes 23 seconds, an arc length of 483.54 feet, to the Northeasterly corner of said Tract A; thence South 76 degrees 23 minutes 16 seconds West, departing the West Right-of-Way line of said N. 98th Street, a distance of 60.00 feet; thence North 82 degrees 31 minutes 36 seconds West, a distance of 330.64 feet; thence South 89 degrees 59 minutes 10 seconds West, a distance of 184.56 feet; thence South 00 degrees 01 minutes 03 seconds West, a distance of 241.90 feet, to a point on the South line of said Lot 5, said point also being on the North line of Lot 9 of said Legends Auto Plaza; thence North 89 degrees 58 minutes 57 seconds West, along the South line of said Lot 5 and along the North line of said Lot 9 a distance of 328.41 feet, to the POINT OF BEGINNING.

EXHIBIT D-3

SECOND AMENDMENT TO AMENDED AND RESTATED DISTRICT PLAN

SEE ATTACHED

SECOND AMENDMENT TO
AMENDED AND RESTATED STAR BOND DISTRICT PLAN

FOR

VILLAGE EAST STAR BOND DISTRICT

June _____, 2017

DESCRIPTION OF SECOND AMENDMENT TO
AMENDED & RESTATED DISTRICT PLAN

In August 2014, pursuant to the Kansas STAR Bonds Financing Act, K.S.A. 12-17, 160, *et seq*. (the "**Act**"), the Unified Government of Wyandotte County/Kansas City, Kansas (the "**Unified Government**") approved the Amended and Restated District Plan (the "**2014 District Plan**") for the Village East STAR Bond Project District (the "**District**"). In June 2015, pursuant to the Act the Unified Government approved the First Amendment to the Amended and Restated District Plan (the "**2015 District Plan**") for the District.

The Unified Government now wishes to and hereby does further amend the 2014 District Plan as follows:

- The general description of potential buildings and uses in Project Area 3 set forth in the 2014 District Plan shall be revised as follows:

  Project Area 3 may be described in a general manner as development of multiple buildings with various potential commercial uses, including without limitation, hotel and/or other lodging accommodations, office facilities, multi-family residential units, an automotive plaza, sports facilities, retail and restaurants, and/or other commercial uses, as well as certain associated streets and other infrastructure.

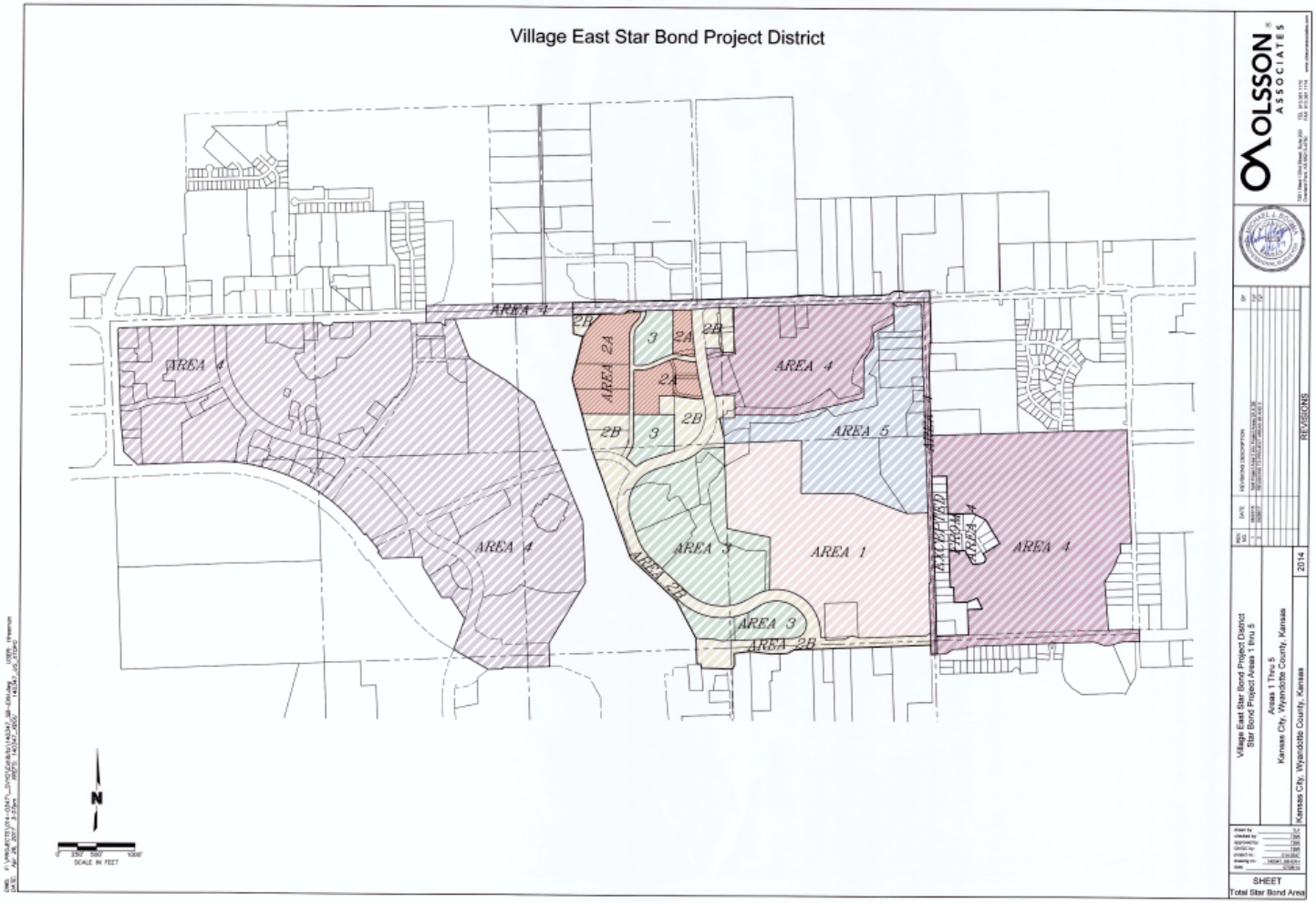
- The depiction of the overall District boundaries and project areas, as well as the specific depiction of Project Areas 2B and 3, as set forth on "Exhibit A" to the 2014 District Plan, are hereby replaced with the depiction of the overall District boundaries and project areas, and the separate depictions of Project Areas 2B and 3, as attached hereto as ***Exhibit A***.

- The legal description of the overall District boundaries and project areas, as well as the specific description of Project Areas 2B and 3, as set forth on "Exhibit B" to the 2014 District Plan, are hereby replaced with the legal descriptions of the overall District and project areas, and the separate descriptions of Project Areas 2B and 3, as attached hereto as ***Exhibit B***.

This Second Amendment to the 2014 District Plan amends the 2014 District Plan as set forth above, and all other portions of the 2014 District Plan continue unchanged in full force and effect.

EXHIBIT A

DISTRICT / PROJECT AREAS BOUNDARY MAP



PROJECT AREA 2B

PROJECT AREA 3

OLSSON ASSOCIATES
Village East Star Bond District - Project Area 3
Part of Lot 1, and all of Lots 2, 3, 4, 5 and Tract A, of Schlitterbahn Vacation Village, Second Part and all of Lot 2, Legends Auto Plaza, and all of Lot 9, Legends Auto Plaza, Third Plat
Kansas City, Wyandotte County, Kansas
2017
REVISIONS
SHEET AREA 3
SCALE IN FEET
Tract 1
Tract 2
Tract 3
Tract 4
Tract A
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 9
Unplatted
Parallel Parkway
N. 98th Street
N. 96th Street
N. 94th Street
N. 96th Terrace
State Avenue
Lafayette Avenue
Legends Auto Plaza
Legends Auto Plaza Second Plat
Legends Auto Plaza Third Plat
Schlitterbahn Vacation Village
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EXHIBIT B

DISTRICT / PROJECT AREAS LEGAL DESCRIPTIONS

DISTRICT

File No. 014-0347
Schlitterbahn
July 10, 2014
Revised April 26, 2017

Overall Star Bond Project Areas 1 thru 5 Description:

Part of platted and unplatted land in Section 01, Township 11 South, Range 23 East, Section 02, Township 11 South, Range 23 East, Section 11, Township 11 South, Range 23 East, Section 12, Township 11 South, Range 23 East, Section 35, Township 10 South, Range 23 East, Section 36, Township 10 South, Range 23 East, Section 6, Township 11 South, Range 24 East, and Section 7, Township 11 South, Range 24 East, all being in Kansas City, Wyandotte County, Kansas and being more particularly described as follows:

Star Bond Project Area 1

Part of Lot 1, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, along with a portion of unplatted land, all being in the Southeast Quarter of Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter of said Section 1, Township 11 South, Range 23 East; thence North 87 degrees 30 minutes 09 seconds East, along the North line of said Southeast Quarter, a distance of 1,003.58 feet; thence South 00 degrees 00 minutes 00 seconds East, departing the North line of said Southeast Quarter, a distance of 685.13 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 696.01 feet; thence South 69 degrees 44 minutes 32 seconds East, a distance of 730.33 feet, to a point on the Easterly line of said Lot 1; thence North 87 degrees 45 minutes 28 seconds, along the Easterly line of said Lot 1, a distance of 272.37 feet, to a point on the West Right-of-Way line of N. 94th Street, as now established; thence South 02 degrees 14 minutes 32 seconds East, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 910.24 feet; thence South 87 degrees 45 minutes 28 seconds West, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 15.00 feet; thence South 02 degrees 14 minutes 32 seconds East, continuing along the Easterly line of said Lot 1, and along the West Right-of-Way line of said N. 94th Street, a distance of 645.04 feet to the point of intersection of the West Right-of-Way line said N. 94th Street and the North Right-of-Way line of State Avenue, as now established; thence South 53 degrees 02 minutes 04 seconds West, continuing along the Easterly line of said Lot 1, and along the North Right-of-Way line of said State Avenue, a distance of 61.51 feet; thence South 87 degrees 42 minutes 57 seconds West, along the South line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 881.99 feet; thence North 64 degrees 52 minutes 17 seconds West, continuing along the South line of said Lot 1 and along the North Right-of-Way line of said State Avenue, a distance of 13.73 feet; thence in a Westerly direction, departing the South line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue, to a point of intersection of the South Right-of-Way line of said State Avenue and the

South line of said Lot 1; thence South 87 degrees 42 minutes 57 seconds West, along the South line of said Lot 1 and continuing along the North Right-of-Way line of said State Avenue, a distance of 61.75 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence North 02 degrees 18 minutes 50 seconds West, departing the North Right-of-Way line of said State Avenue and along the Northeasterly Right-of-Way line of said N. 98th Street and continuing along the Southerly line of said Lot 1, a distance of 65.74 feet, to a point of curvature; thence Northerly, Northwesterly and Westerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street and along the Southerly line of said Lot 1 and along a curve to the left, having a radius of 575.00 feet and a central angle of 96 degrees 39 minutes 25 seconds, an arc length of 970.01 feet; thence North 00 degrees 00 minutes 00 seconds East, departing the Northeasterly Right-of-Way line of said N. 98th Street and the Southerly line of said Lot 1, a distance of 681.26 feet; thence North 78 degrees 38 minutes 12 seconds West, a distance of 570.99 feet, to a point on the West line of the Southeast Quarter of said Section 1; thence North 02 degrees 20 minutes 41 seconds West, along the West line of the Southeast Quarter of said Section 1, a distance of 1,102.14 feet to the POINT OF BEGINNING.

AND ALSO:

Project Area 2A Description:

All of Lots 1, 3, 4-A, 4-B & 7, along with part of Tracts A & B and Lots 5, & 6, Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Tract 1:

All of Lots 1, 4-A & 4-B of said Legends Auto Plaza.

AND ALSO:

Tract 2:

BEGINNING at the Northeast corner of said Lot 3, said point also being the point of intersection of the South Right-of-Way line of Parallel Parkway and the West Right-of-Way line of N. 98th Street, as established with said Legends Auto Plaza; thence Southerly, along the East line of Lot 3, Tract B, and Lot 6, and along the West Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing of South 02 degrees 13 minutes 58 seconds East, having a radius of 5,804.58 feet and through a central angle of 05 degrees 58 minutes 07 seconds, an arc length of 604.68 feet; thence South 81 degrees 30 minutes 09 seconds West, departing the East line of said Lot 6 and the West Right-of-Way line of said N. 98th Street, a distance of 0.08 feet, to a point of curvature; thence Westerly, along a curve to the right, having a radius of 220.00 feet and through a central angle of 17 degrees 18 minutes 38 seconds, an arc length of 66.47 feet, to a point of tangency; thence North 81 degrees 11 minutes 14 seconds West, a distance of 138.78 feet, to a point of curvature; thence Westerly, along a curve to the left, having a radius of 280.00 feet and through a central angle of 17 degrees 48 minutes 27 seconds, an arc length of 87.02 feet, to a point on the Southerly prolongation of the West line of said Lot 3; thence

North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 3 and its Southerly prolongation, a distance of 576.20 feet, to the Northwest corner of said Lot 3, said point also being on the South Right-of-Way line of said Parallel Parkway; thence North 89 degrees 14 minutes 17 seconds East, along the North line of said Lot 3 and along the South Right-of-Way line of said Parallel Parkway, a distance of 175.43 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the North line of said Lot 3 and the South Right-of-Way line of said Parallel Parkway, a distance of 59.91 feet, to the POINT OF BEGINNING.

AND ALSO:

Tract 3:

BEGINNING at the Southwest corner of said Lot 5, said point also being on the Easterly line of said Tract B; thence North 00 degrees 00 minutes 50 seconds West, along the West line of said Lot 5 and along the Easterly line of said Tract B, a distance of 559.99 feet, to a point of curvature; thence Northerly, Northeasterly and Easterly, continuing along the West line and along the North line of said Lot 5, and continuing along the Easterly line and along the Southerly line of said Tract B, and along a curve to the right, having a radius of 15.00 feet and through a central angle of 90 degrees 01 minutes 50 seconds, an arc length of 23.57 feet, to a point of tangency; thence South 89 degrees 59 minutes 00 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, a distance of 79.87 feet, to a point of curvature; thence Easterly and Northeasterly, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and along a curve to the left, having a radius of 330.00 feet and through a central angle of 23 degrees 15 minutes 39 second, an arc length of 133.97 feet, to a point of tangency; thence North 66 degrees 45 minutes 21 seconds East, continuing along the North line of said Lot 5 and along the Southerly line of said Tract B, and their Easterly prolongation, a distance of 256.87 feet, to a point of curvature; thence Northeasterly, Easterly and Southeasterly, along a curve to the right, having a radius of 185.00 feet and through a central angle of 38 degrees 46 minutes 48 seconds, an arc length of 125.22 feet, to a point of reverse curvature; thence Southeasterly and Easterly, along a curve to the left, having a radius of 515.00 and through a central angle of 06 degrees 50 minutes 11 seconds, an arc length of 61.45 feet, to a point of tangency; thence South 81 degrees 18 minutes 03 seconds East, a distance of 74.97 feet, to a point of curvature; thence Easterly, along a curve to the left, having a radius of 290.00 feet and through a central angle of 17 degrees 11 minutes 48 seconds, an arc length of 87.04 feet, to a point of tangency; thence North 81 degrees 30 minutes 09 seconds East, a distance of 0.14 feet, to a point on the East line of said Lot 6, said point also being on the West Right-of-Way line of said N. 98th Street, said point also being on a non-tangent curve; thence Southerly and Southeasterly, along the East line of Lots 6 and 7 and the Easterly line of said Tract B, and along a curve to the left, whose initial tangent bearing is South 08 degrees 53 minutes 33 seconds East, having a radius of 5,804.58 feet and through a central angle of 04 degrees 46 minutes 23 seconds, an arc length of 483.54 feet, to the Northeasterly corner of said Tract A; thence South 76 degrees 23 minutes 16 seconds West, departing the West Right-of-Way line of said N. 98th Street, a distance of 60.00 feet; thence North 82 degrees 31 minutes 36 seconds West, a distance of 330.64 feet; thence South 89 degrees 59 minutes 10 seconds West, a distance of 184.56 feet; thence South 00 degrees 01 minutes 03 seconds West, a distance of 241.90 feet, to a point on the South line of said Lot 5, said point also being

on the North line of Lot 9 of said Legends Auto Plaza; thence North 89 degrees 58 minutes 57 seconds West, along the South line of said Lot 5 and along the North line of said Lot 9 a distance of 328.41 feet, to the POINT OF BEGINNING.

AND ALSO:

Project Area 2B Description:

All of Tract B, and part of Lot 6, Schlitterbahn Vacation Village Second Plat; All of Lots 8-A, 8-B, and Tract B, and part of Lots 8-C, 8-D, Tracts A and D, Schlitterbahn Vacation Village, Fourth Plat; All of Tracts A and B, Legends Auto Plaza, Second Plat; All of Lots 8-A, 8-B, and Tract B, Legends Auto Plaza, Third Plat; all being subdivisions in Kansas City, Wyandotte County, Kansas; along with all that part of N. 98th Street, France Family Drive and State Avenue, and along with all that part of unplatted land in part of Sections 1 and 12, Township 11 South, Range 23 East, all being more particularly described as follows:

BEGINNING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet; thence South 87 degrees 20 minutes 51 seconds West, departing the East line of said Southwest Quarter, a distance of 281.92 feet, to a point on the Southeasterly Right-of-Way line of N. 98th Street, as now established, said point also being on a non-tangent curve; thence Southwesterly, along the Southeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, whose initial tangent bearing is South 44 degrees 08 minutes 09 seconds West, having a radius of 650.00 feet, and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point of tangency; thence South 72 degrees 44 minutes 36 seconds West, continuing along the Southeasterly Right-of-Way line of said 98th Street, a distance of 346.32 feet, to a point of curvature; thence Southwesterly, Southerly and Southeasterly, continuing along the Southeasterly and Easterly Right-of-Way line of said 98th Street, and along a curve to the left, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence South 20 degrees 06 minutes 06 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Southeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th, and along a curve to the left, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence South 47 degrees 24 minutes 39 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 624.55 feet, to a point of curvature; thence Southeasterly, Easterly and Northeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of reverse curvature; thence Northeasterly, Easterly, Southeasterly and Southerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 575.00 feet and a central angle of 122 degrees 03 minutes 50 seconds, an arc length of 1,224.99 feet, to a point of tangency; thence South 02 degrees 19 minutes 17 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 65.73 feet, to the point of intersection of the Northeasterly Right-of-Way line of said N. 98th Street and the North Right-of-Way

line of State Avenue, as now established; thence North 87 degrees 42 minutes 57 seconds East, along the North Right-of-Way line of said State Avenue, a distance of 61.74 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of Lot 1, of said Schlitterbahn Vacation Village, Second Plat, lying on the West side of an unplatted piece of land; thence Southerly, departing the Southerly line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue; thence Easterly, continuing along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, lying on the East side of an unplatted piece of land; thence South 64 degrees 52 minutes 17 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 13.73 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 881.99 feet; thence North 53 degrees 02 minutes 04 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 61.51 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, departing the North Right-of-Way line of said State Avenue, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435, as now established; thence Northerly, departing the South Right-of-Way line of said State Avenue and along the Easterly Right-of-Way line of said Interstate Highway No. 435 to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the North Right-of-Way line of said State Avenue; thence South 86 degrees 36 minutes 43 seconds East, along the North Right-of-Way line of said State Avenue, a distance of 246.20 feet; thence South 77 degrees 39 minutes 21 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 92.23 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 925.88 feet to a point of curvature, said point also being the point of intersection of the North Right-of-Way line of said State Avenue and the Southwesterly Right-of-Way line of said N. 98th Street; thence Northeasterly, Northerly and Northwesterly, departing the North Right-of-Way line of said State Avenue, and along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03 seconds, an arc length of 377.00 feet, to a point of compound curvature; thence Northwesterly, Westerly and Southwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc length of 1,108.35 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, a distance of 29.19 feet, to the Southeast corner of Tract B of said Schlitterbahn Vacation Village, Second Plat; thence South 42 degrees 35 minutes 21 seconds West, departing the Southwesterly Right-of-Way line of said N. 98th Street, along the Southeasterly line of said Tract B, a distance of 25.00 feet, to a point on the Easterly Right-of-Way line of said Interstate Highway No. 435; thence North 47 degrees 24 minutes 39 seconds West, along the

Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 814.00 feet; thence North 20 degrees 07 minutes 39 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 1,498.22 feet to a point on the South line of the Northwest Quarter of said Section 1; thence North 15 degrees 56 minutes 18 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 938.56 feet; thence North 13 degrees 58 minutes 29 seconds East, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 568.70 feet; thence North 74 degrees 54 minutes 27 seconds West, departing the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 130.08 feet; thence North 01 degrees 35 minutes 51 seconds West, a distance of 255.72 feet to the Westerly prolongation of the South Right-of-Way line of Parallel Parkway, as now established; thence North 88 degrees 01 minutes 07 seconds East, along the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway, a distance of 370.61 feet, to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said Parallel Parkway, said point also being the Northwest corner of said Legends Auto Plaza; thence North 88 degrees 01 minutes 07 seconds East, along the South Right-of-Way line of said Parallel Parkway, a distance of 150.00 feet; thence South 01 degrees 58 minutes 53 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 140.02 feet; thence North 54 degrees 20 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along its Northeasterly prolongation, a distance of 72.12 feet; thence North 88 degrees 01 minutes 07 seconds East, a distance of 61.99 feet; thence South 02 degrees 22 minutes 58 seconds East, a distance of 10.00 feet, to a point on the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway; thence North 88 degrees 01 minutes 07 seconds East, along said Westerly prolongation and along the South Right-of-Way line of said Parallel Parkway, a distance of 451.28 feet; thence North 89 degrees 11 minutes 40 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 243.64 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 84.91 feet; thence North 82 degrees 59 minutes 09 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 170.99 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 173.97 feet; thence North 88 degrees 00 minutes 23 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 183.19 feet; thence South 00 degrees 55 minutes 56 seconds East, departing the South Right-of-Way line of said State Avenue, a distance of 582.69 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 148.05 feet; thence North 29 degrees 19 minutes 48 seconds West, a distance of 62.94 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 190.36 feet, to a point on the East Right-of-Way line of said N. 98th Street, said point also being on a non-tangent curve; thence Southerly, along the East Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 07 degrees 20 minutes 18 seconds East, having a radius of 5,654.58 feet, and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet, to a point on a non-tangent line; thence North 89 degrees 03 minutes 39 seconds East, departing the East Right-of-Way line of said N. 98th Street, a distance of 264.66 feet; thence South 01 degrees 01 minutes 01 seconds East, a distance of 295.50 feet; thence South 89 degrees 01 minutes

58 seconds West, a distance of 195.18 feet, to a point on a non-tangent curve; thence Southerly, along a curve to the right, whose initial tangent bearing is South 13 degrees 19 minutes 19 seconds East, having a radius of 5,804.58 feet and a central angle of 02 degrees 43 minutes 40 seconds, an arc length of 276.34 feet, to a point on a non-tangent line, said point also being on the East line of the Northwest Quarter of said Section 1; thence South 02 degrees 19 minutes 21 seconds East, along the East line of said Northwest Quarter, a distance of 57.88 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom, all of the following described tracts;

All of Lots 1, 2, 4-A, and 4-B, Legends Auto Plaza; Lots 3, 5, 6 and 7, Legends Auto Plaza, Second Plat; and also Lot 9, Legends Auto Plaza, Third Plat.

Project Area 3 Description:

Part of Lots 1 and 6, and all of Lots 2, 3, 4, 5 and Tract A, Schlitterbahn Vacation Village, Second Plat; and all of Lot 2, Legends Auto Plaza; and all of Lot 9, Legends Auto Plaza, Third Plat, all being subdivisions in Kansas City, Wyandotte County, Kansas; being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

TRACT 1:

COMMENCING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to the POINT OF BEGINNING; thence South 02 degrees 20 minutes 41 seconds East, continuing along the East line of said Southwest Quarter, a distance of 1,052.15 feet; thence South 78 degrees 38 minutes 12 seconds East, departing the East line of said Southwest Quarter, a distance of 570.99 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 681.26 feet, to a point on a non-tangent curve, said point also being on the Southerly line of said Lot 1, said point also being on the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence Southwesterly, along the Southerly line of said Lots 1 and 4, and along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 81 degrees 01 minutes 18 seconds West, having a radius of 575.00 feet, and a central angle of 25 degrees 24 minutes 25 seconds, an arc length of 254.98 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southerly line of said Lot 4 and the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 624.55 feet, to a point of curvature; thence Northwesterly, continuing along the Westerly line of said Lot 4 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence North 20 degrees 06 minutes 06 seconds West,

continuing along the Westerly line of said Lots 2 and 4, and along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Northwesterly, Northerly and Northeasterly, along the Westerly line of said Lot 2 and the Southeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence North 72 degrees 44 minutes 36 seconds East, a distance of 346.32 feet, to a point of curvature; thence Northeasterly, continuing along the North line of said Lots 2 and 5, and the Southerly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 650.00 feet and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet; thence North 87 degrees 20 minutes 51 seconds East, departing the South Right-of-Way line of said N. 98th Street, a distance of 281.92 feet, to the POINT OF BEGINNING.

AND ALSO:

TRACT 2:

All of Lot 3 and Tract A, Schlitterbahn Vacation Village, Second Plat, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

TRACT 3:

All of Lot 9, Legends Auto Plaza, Third Plat, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

TRACT 4:

All of Lot 2, Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

Project Area 4 Description:

Part of platted and unplatted land in Section 01, Township 11 South, Range 23 East, Section 02, Township 11 South, Range 23 East, Section 11, Township 11 South, Range 23 East, Section 12, Township 11 South, Range 23 East, Section 35, Township 10 South, Range 23 East, Section 36, Township 10 South, Range 23 East, Section 6, Township 11 South, Range 24 East, and Section 7, Township 11 South, Range 24 East, all being in Kansas City, Wyandotte County, Kansas and being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of said Section 1, Township 11 South, Range 23 East; thence South 01 degrees 58 minutes 52 seconds East, a distance of 50.00 feet, to a point on the South Right-of-Way line of Parallel Parkway, as now established, said point also being on the North line of Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas,

said point also being the POINT OF BEGINNING; thence South 88 degrees 01 minutes 07 seconds West, along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 173.97 feet; thence South 82 degrees 59 minutes 09 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 170.99 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 84.91 feet; thence South 89 degrees 14 minutes 18 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, a distance of 234.91 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village, and along the North line of Laffoons Lakeview, a subdivision in Kansas City, Wyandotte County, Kansas, a distance of 460.02 feet; thence North 02 degrees 22 minutes 58 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 42.17 feet; thence South 54 degrees 19 minutes 23 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 72.10 feet; thence South 88 degrees 01 minutes 07 seconds West, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 325.52 feet, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the East Right-of-Way line of Interstate Highway No. 435, as now established; thence Westerly to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of said Interstate Highway No. 435; thence Southeasterly, along the West Right-of-Way line of said Interstate Highway No. 435, to the point of intersection of the West Right-of-Way line of said Interstate Highway No. 435 and the Northerly Right-of-Way line of State Avenue, as now established; thence Southerly, continuing along the West Right-of-Way line of said Interstate Highway No. 435, to the point of intersection of the West Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue, to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Village West Parkway, as now established; thence Northwesterly to the point of intersection of the Southwesterly Right-of-Way line of said State Avenue and the Westerly Right-of-Way line of said Village West Parkway; thence Northeasterly to the point of intersection of the Northeasterly Right-of-Way line of said State Avenue and the Westerly Right-of-Way line of said Village West Parkway; thence Northwesterly then Westerly, along the Northeasterly and Northerly Right-of-Way line of said State Avenue, to the point of intersection of the Northerly Right-of-Way line of said State Avenue and the East Right-of-Way line of 110th Street, as now established; thence Northerly, along the East Right-of-Way line of said 110th Street, to the point of intersection of the East Right-of-Way line of said 110th Street and the South Right-of-Way line of said Parallel Parkway; thence Easterly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the Southerly prolongation of the East line of Parallel Heights, a subdivision in Kansas City, Wyandotte County, Kansas; thence Northerly, along said Southerly prolongation and along the East line of said Parallel Heights, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of said Interstate Highway No. 435; thence Easterly, to the point of intersection of the North Right-of-Way line of said

Parallel Parkway and the East Right-of-Way line of said Interstate Highway No. 435; thence Easterly, along the North Right-of-Way line of said Parallel Parkway, to the point of intersection of the North Right-of-Way line of said Parallel Parkway and the Northerly prolongation of the East Right-of-Way line of N. 94th Street, as now established; thence Southerly, along said Northerly prolongation and along the East Right-of-Way line of said N. 94th Street, to the point of intersection of the East Right-of-Way line of said N. 94th Street and the North line of the Southwest Quarter of said Section 6, Township 11 South, Range 24 East; thence Easterly, along the North line of said Southwest Quarter to the point of intersection of the North line of said Southwest Quarter and the West Right-of-Way line of N. 90th Street, as now established; thence Southerly, along the West Right-of-Way line of said N. 90th Street, to the Northeast corner of Parcel No. 938501; thence Westerly, along the North line of said Parcel No. 938501, to the Northwest corner thereof; thence Southerly, along the West line of Parcel Nos. 938501 thru 938508, to the Southwest corner of said Parcel No. 938508, said point also being on the North Right-of-Way line of said State Avenue; thence Easterly, along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of said N. 90th Street; thence Easterly to the point of intersection of the North Right-of-Way line of said State Avenue and the East Right-of-Way line of said N. 90th Street; thence Southerly, to the point of intersection of the East Right-of-Way line of said N. 90th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue, to the point of intersection of the Westerly prolongation of the South Right-of-Way line of said State Avenue and the West Right-of-Way line of said N. 94th Street; thence Northerly, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Northerly, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the North Right-of-Way line of said State Avenue, said point also being on the East line of said Schlitterbahn Vacation Village; thence North 02 degrees 14 minutes 32 seconds West, along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 645.04 feet; thence North 87 degrees 45 minutes 28 seconds East, continuing along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 15.00 feet; thence North 02 degrees 14 minutes 32 seconds West, continuing along the West Right-of-Way line of said N. 94th Street and the East line of said Schlitterbahn Vacation Village, a distance of 910.24 feet, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street at the Southeast corner of an unplatted tract of land; thence Northerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of an unplatted tract of land and along the East line of Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence North 02 degrees 11 minutes 59 seconds West, along the East line of said Schlitterbahn Vacation Village and continuing along the West Right-of-Way line of said N. 94th Street, a distance of 50.00 feet, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence Northerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of Replat of Lots 5 to 37, Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, and along the East line of unplatted tracts of land, to the point of

intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said Parallel Parkway; thence Westerly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of South Right-of-Way line of said Parallel Parkway and the North line of said Schlitterbahn Vacation Village at the Northwest corner of an unplatted tract of land; thence South 02 degrees 11 minutes 59 seconds East, departing the South Right-of-Way line of said Parallel Parkway, and along the East line of said Schlitterbahn Vacation Village, a distance of 245.05 feet; thence South 62 degrees 48 minutes 12 seconds West, departing the East line of said Schlitterbahn Vacation Village, a distance of 301.92 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 181.85 feet; thence South 34 degrees 59 minutes 43 seconds West, a distance of 207.82 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 492.40 feet; thence South 75 degrees 42 minutes 31 seconds West, a distance of 930.96 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 770.80 feet; thence North 01 degrees 01 minutes 01 seconds West, a distance of 258.55 feet; thence South 89 degrees 03 minutes 39 seconds West 264.66 feet, to a point on a non-tangent curve; thence Northerly, along a curve to the right, whose initial tangent bearing is North 13 degrees 39 minutes 50 seconds West, having a radius of 5,654.58 feet and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 190.36 feet; thence South 29 degrees 19 minutes 48 seconds East, a distance of 62.94 feet; thence North 89 degrees 01 minutes 58 seconds East, a distance of 148.05 feet; thence North 00 degrees 55 minutes 56 seconds West, a distance of 582.69 feet, to a point on the North line of said Schlitterbahn Vacation Village, said point also being on the South Right-of-Way line of said Parallel Parkway; thence South 88 degrees 00 minutes 23 seconds West, along the North line of said Schlitterbahn Vacation Village and the South Right-of-Way line of said Parallel Parkway, a distance of 183.19 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom Lots 1 thru 16, Lots 23 thru 34 and Lot 107, San Marcos Village Addition, a subdivision in Kansas City, Wyandotte County, Kansas, AND ALSO EXCEPTING Parcel Nos. 938509 and 938510.

AND ALSO:

Project Area 5 Description:

Part of Lot 1, Schlitterbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, along with a portion of unplatted land, all being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

BEGINNING at the Southwest corner of the Northeast Quarter of said Section 1, Township 11 South, Range 23 East; thence North 02 degrees 19 minutes 21 seconds West, along the West line of said Northeast Quarter, a distance of 57.88 feet; thence North 11 degrees 57 minutes 29 seconds West, departing the West line of said Northeast Quarter, a distance of 276.31 feet; thence North 89 degrees 01 minutes 58 seconds East, a distance of 195.18 feet; thence North 01 degrees 01 minutes 01 seconds West, a distance of 36.96 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 770.80 feet; thence North 75 degrees 42 minutes 31 seconds East, a distance of 930.96 feet; thence

North 00 degrees 00 minutes 00 seconds East, a distance of 492.40 feet; thence North 34 degrees 59 minutes 43 seconds East, a distance of 207.82 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 181.85 feet; thence North 62 degrees 48 minutes 12 seconds East, a distance of 301.92 feet, to a point on the Easterly line of said Schlitterbahn Vacation Village; thence North 02 degrees 11 minutes 59 seconds West, along the Easterly line of said Schlitterbahn Vacation Village, a distance of 245.05 feet, to the point of intersection of the Easterly line of said Schlitterbahn Vacation Village and the South Right-of-Way line of Parallel Parkway, as now established; thence Easterly, along the South Right-of-Way line of said Parallel Parkway, to the point of intersection of the South Right-of-Way line of said Parallel Parkway and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, along the West Right-of-Way line of said N. 94th Street and along the East line of an unplatted tract of land and along the East line of Replat of Lots 5 to 37, Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the Easterly line of said Schlitterbahn Vacation Village; thence South 02 degrees 11 minutes 59 seconds East, continuing along the West Right-of-Way line of said N. 94th Street, and along the East line of said Schlitterbahn Vacation Village, a distance of 50.00 feet, to the point of intersection of the Easterly line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street; thence Southerly, departing the East line of said Schlitterbahn Vacation Village, and continuing along the West Right-of-Way line of said N. 94th Street and along the East line of Shepherd Hills, a subdivision in Kansas City, Wyandotte County, Kansas, and along an unplatted tract of land, to the point of intersection of the East line of said Schlitterbahn Vacation Village and the West Right-of-Way line of said N. 94th Street, at the Southeast corner of an unplatted tract of land; thence South 87 degrees 45 minutes 28 seconds West, departing the West Right-of-Way line of said N. 94th Street, and along the Easterly line of said Schlitterbahn Vacation Village, a distance of 272.37 feet; thence Nroth 69 degrees 44 minutes 32 seconds West, departing the Easterly line of said Schlitterbahn Vacation Village, a distance of 730.33 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 696.01 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 685.13 feet, to a point on the North line of the Southeast Quarter of said Section 1; thence South 87 degrees 30 minutes 09 seconds West, along the North line of the Southeast Quarter of said Section 1, a distance of 1,003.58 feet, to the POINT OF BEGINNING.

PROJECT AREA 2B

File No. 014-0347
Schlitterbahn
April 15, 2015
Revised April 26, 2017

Project Area 2B Description:

All of Tract B, and part of Lot 6, Schlitterbahn Vacation Village Second Plat; All of Lots 8-A, 8-B, and Tract B, and part of Lots 8-C, 8-D, Tracts A and D, Schlitterbahn Vacation Village, Fourth Plat; All of Tracts A and B, Legends Auto Plaza, Second Plat; All of Lots 8-A, 8-B, and Tract B, Legends Auto Plaza, Third Plat; all being subdivisions in Kansas City, Wyandotte County, Kansas; along with all that part of N. 98th Street, France Family Drive and State Avenue, and along with all that part of unplatted land in part of Sections 1 and 12, Township 11 South, Range 23 East, all being more particularly described as follows:

BEGINNING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet; thence South 87 degrees 20 minutes 51 seconds West, departing the East line of said Southwest Quarter, a distance of 281.92 feet, to a point on the Southeasterly Right-of-Way line of N. 98th Street, as now established, said point also being on a non-tangent curve; thence Southwesterly, along the Southeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, whose initial tangent bearing is South 44 degrees 08 minutes 09 seconds West, having a radius of 650.00 feet, and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet, to a point of tangency; thence South 72 degrees 44 minutes 36 seconds West, continuing along the Southeasterly Right-of-Way line of said 98th Street, a distance of 346.32 feet, to a point of curvature; thence Southwesterly, Southerly and Southeasterly, continuing along the Southeasterly and Easterly Right-of-Way line of said 98th Street, and along a curve to the left, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence South 20 degrees 06 minutes 06 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Southeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th, and along a curve to the left, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence South 47 degrees 24 minutes 39 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 624.55 feet, to a point of curvature; thence Southeasterly, Easterly and Northeasterly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of reverse curvature; thence Northeasterly, Easterly, Southeasterly and Southerly, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 575.00 feet and a central angle of 122 degrees 03 minutes 50 seconds, an arc length of 1,224.99 feet, to a point of tangency; thence South 02 degrees 19 minutes 17 seconds East, continuing along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 65.73 feet, to the point of intersection of the Northeasterly Right-of-Way line of said N. 98th Street and the North Right-of-Way line of State

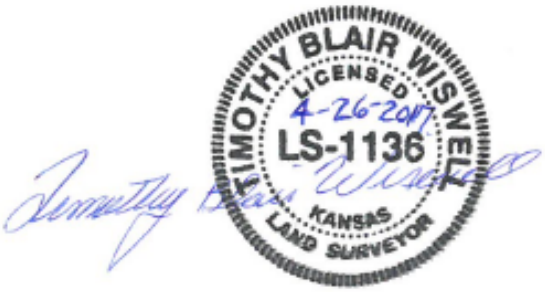
Avenue, as now established; thence North 87 degrees 42 minutes 57 seconds East, along the North Right-of-Way line of said State Avenue, a distance of 61.74 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of Lot 1, of said Schlitterbahn Vacation Village, Second Plat, lying on the West side of an unplatted piece of land; thence Southerly, departing the Southerly line of said Lot 1, and continuing along the North Right-of-Way line of said State Avenue; thence Easterly, continuing along the North Right-of-Way line of said State Avenue, to the point of intersection of the North Right-of-Way line of said State Avenue and the Southerly line of said Lot 1, lying on the East side of an unplatted piece of land; thence South 64 degrees 52 minutes 17 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 13.73 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 881.99 feet; thence North 53 degrees 02 minutes 04 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 61.51 feet, to the point of intersection of the North Right-of-Way line of said State Avenue and the West Right-of-Way line of N. 94th Street, as now established; thence Southerly, departing the North Right-of-Way line of said State Avenue, to the point of intersection of the West Right-of-Way line of said N. 94th Street and the South Right-of-Way line of said State Avenue; thence Westerly, along the South Right-of-Way line of said State Avenue to the point of intersection of the South Right-of-Way line of said State Avenue and the Easterly Right-of-Way line of Interstate Highway No. 435, as now established; thence Northerly, departing the South Right-of-Way line of said State Avenue and along the Easterly Right-of-Way line of said Interstate Highway No. 435 to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the North Right-of-Way line of said State Avenue; thence South 86 degrees 36 minutes 43 seconds East, along the North Right-of-Way line of said State Avenue, a distance of 246.20 feet; thence South 77 degrees 39 minutes 21 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 92.23 feet; thence North 87 degrees 42 minutes 57 seconds East, continuing along the North Right-of-Way line of said State Avenue, a distance of 925.88 feet to a point of curvature, said point also being the point of intersection of the North Right-of-Way line of said State Avenue and the Southwesterly Right-of-Way line of said N. 98th Street; thence Northeasterly, Northerly and Northwesterly, departing the North Right-of-Way line of said State Avenue, and along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 182.00 feet and a central angle of 118 degrees 41 minutes 03 seconds, an arc length of 377.00 feet, to a point of compound curvature; thence Northwesterly, Westerly and Southwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 425.00 feet and a central angle of 93 degrees 25 minutes 01 seconds, an arc length of 692.93 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 825.00 feet and a central angle of 76 degrees 58 minutes 28 seconds, an arc length of 1,108.35 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southwesterly Right-of-Way line of said N. 98th Street, a distance of 29.19 feet, to the Southeast corner of Tract B of said Schlitterbahn Vacation Village, Second Plat; thence South 42 degrees 35 minutes 21 seconds West, departing the Southwesterly Right-of-Way line of said N. 98th Street, along the Southeasterly line of said Tract B, a distance of 25.00 feet, to a point on the Easterly Right-of-Way line of said Interstate Highway No. 435; thence North 47 degrees 24 minutes 39 seconds West, along the Easterly Right-of-Way line of

said Interstate Highway No. 435, a distance of 814.00 feet; thence North 20 degrees 07 minutes 39 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 1,498.22 feet to a point on the South line of the Northwest Quarter of said Section 1; thence North 15 degrees 56 minutes 18 seconds West, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 938.56 feet; thence North 13 degrees 58 minutes 29 seconds East, continuing along the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 568.70 feet; thence North 74 degrees 54 minutes 27 seconds West, departing the Easterly Right-of-Way line of said Interstate Highway No. 435, a distance of 130.08 feet; thence North 01 degrees 35 minutes 51 seconds West, a distance of 255.72 feet to the Westerly prolongation of the South Right-of-Way line of Parallel Parkway, as now established; thence North 88 degrees 01 minutes 07 seconds East, along the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway, a distance of 370.61 feet, to the point of intersection of the Easterly Right-of-Way line of said Interstate Highway No. 435 and the South Right-of-Way line of said Parallel Parkway, said point also being the Northwest corner of said Legends Auto Plaza; thence North 88 degrees 01 minutes 07 seconds East, along the South Right-of-Way line of said Parallel Parkway, a distance of 150.00 feet; thence South 01 degrees 58 minutes 53 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 10.00 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 140.02 feet; thence North 54 degrees 20 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, and along its Northeasterly prolongation, a distance of 72.12 feet; thence North 88 degrees 01 minutes 07 seconds East, a distance of 61.99 feet; thence South 02 degrees 22 minutes 58 seconds East, a distance of 10.00 feet, to a point on the Westerly prolongation of the South Right-of-Way line of said Parallel Parkway; thence North 88 degrees 01 minutes 07 seconds East, along said Westerly prolongation and along the South Right-of-Way line of said Parallel Parkway, a distance of 451.28 feet; thence North 89 degrees 11 minutes 40 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 243.64 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 84.91 feet; thence North 82 degrees 59 minutes 09 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 170.99 feet; thence North 88 degrees 01 minutes 07 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 173.97 feet; thence North 88 degrees 00 minutes 23 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway, a distance of 183.19 feet; thence South 00 degrees 55 minutes 56 seconds East, departing the South Right-of-Way line of said State Avenue, a distance of 582.69 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 148.05 feet; thence North 29 degrees 19 minutes 48 seconds West, a distance of 62.94 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 190.36 feet, to a point on the East Right-of-Way line of said N. 98th Street, said point also being on a non-tangent curve; thence Southerly, along the East Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 07 degrees 20 minutes 18 seconds East, having a radius of 5,654.58 feet, and a central angle of 06 degrees 19 minutes 32 seconds, an arc length of 624.28 feet, to a point on a non-tangent line; thence North 89 degrees 03 minutes 39 seconds East, departing the East Right-of-Way line of said N. 98th Street, a distance of 264.66 feet; thence South 01 degrees 01 minutes 01 seconds East, a distance of 295.50 feet; thence South 89 degrees 01 minutes 58 seconds West, a distance of 195.18 feet, to a point on a non-tangent curve; thence Southerly, along a

curve to the right, whose initial tangent bearing is South 13 degrees 19 minutes 19 seconds East, having a radius of 5,804.58 feet and a central angle of 02 degrees 43 minutes 40 seconds, an arc length of 276.34 feet, to a point on a non-tangent line, said point also being on the East line of the Northwest Quarter of said Section 1; thence South 02 degrees 19 minutes 21 seconds East, along the East line of said Northwest Quarter, a distance of 57.88 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom, all of the following described tracts;

All of Lots 1, 2, 4-A, and 4-B, Legends Auto Plaza; Lots 3, 5, 6 and 7, Legends Auto Plaza, Second Plat; and also Lot 9, Legends Auto Plaza, Third Plat.



PROJECT AREA 3

File No. 014-0347
Schlitterbahn
July 7, 2014
Revised: April 26, 2017

Project Area 3 Description:

Part of Lots 1 and 6, and all of Lots 2, 3, 4, 5 and Tract A, Schlitterbahn Vacation Village, Second Plat; and all of Lot 2, Legends Auto Plaza; and all of Lot 9, Legends Auto Plaza, Third Plat, all being subdivisions in Kansas City, Wyandotte County, Kansas; being in Section 1, Township 11 South, Range 23 East, being more particularly described as follows:

TRACT 1:

COMMENCING at the Northeast corner of the Southwest Quarter of said Section 1, Township 11 South, Range 23 East; thence South 02 degrees 20 minutes 41 seconds East, along the East line of said Southwest Quarter, a distance of 49.99 feet, to the POINT OF BEGINNING; thence South 02 degrees 20 minutes 41 seconds East, continuing along the East line of said Southwest Quarter, a distance of 1,052.15 feet; thence South 78 degrees 38 minutes 12 seconds East, departing the East line of said Southwest Quarter, a distance of 570.99 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 681.26 feet, to a point on a non-tangent curve, said point also being on the Southerly line of said Lot 1, said point also being on the Northeasterly Right-of-Way line of N. 98th Street, as now established; thence Southwesterly, along the Southerly line of said Lots 1 and 4, and along the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is South 81 degrees 01 minutes 18 seconds West, having a radius of 575.00 feet, and a central angle of 25 degrees 24 minutes 25 seconds, an arc length of 254.98 feet, to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly, continuing along the Southerly line of said Lot 1 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 675.00 feet and a central angle of 76 degrees 58 minutes 27 seconds, an arc length of 906.83 feet, to a point of tangency; thence North 47 degrees 24 minutes 39 seconds West, continuing along the Southerly line of said Lot 4 and the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 624.55 feet, to a point of curvature; thence Northwesterly, continuing along the Westerly line of said Lot 4 and the Northeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 725.00 feet and a central angle of 27 degrees 18 minutes 33 seconds, an arc length of 345.56 feet, to a point of tangency; thence North 20 degrees 06 minutes 06 seconds West, continuing along the Westerly line of said Lots 2 and 4, and along the Northeasterly Right-of-Way line of said N. 98th Street, a distance of 253.32 feet, to a point of curvature; thence Northwesterly, Northerly and Northeasterly, along the Westerly line of said Lot 2 and the Southeasterly Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 500.00 feet and a central angle of 92 degrees 50 minutes 42 seconds, an arc length of 810.22 feet, to a point of tangency; thence North 72 degrees 44 minutes 36 seconds East, a distance of 346.32 feet, to a point of curvature; thence Northeasterly, continuing along the North line of said Lots 2 and 5, and the Southerly Right-of-Way line of said N. 98th Street, and along a curve to the left, having a radius of 650.00 feet and a central angle of 28 degrees 36 minutes 27 seconds, an arc length of 324.54 feet; thence North 87

degrees 20 minutes 51 seconds East, departing the South Right-of-Way line of said N. 98th Street, a distance of 281.92 feet, to the POINT OF BEGINNING.

AND ALSO:

TRACT 2:

All of Lot 3 and Tract A, Schlitterbahn Vacation Village, Second Plat, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

TRACT 3:

All of Lot 9, Legends Auto Plaza, Third Plat, a subdivision in Kansas City, Wyandotte County, Kansas.

AND ALSO:

TRACT 4:

All of Lot 2, Legends Auto Plaza, a subdivision in Kansas City, Wyandotte County, Kansas.

EXHIBIT E

FEASIBILITY STUDY

SEE ATTACHED

EXHIBIT F

STAR BOND FINANCING PROJECTIONS

YEAR	RETAIL SALES	LODGING SALES	STAR BOND REVENUE		TOTAL STAR BOND REVENUE
			RETAIL SALES	LODGING	
2018	$2,000,000	$0	$166,800	$0	**$166,800**
2019	$75,775,000	$0	$6,319,635	$0	**$6,319,635**
2020	$136,115,000	$0	$11,351,991	$0	**$11,351,991**
2021	$138,837,300	$0	$11,579,031	$0	**$11,579,031**
2022	$141,614,046	$0	$11,810,611	$0	**$11,810,611**
2023	$144,446,327	$0	$12,046,824	$0	**$12,046,824**
2024	$147,335,253	$0	$12,287,760	$0	**$12,287,760**
2025	$150,281,959	$0	$12,533,515	$0	**$12,533,515**
2026	$153,287,598	$0	$12,784,186	$0	**$12,784,186**
2027	$156,353,350	$0	$13,039,869	$0	**$13,039,869**
2028	$159,480,417	$0	$13,300,667	$0	**$13,300,667**
2029	$162,670,025	$0	$13,566,680	$0	**$13,566,680**
2030	$165,923,425	$0	$13,838,014	$0	**$13,838,014**
2031	$169,241,894	$0	$14,114,774	$0	**$14,114,774**
2032	$172,626,732	$0	$14,397,069	$0	**$14,397,069**
2033	$176,079,267	$0	$14,685,011	$0	**$14,685,011**
2034	$179,600,852	$0	$14,978,711	$0	**$14,978,711**
2035	$183,192,869	$0	$15,278,285	$0	**$15,278,285**
2036	$186,856,726	$0	$15,583,851	$0	**$15,583,851**
2037	$127,062,574	$0	$10,597,019	$0	**$10,597,019**
TOTALS			**$244,260,303**	**$0**	**$244,260,303**

Source: Canyon Research Southwest, Inc.; May 2017.

EXHIBIT G

STAR BOND AMORTIZATION SCHEDULE

YEAR	ESTIMATED STAR BOND REVENUE	LESS ADMIN COSTS 2%	NET STAR BOND PROCEEDS	DEBT COVERAGE 1.35	PRESENT VALUE 5.0%	NET PRESENT VALUE
2018	$166,800	$3,336	$163,464	$121,084	0.95238	$115,318
2019	$6,319,635	$126,393	$6,193,242	$4,587,587	0.90703	$4,161,079
2020	$11,351,991	$227,040	$11,124,951	$8,240,705	0.86384	$7,118,650
2021	$11,579,031	$231,581	$11,347,450	$8,405,519	0.82270	$6,915,220
2022	$11,810,611	$236,212	$11,574,399	$8,573,629	0.78353	$6,717,695
2023	$12,046,824	$240,936	$11,805,888	$8,745,102	0.74622	$6,525,770
2024	$12,287,760	$245,755	$12,042,005	$8,920,004	0.71068	$6,339,268
2025	$12,533,515	$250,670	$12,282,845	$9,098,403	0.67684	$6,158,163
2026	$12,784,186	$255,684	$12,528,502	$9,280,372	0.64461	$5,982,221
2027	$13,039,869	$260,797	$12,779,072	$9,465,979	0.61391	$5,811,259
2028	$13,300,667	$266,013	$13,034,654	$9,655,299	0.58468	$5,645,260
2029	$13,566,680	$271,334	$13,295,346	$9,848,405	0.55684	$5,483,986
2030	$13,838,014	$276,760	$13,561,254	$10,045,373	0.53032	$5,327,262
2031	$14,114,774	$282,295	$13,832,479	$10,246,280	0.50507	$5,175,089
2032	$14,397,069	$287,941	$14,109,128	$10,451,206	0.48102	$5,027,239
2033	$14,685,011	$293,700	$14,391,311	$10,660,230	0.45811	$4,883,558
2034	$14,978,711	$299,574	$14,679,137	$10,873,435	0.43630	$4,744,080
2035	$15,278,285	$305,566	$14,972,719	$11,090,903	0.41552	$4,608,492
2036	$1,583,851	$31,677	$1,552,174	$1,149,759	0.39573	$454,994
2037	$10,597,019	$211,940	$10,385,079	$7,692,651	0.37689	$2,899,283
TOTALS						**$100,093,887**

Source: Canyon Research Southwest, Inc.; May 2017.

EXHIBIT H

UNIFIED GOVERNMENT MEETINGS AND MINUTES

TO BE ATTACHED BY UG

Staff Request for Commission Action

Tracking No. 171103

Full Commission Meeting Date: 5/11/17
Committee: Neighborhood & Community Development

Date of Standing Committee Action: 5/1/17
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
05/04/2017	Chris Slaughter	x8977	cslaughter@wycokck.org	Land Bank

Item Description:
The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee review the proposed packets and forward them to the Land Bank Board of Trustees for final consideration.

Item (1) - Transfers to Land Bank (3)
Item (2) - Applications (9)
Item (3) - Transfers from Land Bank (4)
Item (4) - Donations To Land Bank (1)

Action Requested:
The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee approve the above requests and forward them to the Land Bank Board of Trustees for final approval.

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List:
Transfers to Land Bank, Land Bank Applications, Transfers from Land Bank, Donations to Land Bank

TRANSFERS TO LAND BANK

Owner	Property Address	Comments	Standing Committee Recommendation
BD OF COUNTY COMMISSIONERS	1718 S 17TH ST	Request from owner of multiple properties in area	**APPROVED**
UNIFIED GOVERNMENT WYCO/KCK	7219 R KAW DR	Transferring to Land Bank to abate back taxes for potential sale.	**APPROVED**
UNIFIED GOVERNMENT WYCO/KCK	7239 R KAW DR	Transferring to Land Bank for potential sale.	**APPROVED**

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WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	STANDING COMMITTEE RECOMMENDATION
PABLO PEREZ	1035 Haskell Ave	1031 Haskell Ave	YARD EXTENSION	APPROVED
ROSA JASSO	262 N 35th St	268 N 35th St	YARD EXTENSION	APPROVED
GREG BEQUETTE	1914 S 41st St	1936 S 41st St	PROPERTY ACQUISITION	APPROVED
GREG BEQUETTE	1914 S 41st St	1930 S 41st St	PROPERTY ACQUISITION	APPROVED
GREG BEQUETTE	1914 S 41st St	1929 S 42nd St	PROPERTY ACQUISITION	APPROVED
GREG BEQUETTE	1914 S 41st St	1919 S 42nd St	PROPERTY ACQUISITION	APPROVED
GREG BEQUETTE	1914 S 41st St	1931 S 41st St	PROPERTY ACQUISITION	APPROVED
GREG BEQUETTE	1914 S 41st St	1915 S 41st St	PROPERTY ACQUISITION	APPROVED
CHWC, INC	2 S 14th St	1420 TAUROMEE AVE	SINGLE FAMILY CONSTRUCTION	APPROVED
LAND BANK ADVISORY BOARD RECOMMENDATION	The advisory board, on April 17, 2017, voted to forward the application(s) for final approval.			

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1-23-17
#2

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature *(Required)*

I have read and understand the information provided above and contained in this application.

_____ Date 1-23-2017

Sign here

Pablo Perez

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1031 Haskell Ave

Parcel ID Number: 157024 Land Bank's Listed Price: $

Applicant Information *(Please Print)*

Buyer Information

Name: Pablo Perez

Company/Organization:

Address: 2543 N 17th St Kansas city 66104 KS

Phone Number(s):

E-mail(s): [redacted]

Address of the adjacent structure you own: 1035 Haskell Ave

Do you live in the adjacent structure above? Yes X No ___

Please Respond to the Following Questions:

1. Have you failed to pay property taxes on time to any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes _____ No X
2. Have you ever received a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
   Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature *(Required)*

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Sign here _____ Date 1-23-2017

Pablo Perez

Print Name

Rec 3/15/17 CBS

#38

Application to Purchase a Vacant Land Bank Property

Use this application if:

- You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale—if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
    - Property owner must not obtain any code violations
    - Property owner must pay property taxes within the allotted time frame
    - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature *(Required)*

I have read and understand the information provided above and contained in this application.

_____ Date 3/15/17

Sign here

Gregory M Bequette

Print Name

Application to Purchase a Vacant Land Bank Property

Land Bank Property You Wish to Purchase: 1936 S 41st St

Parcel ID Number: 168334

Applicant Information *(Please Print)*

Name: Gregory M Bequette

Company/Organization: _____

Mailing Address: 1914 S 41st Street KCKS 66106

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes _____ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
   Yes _____ No X

Note: As a part of the review of this application, WCLB *staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.*

Signature *(Required)*

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Sign here _____ Date 3/15/17

Gregory M Bequette

Print Name

Rec 3/15/17 CES

#39

Application to Purchase a Vacant Land Bank Property

Use this application if:

- You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale—if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
    - Property owner must not obtain any code violations
    - Property owner must pay property taxes within the allotted time frame
    - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature *(Required)*

I have read and understand the information provided above and contained in this application.

Sign here _____ Date 3/15/17

Gregory M Bequette

Print Name

Application to Purchase a Vacant Land Bank Property

Land Bank Property You Wish to Purchase: 1930 S 41st St

Parcel ID Number: 168335

Applicant Information *(Please Print)*

Name: Gregory M Bequette

Company/Organization: _____

Mailing Address: 1914 S 41st Street KCKS 66106

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes _____ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
   Yes _____ No X

Note: As a part of the review of this application, WCLB *staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.*

Signature *(Required)*

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Sign here _____ Date 3/15/17

Gregory M Bequette

Print Name

Rec 3/15/17 CBS
#40

Application to Purchase a Vacant Land Bank Property

Use this application if:

- You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale—if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
    - Property owner must not obtain any code violations
    - Property owner must pay property taxes within the allotted time frame
    - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
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- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature *(Required)*

I have read and understand the information provided above and contained in this application.

Sign here _____ Date 3/15/17

Gregory M Bequette

Print Name

Application to Purchase a Vacant Land Bank Property

Land Bank Property You Wish to Purchase: 1929 S 42nd St

Parcel ID Number: 168342

Applicant Information *(Please Print)*

Name: Gregory M Bequette

Company/Organization: _____

Mailing Address: 1914 S 41st Street KCKS 66106

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes _____ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
   Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature *(Required)*

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Sign here _____ Date 3/16/17

Gregory M Bequette

Print Name

RLC 3/15/17 CLS
#41

Application to Purchase a Vacant Land Bank Property

Use this application if:

- You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale—if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
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    - Property owner must not obtain any code violations
    - Property owner must pay property taxes within the allotted time frame
    - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature *(Required)*

I have read and understand the information provided above and contained in this application.

Sign here _____ Date 3/15/17

Gregory M Bequette

Print Name

Application to Purchase a Vacant Land Bank Property

Land Bank Property You Wish to Purchase: 1919 S 42nd St

Parcel ID Number: 164531411

Applicant Information *(Please Print)*

Name: Gregory M Bequette

Company/Organization: _____

Mailing Address: 1914 S 41st Street KCKS 66106

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes _____ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
   Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature *(Required)*

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Sign here _____ Date 3/16/17

Gregory M Bequette

Print Name

Dec 3/15/17 GSS
#42

Application to Purchase a Vacant Land Bank Property

Use this application if:

- You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

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- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
    - Property owner must not obtain any code violations
    - Property owner must pay property taxes within the allotted time frame
    - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature *(Required)*

I have read and understand the information provided above and contained in this application.

Sign here _____ Date 3/15/17

Gregory M Bequette

Print Name

Application to Purchase a Vacant Land Bank Property

Land Bank Property You Wish to Purchase: 1931 S 41st St

Parcel ID Number: 108332

Applicant Information *(Please Print)*

Name: Gregory M Bequette

Company/Organization: _____

Mailing Address: 1914 S 41st Street KCKS 66106

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes _____ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
   Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature *(Required)*

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Sign here _____ Date 3/16/17

Gregory M Bequette

Print Name

Rec 3/15/17 CSC
#43

Application to Purchase a Vacant Land Bank Property

Use this application if:

- You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale—if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
    - Property owner must not obtain any code violations
    - Property owner must pay property taxes within the allotted time frame
    - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature *(Required)*

I have read and understand the information provided above and contained in this application.

Sign here _____ Date 3/15/17

Gregory M Bequette

Print Name

Application to Purchase a Vacant Land Bank Property

Land Bank Property You Wish to Purchase: 1915 S 41st

Parcel ID Number: 168330

Applicant Information *(Please Print)*

Name: Gregory M Beguette

Company/Organization: _____

Mailing Address: 1914 S 41st Street KCKS 66106

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes _____ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
   Yes _____ No X

Note: As a part of the review of this application, WCLB *staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.*

Signature *(Required)*

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Sign here _____ Date 3/15/17

Gregory M Beguette

Print Name

Rec 3/16/17 OSS

#45

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale—if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature *(Required)*

I have read and understand the information provided above and contained in this application.

Rosa Margarita Jasso Date 03-15-17

Sign here

Rosa Margarita Jasso

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 268 N. 35th St.

Parcel ID Number: 056626

Applicant Information *(Please Print)*

Name: Rosa Margarita Jasso

Company/Organization: _____

Mailing Address: 262 N 35th ST Kansas City, KS 66102

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 262 N 35th ST Kansas city, KS 66102

Do you live in the adjacent structure above? Yes X No ___

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes _____ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
   Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature *(Required)*

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Rosa Margarita Jasso Date 03-15-17
Sign here

Rosa Margarita Jasso
Print Name

Land Bank Property for New Construction

Use this application for the following projects:

- Develop vacant parcels with new construction, including, but not limited to, the construction of new houses, commercial buildings, parking lots, etc.

Note: Separate applications are available for the purchase of adjacent side lots and to rehab existing residential or commercial structures.

Purchase Price and Development Costs:
Applicants are able to purchase lots for new construction at a value determined by the Wyandotte County Land Bank (WCLB) staff. This value is based on comparable sales in the area; the purchase price is firm.

Requirements and Policies:

- Not all land bank properties are available for sale—if a property is on the "Hold" list, it may not be for sale.
- An application is required for all purchases of property. No sales contracts will be accepted. If an application is incomplete, you will be contacted by the Land Bank office; completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- Evidence of funding is required for all applications. Applicants are required to have the funds necessary to purchase and develop the property, prior to entering into negotiations with the Land Bank staff. Funds can be a bank statement, line of credit, or pre-approval letter from a lending institution. Examples of experience are required for all applicants. Either the buyer or the buyer's contractor must have experience doing similar work. All contractors must possess licenses, required by the Unified Government's Neighborhood Resource Center (NRC), in order to obtain permits and perform work.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- In cases of multiple applications, the WCLB will compare the following: offer price, development plan, financial capacity, track record of applicant, type of project, consistency with adopted City Plans, and other factors. If the result is a tie amongst applicants, precedence may go to the Wyandotte County residence.
- The WCLB reserves the absolute right to accept or reject any and all applications and/or offers for purchase.
- All sales include restrictions and an agreement to finish the development plan before a deed, transferring the property, will be issued. All deeds transferred from the WCLB are prepared with the assistance of the UG's Legal Department. All contracts contain reversionary language, allowing the WCLB to regain possession of the property and to refuse to issue the deed if the buyer:
    - fails to meet their development plan,
    - fails meet the timelines agreed to in this application, or
    - violates the other restrictions described in the contract

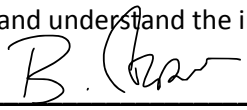
NOTE: The reversionary right is to protect the WCLB in case the buyer fails to complete the project, as agreed. If the property is reverted, the buyer will not be reimbursed for any losses and will be ineligible to purchase any future land bank property

- Depending on the project, the WCLB may require the applicant to schedule a Preliminary Site Plan Review with the Urban Planning and Zoning Department. This review is intended to identify issues, such as zoning, utility connections, and similar items that can make the project unfeasible. Zoning changes or variances must be made prior to closing and the WCLB can serve as a co-applicant to the zoning application. The WCLB further reserves the right to require a review of the development plan by the Economic Development Department.
- All work requires appropriate building permits. The buyer is solely responsible to coordinate and obtain the permits and approvals necessary to complete the project. All construction work must meet all the building requirements. If a zoning variance or rezoning is required, please note this on the application. If any necessary permit is not obtained or produced, the WCLB may start the reversionary process. Copies of all permits, pre and post construction, are to be submitted to the WCLB office.
- The buyer must apply for permits and start construction within [redacted] **days** of the initial closing.
- All properties are sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property. The buyer agrees that all code violations must be remedied before the WCLB transfers ownership of the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB's agents, employees, or contractors. Nothing in this article restricts the WCLB's rights and remedies available at law or in equity.
- A title policy is not purchased by the WCLB; the buyer must arrange a title policy through a title company of their choosing.
- The WCLB staff will have property inspections every 60 days that are non-negotiable. Proper notification will be given by the WCLB staff; failure to allow the WCLB staff access to the property may result in the reversion process.
- The buyer must finish the construction within the **negotiated time frame** from the initial closing. If the project is not completed by the negotiated time frame, the WCLB may invoke its right of reversion and take possession of the property. It is the responsibility of the buyer to notify the WCLB on the progress of construction and upon the completion of the project.

Any variation of the submitted Development Plan will require the prior written approval of the WCLB. Failure to complete the plan in its entirety and as submitted with the application may result in the reversion of the property and/or rejection of all future applications.

Signature (Required)

I have read and understand the information provided in this application.



_____ Date: **4-17-17**

Sign here

Brennan Crawford

Print Name

Application to Purchase Land Bank Property for New Construction

Land Bank Property Address: **1420 Tauromee** Parcel ID Number: _____

Applicant and Contractor Information (Please Print)

Buyer Information

Name: **Brennan Crawford Executive Director**

Company/Organization: **CHWC, Inc**

Mailing Address: **2 S 14th St KCKS 66102**

Phone Number(s): **913-342-7580**

E-mail(s): **bcrawford@chwckck.org**

Contractor

Name: **Same as above**

Company/Organization: _____

Mailing Address: _____

Phone Number(s): _____

E-mail(s): _____

Website: _____

Note: Additional contractors may be listed on separate page. All Contractors will need applicable licenses, as required by the City's Building Code, for which the property resides.

Please note: The WCLB will perform a verification of the information and any falsified information may result in the rejection of the application.

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes _____ No **X**
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
   Yes _____ No **X**

Note: As a part of the review of this application, WCLB *staff will review records from other UG Offices such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.*

Project Information

1. What is the intended use upon completion:
   X Single-family Residential
   _____ Two-family Residential
   _____ Multi-family Residential
   _____ Commercial, Type: _____

2. What is your anticipated completion timeframe?
   _____0 to 6 months
   X 6 to 12 months
   _____12 + months

3. What is your estimated construction budget per square foot? $**140**

Residential Projects:

4. Following construction, will the applicant occupy the building?
   Yes _____ No **X**
5. If the applicant will not occupy the structure, what is the intended use?
   _____ Rental property
   X Sell for homeownership

Commercial Projects:

6. Following construction, is an end user identified for the building?
   _____ Yes, I (we) will operate our business out of the building
   _____ Yes, I (we) have an end user identified
   _____ No, I (we) will seek to rent the space to a tenant
   _____ No, I (we) will seek to sell the building

Development Plan

The following information must be attached to this document before your application will be processed. The application will not be considered complete until it is submitted with all attachments.

Development Plan

- Project Narrative - Please provide a written narrative of the project with a description of the work to be performed. Provide information on the construction team, including examples of past experiences on similar projects completed and any other information for the WCLB to consider in reviewing the application.
- Construction Budget - Provide a detailed breakdown of work. Be as specific as possible — the WCLB will give more weight to an application with more detail.
- Project Costs - Itemize costs for each part of the development, including where the buyer will perform work and any cost savings that are achieved from this work to help compare different proposals.
- Site Plan and Elevations - Buyers should meet with the Urban Planning and Zoning Department to identify any zoning or site development issues.

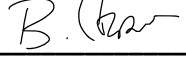
Proof of Funds

Documentation is required to verify the funding necessary to purchase the property and to complete the new construction. This typically includes:

- A letter, line of credit approval, and similar documents from a lending institution, approving any financing proposed for the project. The documents should contain the amount available, the term, and all requirements of the financing; it should state that the financing can be used for the proposed project. The amount of financing must equal or exceed the amount contained in the development project costs.
- Personal or business bank statements and a letter from the applicant, if the applicant proposes to use existing cash. The amount of the statements must equal or exceed the amount contained in the development project costs.

Signature (Required)

I have read and understand the information provided above and contained in this application. I hereby certify that the information I have provided for this application is true and correct.



_____ Date **4-17-17**

Sign here

Brennan Crawford

Print Name

Required Attachments

Please initial all of the following attached to this application:

NA **List of additional contractors**
NA **Information on Wyandotte County properties owned by applicant _____**
BC **Construction Plan**
BC **Project Narrative and Evidence of Experience**
BC **Project Budget**
NA **Proof of funds**

RETURN TO:

Wyandotte County Land Bank

701 N 7th St, Suite 421

Kansas City, KS 66101

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TRANSFERS FROM LAND BANK

Recipient	Land Bank Address	Comments	Standing Committee Recommendation
UNIFIED GOVERNMENT	645 MINNESOTA AVE	Properties were transferred to Land Bank to have delinquent taxes abated, that process has been completed.	APPROVED
UNIFIED GOVERNMENT	655 MINNESOTA AVE		APPROVED
UNIFIED GOVERNMENT	907 N 7TH ST TRFY		APPROVED
UNIFIED GOVERNMENT	905 N 7TH ST TRFY		APPROVED

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DONATIONS TO LAND BANK

Donor	Parcel #	Requested Donation Address	STANDING COMMITTEE RECOMMENDATION
THOMAS DEVICK	101717	3127 WAVERLY AVE	APPROVED

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WYANDOTTE COUNTY LAND BANK
Property Donation Application

Please use the following application to notify the Wyandotte County Land Bank (WCLB) of your interest in donating any property that you currently own in Wyandotte County. This form may **only** be completed by the owner of the property or by a person with authorization to act on behalf of the owner by virtue of a power of attorney. Please fill out one form per property address. The WCLB will **NOT** accept your property as a donation unless certain conditions are met. The property must be free of liens, including a mortgage, utility lien, or judgment.

NOTE: *The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.*

If the WCLB accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest only and does not commit the WCLB to accept your property as a donation or for value.

*****Application will not be processed if not completed in its entirety*****

CONTACT INFORMATION

Owners Name: Thomas Devick

Mailing address: 3208 Red Bud Road

City: KC State: MO Zip: 64137

Daytime Phone #: 913-742-0200 Text Alternate Phone #:

Email address: thomas.devick@gmail.com (best way to contact me)

DONATED PROPERTY INFORMATION

Property address: 3127 Waverly Ave, Kansas City, KS 66104

Parcel ID#: 101717 KUPN: 019310402100700001

Structure Present: Yes _____ No x

Has this property recently gone through foreclosure? Yes _____ No x

Are there any existing liens on this property or are you currently involved in a bankruptcy? Yes ___ No x

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: _____ **Date:** 2-14-2017

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101

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