EXHIBIT "A"

# PETITION FOR CREATION

# OF A

# COMMUNITY IMPROVEMENT DISTRICT

# UNDER MISSOURI REVISED STATUTES 67.1401 TO 67.1571 AS AMENDED

**PETITION SUBMITTED TO:** City of Joplin, Missouri

**DATE OF PETITION:** December 8, 2014-Revised March 2, 2015

**NAME OF THE PROPOSED DISTRICT: Hope Valley Community Improvement District**

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Comes now the recorded owners of more than 50% of the property owners and 50% of the total assessed value of all real property within the proposed Community Improvement District requesting the establishment of a Community Improvement District as allowed under Missouri Revised Statutes 67.1401 to 67.1571, as amended.

The Petition request that the City Clerk of Joplin, Missouri, review said petition to certify that it complies with the requirements of subsection 2 of Missouri Revised Statute 67.1421 and contains all required information.

The Petition request that City Council of Joplin, Missouri hold a public hearing in accordance with Missouri Revised Statute 67.1431 to receive public comments concerning the Petition.

The Petition request that upon the conclusion of the required public hearing that an Ordinance be adopted establishing the Hope Valley Community Improvement District as a political subdivision granting it the powers as provided for under Missouri Revised Statutes 67.1401 to 67.1571, as amended and other such powers as stated and requested within the Petition.

**REQUIRED COMPONENTS OF THE PETITION:**

1. **THE LEGAL DESCRIPTION OF THE PROPOSED DISTRICT:** Attached as ***Exhibit A*** of this Petition. All real property is contiguous as required under RSMo 67.1411. A map of the proposed District boundaries is attached as ***Exhibit B***.

2. **THE NAME OF THE PROPOSED DISTRICT:** Hope Valley Community Improvement District.

3. **NOTICE THAT SIGNATURES OF THE SIGNERS MAY NOT WITHDRAW THEIR SIGNATURE LATER THAN SEVEN DAYS AFTER THE PETITION IS FILED WITH THE COUNTY CLERK:** See statement on signature page of Petition.

4. **A FIVE-YEAR PLAN FOR THE DISTRICT:** Attached as ***Exhibit C*** of this Petition.

5. **STATEMENT OF THE TYPE STRUCTURE THE DISTRICT WILL BE FORMED:** The District shall be formed as a political subdivision under RSMo Sections 67.1401 to 67.1571, as amended.

6. **GOVERNING BOARD OF DIRECTORS:** The District shall be governed by a board of directors appointed by the Mayor with the consent of the City Council of Joplin, Missouri as provided under Missouri Revised Statutes 67.1451, as amended. The terms of the members of the District's board of directors shall be as follow:

a. Of the initial appointed directors named below, one-half shall be appointed to serve for a two-year term, and one-half shall be appointed to serve for the term of four years, and if an odd number of directors are appointed, the last person appointed shall serve for a two-year term; provided that each director shall serve until such director's successor is appointed. Successor directors shall be appointed in the same manner as the initial directors and shall serve for a term of four years.

7. **NUMBER OF DIRECTORS:** The number of directors shall be five, serving four-year staggered terms except as provided below for the initial members of the board of directors. The directors shall be at least eighteen years of age; and either an owner as defined in RSMo 67.1401, of real property or of a business operating within the District or a registered voter residing within the district. In accordance with Section 67.1451 paragraph 2, sub paragraph (3) of the Missouri Revised Statutes; "if there are fewer than five owners of real property located within a district, the board may be composed of up to five legally authorized representatives of any of the owners of real property located within the district."; The initial board of directors, composed of five legal representatives of the petitioners are herein proposed.

| DIRECTOR | TERM |
|---|---|
| a. Tim O'Reilly | Two-Year Term |
| b. Justine Postorino | Two-Year Term |
| c. Kevin Steele | Four-Year Term |
| d. Richard Joseph, Jr. | Two-Year Term |
| e. Jon Stouffer | Four-Year Term |

8. **TOTAL ASSESSED VALUE OF ALL REAL PROPERTY OF THE DISTRICT:** See Exhibit A for legal descriptions. **$2,931,190.**

9. **SEEKING BLIGHTED STATUS:** The Petitioners are seeking a blighting status for the district. **(See Blight Study Exhibit D)**

10. **PROPOSED LENGTH OF TIME FOR THE EXISTENCE OF THE DISTRICT:** The Petitioners herein request that the number of years be thirty years from the adoption of the Ordinance approving this Petition as provided in RSMo. 67.1481.

11. **MAXIMUM SALES TAX RATE TO BE IMPOSED:** The Petitioners herein request that a maximum one-percent (1%) sales and use tax be imposed on all retail sales made within the District which are subject to taxation pursuant to sections 144.010 to 144.525, RSMo, except sales of motor vehicles, trailers, boats or outboard motors and sales to public utilities, subject to approval by the qualified voters of the District.

12. **MAXIMUM RATE OF REAL PROPERTY TAXES:** No property tax is proposed to be imposed by District.

13. **MAXIMUM RATE OF SPECIAL ASSESSMENTS AND METHOD OF ASSESSMENTS:** None.

14. **DISTRICT FUND TO BE ESTABLISHED:** The Petitioners will establish funds and accounts with a depository bank or trust company designated to receive any and all revenue and pay all expenses of the District and to disburse them in accordance of the actions and directions of the Hope Valley Community Improvement District Board of Directors.

15. **LIMITATIONS ON BORROWING CAPACITY OF DISTRICT:** The District will have no preset borrowing limitations prescribed by this petition.

16. **LIMITATIONS ON REVENUE OF DISTRICT:** The District shall not be limited in the amounts or type of revenue, except as allowed by RSMo 67.1401 to 67.1571 as amended.

17. **OTHER LIMITATIONS**: No other limitations are herein requested by this Petition.

The Petitioners herein request that the City Council of the City of Joplin, Missouri authorize the creation of the Hope Valley Community Improvement District as herein requested and grant it the powers and authority as provided for under Missouri Revised Statutes 67.1401 to 67.1571 as amended and as provided in this Petition.

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**PETITION EXECUTED BY ALL PROPERTY OWNERS-SIGNATURES FOLLOWS THIS PAGE**

**PETITIONERS:**

**AHMED FANNUN KANAN AND ELMA KANAN, TRUSTEES OF THE AHMED FANNUN KANAN TRUST DATED JANUARY 6, 1989 and ELMA KANAN AND AHMED FANNUN KANAN, TRUSTEES OF THE ELMA KANAN TRUST DATED JANUARY 6, 1989** A ½ Interest

&

Joseph Properties, LP A ½ Interest
1520 West 8th Street
Joplin, MO 64841

Legal Description and Map of property owned attached as Exhibit A of the Petition:
Jim Hardy & Elma Kanan, trustees of the Ahmed Fannun Kanan Trust Dated January 6, 1989 and the Elma Kannan Trust dated January 6, 1989 and Elma Kanan, Managing Partner for Joseph Properties, LP, the recorded owners of an undivided 1/2 interest of the described property within the proposed Hope Valley Community Improvement District do hereby submit this Petition to the City Council of Joplin, Missouri for consideration as requested. We, the authorized signers of this Petition, further understand that we may not withdraw our signatures from this Petition for any reason after the seventh day after it has been submitted to the City Clerk.

By executing this petition, the undersigned represents and warrants that they have authority to execute the Petition on behalf of the recorded owner, which is the recorded owner of a fractional 1/2 interest, each in the property describe herein.

SIGNATURE: _____
DATE: 7/2/14

SIGNATURE: _____
DATE: _____

SIGNATURE: Elma Kanan
DATE: 7-2-2014

**OWNER OF THE FOLLOWING PARCEL NUMBERS:**

| | | | |
|---|---|---|---|
| NEWTON COUNTY TAX PARCEL # 05-6.0-24-000-000-2.001 | ASSESSED VALUE: $2,910 | ACRES: | 7.15 |
| NEWTON COUNTY TAX PARCEL # 05-6.0-24-000-000-6.000 | ASSESSED VALUE: $43,610 | ACRES: | 115.59 |
| NEWTON COUNTY TAX PARCEL # 05-6.0-24-000-000-7.000 | ASSESSED VALUE: $11,650 | ACRES: | 1.94 |
| NEWTON COUNTY TAX PARCEL # 05-6.0-24-000-000-7.005 | ASSESSED VALUE: $420,710 | ACRES: | 7.08 |
| NEWTON COUNTY TAX PARCEL # 05-6.0-24-000-000-7.006 | ASSESSED VALUE: $14,240 | ACRES: | 0.09 |
| TOTAL TOTAL PARCELS (5) | ASSESSED VALUE: $493,120 | ACRES: | 131.85 |

PAM KUEHN
Notary Public - Notary Seal
State of Missouri
Commissioned for Newton County
My Commission Expires: August 22, 2014
Commission Number: 10546797

STATE OF MISSOURI )
)SS.
COUNTY OF Newton )

Before me personally appeared Jim Hardy, Elma Kanan,
AND _____, to me personally known to be the individuals described in and executed the foregoing instrument, and possessing such documentation as to demonstrate his legal authority to execute this document as a fractional owner of the real property described within this Petition.

WITNESS my hand and official seal this 2nd day of July, 2014

**Notary Public** Pam Kuehn **Commission Expires** 8/22/14

**PETITIONERS:**

**Joseph Properties, LP**
**1520 West 8th Street**
**Joplin, MO 64841**

Legal Description and Map of property owned attached as Exhibit A of the Petition.
Richard Joseph, the Managing Partner of Joseph Properties, LP, the recorded owner of the described property within the proposed Hope Valley Community Improvement District do hereby submit this Petition to the City Council of Joplin, Missouri for consideration as requested. I, further understand that I may not withdraw my signature from this Petition for any reason after the seventh day after it has been submitted to the City Clerk.
By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this document on behalf of the recorded owner of property describe herein.

SIGNATURE: Richard Joseph
DATE: 7-1-14

**NEWTON COUNTY TAX PARCEL # 05-6.0-24-000-000-6.003 ASSESSED VALUE: $39,290 ESTIMATED ACRES: 1.88 ACRES**

STATE OF MISSOURI )
)SS.
COUNTY OF Newton )

PAM KUEHN
Notary Public - Notary Seal
State of Missouri
Commissioned for Newton County
My Commission Expires: August 22, 2014
Commission Number: 10546797

Before me personally appeared Richard Joseph, to me personally known to be the individual described in and executed the foregoing instrument. and possessing such documentation as to demonstrate his legal authority to execute this document on behalf of the owner of the real property described within this Petition.

WITNESS my hand and official seal this 1st day of July, 2014

**Notary Public** Pam Kuehn **Commission Expires** 8/22/14

**PETITIONERS:**

**Varni, LLC**
**4101 Richard Joseph Blvd**
**Joplin, Mo 64804**

Legal Description and Map of property owned attached as Exhibit A of the Petition:
Lalit Karia, the Owner of Varni, LLC, the recorded owner of the described property within the proposed Hope Valley Community Improvement District do hereby submit this Petition to the City Council of Joplin, Missouri for consideration as requested. I, further understand that I may not withdraw my signature from this Petition for any reason after the seventh day after it has been submitted to the City Clerk.
By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this document on behalf of the recorded owner of property describe herein.

SIGNATURE: _____
DATE: 7/25/14

**NEWTON COUNTY TAX PARCEL # 05-6.0-24-000-000-6.001 ASSESSED VALUE: $302,270 ESTIMATED ACRES: 1.32 ACRES**

STATE OF MISSOURI )
)SS.
COUNTY OF Newton )

Before me personally appeared Lalit Kumar Karia, to me personally known to be the individual described in and executed the foregoing instrument, and possessing such documentation as to demonstrate his legal authority to execute this document on behalf of the owner of the real property described within this Petition.

WITNESS my hand and official seal this 25 day of July, 2014

**Notary Public** DeAnna Simon **Commission Expires** 7-23-2018

DEANNA L. SIMON
Notary Public – Notary Seal
STATE OF MISSOURI
Newton County
My Commission Expires July 23, 2018
Commission #14395230

PETITIONERS:

**Triangle Industrial Park**
**1948 Santa Fe**
**Olathe, KS 66062**

Legal Description and Map of property owned attached as Exhibit A of the Petition:
MICHAEL H. FISHMAN, the MANAGING PARTNER of the Triangle Industrial Park, the recorded owner of the described property within the proposed Hope Valley Community Improvement District do hereby submit this Petition to the City Council of Joplin, Missouri for consideration as requested. I, further understand that I may not withdraw my signature from this Petition for any reason after the seventh day after it has been submitted to the City Clerk.
By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this document on behalf of the recorded owner of property describe herein.

SIGNATURE: Michael H Fishman
DATE: 7/1/14

NEWTON COUNTY TAX PARCEL # 05-6.0-24-000-000-6.004 ASSESSED VALUE: $193,210 ESTIMATED ACRES: 2 ACRES

STATE OF ~~MISSOURI~~ Kansas )
)SS.
COUNTY OF Johnson )

Before me personally appeared MICHAEL H. FISHMAN, to me personally known to be the individual described in and executed the foregoing instrument, and possessing such documentation as to demonstrate his legal authority to execute this document on behalf of the owner of the real property described within this Petition.

WITNESS my hand and official seal this 1st day of July, 2014

**Notary Public** Michele L. Hart **Commission Expires** 5/16/16

NOTARIAL SEAL KANSAS
MICHELE L. HART
Notary Public - State of Kansas
My Appointment Expires
5/16/16

**PETITIONERS:**

**Cracker Barrel Old County Store, Inc.**
**307 Hartman Drive**
**Lebanon, TN 37087**

Legal Description and Map of property owned attached as Exhibit A of the Petition:
_____, the _____ of the Cracker Barrel Old Country Store, Inc., the recorded owner of the described property within the proposed Hope Valley Community Improvement District do hereby submit this Petition to the City Council of Joplin, Missouri for consideration as requested. I, further understand that I may not withdraw my signature from this Petition for any reason after the seventh day after it has been submitted to the City Clerk.
By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this document on behalf of the recorded owner of property describe herein.

SIGNATURE:_____
DATE:_____
_____

**NEWTON COUNTY TAX PARCEL # 05-6.0-24-000-000-7.001 ASSESSED VALUE: $416,930 ESTIMATED ACRES: 3.35 ACRES**

STATE OF MISSOURI )
)SS.
COUNTY OF_____ )

Before me personally appeared _____, to me personally known to be the individual described in and executed the foregoing instrument, and possessing such documentation as to demonstrate his legal authority to execute this document on behalf of the owner of the real property described within this Petition.

WITNESS my hand and official seal this _____ day of _____, 2014

**Notary Public**_____ **Commission Expires** _____

**PETITIONERS:**

**Furniture Row USA, LLC**
**5603 North Broadway**
**Denver, CO 80216**

Legal Description and Map of property owned attached as Exhibit A of the Petition:
_____, the _____ of the Furniture Row USA, LLC., the recorded owner of the described property within the proposed Hope Valley Community Improvement District do hereby submit this Petition to the City Council of Joplin, Missouri for consideration as requested. I, further understand that I may not withdraw my signature from this Petition for any reason after the seventh day after it has been submitted to the City Clerk.
By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this document on behalf of the recorded owner of property describe herein.

SIGNATURE:_____
DATE:_____
_____

**NEWTON COUNTY TAX PARCEL # 05-6.0-24-000-000-7.003 ASSESSED VALUE: $734,210 ESTIMATED ACRES: 4.13 ACRES**

STATE OF MISSOURI )
)SS.
COUNTY OF_____ )

Before me personally appeared _____, to me personally known to be the individual described in and executed the foregoing instrument, and possessing such documentation as to demonstrate his legal authority to execute this document on behalf of the owner of the real property described within this Petition.

WITNESS my hand and official seal this _____day of _____, 2014

**Notary Public**_____ **Commission Expires** _____

**PETITIONERS:**

**FazWest Properties , LLC**
**P.O. Box 10726**
**Springfield, Mo 65808**

Legal Description and Map of property owned attached as Exhibit A of the Petition:
_____, the _____ of the FazWest Properties, LLC., the recorded owner of the described property within the proposed Hope Valley Community Improvement District do hereby submit this Petition to the City Council of Joplin, Missouri for consideration as requested. I, further understand that I may not withdraw my signature from this Petition for any reason after the seventh day after it has been submitted to the City Clerk.
By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this document on behalf of the recorded owner of property describe herein.

SIGNATURE:_____
DATE:_____
_____

**NEWTON COUNTY TAX PARCEL # 05-6.0-24-000-000-7.004 ASSESSED VALUE: $112,320 ESTIMATED ACRES: 1 ACRE**

STATE OF MISSOURI )
)SS.
COUNTY OF_____ )

Before me personally appeared _____, to me personally known to be the individual described in and executed the foregoing instrument, and possessing such documentation as to demonstrate his legal authority to execute this document on behalf of the owner of the real property described within this Petition.

WITNESS my hand and official seal this _____ day of _____, 2014

**Notary Public**_____ **Commission Expires** _____

**PETITIONERS:**

**O'Reilly Hospitality VII- Joplin TP**
**2808 South Ingram Mill Road**
**Springfield, Mo 65804**

Legal Description and Map of property owned attached as Exhibit A of the Petition:
Tim O'Reilly, the Manager of the O'Reilly Hospitality VII-Joplin TP, the recorded owner of the described property within the proposed Hope Valley Community Improvement District do hereby submit this Petition to the City Council of Joplin, Missouri for consideration as requested. I, further understand that I may not withdraw my signature from this Petition for any reason after the seventh day after it has been submitted to the City Clerk.
By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this document on behalf of the recorded owner of property describe herein.

SIGNATURE: T O'Reilly
DATE: 12/4/14

**NEWTON COUNTY TAX PARCEL # 05-6.0-24-000-000-7.007 ASSESSED VALUE: $639,840 ESTIMATED ACRES: 1.69 ACRES**

STATE OF MISSOURI )
)SS.
COUNTY OF Greene )

Before me personally appeared Tim O'Reilly, to me personally known to be the individual described in and executed the foregoing instrument, and possessing such documentation as to demonstrate his legal authority to execute this document on behalf of the owner of the real property described within this Petition.

WITNESS my hand and official seal this 4th day of December, 2014

**Notary Public** Justine A Postorino **Commission Expires** 6/24/18
Justine A Postorino

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

JUSTINE A. POSTORINO
My Commission Expires
June 24, 2018
Greene County
Commission #14628606

**EXHIBIT A**
**LEGAL DESCRIPTIONS AND MAP OF PROPOSED HOPE VALLEY COMMUNITY IMPROVEMENT DISTRICT**

# LEGAL DESCRIPTIONS AND OWNERSHIP OF EACH PARCEL WITHIN THE HOPE VALLEY COMMUNITY IMPROVEMENT DISTRICT

**FOLLOWING IS A LISTING OF THE OWNERS, ADDRESSES, NEWTON COUNTY TAX PARCEL NUMBER, CURRENT ASSESSED VALUE, ESTIMATED ACRES OF EACH PARCEL, CLASSIFICATION FOR TAXING PURPOSES, AND THE CURRENT USE AS PER THE NEWTON COUNTY ASSESSOR'S RECORDS. ESTIMATED ACRES MAY NOT MATCH THE ESTIMATED ACRES ASSIGNED TO EACH PARCEL BY THE NEWTON COUNTY ASSESSOR, ESTIMATES WERE MADE FROM CURRENT SURVEYS, NOT OF PUBLIC RECORD.**

## PARCEL 2.001 AS PER PARCEL MAP EXHIBIT A-1:

**OWNER:**

**AHMED FANNUN KANAN AND ELMA KANAN, TRUSTEES OF THE AHMED FANNUN KANAN TRUST DATED JANUARY 6, 1989 and ELMA KANAN AND AHMED FANNUN KANAN, TRUSTEES OF THE ELMA KANAN TRUST DATED JANUARY 6, 1989**
**&**
**Joseph Properties, LP**
**1520 West 8th Street**
**Joplin, MO 64841**

**NEWTON COUNTY TAX PARCEL #** 05-6.0-24-000-000-2.001 **ASSESSED VALUE:** $2,910
**ESTIMATED ACRES:** 7.15 ACRES **CLASSIFICATION:** RESIDENTIAL **CURRENT USE:** VACANT LAND

**LEGAL DESCRIPTION:**
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 27, RANGE 33, LYING SOUTH OF I-44, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI, except THE SOUTHWEST QUARTER OF THE NORTHWEST OF THE SOUTHWEST QUARTER THEREOF.

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## PARCEL 6.000 AS PER PARCEL MAP EXHIBIT A-1:

**OWNER:**

**AHMED FANNUN KANAN AND ELMA KANAN, TRUSTEES OF THE AHMED FANNUN KANAN TRUST DATED JANUARY 6, 1989 and ELMA KANAN AND AHMED FANNUN KANAN, TRUSTEES OF THE ELMA KANAN TRUST DATED JANUARY 6, 1989**
**A ½ Interest**
**&**
**Joseph Properties, LP**
**1520 West 8th Street**
**Joplin, MO 64841**
**A ½ Interest**

**NEWTON COUNTY TAX PARCEL # 05-6.0-24-000-000-6.000** **ASSESSED VALUE: $43,610**
**ESTIMATED ACRES: 115.59 ACRES** **CLASSIFICATION: RESIDENTIAL** **CURRENT USE: VACANT LAND**

**LEGAL DESCRIPTION:**
**97.08 Acres as per survey**
TRACT 1
A SURVEY OF A TRACT OF LAND IN THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI BEING A PORTION OF THE PROPERTY DESCRIBED IN THE NEWTON COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 340 AT PAGE 8259, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 01°39'16" EAST, 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 44TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY OF 44TH STREET, NORTH 89°53'40" 372.00 FEET, TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 01°39'16" EAST, 633.73 FEET; THENCE 258.17 FEET ALONG A 470.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARS NORTH 17°23'22" EAST A DISTANCE OF 254.94 FEET; THENCE 307.09 FEET ALONG A 530.03 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARS NORTH 16°31'35" EAST, 302.81 FEET; THENCE NORTH 86°22'07" EAST, 651.02 FEET; THENCE NORTH 03°37'53" WEST, 630.00 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RICHARD JOSEPH BLVD.; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, NORTH 86°22'07" EAST, 980.19 FEET, THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 03°46'03" EAST, 542.93 FEET; THENCE NORTH 86°13'57" EAST, 460.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KANAN AVENUE; THENCE SOUTH 69°09'55" EAST, 60.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KANAN AVENUE; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 67°24'41" EAST, 3475.95 FEET; THENCE SOUTH 22°38'19" WEST, 277.82 FEET; THENCE SOUTH 67°23'07" EAST, 462.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 41ST STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) COURSES; THENCE 181.73 FEET ALONG A 422.17 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING NORTH 01°49'44" WEST, 89.56 FEET; THENCE NORTH 01°20'12" WEST, 54.66 FEET; THENCE NORTH 01°20'12" WEST, 54.66 FEET; THENCE 97.21 FEET ALONG A 60.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CHORD BEARS, NORTH 44°35'15" EAST, 86.92 FEET; THENCE SOUTH 88°59'45" EAST, 41.97 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF RICHARD JOSEPH BLVD.; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF RICHARD JOSEPH BLVD., SOUTH 01°28'08" WEST, 1148.22 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 44TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF 44TH STREET FOR THE NEXT THREE (3) COURSES; THENCE SOUTH 46°22'28" WEST, 13.04 FEET; THENCE SOUTH 89°23'23" WEST, 2111.49 FEET; THENCE SOUTH 89°53'40" WEST, 940.90 FEET, TO THE POINT OF BEGINNING. CONTAINING 97.08 ACRES MORE OR LESS. ALL LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

**1.97 Acres as per survey (Lot south of Head Start)**

TRACT 2
A SURVEY OF A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI BEING A PORTION OF THE PROPERTY DESCRIBED IN THE NEWTON COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 340 AT PAGE 8259, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 01°39'16" EAST, 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 44TH STREET AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 01°39'16" EAST, 274.98 FEET; THENCE LEAVING SAID WEST LINE, NORTH 89°53'40" EAST, 312.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF A PUBLIC STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 01°39'16" WEST, 274.98 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 44TH STREET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF 44TH STREET, SOUTH 89°53'40" WEST, 312.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.97 ACRES MORE OR LESS. ALL LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

**2.22 Acres as per survey (Lot south of 43rd Street west of Rangeline)**
TRACT 3
A SURVEY OF A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI BEING A PORTION OF THE PROPERTY DESCRIBED IN THE NEWTON COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 340 AT PAGE 8259, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 01°39'16" EAST, 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 44TH STREET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF 44TH STREET, NORTH 89°53'40" EAST, 1312.90 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°23'23" EAST, 2190.62 FEET TO THE EAST RIGHT-OF-WAY LINE OF RICHARD JOSEPH BLVD. AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) COURSES; THENCE NORTH 43°35'28" WEST, 13.77 FEET; THENCE NORTH 01°28'08" EAST, 288.92 FEET; THENCE NORTH 46°23'30" EAST, 21.21 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 43RD STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 88°36'30" EAST, 335.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF RANGELINE ROAD; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF RANGELINE ROAD, SOUTH 01°28'37" WEST, 217.46 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 44TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF 44TH STREET FOR THE NEXT SIX (6) COURSES; THENCE SOUTH 70°07'10" WEST, 94.33 FEET; THENCE NORTH 19°52'50" WEST, 33.00 FEET; THENCE SOUTH 70°07'10" WEST, 20.00 FEET; THENCE SOUTH 19°52'50" EAST, 33.00 FEET; THENCE SOUTH 69°07'10" WEST, 140.98 FEET; THENCE SOUTH 89°23'33" WEST, 102.48 FEET TO THE POINT OF BEGINNING. CONTAINING 2.22 ACRES MORE OR LESS. ALL LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

**2.59 Acres as per survey (Lot south of Microtel, west of Rangeline)**
TRACT 4
A SURVEY OF A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI BEING A PORTION OF THE PROPERTY DESCRIBED IN THE NEWTON COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 340 AT PAGE 8259, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 01°39'16" EAST, 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 44TH STREET; THENCE CONTINUING ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 01°39'16" EAST, 1828.17 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 44; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 44 FOR THE NEXT FIVE (5) COURSES; THENCE NORTH 86°22'07" EAST, 2395.08 FEET; THENCE SOUTH 85°20'27" EAST, 353.62 FEET; THENCE SOUTH 79°43'02" EAST, 240.82 FEET; THENCE SOUTH 67°25'39" EAST, 653.88 FEET; THENCE SOUTH 36°20'42" EAST, 405.28 FEET TO THE WEST RIGHT-OF-WAY LINE OF RANGELINE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 01°25'53" WEST, 360.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH

01°25'53" WEST, 322.15 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 88°36'37" WEST, 349.81 FEET TO THE EAST RIGHT-OF-WAY LINE OF RICHARD JOSEPH BLVD.; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 01°28'08" EAST, 322.76 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 88°30'36" EAST, 349.60 FEET TO THE WEST RIGHT-OF-WAY LINE OF RANGELINE ROAD AND THE POINT OF BEGINNING. CONTAINING 2.59 ACRES MORE OR LESS. ALL LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

**0.09 Acres as per survey(Small pie shape at the entrance of Marriot and Social Security Building)**
TRACT 7
A SURVEY OF A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI BEING A PORTION OF THE PROPERTY DESCRIBED IN THE NEWTON COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 340 AT PAGE 8259, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 01°39'16" EAST, 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 44TH STREET; THENCE CONTINUING ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 01°39'16" EAST, 574.98 FEET; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 01°39'16" EAST, 1253.19 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 44; THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF INTERSTATE 44, NORTH 86°22'07" EAST, 2088.16 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 03°46'03" EAST, 602.93 FEET; THENCE NORTH 86°13'57" EAST, 460.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KANAN AVENUE; THENCE SOUTH 69°09'55" EAST, 60.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KANAN AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 22°35'28" EAST, 64.85 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 67°24'41" EAST, 348.00 FEET; THENCE SOUTH 22°38'19" WEST, 103.17 FEET; THENCE SOUTH 67°23'07" EAST, 328.86 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 41ST STREET; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 01°31'13" WEST, 5.31 FEET; THENCE SOUTH 89°48'54" EAST, 60.03 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 41ST STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) COURSES; THENCE NORTH 01°49'44" WEST, 39.97 FEET; THENCE 97.21 FEET ALONG A 60.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CHORD BEARS, NORTH 44°35'15" EAST, 86.92 FEET; THENCE SOUTH 88°59'45" EAST, 41.97 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF RICHARD JOSEPH BLVD.; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF RICHARD JOSEPH BLVD., NORTH 01°28'08" EAST, 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 41ST STREET AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY LINE OF 41ST STREET FOR THE NEXT TWO (2) COURSES; THENCE 143.03 FEET ALONG A 120.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS, SOUTH 56°51'28" WEST, 134.71 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 22°39'18" EAST, 129.64 FEET; THENCE SOUTH 67°22'52" EAST, 114.16 FEET, TO THE WEST RIGHT-OF-WAY LINE OF SAID RICHARD JOSEPH BLVD.; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 01°28'08" WEST, 2.83 FEET TO THE POINT OF BEGINNING. CONTAINING 0.09 ACRES MORE OR LESS. ALL LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

**11.21 Acres as per survey (land west of South Richard Joseph Blvd, south of Richard Joseph Blvd, and north of the Head Start property)**
TRACT 8
A SURVEY OF A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI BEING A PORTION OF THE PROPERTY DESCRIBED IN THE NEWTON COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 340 AT PAGE 8259, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 01°39'16" EAST, 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 44TH STREET; THENCE CONTINUING ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 01°39'16" EAST, 574.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 01°39'16" EAST, 1192.93 FEET, TO THE SOUTH RIGHT-OF-WAY OF RICHARD JOSEPH BLVD.; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 86°22'07" EAST, 363.66 FEET; THENCE 62.83 FEET ALONG A 40.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING SOUTH 48°37'53" EAST, 56.57 FEET, TO THE WEST RIGHT-OF-WAY OF A PUBLIC STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 03°37'53" EAST, 557.43 FEET; THENCE 301.20 FEET ALONG A

469.97 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING SOUTH 14°46'00" WEST, 296.07 FEET; THENCE 291.12 FEET ALONG A 530.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 17°23'24" WEST A DISTANCE OF 287.47 FEET; THENCE SOUTH 01°39'16 WEST, 60.61 FEET; THENCE SOUTH 89°53'40" WEST, 312.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 11.21 ACRES MORE OR LESS. ALL LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

.052 Acres as per survey
TRACT 11
A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24; THENCE NORTH 89°45'33" EAST 1315.22 FEET; THENCE NORTH 01°39'16" EAST 1869.19 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 44 HIGHWAY; THENCE NORTH 86°22'07" EAST ALONG SAID RIGHT-OF-WAY 2395.08 FEET; THENCE SOUTH 85°20'27" EAST ALONG SAID RIGHT-OF-WAY 353.62 FEET; THENCE SOUTH 79°43'02" EAST ALONG SAID RIGHT-OF-WAY 131.00 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY AND ALONG EAST RIGHT-OF-WAY OF KANAN AVENUE IF EXTENDED, SOUTH 22°34'55" WEST 541.74 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST RIGHT-OF-WAY SOUTH 67°24'41" EAST 348.00 FEET; THENCE SOUTH 22°38'19" WEST 64.85 FEET; THENCE NORTH 67°24'41" EAST 347.95 FEET TO THE AFOREMENTIONED EAST RIGHT-OF-WAY; THENCE ALONG SAID EAST RIGHT-OF-WAY NORTH 22°35'28" EAST 64.85 FEET TO THE POINT OF BEGINNING; CONTAINING 0.52 ACRES MORE OR LESS. ALL LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

## PARCEL 6.001 AS PER PARCEL MAP EXHIBIT A-1:

**Varni, LLC**
**4101 Richard Joseph Blvd**
**Joplin, Mo 64804**

**NEWTON COUNTY TAX PARCEL #** 05-6.0-24-000-000-6.001 **ASSESSED VALUE:** $302,270
**ESTIMATED ACRES:** 1.32 ACRES **CLASSIFICATION:** COMMERCIAL **CURRENT USE:** HOTEL

**LEGAL DESCRIPTION:**

**All that part of the Southeast Quarter of Section 24, Township 27 North, Range 33 West, in the City of Joplin, Newton County, Missouri, being described as Commencing at the Southwest corner of said Section 24, Thence North 89 degrees 45 minutes 33 seconds East 1315.22 feet, Thence North 01 degrees 31 minutes 09 seconds East 1868.19 feet to the South right-of-way line of Interstate 44 Highway, Thence North 86 degrees 14 minutes 00 seconds East along said right-of-way line 2395.08 feet, Thence South 85 degrees 28 minutes 34 seconds East along said right-of-way line 353.62 feet, Thence South 79 degrees 51 minutes 09 seconds East along said right-of-way line 240.82 feet, Thence South 67 degrees 33 minutes 46 seconds East along said right-of-way line 653.88 feet, Thence South 36 degrees 35 minutes 35 seconds East along said right-of-way line 404.70 feet, Thence South 01 degrees 14 minutes 25 seconds West along the West right-of-way line of Highway 71, 178.98 feet to the Point of Beginning, Thence South 01 degrees 14 minutes 25 seconds West along said West right-of-way line 181.00 feet, Thence North 88 degrees 40 minutes 53 seconds West 349.88 feet, Thence North 01 degrees 15 minutes 23 seconds East along the East right-of-way line of Richard Joseph Blvd. 96.58 feet, Thence South 88 degrees 44 minutes 37 seconds East 42.41 feet, Thence North 35 degrees 05 minutes 35 seconds East 101.26 feet, Thence South 88 degrees 43 minutes 42 seconds East 251.03 feet to the Point of Beginning.**

## PARCEL 6.003 AS PER PARCEL MAP EXHIBIT A-1:

**OWNER:**
Joseph Properties, LP
1520 West 8th Street
Joplin, MO 64841

**NEWTON COUNTY TAX PARCEL #** 05-6.0-24-000-000-6.003 **ASSESSED VALUE:** $39,290
**ESTIMATED ACRES:** 1.88 ACRES **CLASSIFICATION:** RESIDENTIAL **CURRENT USE:** VACANT LAND

**LEGAL DESCRIPTION:**
COMMENCING AT A FOUND RAILROAD SPIKE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 01°39'16" EAST, 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 44TH STREET; THENCE CONTINUING ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 01°39'16" EAST, 1828.17 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 44; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 44 FOR THE NEXT FIVE (5) COURSES; THENCE NORTH 86°22'07" EAST, 2395.08 FEET; THENCE SOUTH 85°20'27" EAST, 353.62 FEET; THENCE SOUTH 79°43'02" EAST, 240.82 FEET; THENCE SOUTH 67°25'39" EAST, 653.88 FEET; THENCE SOUTH 36°20'42" EAST, 405.28 FEET TO THE WEST RIGHT-OF-WAY LINE OF RANGELINE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 01°25'53" WEST, 682.34 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 88°36'37" WEST, 349.81 FEET TO THE EAST RIGHT-OF-WAY LINE OF RICHARD JOSEPH BLVD.; THENCE CONTINUING SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF RICHARD JOSEPH BLVD TO THE NORTH RIGHT-OF-WAY LINE OF 43RD STREET, THENCE EAST ALONG SAID 43RD STREET TO THE WEST RIGHT-OF-WAY LINE OF RANGELINE ROAD, THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF RANGELINE TO THE POINT OF BEGINNING.. CONTAINING 1.88 ACRES MORE OR LESS. ALL LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

## PARCEL 6.004 AS PER PARCEL MAP EXHIBIT A-1:

**OWNER:**
Triangle Industrial Park
1948 Santa Fe
Olathe, KS 66062

**NEWTON COUNTY TAX PARCEL #** 05-6.0-24-000-000-6.004 **ASSESSED VALUE:** $193,210
**ESTIMATED ACRES:** 2 ACRES **CLASSIFICATION:** COMMERCIAL **CURRENT USE:** SOCIAL SECURITY ADMIN

**LEGAL DESCRIPTION:**
Part of the Southeast Quarter of Section 24, Township 27 North, Range 33 West, in the city of Joplin, Newton County, Missouri, described as commencing at the South Quarter corner of Section 24, Township 27 North, Range 33 West; thence along the South line of said Section, North 89 degrees 53 minutes 40 seconds East 1965.31 feet; thence leaving the South line of said Section, North 00 degrees 06 minutes 20 seconds West 856.20 feet to the point of beginning; thence North 67 degrees 23 minutes 07 seconds West 402.00 feet; thence North 22 degrees 38 minutes 19 seconds East 239.50 feet to the Southwest corner of a parcel recorded in the Newton County Recorder's Office in Book 353, Page 1079; thence along the South line of said parcel South 67 degrees 23 minutes 07 seconds East 328.86 feet to the Southeast corner of said parcel; thence leaving South line of said parcel South 01 degrees 49 minutes 44 seconds East 96.98 feet; thence 155.96 feet along a 362.17 foot radius curve to the right whose chord bears South 10 degrees 20 minutes 11 seconds West a distance of 154.75 feet to the point of beginning.

## PARCEL 7.000 AS PER PARCEL MAP EXHIBIT A-1:

**OWNER:**

**AHMED FANNUN KANAN AND ELMA KANAN, TRUSTEES OF THE AHMED FANNUN KANAN TRUST DATED JANUARY 6, 1989 and ELMA KANAN AND AHMED FANNUN KANAN, TRUSTEES OF THE ELMA KANAN TRUST DATED JANUARY 6, 1989** A ½ Interest

**&**

**Joseph Properties, LLC** A ½ Interest
**1520 West 8th Street**
**Joplin, MO 64841**
**A ½ Interest**

**NEWTON COUNTY TAX PARCEL #** 05-6.0-24-000-000-7.000 **ASSESSED VALUE:** $11,650
**ESTIMATED ACRES:** 1.94 ACRES **CLASSIFICATION:** RESIDENTIAL **CURRENT USE:** VACANT LAND

**LEGAL DESCRIPTION:**

TRACT 5

A SURVEY OF A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI BEING A PORTION OF THE PROPERTY DESCRIBED IN THE NEWTON COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 340 AT PAGE 8259, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 01°39'16" EAST, 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 44TH STREET; THENCE CONTINUING ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 01°39'16" EAST, 1828.17 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 44; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 44 FOR THE NEXT FIVE (5) COURSES; THENCE NORTH 86°22'07" EAST, 2395.08 FEET; THENCE SOUTH 85°20'27" EAST, 353.62 FEET; THENCE SOUTH 79°43'02" EAST, 240.82 FEET; THENCE SOUTH 67°25'39" EAST, 653.88 FEET; THENCE SOUTH 36°20'42" EAST, 11.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 44, SOUTH 36°20'42" EAST, 393.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF RANGELINE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 01°25'53" WEST, 5.05 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 88°35'17" WEST, 190.89 FEET; THENCE SOUTH 27°35'33" WEST, 136.17 FEET; THENCE SOUTH 01°24'42" WEST, 51.78 FEET; THENCE SOUTH 35°14'29" WEST, 101.28 FEET; THENCE NORTH 88°35'43" WEST, 42.27 FEET TO THE EAST RIGHT-OF-WAY LINE OF RICHARD JOSEPH BLVD.; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 01°28'08" EAST, 294.51 FEET; THENCE CONTINUING ALONG AN EXTENSION OF SAID EAST RIGHT-OF-WAY LINE, NORTH 22°34'12" EAST, 300.08 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 44 AND THE POINT OF BEGINNING. CONTAINING 1.94 ACRES MORE OR LESS. ALL LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

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## PARCEL 7.001 AS PER PARCEL MAP EXHIBIT A-1:

**OWNER:**
Cracker Barrel Old County Store, Inc.
307 Hartman Drive
Lebanon, TN 37087

**NEWTON COUNTY TAX PARCEL #** 05-6.0-24-000-000-7.001 **ASSESSED VALUE:** $416,930
**ESTIMATED ACRES:** 3.35 ACRES **CLASSIFICATION:** COMMERCIAL **CURRENT USE:** RESTAURANT

**LEGAL DESCRIPTION:**

All that part of the Southeast Quarter of Section 24, Township 27 North, Range 33 West, in the City of Joplin, Newton County, Missouri, being described as commencing at the Southwest corner of said Section 24, thence North 89°45'33" East 1315.22 feet, thence North 01°31'09" East 1868.19 feet to the South right-of-way line of Interstate 44 Highway, thence North 86°14'00" East along said right-of-way 2395.08 feet, thence South 85°28'34" East along said right-of-way 353.62 feet, thence South 79°51'09" East along said right-of-way 240.82 feet, thence South 67°33'46" East along said right-of-way 240.88 feet, thence South 22°26'05" West 60.0 feet to the point of beginning, thence South 67°33'46" East parallel with and 60 feet from said right-of-way 283.0 feet, thence South 22°33'55" East 155.86 feet, thence South 22°26'05" West 147.36 feet, thence South 01°20'01" West 136.81 feet, thence North 67°33'55" West 412.25 feet, thence North 22°26'05" East 385.0 feet to the point of beginning.

## PARCEL 7.003 AS PER PARCEL MAP EXHIBIT A-1:

**OWNER:**
Furniture Row USA, LLC
5603 North Broadway
Denver, CO 80216

**NEWTON COUNTY TAX PARCEL #** 05-6.0-24-000-000-7.003 **ASSESSED VALUE:** $734,210
**ESTIMATED ACRES:** 4.13 ACRES **CLASSIFICATION:** COMMERCIAL **CURRENT USE:** FURNITURE STORE

**LEGAL DESCRIPTION:**

Commencing at the Southwest Corner of section 24, township 27 North, range 33 West, in the City of Joplin, Newton County, Missouri; thence along the South line of section 24, North 89 degrees 45 minutes 33 seconds East, 1315.22 feet; thence North 01 degrees 31 minutes 09 seconds East, 1868.19 feet to the South right-of-way line of Interstate Highway 44; thence along said south right-of-way line North 86 degrees 14 minutes 00 seconds East 2395.08 feet; thence South 85 degrees 28 minutes 34 seconds East, 353.62 feet; thence South 79 degrees 51 minutes 09 seconds East, 131.00 feet; thence leaving said south right-of-way line of Interstate Highway 44 South 22 degrees 26 minutes 11 seconds West, 61.40 feet to the South right-of-way line of Richard Joseph Boulevard and the point of beginning, thence along said right-of-way line South 79 degrees 51 minutes 09 seconds East, 116.40 feet; thence South 67 degrees 33 minutes 46 seconds East, 234.42 feet; thence leaving said South right-of-way of Richard Joseph Boulevard South 22 degrees 26 minutes 05 seconds West, 504.49 feet; thence North 67 degrees 33 minutes 57 seconds West, 348.18 feet; thence North 22 degrees 26 minutes 11 seconds East, 479.73 feet to the South right-of-way line of Richard Joseph Boulevard and the point of beginning, all lying in the Southeast Quarter of section 24, township 27 North, range 33 West, in the City of Joplin, Newton County, Missouri, subject to all easements, covenants, restrictions, and reservations of record, except any part taken or deeded for road purposes.

SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY FOR STREET PURPOSES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 347 AT PAGE 5193 AND IN BOOK 347 AT PAGE 6155 OF OFFICIAL RECORDS

## PARCEL 7.004 AS PER PARCEL MAP EXHIBIT A-1:

**OWNER:**
FazWest Properties, LLC
P.O. Box 10726
Springfield, Mo 65808

**NEWTON COUNTY TAX PARCEL #** 05-6.0-24-000-000-7.004 **ASSESSED VALUE:** $112,320
**ESTIMATED ACRES:** 1 ACRE **CLASSIFICATION:** COMMERCIAL **CURRENT USE:** RESTAURANT

**LEGAL DESCRIPTION:**

Commencing at the Southwest corner of Section 24, Township 27, Range 33, in the City of Joplin, Newton County, Missouri, thence North 89°45'33"E 1315.22 feet, thence North 1°31'09"E 1868.19 feet to the South right of way of Interstate 44 Highway, thence North 86°14'E along said right of way 2395.08 feet, thence South 85°28'34"E along said right of way 353.62 feet, thence South 79°51'09"E along said right of way 240.82 feet, thence South 67°33'46"E along said right of way 653.88 feet, thence South 36°35'35"E along said right of way 404.70 feet, thence South 1°14'25"W along the West right of way line of Highway 71 4.98 feet to the point of beginning, thence South 1°15'23"W along said right of way 174.0 feet, thence North 88°43'42"W 251.03 feet, thence North 1°15'23"E 51.80 feet, thence North 27°26'39"E 136.17 feet, thence South 88°43'42"E 190.89 feet to the point of beginning, EXCEPT any part taken or deeded for road right of way; ALSO being subject to all other rights of way, easements and reservations of record.

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## PARCEL 7.005 AS PER PARCEL MAP EXHIBIT A-1:

**OWNER:**

AHMED FANNUN KANAN AND ELMA KANAN, TRUSTEES OF
THE AHMED FANNUN KANAN TRUST DATED JANUARY 6, 1989
and ELMA KANAN AND AHMED FANNUN KANAN, TRUSTEES OF
THE ELMA KANAN TRUST DATED JANUARY 6, 1989 a ½ Interest

&

Joseph Properties, LP A ½ Interest
1520 West 8th Street
Joplin, MO 64841

**NEWTON COUNTY TAX PARCEL #** 05-6.0-24-000-000-7.005 **ASSESSED VALUE:** $420,710
**ESTIMATED ACRES:** 7.08 ACRES **CLASSIFICATION:** COMMERCIAL **CURRENT USE:** SHOPPING CENTER

**LEGAL DESCRIPTION:**

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24; THENCE NORTH 89°45'33" EAST, 1315.22 FEET; THENCE NORTH 01°31'09" EAST, 1868.19 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 44; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 86°14'00" EAST, 2089.72 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, SOUTH 03°46'00" WEST, 60.00 FEET, TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTH RIGHT-OF-WAY OF JOSEPH BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, NORTH 86°14'00" EAST, 300.95 FEET; THENCE SOUTH 85°28'34" EAST, 346.39 FEET; THENCE SOUTH 79°51'09" EAST, 53.58 FEET, TO THE NORTHWESTERLY RIGHT-OF-WAY OF KANAN AVENUE; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, SOUTH 22°26'05" WEST, 531.63 FEET; THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY, SOUTH 86°14'00" WEST, 461.00 FEET; THENCE NORTH 03°46'00" WEST, 540.72 FEET, TO THE POINT OF BEGINNING; CONTAINING 7.08 ACRES MORE OR LESS. ALL LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

## PARCEL 7.006 AS PER PARCEL MAP EXHIBIT A-1:

**OWNER:**

**AHMED FANNUN KANAN AND ELMA KANAN, TRUSTEES OF THE AHMED FANNUN KANAN TRUST DATED JANUARY 6, 1989 and ELMA KANAN AND AHMED FANNUN KANAN, TRUSTEES OF THE ELMA KANAN TRUST DATED JANUARY 6, 1989** A ½ Interest

**&**

**Joseph Properties, LP** A ½ Interest
**1520 West 8th Street**
**Joplin, MO 64841**

**NEWTON COUNTY TAX PARCEL #** 05-6.0-24-000-000-7.006 **ASSESSED VALUE:** $14,240
**ESTIMATED ACRES:** 0.09 ACRES **CLASSIFICATION:** COMMERCIAL **CURRENT USE:** ATM SITE

**LEGAL DESCRIPTION:**

A SURVEY OF A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI BEING A PORTION OF THE PROPERTY DESCRIBED IN THE NEWTON COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 340 AT PAGE 8259, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 01°39'16" EAST, 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 44TH STREET; THENCE CONTINUING ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 01°39'16" EAST, 1828.17 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 44; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 44 FOR THE NEXT SIX (6) COURSES; THENCE NORTH 86°22'07" EAST, 2395.08 FEET; THENCE SOUTH 85°20'27" EAST, 353.62 FEET; THENCE SOUTH 79°43'02" EAST, 240.82 FEET; THENCE SOUTH 67°25'39" EAST, 461.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67°25'39" EAST, 192.31 FEET; THENCE SOUTH 36°20'42" EAST, 11.66 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 22°34'12" WEST, 203.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF RICHARD JOSEPH BLVD.; THENCE 321.85 FEET ALONG A 210.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS, NORTH 21°25'28" WEST, 291.25 FEET TO THE POINT OF BEGINNING. CONTAINING 0.09 ACRES MORE OR LESS. ALL LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

**THE BALANCE OF THIS PAGE IS LEFT BLANK INTENTIONALLY**

## PARCEL 7.007 AS PER PARCEL MAP EXHIBIT A-1:

**OWNER:**
O'Reilly Hospitality VII- Joplin TP
2808 South Ingram Mill Road
Springfield, Mo 65804

**NEWTON COUNTY TAX PARCEL #** 05-6.0-24-000-000-7.007 **ASSESSED VALUE:** $639,840
**ESTIMATED ACRES:** 1.69 ACRES **CLASSIFICATION:** COMMERCIAL **CURRENT USE:** HOTEL

**LEGAL DESCRIPTION:**

**Commencing at the Southwest corner of Section 24, Township 27 North, Range 33 West, in the City of Joplin, Missouri; thence North 89°45'33" East 1315.22 feet; thence North 01°31'09" East 1868.19 feet to a right of way marker on the South right of way line of Interstate 44; thence along said South right of way line North 86°14'00" East 2395.08 feet; thence South 85°28'34" East 353.62 feet; thence South 79°51'09" East 131.00 feet; thence South 79°41'52" East 109.81 feet; thence South 67°24'29" East 240.88 feet; thence South 22°35'22" West 60.00 feet to a point on the South right of way line of Richard Joseph Boulevard; thence South 22°36'04" West 385.06 feet to the point of beginning; thence South 67°22'52" East 298.69 feet; thence South 22°36'53" West 129.64 feet; thence 51.20 feet along a 119.42 foot radius curve to the left with a chord bearing South 10°23'35" West 50.81 feet; thence South 01°26'21" East 47.40 feet; thence North 67°23'07" West 328.86 feet; thence North 22°38'19" East 222.60 feet to the point of beginning. All lying in the Southeast Quarter of Section 24, Township 27 North, Range 33 West, in the City of Joplin, Newton County, Missouri.**

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**Right of Ways included**
Also all of the right of way of 44TH Street, 43rd Street, Rangeline, Richard Joseph Boulevard, and Richard Joseph Boulevard South, and parts of Interstate-44.

**TOTAL ASSESSED VALUE OF ALL PROPERTY: $2,931,190**
**TOTAL PARCELS: 8**
**TOTAL ACRES: 147.22 without right of way**

# EXHIBIT B
# MAP OF THE HOPE VALLEY COMMUNITY IMPROVEMENT DISTRICT




INDEX & EXPLANATION OF MAP

- BLUE LINES REFLECT PARCEL LINES ACCORDING TO THE NEWTON COUNTY TAX MAPS.
- YELLOW LINES REFLECT BOUNDARIES OF THE DISTRICT.
- WHITE BOXES, OR WHITE CALL OUT BOXES, REFLECTS THE LAST FOUR DIGITS OF THE NEWTON COUNTY TAX PARCEL NUMBER. ALL PARCELS WILL BEGIN WITH THE FOLLOWING NUMBERS FOR REFERENCE: 05-6.0-24-000-000-00_. _ _ _. INSERT THE DIGITS OF EACH PARCEL NUMBER WITHIN THE BLANKS TO HAVE A COMPLETE NEWTON COUNTY TAX PARCEL NUMBER FOR EACH PARCEL
- RED AREA THAT HAS RED X IS NOT WITHIN THE CID THE PROPERTY IS THE AT&T PROPERTY.
- PARCEL LINES ARE NOT TO SCALE OR ACTUAL, BUT ARE PROVIDED FOR REFERENCE ONLY.

**DISTRICT CONSIST OF EIGHT PROPERTY OWNERS**
**BUSINESSES WITHIN DISTRICT**

1. Cracker Barrel-Restaurant
2. Furniture Row
3. Fazoli's-Resturant
4. Marriott-Hotel
5. Microtel-Hotel
6. Social Security Administration Office
7. Galleria Shopping Center

# EXHIBIT C
# FIVE-YEAR PLAN OF THE HOPE VALLEY COMMUNITY IMPROVEMENT DISTRICT

## OBJECTIVES AND PURPOSE OF DISTRICT:

The District is being formed to assist in providing funds for making various public improvements, mitigation of the blue line stream areas within the District and removal of various blighted conditions within the District, which has hindered, and continues to hinder the growth and development of the District. In conjunction with the creation of the District is the creation of the Hope Valley Redevelopment Area, also known as the Hope Valley Tax Increment Finance (TIF) District. The City of Joplin anticipates the creation of the TIF District to assist in the funding of redevelopment cost within the District. The CID will contribute 100% of the revenue of the District to fund approved redevelopment cost.

## PUBLIC IMPROVEMENTS TO BE FUNDED BY DISTRICT:

The District will be responsible for the funding of all public infrastructure cost for the entire development, which will include all utilities installation, streets, sidewalks, alleys, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, drainage, water, storm and sewer systems, and other site improvements such as; parking lots, garages, lades, dams and waterways, streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls, barriers, telephone and information booths, bus stop and other shelters, rest rooms, kiosks, paintings, murals, display cases, sculptures, fountains, parks, trails, lawns, trees, and any other landscape, pedestrian or shopping malls and plazas, and any other useful, necessary, or desired improvement to the District as allowed by Section 67.1401 to 67.1571 of RSMo, as amended.

**ESTIMATED COST OF IMPROVEMENTS:** FOLLOWING IS THE BUDGET AS PROPOSED WITHIN THE HOPE VALLEY TIF, WHICH THE CID WILL CONTRIBUTE 100% OF ITS REVENUE TO ASSIST IN FUNDING THE COST. IT IS PROPOSED THAT THE CID WILL ENTER INTO AN AGREEMENT WITH THE CITY AND RECEIVE THE TIF FUNDS AND ENTER INTO SUBSEQUENT AGREEMENTS FOR ALL IMPROVEMENTS WITH THE DEVELOPER,-HOPE VALLEY DEVELOPMENT GROUP, INC.

| TOTAL RPA-I PROJECT COST REIMBURSABLE ALLOCATION | UNIT QUANTITY | COST PER UNIT | TOTAL PROJECT COST | TOTAL DEVELOPER PORTION | TOTAL TIF REIMBURSABLE COST |
|---|---|---|---|---|---|
| Land Acquisition Cost | 75.39 Acres | $171,100 | $12,899,229 | $7,665,280 | $5,233,949 * |
| Building Construction Cost | 162,000 Sq Ft | $150 | $24,300,000 | $24,300,000 | $0 |
| Site Improvement Cost | 1,233,619 Sq Ft | $2.00 | $4,694,738 | $2,467,238 | $2,227,500 * |
| Marketing Cost-Commissions-Advertising | | | $5,200,000 | $5,200,000 | |
| Street & Utility Construction | | | $4,687,500 | | $4,687,500 * |
| Landscaping/Engineering/Planning/Permits/Testing | | | $853,250 | | $853,250 |
| Mitigation Cost-Construction | | | $2,155,000 | | $2,155,000 |
| Walking Trails/Mitigation Professional fees | | | $2,000,000 | | $2,000,000 |
| **TOTAL** | | | **$56,789,717** | **$39,632,518** | **$17,157,199** |
| **COST SHARE PERCENTAGE** | | | **100%** | **70%** | **30%** |
| **POSSIBLE COST REDUCTIONS TO TIF REIMBURSABLE COST-Tax Credits or Grants** | | | | | ($3,535,480) * |

| | | | |
|---|---|---|---|
| TOTAL POSSIBLE REDUCTION IN TIF REIMBURSABLE PROJECT COST | | | 6% |
| City of Joplin providing a portion of Transpiration Sales Tax to assist in paving of 44th Street | | | ($500,000) * |
| TOTAL POSSIBLE REDUCTION IN TIF REIMBURSABLE PROJECT COST | | | 1% - |
| TOTAL POSSIBLE REDUCTION IN TIF REIMBURSABLE PROJECT COST | | | ($4,035,480) |
| PERCENTAGE OF OUTSIDE FUNDING POSSIBLE | | | 7% |
| POSSIBLE REVISED PROJECT COST | $56,789,717 | $39,632,518 | $13,121,719 |
| POSSIBLE REVISED COST SHARE PERCENTAGE | 100% | 70% | 23% |

**REVENUE GENERATION:**

**SALES TAX**: The District has proposed a one-percent (1%) sales tax on all retail sales within the District, subject to voter approval, to be collected to fund, or assist in the funding of the above-proposed public improvements.

**TIF REVENUE:** It is proposed that the District will enter into a Development Agreement with the City of Joplin, as provided under Section 67.1491.4 of the CID Act, which states "The municipality, any land clearance for redevelopment authority, port authority, tax increment financing commission, industrial development authority or planned industrial expansion authority of the municipality may, pursuant to a cooperative agreement with a district, issue obligations and loan the proceeds of such obligations to the district for the purpose of carrying out the powers, duties or purposes of the district. ". I this case the project will be a "pay as you go" agreement, thus no loan proceeds would be advanced, just an agreement to pay the TIF Revenue proceeds, as collected, to the CID and the CID will agree to carryout making the improvements, thorough a Development Agreement with the Developer, Hope Valley Development Group, Inc.

**FINANCING PLAN:**

It is anticipated that revenues will not be sufficient upon creation of the District to fund all of the proposed improvements. It is proposed that the CID will enter into a Development Agreement with the Company selected by the TIF to fund to make the initial public improvements and enter into a financing/development agreement with the District to reimburse the owners as funds are available with interest or to be repaid from bond or loan proceeds which the District may issue or borrow.

**OPERATIONS OF DISTRICT:**

The District Board of Directors shall approve and oversee the public improvements and the provision of services within the District in accordance with Sections 67.1401 to 67.1571 of the RSMo., as amended. All funds generated by the District through the collection of sales tax, real estate tax, special assessments or any other revenue which the District may earn shall be used to fund authorized improvements and fund the operation cost of the District. The Board of Directors shall meet no less than quarterly in any year and shall maintain minutes of all meetings and shall post such meetings in accordance with the Missouri Sunshine Law and any other applicable sections of the Missouri Revised Statutes as required for a political subdivision. The Board of Directors shall comply with all reporting provisions of Section 67.1471 RSMo., as amended and submit an annual report to the City of Joplin and the Missouri Department of Economic Development within one hundred-twenty days (120) of the end of the fiscal year. The fiscal year of the District will be the same as the City of Joplin. The District will also file all annual reports with the State Auditor and will conduct an annual audit of operations.

**REMOVAL FROM AND ADDITION OF REAL PROPERTY TO DISTRICT:**

The District will be entitled to remove property and add property to the District as provided for in Section 67.1441 of the RSMo., as amended. No property can be added to the District under state law unless the property owner voluntarily petitions the District and the County to add their property to the District.

**TERMINATION OF THE DISTRICT:**

The District has been established with a term of thirty years. Such term was selected in order to provide adequate time to generate sufficient revenue to fund the cost of the public improvements. Extension of the District beyond the thirty-year period may be done by vote of the qualified voters of the District in accordance with Sections 677.1401 to 67.1571 RSMo., as amended. The District will terminate prior to the designated term if all debts and obligations of the District have been paid and the objective of the District has been accomplished in accordance with Section 67.1481 of RSMo., as amended.

**REVENUE PROJECTIONS**

The District projects revenue and expenses for the first five years of operation based on existing businesses within the District, consisting of a truck stop, café, liquor store and motel.

| **FIVE YEAR PROFORMA:** | **YEAR 1** | **YEAR 2** | **YEAR 3** | **YEAR 4** | **YEAR 5** |
|---|---|---|---|---|---|
| CID SALES TAX | $105,000 | $105,050 | $193,110 | $355,042 | $382,428 |
| TIF REVENUE | $52,500 | $68,548 | $384,876 | $1,039,954 | $1,151,362 |
| **TOTAL PROJECTED REVENUE** | **$157,500** | **$173,598** | **$577,986** | **$1,394,996** | **$1,533,790** |
| **PROJECTED OPERATING EXPENSES:** | | | | | |
| ADMINISTRATION | $1,500 | $1,500 | $3,500 | $4,500 | $5,000 |
| TIF PAYMENTS | $52,500 | $53,025 | $96,555 | $177,521 | $191,214 |
| AUDIT -LEGAL | $1,500 | $1,500 | $3,500 | $4,500 | $5,000 |
| **TOTAL OPERATING EXPENSES** | **$55,500** | **$56,025** | **$103,555** | **$186,521** | **$201,214** |
| **NET AVAILABLE FOR CAPITAL IMPROVEMENTS REIMBURSEMENTS** | **$102,000** | **$117,573** | **$474,431** | **$1,208,475** | **$1,332,576** |

## SITE DEVELOPMENT PLAN FOR DISTRICT




**Site development plan includes phase one and phase two. Phase One, is known as the RPA-1 in the Hope Valley TIF Plan. Phase Two will be RPA-ii of the Hope Valley. Phase Two. or RPA-II may vary in its final form and plan. The Site Plan is shown for the purpose of overall development planning.**