ROUSE FRETS WHITE GOSS
GENTILE RHODES, P.C.

KELLEE R. MADINGER
kmadinger@rousepc.com
816.502.4709

June 29, 2020

VIA FEDEX

Barbara Gollhofer
City Clerk
City of Joplin, Missouri
602 S Main Street
Joplin, MO 64801

Re: Petition for Creation of 32nd Street Place Community Improvement District

Dear Barbara:

Enclosed is a Petition to the City of Joplin, Missouri for the creation of the 32nd Street Place Community Improvement District ("District") for filing. Pursuant to Sections 67.1401.2(3) and 67.4121.4. RSMo, we are requesting that the City Council determine that the area within the District is a blighted area.

Please sign, date, and place your seal on the Clerk's Receipt of Petition page where indicated.

Very truly yours,

Kellee Madinger

Kellee R. Madinger
Paralegal and Financial Analyst

KRM:kab

Enclosure
cc: William B. Moore, Esq., w/o encs.

32nd STREET PLACE COMMUNITY IMPROVEMENT DISTRICT

PETITION TO THE CITY OF JOPLIN, MISSOURI FOR THE CREATION OF THE

32nd STREET PLACE COMMUNITY IMPROVEMENT DISTRICT

Submitted June 30, 2020

PETITION FOR THE CREATION OF THE
32nd STREET PLACE COMMUNITY IMPROVEMENT DISTRICT

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

The undersigned petitioners ("Petitioners"), (1) being the owners of record owning more than fifty percent (50%) by assessed value of the real property within the boundaries of the hereinafter described 32nd Street Place Community Improvement District (the "District"), and (2) comprising more than fifty percent (50%) per capita of all owners of real property within the boundaries of the District, do hereby petition and request that the City Council establish the District under the authority of Sections 67.1401 to 67.1571, R.S.Mo. (the "Act"). In support of this petition (the "Petition"), the Petitioners set forth the following information in compliance with the CID Act.

1. **Boundaries, Legal Description, and Map of District**

   The legal description of the District is attached hereto as Exhibit A. A map of the boundaries of the District is attached hereto as Exhibit B, confirming that the District is contiguous. The District is located entirely within the corporate boundaries of the City. A summary of the parcels within the District owned by the Petitioners is attached hereto as Exhibit C.

2. **Name of District**

   The name of the District is 32nd Street Place Community Improvement District.

3. **Signatures May Not Be Withdrawn**

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

4. **Five-Year Plan**

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

5. **District Type**

   The District is a political subdivision of the State of Missouri in accordance with the Act.

6. **District Governance, Number of Directors**

   The District is governed by a board of directors appointed by the City, which board shall consist of five (5) members.

7. Board of Directors

a. Number. The District is governed by a Board of Directors (the "Board") consisting of 5 members, who have been appointed by the municipality in accordance with this petition.

b. Qualifications. Each member of the Board ("Director") shall meet the following requirements:

(1) be at least 18 years of age;

(2) be and must declare to be either an owner of real property within the District or an authorized representative of an owner, an owner of a business operating within the District, or a registered voter residing within the District, as provided in the CID Act;

(3) are citizens of the United States and have been a resident of the State of Missouri for at least one year immediately preceding the date upon which he or she takes office in accordance with Article VII, Section 8 of the Missouri Constitution and § 67.1451.6, R.S.Mo; and

(4) except for the initial directors named in this Petition, be nominated according to slates submitted as described in this Petition; or in the case of Interim Directors, be elected by the remaining Directors.

c. Initial Directors. The initial directors ("Initial Directors") and their respective terms were identified by the City as follows:

Giltner B. Stevens	4 years	Owner's Representative
Charles "Pete" J. Hall, Jr.	4 years	Owner's Representative
Toby Teeter	2 years	Owner's Representative
Brett Roubal	2 years	Owner's Representative
Brad Thessing	2 years	Owner's Representative

d. Terms. Each Initial Director named above shall serve for the term set forth opposite his/her name or until his/her successor is appointed in accordance with this Petition. Each Successor Director shall serve a four (4) year term or until his/her successor is appointed in accordance with this Petition. If, for any reason, a Director is not able to serve his/her term, the remaining Directors shall elect an Interim Director to fill the vacancy of the unexpired term.

Notwithstanding anything to the contrary, any Director's failure to meet the qualification requirements set forth above, either in a Director's individual capacity or in a Director's representative capacity, shall constitute cause for the Board to take appropriate action to remove said Director.

e. Ex Officio Members. The City may designate an ex officio member to the District's Board of Directors who may attend all open meetings of the Board but shall have no voting power. The ex officio member may attend closed meetings of the Board unless the member has a conflict of interest regarding the subject matter of the closed meeting and/or the subject matter of the closed meeting involves potential or actual legal actions relating to the City. The District shall provide the ex officio member with notice of all meetings and copies of all correspondence provided to the members of the Board. The City's failure to designate an ex officio member will not affect the Board's ability to meet, act upon certain matters and otherwise carry out its business.

f. Successor Directors. Successor Directors shall be appointed by the Mayor with the consent of the City Council by resolution according to a slate submitted by the Board to the City of Joplin, Missouri's City Clerk (the "City Clerk"). The slate of proposed Successor Directors shall include evidence in a form satisfactory to the City that each Successor Director meets the statutory qualifications to serve as Director pursuant to the CID Act and that the owner's representatives are duly authorized to serve as Directors.

Upon receipt of a slate of Successor Directors, the City Clerk shall promptly deliver the slate to the Mayor, and the Mayor shall either (i) approve the slate and seek consent of same from the City Council at the next regular meeting of the City Council, or (ii) return the slate to the Board with a request for alternates for any or all of the Board petitions identified on the slate.

Should the City Council refuse to consent to the slate submitted to it by the Mayor, it shall request alternatives for any or all Board positions identified on the slate and within ten days of such refusal, the Board shall submit an alternative slate to the Mayor with two alternates for each of the Board positions requested by the City Council.

Should the Mayor reject and return the slate to the Board, the Board shall within ten days of such refusal submit an alternative slate to the Mayor with two alternates for each of the Board positions requested by the Mayor. After receipt of the alternative slate, the Mayor shall either (i) choose from the alternate(s), approve the slate, and seek consent of the City Council at the next regular meeting of the City Council, or (ii) reject the alternative slate. In the event the Mayor rejects the alternative slate, Successor Directors shall be appointed by the Mayor with the consent of the City Council.

If any such action by the Mayor or the City Council is not completed within a 30-day period, the Successor Directors shall be deemed to have been appointed by the Mayor with the consent of the City Council according to the slate submitted.

8. Total Assessed Value

The total estimated assessed value of all real property located within the District, as reported by the Newton County Assessor's Office as of the date of this Petition, is $9,195,239. As depicted on Exhibit C, Petitioners own real property within the District currently assessed at $5,066,209 representing 55% of the assessed value of all of the real property within the District.

9. Determination of Blight

The petitioners are seeking a determination that the District Land is a blighted area.

10. Proposed Length of Time

The life of the District shall be for a minimum of thirty (30) years following the effective date of the Ordinance establishing the District, after which, the District shall continue in perpetual existence unless and until terminated in accordance with the Act or the terms of the Cooperative Agreement between the District and the City. Notwithstanding the foregoing, the CID Sales Tax shall be terminated by the Board when all CID debts have been repaid and when Woodsonia Joplin, LLC or its successor, has been fully reimbursed for all of its approved reimbursable expenses, as set forth in Exhibits D and D-1.

11. Proposed Method of Financing District Costs

The costs of the district improvements and services will be financed through a conventional secured loan, reimbursement agreement and/or bonds issued by the District or other authorized body, any of which will be secured by the pledge of applicable revenue received from the imposition of a one percent District sales tax within the District ("CID Sales Tax"). The costs of services shall only be paid by revenues of the district after the costs of improvements have been fully paid.

12. Sales Tax

The District will impose a one percent (1%) sales tax.

13. Maximum Rates of Business Licenses and Real Property Taxes

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

14. Special Assessments

The District is not authorized to levy a special assessment.

15. Limitations on Borrowing Capacity

Petitioners do not seek limitations on the borrowing capacity of the District.

16. Limitations on Revenue Generation

Petitioners do not seek limitations on the revenue generation of the District.

17. Other Limitations on District Powers

Petitioners do not seek limitations on the authority of the District, except as set forth in this Petition. The District shall have the full range of powers authorized under the provisions of the CID Act.

18. Audit

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

19. Severability / Exhibits

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

20. Request to Establish District

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

[THE REST OF THIS PAGE IS INTENTIONALLY BLANK]

[SIGNATURE PAGES FOLLOW]

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE 32ND STREET PLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **JDHQ Land Holdings, LLC**
DBA (if any): _____
Owner's telephone number: _____
Owner's mailing address: 12735 Morris Road Ext., Suite 400, Alpharetta GA 30004
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: _____
State basis of legal authority to sign: _____
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **04-4.0-19-000-000-005.000**
Assessed Value: **$44,478.80**

By executing this petition, the undersigned represents and warrants that he/she is authorized to execute this petition on behalf of the property owner named immediately above. The signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: June 09, 2020

Signature: _____
Name: Christopher S. Pawelko
Title: Vice President Finance & Accounting

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

BE IT REMEMBERED, that on this 9th day of June, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Christopher Scott Pawelko, the Vice President of JDHQ Land Holdings, LLC, a Delaware limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

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

Michelle Tyner Brunk
NOTARY PUBLIC

My Commission Expires: 12/07/2022

Notary Public State of Arizona
Maricopa County
Michelle Tyner Brunk
My Commission Expires 12/07/2022
Commission Number 555712

{33861 / 70585; 883980. }

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE 32ND STREET PLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Victory Ministry and Sports Complex, f/k/a Bridge Ministries, Inc.**
DBA (if any): _____
Owner's telephone number: 417-206-6886
Owner's mailing address: 3405 S. Hammons Blvd. Joplin, MO 64804
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Jack E. Frost
State basis of legal authority to sign: Missouri
Signer's telephone number: 417-439-5700
Signer's mailing address: 15 Quail Ridge Joplin, Mo. 64804

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **04-4.0-19-000-000-005.014**
Assessed Value: **$0**

By executing this petition, the undersigned represents and warrants that he/she is authorized to execute this petition on behalf of the property owner named immediately above. The signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 6-6-2020

Signature: _____
Name: Jack E. Frost
Title: CEO

STATE OF MO)
) ss.
COUNTY OF Jasper)

BE IT REMEMBERED, that on this 8th day of June, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jack Frost, the CEO of Victory Ministry and Sports Complex, f/k/a Bridge Ministries, Inc., a Missouri nonprofit corporation ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

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

_____
NOTARY PUBLIC

My Commission Expires: Jan. 9, 2023

ASHLEY NEGRON
Notary Public – Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires Jan. 9, 2023
Commission #19907636

{33861 / 70585; 883978. }

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE 32ND STREET PLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Clifton D. Farrin Trust**
DBA (if any): _____
Owner's telephone number: 417-437-5556
Owner's mailing address: 25301 Pine Road, Oronogo MO 64855
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: _____
State basis of legal authority to sign: _____
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual:	**Single**	**Married**
If owner is not an individual state what type of entity:	**Corporation**	**General Partnership**
	Limited Liability Company	**Limited Partnership**
	Urban Redevelopment Corp	**Trust**
	Nonprofit Corporation	**Other:** _____

Map and parcel number: 04-4.0-19-000-000-006.000
Assessed Value: $74,180.00

By executing this petition, the undersigned represents and warrants that he/she is authorized to execute this petition on behalf of the property owner named immediately above. The signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

* Date: 6-5-20

* Signature: Geraldine Farrin, Trustee
Name: Geraldine Farrin
Title: Clifton D. Farrin Trust

STATE OF Missouri)
) ss.
COUNTY OF Newton)

BE IT REMEMBERED, that on this 5 day of June, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Geraldine Farrin, the Trustee of the Clifton D. Farrin Trust ("Trust"), who executed the within instrument on behalf of said Trust and he/she duly acknowledged the execution of the same to be the act and deed of said Trust.

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

Marlo L. Fearing
NOTARY PUBLIC

My Commission Expires: 01/08/2024

{33861 / 70585; 883999.}

MARLO L. FEARING
Notary Public – Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires Jan. 8, 2024
Commission #20629880

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE 32ND STREET PLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Arapaho, LLC**
DBA (if any): _____
Owner's telephone number: 573.365.9440
Owner's mailing address: 12 Allen Road, Eldon, MO 65026
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Garry Prewitt
State basis of legal authority to sign: Managing Member
Signer's telephone number: 573.365.9440
Signer's mailing address: 12 Allen Road, Eldon, MO 65026

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **04-4.0-19-000-000-005.006**
Assessed Value: **$249,540.00**

By executing this petition, the undersigned represents and warrants that he/she is authorized to execute this petition on behalf of the property owner named immediately above. The signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 6-4-2020

Signature: _____
Name: Gary Prewitt
Title: Managing Member

STATE OF MO)
) ss.
COUNTY OF Miller)

BE IT REMEMBERED, that on this 4th day of June, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Gary Prewitt, the managing member of Arapaho, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

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

Cynthia Horton
NOTARY PUBLIC

My Commission Expires: 3/13/2022

CYNTHIA HORTON
Notary Public, Notary Seal
State of Missouri
Miller County
Commission # 14592919
My Commission Expires 03-13-2022

{33861 / 70585; 883976. }

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE 32ND STREET PLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Civic Center Redevelopment Corporation**
DBA (if any): _____
Owner's telephone number: _____
Owner's mailing address: 12735 Morris Road Ext., Suite 400, Alpharetta GA 30004
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: _____
State basis of legal authority to sign: _____
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **04-4.0-19-000-000-005.001**
Assessed Value: **$522,400.00**

By executing this petition, the undersigned represents and warrants that he/she is authorized to execute this petition on behalf of the property owner named immediately above. The signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: June 09, 2020

Signature: _____
Name: Christopher S. Pawelko
Title: Vice President Finance & Accounting

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

BE IT REMEMBERED, that on this 9th day of June, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Christopher Scott Pawelko, the Vice President of Civic Center Redevelopment Corporation, a Delaware corporation ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

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

Michelle Tyner Brunk
NOTARY PUBLIC

My Commission Expires: 12/07/2022

Notary Public State of Arizona
Maricopa County
Michelle Tyner Brunk
My Commission Expires 12/07/2022
Commission Number 555712

{33861 / 70585; 883983. }

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE 32ND STREET PLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **JDHQ Hotels, LLC**
DBA (if any): _____
Owner's telephone number: _____
Owner's mailing address: 12735 Morris Road Ext., Suite 400, Alpharetta GA 30004
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: _____
State basis of legal authority to sign: _____
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **04-4.0-19-000-000-005.008**
Assessed Value: **$2,225,950.00**

By executing this petition, the undersigned represents and warrants that he/she is authorized to execute this petition on behalf of the property owner named immediately above. The signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: June 09, 2020

Signature: _____
Name: Christopher S. Pawelko
Title: Vice President Finance & Accounting

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

BE IT REMEMBERED, that on this 9th day of June, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Christopher Scott Pawelko the Vice President of JDHQ Hotels, LLC, a Delaware limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

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

Michelle Tyner Brunk
NOTARY PUBLIC

My Commission Expires: 12/07/2022

Notary Public State of Arizona
Maricopa County
Michelle Tyner Brunk
My Commission Expires 12/07/2022
Commission Number 555712

{33861 / 70585; 883994. }

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE 32ND STREET PLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Rangeline & 32nd St. Investment, LLC**
DBA (if any): FIRST WATCH
Owner's telephone number: 816 520-4806
Owner's mailing address: 610-F Battlefield Rd Springfield MO 65802

IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: _____
State basis of legal authority to sign: _____
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **04-4.0-19-000-000-012.000**
Assessed Value: **$ 177,410.00**

By executing this petition, the undersigned represents and warrants that he/she is authorized to execute this petition on behalf of the property owner named immediately above. The signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 6/15/20

Signature: _____
Name: Joseph F. Hulston
Title: Member Rangeline & 32nd St Investment, LLC

STATE OF Arkansas)
) ss.
COUNTY OF Washington)

BE IT REMEMBERED, that on this 15th day of June, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Joseph F. Hulston, the Owner of Rangeline & 32nd St. Investment, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

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

_____
NOTARY PUBLIC

My Commission Expires: August 31, 2028

ALEXIS TAVARES
BENTON COUNTY
NOTARY PUBLIC -- ARKANSAS
My Commission Expires Aug. 31, 2028
Commission No. 12705010

{33861 / 70585; 883997.}

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE 32ND STREET PLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Joplin SNS, LLC**
DBA (if any): Steak n Shake
Owner's telephone number: 479-283-4724
Owner's mailing address: 3307 Howard Nickell Road, Fayetteville AR 72704
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: _____
State basis of legal authority to sign: _____
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual:	Single	**Married** X
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company X	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **04-4.0-19-000-000-005.005**
Assessed Value: **$144,100.00**

By executing this petition, the undersigned represents and warrants that he/she is authorized to execute this petition on behalf of the property owner named immediately above. The signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 6-10-2020 Signature: Mike Stennett
Name: Mike Stennett
Title: Owner / Operator

STATE OF Arkansas)
) ss.
COUNTY OF Washington)

BE IT REMEMBERED, that on this 10 day of June, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Mike Stennett, the owner operator of Joplin SNS, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

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

Ashley Rutherford
NOTARY PUBLIC

My Commission Expires: 01/13/2021

Ashley Rutherford
Notary Public-Arkansas
Washington County
My Commission Expires 1-13-2021
Commission #12380273

{33861 / 70585; 883995. }

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE 32ND STREET PLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **N&J Real Properties**
DBA (if any): _____
Owner's telephone number: 918-933-3456
Owner's mailing address: P.O. Box 3405, Joplin MO 64803
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: _____
State basis of legal authority to sign: _____
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **04-4.0-19-000-000-005.007**
Assessed Value: **$206,530.00**

By executing this petition, the undersigned represents and warrants that he/she is authorized to execute this petition on behalf of the property owner named immediately above. The signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 06-10-20

Signature: _____
Name: Jose L. Bravo
Title: Member

STATE OF MO)
) ss.
COUNTY OF Jasper)

BE IT REMEMBERED, that on this 10 day of June, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jose Bravo, the member of N&J Real Properties, a LLC ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

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

_____
NOTARY PUBLIC

My Commission Expires: 4-3-24

KATHERINE MILLER
Notary Public, Notary Seal
State of Missouri
Jasper County
Commission # 12323198
My Commission Expires 04-03-2024

{33861 / 70585; 883986. }

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE 32ND STREET PLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **OM Capital Joplin, LLC**
DBA (if any): _____
Owner's telephone number: (727) 647-8627
Owner's mailing address: 13421 Parker Commons Blvd., Suite 102, Fort Myers FL 33912
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Mike Patel. (Manoj)
State basis of legal authority to sign: Officer of Company
Signer's telephone number: (727) 647-8627
Signer's mailing address: 13421 Parker Commons Blvd., Suite 102, Fort Myers FL 33912

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **04-4.0-19-000-000-005.003**
Assessed Value: **$1,255,650.00**

By executing this petition, the undersigned represents and warrants that he/she is authorized to execute this petition on behalf of the property owner named immediately above. The signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 6/12/2020

Signature: _____
Name: Manoj Patel
Title: Officer

STATE OF Florida)
) ss.
COUNTY OF Lee)

BE IT REMEMBERED, that on this 12th day of June, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Manoj Patel, the Officer of OM Capital Joplin, LLC, a Nevada limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

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

KEREN ALBERT NOTARY PUBLIC STATE OF FLORIDA

_____
NOTARY PUBLIC

My Commission Expires:
8/14/2022

{33861 / 70585; 883996. }

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE 32ND STREET PLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Vernon R. and Lucy Jewell Hansen Trust**
DBA (if any): _____
Owner's telephone number: 417 312 7100
Owner's mailing address: 1612 Kauai Ct., Gulf Breeze FL 32563-2749
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Vernon R and Lucy Jewell Hansen
State basis of legal authority to sign: Owners
Signer's telephone number: 417 312 7100
Signer's mailing address: 1612 Kauai Ct. Gulf Breeze FL 32563

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: 04-4.0-19-000-000-008.000
Assessed Value: $45,760.00

By executing this petition, the undersigned represents and warrants that he/she is authorized to execute this petition on behalf of the property owner named immediately above. The signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 6/5/2020
Signature: Vernon R Hansen
Name: Vernon R Hansen
Title: owner

Date: 6/5/2020
Signature: Lucy Jewell Hansen
Name: Lucy Jewell Hansen
Title: Owner

STATE OF Florida)
) ss.
COUNTY OF Santa Rosa)

BE IT REMEMBERED, that on this 5th day of June, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Vernon & Lucy Hansen, the trustees of the Vernon R. & Lucy Jewell Hansen Trust ("Trust"), who executed the within instrument on behalf of said Trust and he/she/they acknowledged the execution of the same to be the act and deed of said Trust. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

NOTARY PUBLIC

My Commission Expires: 03/05/2023

SUSAN RENINGER
Notary Public - State of Florida
Commission # GG 279307
My Comm. Expires Mar 5, 2023
Bonded through National Notary Assn.

{33861 / 70585; 884002.}

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE 32ND STREET PLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **SNG Service, LLC**
DBA (if any): _____
Owner's telephone number: _____
Owner's mailing address: 3308 E. 32nd, Joplin MO 64804
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: _____
State basis of legal authority to sign: _____
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **04-4.0-19-000-000-007.000**
Assessed Value: **$81,690.00**

By executing this petition, the undersigned represents and warrants that he/she is authorized to execute this petition on behalf of the property owner named immediately above. The signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 6-12-20

Signature: _____
Name: NARAYAN CHAUDHARY
Title: MEMBER

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

BE IT REMEMBERED, that on this 12 day of June, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Nathan Chaudhary, the _____ of SNG Service, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

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

_____
NOTARY PUBLIC

My Commission Expires:
December 9, 2023

SARAH ELIZABETH NEWTON
Notary Public, Notary Seal
State of Missouri
Jasper County
Commission # 11201649
My Commission Expires 12-09-2023

{33861 / 70585; 883982.}

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE 32ND STREET PLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Southwest Development Properties, LLC and Sooner One, LLC**
DBA (if any): _____
Owner's telephone number: 417-576-6620
Owner's mailing address: 1027 S. Main, Suite 200, Joplin MO 64801
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Brett Roubal
State basis of legal authority to sign: Member
Signer's telephone number: 417-576-6620
Signer's mailing address: 1027 S. main St. Suite 200, Joplin MO 64801

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **04-4.0-19-000-000-011.000**
Assessed Value: **$38,520.00**

By executing this petition, the undersigned represents and warrants that he/she is authorized to execute this petition on behalf of the property owner named immediately above. The signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Southwest Development Properties, LLC

Date: 6/12/2020

Signature: _____
Name: Brett Roubal
Title: Member

STATE OF Missouri)
) ss.
COUNTY OF Greene)

BE IT REMEMBERED, that on this 12th day of June, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Brett Roubal, the Member of Southwest Development Properties, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

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

Julie Hayes
NOTARY PUBLIC

My Commission Expires: 9.10.22

JULIE HAYES
Notary Public, Notary Seal
State of Missouri
Greene County
Commission # 14630073
My Commission Expires 09-10-2022

{33861 / 70585; 883998.2 }

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE 32ND STREET PLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Southwest Development Properties, LLC and Sooner One, LLC**
DBA (if any): _____
Owner's telephone number: 417-850-5220
Owner's mailing address: 1027 S. Main, Suite 200, Joplin MO 64801
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Michael Joseph
State basis of legal authority to sign: Managing Member
Signer's telephone number: 417-850-5220
Signer's mailing address: 1027 S. Main Street, Suite 200, Joplin, MO 64801

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: 04-4.0-19-000-000-011.000
Assessed Value: $38,520.00

By executing this petition, the undersigned represents and warrants that he/she is authorized to execute this petition on behalf of the property owner named immediately above. The signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Sooner One, LLC

Date: 6/12/20

Signature: Michael E Joseph
Name: Michael E Joseph
Title: Managing Member

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

BE IT REMEMBERED, that on this 12 day of June 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Michael E Joseph, the Managing Member of Sooner One, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

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

NOTARY PUBLIC

My Commission Expires: 4/4/23

TAMARA R. MIRANDA
Notary Public – Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires Apr. 4, 2023
Commission #15166123

{33861 / 70585; 883998.2 }

32nd Street Place CID
Parcel Numbers and Assessed Values (2020):

Map #	Parcel ID	Address	AV 2020
1	04-4.0-19-000-000-005.000	No address	$44,479*
2	04-4.0-19-000-000-005.014	3405 Hammons Blvd	$0 **
3	04-4.0-19-000-000-006.000	3316 E 32nd St	$74,180
4	04-4.0-19-000-000-005.006	3232 Hammons Blvd	$249,540
5	04-4.0-19-000-000-005.002	3536 E. Hammons Blvd	$2,055,360
6	04-4.0-19-000-000-005.001	3535 Hammons Blvd	$522,400
7	04-4.0-19-000-000-005.008	3128 E. Hammons Blvd	$2,225,950
8	04-4.0-19-000-000-014.000	3317 S Range Line Road	$286,330
9	04-4.0-19-000-000-013.000	3333 S. Range Line Road	$203,640
10	04-4.0-19-000-000-012.001	3301 S. Range Line Road	$492,520
11	04-4.0-19-000-000-012.000	3231 S. Range Line	$177,410
12	04-4.0-19-000-000-005.013	3120 E. Hammons Blvd	$352,450
13	04-4.0-19-000-000-005.005	3115 Hammons Blvd	$144,100
14	04-4.0-19-000-000-005.004	3031 E. Hammons Blvd	$328,360
15	04-4.0-19-000-000-005.007	3129 Hammons Blvd	$206,530
16	04-4.0-19-000-000-005.003	3132 Hammons Blvd	$1,255,650
17	04-4.0-19-000-000-008.000	3232 E. 32nd	$45,760
18	04-4.0-19-000-000-007.000	3308 E. 32nd	$81,690
19	04-4.0-19-000-000-011.000	3209 Range Line	$38,520
20	04-4.0-19-000-000-017.001	3607 S. Range Line Road	$183,580
21	04-4.0-19-000-000-017.003	3110 E. 36th	$226,790
	Total		**$9,195,239**

*Total assessed value: $65,410. Only a portion of Parcel No. 04-4.0-19-000-000-005.000 is included within the boundaries of the CID. Approximately 43.1 acres of the land area within that parcel, or 68% is included within the boundaries of the CID. Therefore, 68% of the assessed value, or $44,479 is included in this calculation of total assessed value.

** Total assessed value: $0. Only a portion of Parcel No. 04-4.0-19-000-000-005.014 is included within the boundaries of the CID. Approximately 18 acres of the land area within that parcel, or 31% is included within the boundaries of the CID. Therefore, 31% of the assessed value, or $0 is included in this calculation of total assessed value.

CLERK'S RECEIPT OF PETITION

This Petition to create the 32nd Street Place Community Improvement District was filed in the office of the City Clerk of the City of Joplin, Missouri on the _____ day of _____, 2020.

_____
City Clerk

[SEAL]

EXHIBIT A
LEGAL DESCRIPTION OF DISTRICT

WOODSONIA CID BOUNDARY DESCRIPTION – 2020-06-29

ALL THAT PART OF FRACTIONAL SECTION 19, TOWNSHIP 27 NORTH, RANGE 32 WEST, ALL IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF SAID SECTION 19 (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE); THENCE SOUTH 01°22'35" WEST, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 19, A DISTANCE OF 225.28 FEET; THENCE SOUTH 88°36°58" EAST, A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING,** SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 71 (RANGE LINE ROAD), THENCE NORTH 47°54'24" EAST, A DISTANCE OF 36.52 FEET; THENCE SOUTH 88°49'26" EAST, A DISTANCE OF 116.65 FEET; THENCE SOUTH 45°04'38" EAST, A DISTANCE OF 45.99 FEET; THENCE SOUTH 88°49'29" EAST, A DISTANCE OF 93.80 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 351 AT PAGE 2535; THENCE SOUTH 01°17'42" WEST, ALONG SAID EAST LINE, A DISTANCE OF 99.69 FEET; THENCE SOUTH 88°40'47" EAST, ALONG THE SOUTH LINE OF TWO TRACTS OF LAND DESCRIBED ON BOOK 351 AT PAGE 2535 AND BOOK 334 AT PAGE 1685 TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 334 AT PAGE 1685, A DISTANCE OF 349.37 FEET; THENCE NORTH 01°20'14" EAST, ALONG THE EAST LINE OF THE LAST MENTIONED TRACT OF LAND, A DISTANCE OF 329.70 FEET TO A POINT ON THE NORTH LINE OF SAID FRACTIONAL SECTION 19; THENCE SOUTH 88°29'34" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 19, A DISTANCE OF 1516.61 FEET TO THE INTERSECTION OF SAID NORTH LINE AND THE WEST RIGHT OF WAY LINE OF THE KANSAS CITY SOUTHERN RAILROAD, AS PREVIOUSLY ESTABLISHED; THENCE SOUTH 50°51'36" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID KANSAS CITY SOUTHERN RAILROAD, A DISTANCE OF 1644.63 FEET; THENCE NORTH 88°25'48" WEST, A DISTANCE OF 1117.64 FEET; THENCE NORTH 63°13'15" WEST, A DISTANCE OF 103.00 FEET; THENCE NORTH 88°25'48" WEST, A DISTANCE OF 106.34 FEET; THENCE SOUTH 26°46'58" WEST, A DISTANCE OF 69.40 FEET; THENCE NORTH 88°25'48" WEST, A DISTANCE OF 147.57 FEET; THENCE SOUTH 01°34'45" WEST, A DISTANCE OF 156.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A CHORD BEARING OF SOUTH 03°50'48" EAST, A RADIUS OF 1205.54 FEET, FOR AN ARC DISTANCE OF 331.08 FEET TO A POINT ON THE NORTH LINE OF AN EXISTING INGRESS/EGRESS EASEMENT DESCRIBED IN BOOK 353 AT PAGES 13767 & 13738; THENCE SOUTH 88°27'31" WEST, ALONG THE NORTH LINE OF SAID INGRESS/EGRESS EASEMENT, A DISTANCE OF 378.02 FEET, SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A CHORD BEARING OF SOUTH 08°37'33" WEST, A RADIUS OF 830.54 FEET, FOR AN ARC DISTANCE OF 60.97 FEET, SAID POINT BEING AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 332 AT PAGE 708; THENCE NORTH 88°27'31" EAST, ALONG THE NORTH LINE OF SAID TRACT OF LAND IN BOOK 332 AT PAGE 708, A DISTANCE OF 524.91 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 01°31'29" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 759.62 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 88°25'00" WEST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 50.32 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 364 AT PAGE 3348; THENCE SOUTH 01°33'07" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 426.15 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE U.S. INTERSTATE NO. 44, AS PREVIOUSLY ESTABLISHED, SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVIG A CHORD BEARING OF SOUTH 83°18'13" WEST, A RADIUS OF 5482.90, FOR AN ARC DISTANCE OF 593.34 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 86°31'35" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID INTERSTATE NO. 44, A

DISTANCE OF 251.82 FEET TO THE SOUTHEAST CORNER OF LOT 3, HAMMONS SILVER CREEK SUBDIVISION, AS RECORDED IN PLAT BOOK 7 AT PAGE 22; THENCE NORTH 72°49'10" WEST, ALONG THE SOUTH LINES OF LOTS 3, 2 OF SAID SUBDIVISION AND THE NORTH RIGHT OF WAY LINE OF SAID INTERSTATE NO. 44, A DISTANCE OF 652.09 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 34°50'17" EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 169.37 FEET; THENCE NORTH 52°54'46" EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 56.12 FEET; THENCE NORTH 64°12'51" EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 56.53 FEET; THENCE NORTH 74°00'08" EAST, ALONG THE WEST LINE OF SAID LOT 2, A DSTANCE OF 86.28 FEET; THENCE NORTH 02°18'22" EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 137.07 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HAMMONS BLVD; THENCE SOUTH 89°31'20" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 90.72 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE RIGHT AND ALONG SAID SOUTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF NORTH 88°24'56" WEST, A RADIUS OF 1415.47 FEET, FOR AN ARC DISTANCE OF 101.08 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT AND ALONG SAID SOUTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF NORTH 88°24'57" WEST, A RADIUS OF 1365.88 FEET, FOR AN ARC DISTANCE OF 98.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°31'21" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANC OF 434.42 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE RIGHT AND ALONG SAID SOUTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF NORTH 45°28'39" WEST, A RADIUS OF 175.00 FEET, FOR AN ARC DISTANCE OF 274.89 FEET; THENCE NORTH 00°28'39" WEST, ALONG THE WEST RIGHT OF WAY LINE OF SAID HAMMONS BLVD, A DISTANCE OF 39.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE LEFT, AND ALONG THE WEST AND SOUTH, SOUTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF NORTH 44°06'48" WEST, A RADIUS OF 67.48 FEET, FOR AN ARC DISTANCE OF 102.78 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 71 (RANGE LINE ROAD); THENCE NORTH 01°23'02" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 216.47 FEET TO THE NORTHWEST CORNER OF PARCEL 1 OF DRURY FIRST SUBDIVISION, AS RECORDED IN BOOK 4 AT PAGE 14; THENCE SOUTH 88°45'52" EAST, ALONG THE NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 174.00 FEET; THENCE SOUTH 01°33'55" WEST, ALONG THE NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 40.50 FEET; THENCE SOUTH 88°45'52" EAST, ALONG THE NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 204.50 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 365 AT PAGE 7078; THENCE NORTH 01°33'55" EAST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 195.50 FEET TO A POINT ON THE SOUTH LINE OF 36TH STREET, AS PREVIOUSLY ESTABLISHED; THENCE SOUTH 88°45'52" ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 36TH STREET, A DISTANCE OF 221.50 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 348 AT PAGE 12652; THENCE NORTH 01°33'57" EAST, THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 348 AT PAGE 12652, A DISTANCE OF 360.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 357 AT PAGE 873; THENCE NORTH 88°53'34" WEST, ALONG THE NORTH LINE OF THE LAST WRITTEN TRACT OF LAND AND THE NORTH LINE OF PARCEL 4, DRURY FIRST SUBDIVISION, AS RECORDED IN PLAT BOOK 4 AT PAGE 14, A DISTANCE OF 329.77 FEET; THENCE NORTH 01°16'16" EAST, ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 346 AT PAGE 2404, A DISTANCE OF 263.97 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE NORTH 88°41'12" WEST, ALONG THE SOUTH LINE OF LOT 1, DARRELL L. ROGERS 2008 TRUST ADDITION AS RECORDED IN PLAT BOOK 14 AT PAGE 1, A DISTANCE OF 283.50 FEET TO THE SOUTHWEST CORNER OF

SAID LOT 1, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 71 (RANGE LINE ROAD); THENCE NORTH 01°15'44" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 71 (RANGE LINE ROAD), A DISTANCE OF 701.14 FEET TO THE **POINT OF BEGINNING.**

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

ALL THAT PART OF FRACTIONAL SECTION 19, TOWNSHIP 27 NORTH, RANGE 32 WEST, ALL IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF SAID SECTION 19 (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE); THENCE SOUTH 88°29'34" EAST, ALONG THE NORTH LINE OF THE SAID FRACTIONAL SECTION 19, A DISTANCE OF 678.82 FEET; THENCE SOUTH 01°34'24" WEST, A DISTANCE OF 571.49 FEET TO THE **POINT OF BEGINNING;** THENCE SOUTH 88°25'36" EAST, A DISTANCE OF 969.71 FEET; THENCE SOUTH 01°34'24" WEST, A DISTANCE OF 562.48 FEET; THENCE NORTH 88°25'36" WEST, A DISTANCE OF 969.71 FEET; THENCE NORTH 01°34'24" EAST, A DISTANCE OF 562.48 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 114.87 ACRES, MORE OR LESS.

EXHIBIT B
MAP OF DISTRICT

WOODSONIA REAL ESTATE INC.

CID BOUNDARY

CITY OF JOPLIN

NEWTON COUNTY, MISSOURI

SHEET NUMBER

1 OF 1

NO.	DESCRIPTION	BY	DATE
REVISIONS			

DRAWN BY:	KRB
CHECK BY:	KRB
LICENSE NO.:	C-67
DATE:	2020-06-29
FIELD BOOK:	
JOB NUMBER:	20LOX0011

DRAWING INFO.

© COPYRIGHT ANDERSON ENGINEERING, INC. 2020

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W 141ST TERR, STE A • KANSAS CITY, MO 64145 PHONE (816) 767-6262
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

Woodsonia Real Estate Inc

0 500 1000 1500

C.I.D BOUNDARY ACREAGE
±114.87 ACRES

= CID AREA

INTERSTATE 44 (VARIABLE WIDTH)

KANSAS CITY SOUTHERN RAILROAD

SECTION 18

SECTION 19

JASPER COUNTY

NEWTON COUNTY

C.I.D. EXCEPTION AREA
=545,441.40 SQ. FEET
±12.52 ACRES

MISSOURI ROUTE FF (A.K.A. 32ND STREET)
(VARIABLE WIDTH)

SECTION 24 RANGE 33 WEST
SECTION 19 RANGE 32 WEST

U.S. HIGHWAY 71 (VARIABLE WIDTH)
A.K.A RANGE LINE ROAD

EXHIBIT C
PARCEL NUMBERS AND ASSESSED VALUES OF PROPERTY WITHIN DISTRICT

32nd Street Place CID

Map Number	PROPERTY OWNER	PROPERTY ADDRESS	PARCEL	TOTAL AV	AV SIG RECEIVED	AV DECLINED	DATE OF SIGNATURE PAGE
1	JDHQ Land Holdings	No address	04-4.0-19-000-000-005.000	44,479	$44,479		6/9/2020
2	Victory/Bridge Ministries	3405 Hammons Blvd	04-4.0-19-000-000-005.014	-	$0		6/6/2020
3	Farrin, Clifton D. Trust	3316 E 32nd St	04-4.0-19-000-000-006.000	74,180	$74,180		6/5/2020
4	Arapaho	3232 HAMMONS BLVD	04-4.0-19-000-000-005.006	249,540	$249,540		6/4/2020
5	Wal-Mart Property Tax Dept (Sam's Club)	3536 E. HAMMONS BLVD	04-4.0-19-000-000-005.002	2,055,360		$2,055,360	
6	Civic Center Redev	3535 HAMMONS BLVD	04-4.0-19-000-000-005.001	522,400	$522,400		6/9/2020
7	JDHQ Hotels	3128 E. HAMMONS BLVD	04-4.0-19-000-000-005.008	2,225,950	$2,225,950		6/9/2020
8	DL Rogers Corp	3317 S Range Line Road	04-4.0-19-000-000-014.000	286,330		$286,330	
9	Darrell Rogers Trust	3333 S. RANGELINE ROAD	04-4.0-19-000-000-013.000	203,640		$203,640	
10	Brisham Inn Joplin	3301 S. RANGE LINE ROAD	04-4.0-19-000-000-012.001	492,520		$492,520	
11	Rangeline & 32nd St. Investments	3231 S. RANGE LINE	04-4.0-19-000-000-012.000	177,410	$177,410		6/15/2020
12	Brauvin Net Investments	3120 E. HAMMONS BLVD	04-4.0-19-000-000-005.013	352,450		$352,450	
13	Joplin SNS	3115 Hammons Blvd	04-4.0-19-000-000-005.005	144,100	$144,100		6/10/2020
14	FCPT Restaurant Properties	3031 E. Hammons Blvd	04-4.0-19-000-000-005.004	328,360		$328,360	
15	N & J Real Properties	3129 Hammons Blvd	04-4.0-19-000-000-005.007	206,530	$206,530		6/10/2020

32nd Street Place CID

Map Number	PROPERTY OWNER	PROPERTY ADDRESS	PARCEL	TOTAL AV	AV SIG RECEIVED	AV DECLINED	DATE OF SIGNATURE PAGE
16	OM Capital Joplin	3132 Hammons Blvd	04-4.0-19-000-000-005.003	1,255,650	$1,255,650		6/12/2020
17	Hansen, Vernon & Lucy Jewell Trust	3232 E. 32ND	04-4.0-19-000-000-008.000	45,760	$45,760		6/5/2020
18	SNG Service	3308 E. 32ND	04-4.0-19-000-000-007.000	81,690	$81,690		6/12/2020
19	Southwest Dev Prop & Sooner One	3209 RANGELINE	04-4.0-19-000-000-011.000	38,520	$38,520		6/12/2020
20	3067 Range Line Rd Joplin	3607 S. RANGELINE ROAD	04-4.0-19-000-000-017.001	183,580		$183,580	
21	LCN BLM Athens (Multi)	3110 E. 36TH	04-4.0-19-000-000-017.003	226,790		$226,790	
				$ 9,195,239	$ 5,066,209	$ 4,129,030	
			Total Parcels	**21**	**$9,195,239**	**TOTAL AV**	
			Signed Owners	**13**	**$5,066,209**		
				62%	**55%**		

EXHIBIT D

FIVE-YEAR PLAN
ESTIMATED COSTS OF IMPROVEMENTS AND SERVICES*

I. **General.** The District will be established to fund those items set forth below in the CID Project Budget, and also fund the initial start-up costs and ongoing operating costs of the District. The District Projects will serve the public purpose of remediating the blighting conditions found to exist within the District.

II. **District Purposes.** The purposes of the District are to:

(1) Provide or cause to be provided for the benefit of the District, certain improvements more specifically described in this Petition;

(2) Fund the costs, expenditures, and undertakings of the District;

(3) To levy and collect the Sales Tax in order to provide a source of payment for the District Projects; and

(4) Such other purposes and activities authorized by the Act and allowed by the Petition.

III. **Estimated Initial Five Year Budget.** The estimated revenue from the Sales Tax and expenditures for the initial five years of the District are set out on Exhibit D-1:

Notes:

A The sales tax may only be levied after an approved board resolution and sales tax election in accordance with the CID Act. The sales tax is estimated to become effective January 1, 2021, subject to qualified voter approval in a mail-in ballot election. Any sales tax approved by qualified voters will not become effective until the first day of the second quarter following the approval of such tax.

B3 For the first year, this includes all legal costs associated with the formation of the District, drafting, filing and prosecuting this Petition, the negotiation of any and all agreements between the District and the City, and engineering, insurance and accounting fees.

* To the extent the actual revenue and costs of improvements vary from this five-year plan and CID Project Budget, the District's budget will be modified by the Board on an annual basis.

Exhibit D - 1

		Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025
A	**Estimated Sales Tax Revenue (1.0%)**	$ 1,051,042	$ 1,089,717	$ 1,129,150	$ 1,146,087	$ 1,163,279
	Sales Tax Revenue Total	$ 1,051,042	$ 1,089,717	$ 1,129,150	$ 1,146,087	$ 1,163,279
B	**Expenditures**					
1	**Acquisition**	$ 4,693,500				
2	**Building Construction and Enhancements**	$ 1,065,000	$ 710,000			
3	**Movie Theater - Including 15,000 Expansion Area**	$ -	$ 500,000			
4	**General Conditions**	$ 177,903	$ 44,476			
5	**Clearing, Mass Grading**	$ 823,213				
6	**Hammons Blvd Improvements (North Portion)**	$ 841,800				
7	**Hardscape, Parking, Landscape, Irrigation**	$ 1,968,893	$ 656,298			
8	**Power/Gas**	$ 103,500				
9	**General Landscape and Irrigation**	$ 129,375				
10	**Traffic Light on 32nd Street**	$ 201,250				
11	**Professional Services (Eng./Arch/Consult/Legal/PM/Other)**	$ 1,193,732	$ 511,599			
12	**Financing Costs (Interest Carry/Closing/Fees/Other)**	$ 1,879,950	$ 939,975	$ 313,325		
13	**Development Fee**	$ 218,018	$ 152,613	$ 65,405		
14	**Insurance**	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000
15	**Legal**	$ 15,000	$ 10,000	$ 10,000	$ 7,500	$ 5,000
16	**Accounting**	$ 7,500	$ 5,000	$ 5,000	$ 5,000	$ 5,000
17	**Expenditure Total**	$ 13,321,633	$ 3,532,960	$ 396,730	$ 15,500	$ 13,000
C	**Net of Revenue/Expenditures**	($12,270,591)	($2,443,243)	$732,420	$1,130,587	$1,150,279

Note: These costs are estimates only and may fluctuate based on actual revenues/costs incurred for purposes under the CID Act, the CID Cooperative Agreement and TIF Contract