CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-542 Approving a Petition for the Creation of the Woodsonia Marketplace Community Improvement District and creating the District

MEETING DATE
November 3, 2025

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2025-542 Ordinance; Exhibit "A" Community Improvement District Petition; Blight Study; Map of Community Improvement District

REVIEWED BY
Department Head: Leslie Haase; Planning Director: Troy Bolander; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill approves a Petition to establish the Woodsonia Marketplace Community Improvement District (CID) for the area generally described as approximately 388 acres bounded generally by 13th Street, 20th Street, and 25th Street on the north; Range Line Road and Texas Avenue on the west; Hammons Boulevard and Roper Way on the south; and Rex Avenue, Davis Boulevard, and the Kansas City Southern Railroad on the east. The boundaries of the CID are shown on the map included in Exhibit A to the Ordinance.

BACKGROUND
Prospect Village, LLC (the Developer) has proposed a redevelopment project called Prospect Village. The proposed project includes the use of tax increment financing and two community improvement districts to help fund construction of an approximately 135,000 square foot indoor Sports Complex along with 2 adjacent artificial turf outdoor athletic fields, a major anchor tenant and additional retail and hotel space totaling approximately 186,300 square feet. In addition, after a future amendment to the TIF Plan following removal of a portion of the property from a FEMA designated floodplain, it is anticipated that approximately 375 multifamily housing units will be constructed. Improvements necessary to develop the project also include construction of streets, utility improvements, sidewalks, storm water improvements, and other site improvements.

This Council Bill relates to the Woodsonia Marketplace CID which is the second of the two community improvement districts associated with the project. A petition to form the first community improvement district, the Joplin Sports Facility CID, was approved and the District was created by Ordinance No. 2025-017 on February 3, 2025. The primary purpose of the Joplin Sports Facility CID is to fund the construction of the public indoor sports complex and outdoor fields. The primary purpose of Woodsonia Marketplace CID will be to fund public improvements and other site improvements necessary for the overall project including property acquisition, remediation of numerous environmental conditions, mass grading of much of the District property, and remediation of blighting conditions existing within the District.

The Petition to establish the Woodsonia Marketplace CID was submitted to the City on October 15, 2025, by property owners within the boundaries of the proposed CID, collectively owning more than fifty percent (50%) by assessed value of the real property and more than fifty percent (50%) per capita of all owners of real property within the proposed CID. The Petition proposes that the CID will add a 1% sales tax within the District to fund public improvements associated with the proposed sports complex facility portion of the overall project. The additional sales tax will end at the earlier of twenty-seven years from the date the district is established, or until the entire cost of the CID Services and CID projects as set forth in the Petition are repaid, or until any bonds issued are fully repaid.

The CID will be a separate political subdivision governed by a board of directors, appointed by the Mayor, with the consent of the City Council. The Petition includes the board appointments. Additionally, the City will be entitled to appoint an ex-officio representative to attend meetings of the Board and have access to certain financial records.

According to Missouri Revised Statutes, blight is defined as follows:

> "Blighted area", an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.

A blight study by Sterrett Urban, LLC. determined the area is a "blighted area" creating an economic underutilization and an inability to pay reasonable taxes. The study concludes the following blight factors are present:

- Insanitary or unsafe conditions
- Deterioration of site improvements
- The existence of conditions which endanger life or property by fire and other causes

This council bill approves the Petition, creates the Woodsonia Marketplace CID, and declares the area as a blighted area in accordance with state law, all as set forth in the council bill.

FUNDING SOURCE
Not applicable for this item.

RECOMMENDATION
Staff recommends approval of this council bill.



PROSPECT VILLAGE – JOPLIN, MO

JOPLIN CITY COUNCIL PRESENTATION – NOVEMBER 3, 2025

DEVELOPER BACKGROUND

- Woodsonia has a successful history of developing projects in Joplin, including the recent 32nd Street Place development which includes the new Menards, The Boulevard Apartments (250 units) and new B&B Movie Theater and Entertainment Complex. The 32nd Steet Place development also utilized Tax Increment Financing and a Community Improvement District much like is being proposed for Prospect Village. The result was transforming a previously blighted area of Joplin into a vibrant mixed-use development, bringing new retail, housing, entertainment, jobs and recreation to the City of Joplin.
- The experience Woodsonia has developing large scale, transformational projects within the City of Joplin provides a great foundation for the Prospect Village development. We believe we can take a very challenged site that has sat dormant for decades and transform the area into something the City of Joplin and its residents can be proud of while also creating economic and recreational benefits.

Woodsonia
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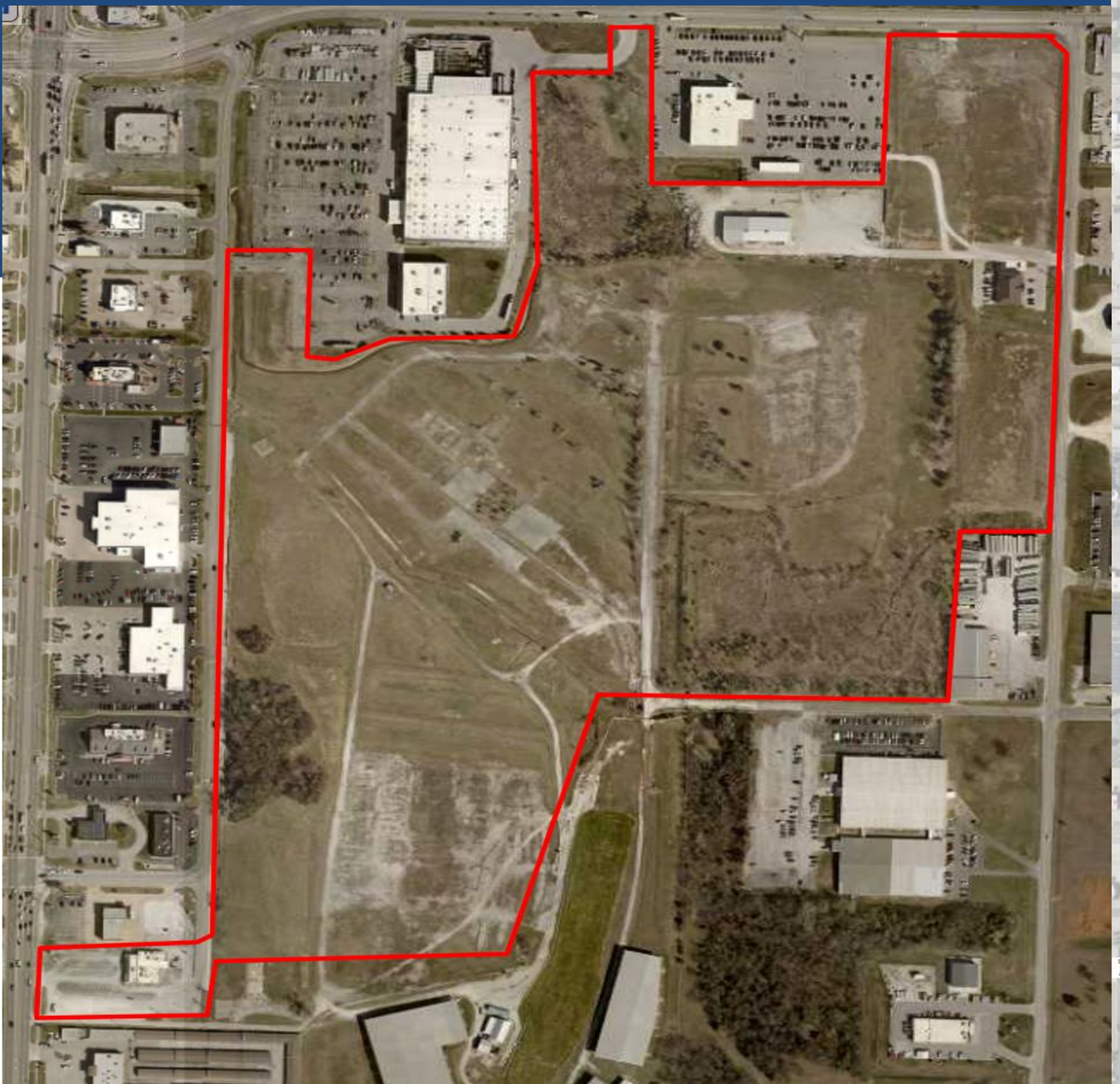
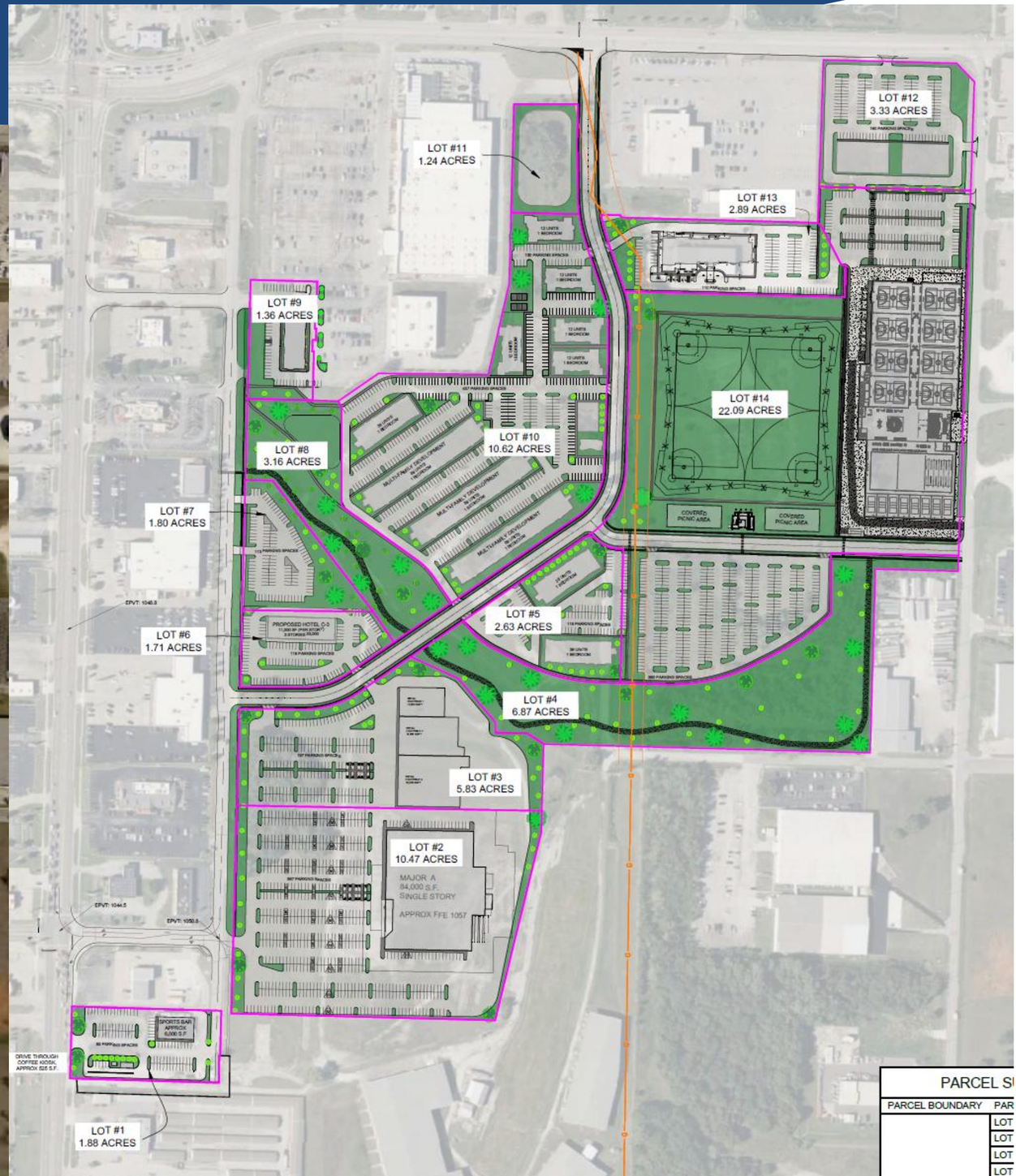
OVERALL SITE PLAN





EXISTING SITE

- This is a Super Fund Cleanup Site as deemed by the EPA in 1990.
- High concentrations of heavy metals present in the waste from mining, milling, and smelting operations which were conducted from the 1850's through the 1970's.
- Wood treatment began on site in 1937.
- Creosote, a pentachlorophenol (PCP) treating solution consisting of diesel and PCP was added to the process in 1955.
- Numerous structures, waste piles, landfills, wastewater retention ponds and treated pole storage areas are still present on the site today as shown in the pictures attached.











Woodsonia Real Estate Inc

BLIGHT STUDY

Summary of Blighting Factors
The following table summarizes the three blighting factors analyzed during the inspection of property within the Study Area.

As evidenced from the table below, the parcel within the Study Area satisfies each of the three blighting cause factors, and all are evident in more than 50% of the Study Area.

Prospect Village
Redevelopment Area
Summary of Blighting Factors

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	11	100%	74.99	100%
Blighting Factors				
Insanitary or unsafe conditions	9	81.8%	72.88	97.2%
Deterioration of site improvements	6	54.5%	57.12	76.2%
Existence of conditions which endanger life or property by fire and other causes	5	45.5%	62.17	82.9%
Parcels with Preponderance of Blighting Factors	**7**	**63.6%**	**64.83**	**86.5%**

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BLIGHT STUDY

Effect Component 1: Retards the Provision of Housing Accommodations
As noted previously, the environmental liabilities that exist at the International Paper Company property has resulted in the Missouri Department of Natural Resources and the U.S. Environmental Protection Agency prohibiting residential use as a future land use.

Other vacant property/tax parcels have not been developed since the tornado impacted the Study Area in 2011, although millions of dollars of investment have occurred in multifamily and commercial development in the vicinity of the Study Area. Underlying factors have impacted the ease with which the vacant properties in the Study Area could be developed, due largely to flooding issues and environmental liabilities.

The blighting conditions within the Study Area have retarded the provision of housing accommodations.





BLIGHT STUDY

Effect Component 2: Constitutes an Economic or Social Liability
The following are generally considered economic characteristics of blighted areas:

- Reduced or negligible income;
- Impaired economic value;
- Depreciated values;
- Impaired investments;
- Negligible income

The Missouri Supreme Court has determined that "the concept of urban redevelopment has gone far beyond 'slum clearance' and the concept of economic underutilization is a valid one."

As indicated in Appendix B: Property Valuation and Taxes, the assessed value of the Study Area has increased by 3.94% since 2019, and by 1.00% in 2023. In comparison, assessed valuation of commercial real estate in Jasper County increased by 20.0% since 2019 and increased 5.3% in 2023. Growth is occurring in Jasper County and in Joplin, but not within the Study Area.

Economic underutilization of the property within the Study Area is evident in the following manner:

- Vacant land in the Study Area is excessive. While one parcel is utilized as a detention basin and another as stormwater mitigation, other vacant land that could be developed is excessive and has a negative impact on the remainder of the Study Area. That vacant land includes the International Paper Company, whose soil management plan adds considerable cost to development, particularly since a fair share of the property is in a floodway. The lack of development on these parcels, when growth is taking place within the adjacent S. Range Line Road corridor, is an indication that blight exists.

- The improved properties located in the Study Area, due to physical condition, utilization, and age, as evaluated by the Jasper County Assessor, when compared to comparable properties indicate assessed values of the improvements are generating reduced tax revenue to the various taxing jurisdictions and are an indicator of blight. The restaurant on S. Range Line Road has been vacant for about two years and is generating much less in tax revenue than when it was operating. One other parcel, used to mitigate stormwater drainage, is owned by the city and does not generate any tax revenues for the taxing jurisdictions.

The presence of unsafe conditions, particularly those that endanger life, is a social liability. That includes the contaminated International Paper Company property, as well as those parcels that violate the city's property nuisance code, which are evident primarily along S. Geneva Avenue and S. Davis Boulevard.

The redevelopment of the area has been hindered primarily by the deterioration of site improvements that has also resulted in unsafe conditions throughout the Study Area and the existence of environmental liabilities and a floodway. Addressing the deterioration and unsafe conditions is a cost that is prohibitive for a private sector developer (or property owner) to take on independently and remain competitive in the market. Doing nothing will only result in further deterioration of building and site improvements and little action with respect to the contaminated vacant land, resulting in the potential for underperformance with respect to sales tax income and property assessments. For the existing businesses to provide a safe environment for customers and employees, and to continue to grow and attract new economic activity to the Study Area and surrounding areas, some form of external financial assistance that is not currently being utilized will be required to make improvement of the Study Area economically feasible.

Economic underutilization – deteriorating site improvements, underutilized property, unsafe conditions, and the lack of development – in a high-traffic location on S. Range Line Road – indicates the Study Area is blighted.

BLIGHT STUDY

Conclusion

A predominance of the components that make up the definition of blight per the TIF Act was present in the proposed Prospect Village Redevelopment Area.

The dominant blighting factor is the physical deterioration of site improvements and unsafe conditions throughout the Study Area. The low assessed values of the International Paper Company property due to environmental contamination and the low assessed values of those properties in the remainder of the Study Area due to the deterioration of improvements, and the underutilization of those properties, indicate blight is present within the proposed Prospect Village Redevelopment Area. The above combine to create economic underutilization and an inability to pay reasonable property taxes, and endanger life, thereby creating an economic and social liability for the City and other taxing jurisdictions.

Therefore, the Consultant has determined that the proposed Prospect Village Redevelopment Area, as of August 26, 2024, is a "blighted area" according to the definition provided in the TIF Act and constitutes an economic and social liability, and is a menace to the public health, safety, or welfare in its present condition and use.

PROJECT OVERVIEW

Housing:

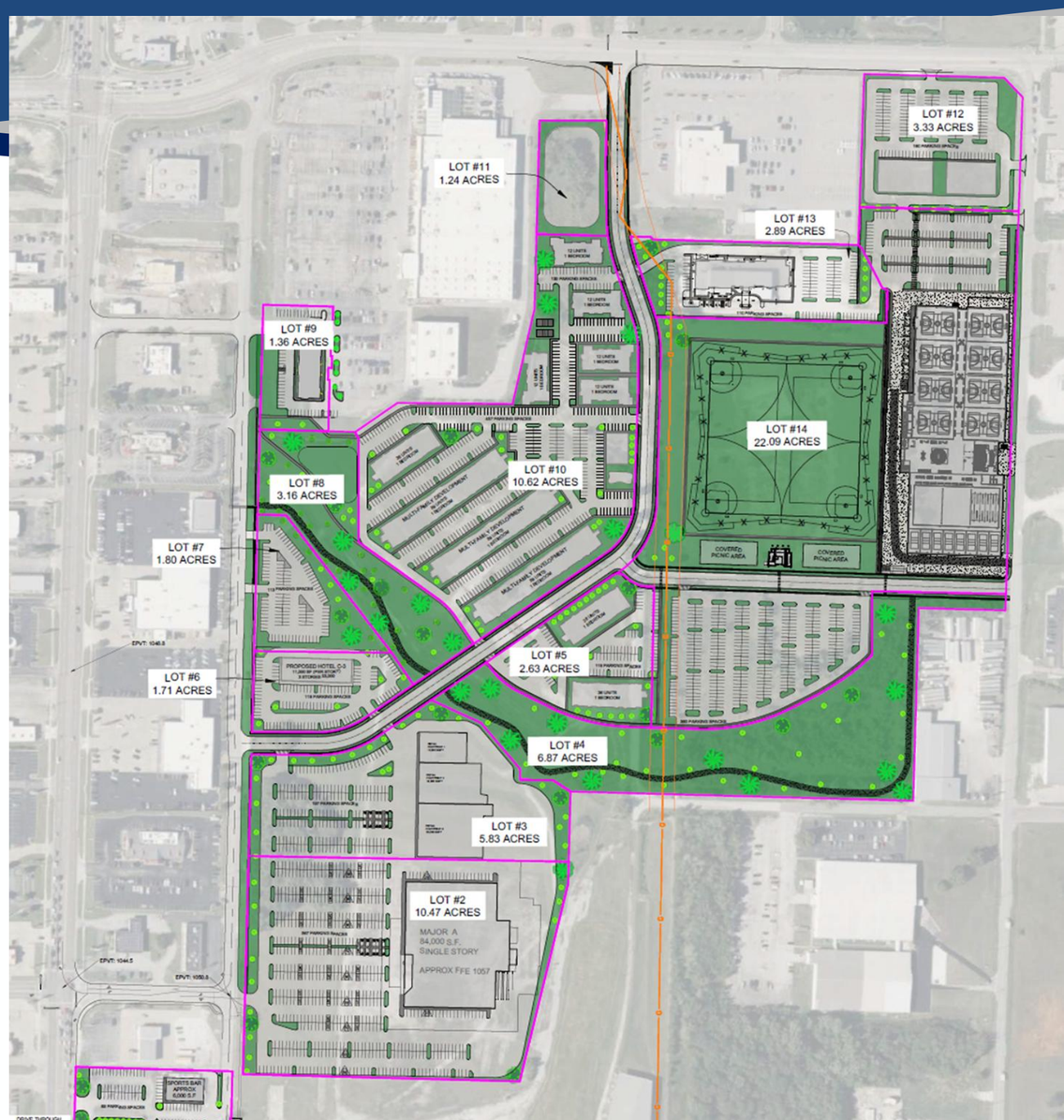
The housing component of the Project offers first class multifamily residences to a community facing a significant housing shortage. The housing segment is designed to accommodate multiple product types for different family sizes and price points with up to an estimated 350 units between two different phases. The community layout is intentionally designed to encourage an active lifestyle, with community space that includes: green spaces, walking paths, and proximity to meaningful amenities. The residences would also include amenities such as fitness areas, swimming pool, dog park and community rooms.

Retail / Hospitality / Commercial / Entertainment:

In conjunction with the housing and sport segments, the Project will include approximately 30 acres of retail, hospitality, and commercial offerings. An “anchor” retailer, multiple hotels and several unique retail and restaurant concepts not currently in Joplin are planned to be included within this area of the Project. The goal is to strengthen Joplin’s retail / commercial trade area and continue the positive momentum underway with the 32nd Street Place project Woodsonia is actively developing that includes Menards, B&B Movie Theater and The Boulevard Apartments.

Sports Complex:

Prospect Village will be home to Southwest Missouri’s latest state-of-the-art sporting, event and entertainment destination. Spanning nearly 20 acres, this modern indoor and outdoor sports facility will offer a wide variety of both local and regional wide sports tourism use with an anticipated draw of over **80,000 - 100,000 annual out-of-state visitors**, hosting best-in-class youth & amateur sports tournaments to attract teams and families outside of Missouri. Youth Sports (a $45 billion industry) will serve as a major catalyst to draw in both in-state and out-of-state visitors to the Joplin market. The



ESTIMATED REDEVELOPMENT COST

DEVELOPMENT COST BUDGET - "TIF & CID Reimbursable Project Costs"

DATE: October 8, 2025

			TIF	Woodsonia Marketplace - Community Improvement District (CID)		Joplin Sports Facility - Community Improvement District (CID)	
DEVELOPLMENT COSTS	TOTAL PROJECT COST	PRIVATE	PILOTS / EATS	CID NON-CAPTURED (TIF CAPTURING)	CID REIMBURSEMENT	CID NON-CAPTURED (TIF REDIRECTING BACK TO CID DISTRICT)	CID REIMBURSEMENT
Acquisition							
International Paper Property	$10,000,000.00	$5,500,000.00	$0.00	$0.00	$4,500,000.00	$0.00	$0.00
Duane Hukill	$250,000.00	$0.00	$0.00	$0.00	$250,000.00	$0.00	$0.00
Red Hot Blue	$3,150,000.00	$0.00	$0.00	$0.00	$3,150,000.00	$0.00	$0.00
Dave Chrisitie - Chris Robert's Future Location	$1,000,000.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00	$0.00
Home Depot ROW / Pinnacle Bank ROW / Future Public Road and Detention Facilities Property	$3,000,000.00	$0.00	$0.00	$0.00	$3,000,000.00	$0.00	$0.00
Metal Shed Building	$2,600,000.00	$0.00	$0.00	$0.00	$2,600,000.00	$0.00	$0.00
Fletcher Vacant Land	$2,000,000.00	$0.00	$0.00	$0.00	$2,000,000.00	$0.00	$0.00
Total Acquisition Cost	$22,000,000.00	$5,500,000.00	$0.00	$0.00	$15,500,000.00	$1,000,000.00	$0.00
Building Construction and Enhancements							
Sports Complex Facility							
~ Acquistion - 22 acres @ $12 PSF	$11,500,000.00	$0.00	$0.00	$0.00	$11,500,000.00	$0.00	$0.00
~ Soft Costs	$4,275,579.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,275,579.00
~ Hard Costs + Outdoor Fields	$35,294,646.00	$0.00	$0.00	$0.00	$0.00	$0.00	$35,294,646.00
~ Furniture Fixtures Equipment	$11,100,983.00	$0.00	$0.00	$0.00	$0.00	$0.00	$11,100,983.00
Total Sports Complex Facility	$62,171,208.00	$0.00	$0.00	$0.00	$11,500,000.00	$0.00	$50,671,208.00
Anchor Store							
~ Acquistion - CID Purchase of Parking Lot Area	$4,000,000.00	$500,000.00	$0.00	$3,500,000.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$5,000,000.00	$0.00	$0.00	$0.00	$5,000,000.00	$0.00	$0.00
~ Vertical Improvements	$27,500,000.00	$10,000,000.00	$17,500,000.00	$0.00	$0.00	$0.00	$0.00
~ Furniture Fixtures Equipment	$8,500,000.00	$8,500,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Anchor Store	$45,000,000.00	$19,000,000.00	$17,500,000.00	$3,500,000.00	$5,000,000.00	$0.00	$0.00
Multi-Family (375 units)							
~ Acquistion - $0.00 PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$2,750,000.00	$0.00	$0.00	$2,750,000.00	$0.00	$0.00	$0.00
~ Vertical Improvements	$78,625,000.00	$70,000,000.00	$8,625,000.00	$0.00	$0.00	$0.00	$0.00
~ Amenity Package	$6,000,000.00	$6,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Multi-Family	$87,375,000.00	$76,000,000.00	$8,625,000.00	$2,750,000.00	$0.00	$0.00	$0.00

ESTIMATED REDEVELOPMENT COST (Continued)

			TIF	Woodsonia Marketplace - Community Improvement District (CID)		Joplin Sports Facility - Community Improvement District (CID)	
DEVELOPLMENT COSTS	TOTAL PROJECT COST	PRIVATE	PILOTS / EATS	CID NON-CAPTURED (TIF CAPTURING)	CID REIMBURSEMENT	CID NON-CAPTURED (TIF REDIRECTING BACK TO CID DISTRICT)	CID REIMBURSEMENT
Fletcher Parking Improvements	$1,000,000.00	$1,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Lot #5 Hotel on Pad Site							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$13,000,000.00	$10,000,000.00	$1,000,000.00	$0.00	$2,000,000.00	$0.00	$0.00
~ Vertical Improvements	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Lot #5 Hotel on Pad Site	$13,000,000.00	$10,000,000.00	$1,000,000.00	$0.00	$2,000,000.00	$0.00	$0.00
Commercial Buildings on Lot 3							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$3,000,000.00	$3,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Vertical Improvements	$20,000,000.00	$20,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Commercial Buildings on Lots 3	$23,000,000.00	$23,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Commercial Bldg. in front of Planet Fitness							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$1,000,000.00	$0.00	$0.00	$500,000.00	$0.00	$500,000.00	$0.00
~ Vertical Improvements	$6,700,000.00	$0.00	$0.00	$0.00	$2,500,000.00	$4,200,000.00	$0.00
Total Commercial Bldg. in front of Planet Fitness	$7,700,000.00	$0.00	$0.00	$500,000.00	$2,500,000.00	$4,700,000.00	$0.00
Commercial Buildings on Lots 12 & 13							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$2,000,000.00	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Vertical Improvements	$15,000,000.00	$15,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Commercial Buildings on Lots 12 & 13	$17,000,000.00	$17,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Red Hot Blue Improvements							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$500,000.00	$0.00	$0.00	$0.00	$500,000.00	$0.00	$0.00
~ Vertical Improvements	$8,500,000.00	$5,000,000.00	$0.00	$0.00	$3,500,000.00	$0.00	$0.00
~ Furniture Fixtures Equipment	$500,000.00	$0.00	$0.00	$0.00	$500,000.00	$0.00	$0.00
Total Red Hot Blue Improvements	$9,500,000.00	$5,000,000.00	$0.00	$0.00	$4,500,000.00	$0.00	$0.00
Prospect Village Public Park Improvements	$11,000,000.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00	$10,000,000.00

ESTIMATED REDEVELOPMENT COST (Continued)

			TIF	Woodsonia Marketplace - Community Improvement District (CID)		Joplin Sports Facility - Community Improvement District (CID)	
DEVELOPLMENT COSTS	TOTAL PROJECT COST	PRIVATE	PILOTS / EATS	CID NON-CAPTURED (TIF CAPTURING)	CID REIMBURSEMENT	CID NON-CAPTURED (TIF REDIRECTING BACK TO CID DISTRICT)	CID REIMBURSEMENT
Total Cost - Building Construction and Enhancements	$276,746,208.00	$151,000,000.00	$27,125,000.00	$6,750,000.00	$25,500,000.00	$5,700,000.00	$60,671,208.00
Environmental Cleanup / Remediation (see environmental budget tab for additional details)	$7,000,000.00	$0.00	$0.00	$0.00	$7,000,000.00	$0.00	$0.00
Public Improvements (on & offsite) - (see OWN - Estimate Tab for additional details)	$18,500,000.00	$0.00	$0.00	$0.00	$18,500,000.00	$0.00	$0.00
Soft Costs							
Professional Services (Eng./Arch/Consult/Legal/PM/Other)	$6,500,000.00	$0.00	$3,250,000.00	$0.00	$3,250,000.00	$0.00	$0.00
Commissions & Marketing	$2,500,000.00	$2,500,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Financing Costs (Interest Carry/Closing/Fees/Other)	$20,000,000.00	$20,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Development Fee	$5,000,000.00	$0.00	$2,500,000.00	$0.00	$2,500,000.00	$0.00	$0.00
Contingency and Misc. fees	$8,000,000.00	$200,000.00	$5,000,000.00	$0.00	$2,800,000.00	$0.00	$0.00
Travel	$300,000.00	$150,000.00	$150,000.00	$0.00	$0.00	$0.00	$0.00
Total Soft Costs	$42,300,000.00	$22,850,000.00	$10,900,000.00	$0.00	$8,550,000.00	$0.00	$0.00
Total Development Costs	$366,546,208.00	$179,350,000.00	$38,025,000.00	$6,750,000.00	$75,050,000.00	$6,700,000.00	$60,671,208.00

(1) Any amounts paid to the City for payment or reimbursement of its professional fees and other charges of any kind related to these project are deemed Reimbursable Project Costs in addition to any cap reimburseable amounts established for the project.

(2) This Development Project Cost Budget is an estimate of the development costs to implement the Project. The amounts set forth in the TIF and CID columns may allocate any cost savings to other line items with reimbursable expenses for cost overruns and shall only be subject to statutory restrictions for reimburseable costs.

(3) The reimbursable amounts set forth in this Development Project Cost Budget are reasonable best estimates at the time of approval of this budget and it is agreed to and understood that such estimates are subject to change as part of the development process. The reimbursable amounts may be applied to any one or all of the stated line items, irrespective of the costs set forth in this exhibit, up to the maximum reimbursable amount as determined by the TIF Contract and CID Cooperative Agreement.

(4) All certified reimbursable CID (including CID Non-Captured Costs) costs will be subject to an interest expense as contemplated in the cooperative agreement.

(5) All certified reimbursable TIF costs shall be subject to a 7.0% interest expense from the date of certification until the reimbursement amount is paid in full.

(6) Eligible TIF reimbursement amounts will be paid back under the earlier of: (a) TIF maximum reimbursable amount plus eligible interest or (b) 20 years. Eligible CID reimbursement amounts will be paid back under the earlier of: (a) CID reimburseable amount plus eligible interest or (b) 27 years

INCENTIVE TOOLS

Tax Increment Financing along with the creation of two Community Improvement Districts (CID) will be necessary to fund the project.

- **Tax Increment Financing (TIF)**: Used to help offset costs associated with bringing in new retailers to the Joplin market. An example would be TIF dollars used towards construction cost of an anchor retailer. This would allow an anchor retailer to limit their upfront costs, making it more appealing to build a new store in a community the size of Joplin. This is also a positive for the city, as they will be receiving substantial future tax revenue from the anchor retailer on a site that currently produces minimal revenue for the city. Approved by City Council February 3, 2025.

- **Sports Complex Community Improvement District:** Funds from this CID will be used exclusively towards the land acquisition and construction of the new Joplin Sports Complex that will be owned by the city. Approved by City Council February 3, 2025.

- **Woodsonia Marketplace Community Improvement District:** Funds from this CID will be used toward public infrastructure within the project such as roads, utilities, etc. These CID funds will also be used toward the environmental cleanup necessary on site which is substantial.

*A financing breakout of the project is shown on the next slide.

PROJECT FINANCING

SOURCES OF FUNDS FOR ALL
ESTIMATED REDEVELOPMENT COSTS (ALL AMOUNTS ARE NPV)

Developer Equity and/or Debt	$179,350,000
Amount of Reimbursable Costs from Payments in Lieu of Taxes and Economic Activity Taxes	$38,025,000
Community Improvement District Costs	$149,171,208
TOTAL	$366,546,208

Woodsonia Real Estate Inc

SPORTS COMPLEX RENDERING



SPORTS COMPLEX RENDERING



Woodsonia Real Estate Inc | PINNACLE SPORTS Facility Development, Marketing & Management | Holland Basham Architects

SPORTS TOURISM & ECONOMIC AND FISCAL IMPACTS: HIGHLIGHTS

- The proposed facility would generate sports tourism in the market and generate economic impact for the area from visitor spending.
- The region will benefit from out-of-town visitor spending on lodging as well as spending at local restaurants and other retail establishments.
- The developers anticipate hosting 28 indoor tournament event weekends and 22 outdoor tournament event weekends each year.
- Out-of-town visitors are expected to support 26,972 hotel nights and ultimately $12.4 million in total off-site visitor spending.

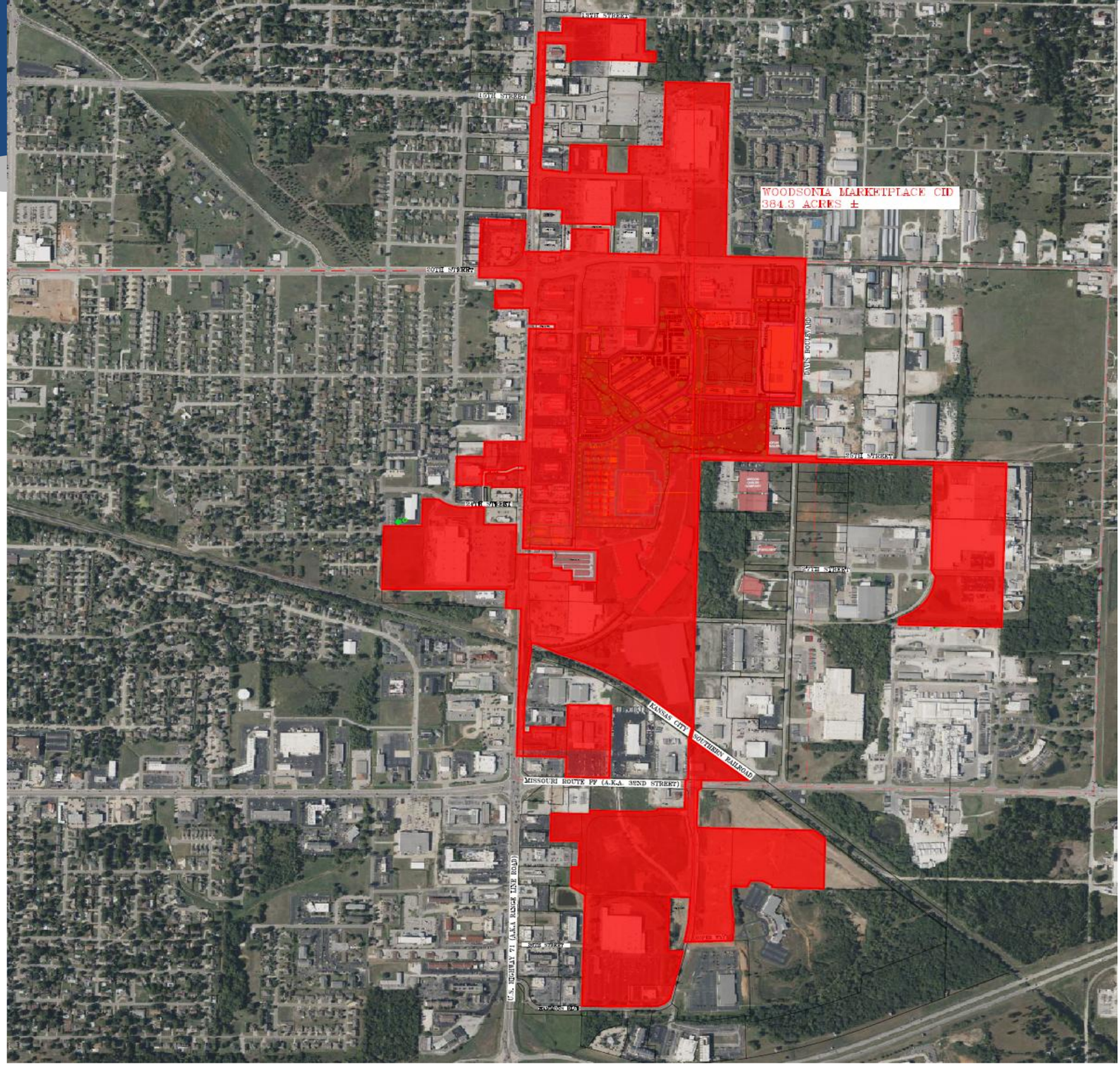
LOCAL ANNUAL ECONOMIC IMPACT	
$18.1 M SPENDING	167 Jobs $4.7 M Household Earnings
*Including direct, indirect, and induced efforts	

- Over the next 20 years, the tournament visitor spending is projected to be $345.0 million.
- In total, the Project is estimated to support 167 permanent jobs, $4.7 million in annual household earnings, and $18.1 million in annual economic output in Jasper County.

PINNACLE SPORTS
Facility Development, Marketing & Management

Woodsonia Real Estate Inc

MARKETPLACE CID MAP



Woodsonia
Real Estate Inc

PROSPECT VILLAGE RENDERINGS









PROSPECT VILLAGE RENDERINGS









PROSPECT VILLAGE RENDERINGS

plan view



green space views



1 LOOKING WEST AT THE SEATING AREA



2 LOOKING SOUTH TOWARDS THE CREEK AND SEATING AREA

green space views



3 LOOKING SOUTH TOWARDS THE CREEK AND BENCH PODS



5 LOOKING SOUTH OVER THE CREEK TO THE GATHERING PLAZA

landworks STUDIO

PROSPECT VILLAGE RENDERINGS

green space views



7 LOOKING SOUTH AT THE GAME PLAZA



8 LOOKING WEST ALONG THE MULTI-USE TRAIL AND REST AREA



LOOKING NORTH AT SEATING AREA AND BOULDER PLAYSCAPE



9 LOOKING SOUTH TOWARDS THE CREEK AND BENCH PODS



10 LOOKING SOUTH TOWARDS THE CREEK AND SEATING AREA



LOOKING EAST AT THE GATHERING PLAZA AND AMPITHEATER STYLE SEATING

SCHEDULE – CRITICAL DATES

Woodsonia Marketplace CID Key Dates	
Woodsonia Marketplace CID City Council Approval	~November 3, 2025
Woodsonia Marketplace CID Adoption at City Council	~November 17, 2025
Missouri Department of Revenue begins sales tax collection in Woodsonia Marketplace CID	~April 1, 2026
Environmental and Corps of Engineering Key Dates	
Voluntary Cleanup Program (VCP) Application Submitted to MoDNR	~November 10, 2025
Site Characterization Work Plan submittal to MoDNR	~December 20, 2025
Corps of Engineers 404 Permit Approval	~January 15, 2026
Site Characterization Field Work Done and Report submitted to MoDNR and subsequent MoDNR Approval of Site Characterization Report by MoDNR	~April 15, 2026
Approval of Remedial Action Plan by MoDNR	~August 1, 2026
Remediation Work Completed and Letter of No Further Action granted by MoDNR	~March 1, 2027
Key Construction Dates	
Site work and Construction to begin on new building for Roberts Dentistry in front of Planet Fitness	~April 1, 2026
Construction to begin on new multi-tenant retail building (former Red, Hot & Blue site) along Rangeline Rd.	~April 1, 2026
Site work to begin on main portion of overall project	~April 1, 2026
Improvement to Geneva Street	~May 1, 2026
Construction to begin on new hotel within project	~October 1, 2026

PROJECT TEAM

Woodsonia Real Estate: Led by Drew Snyder, Woodsonia is an experienced development firm having completed over $1 billion in development across the Midwest over the last decade. Woodsonia has proven their ability to perform in Joplin specifically through their existing 32nd Street Place development where Menards, The Boulevard Apartments and B&B Theaters are all under construction or slated to begin very soon.

OWN Engineering: The Joplin office of OWN, led by Jerrod Hogan and Cody White, is working with Woodsonia on Woodsonia Marketplace. With boots on the ground in the local community and years of experience and knowledge of the area, OWN has proven to be an invaluable resource as part of the project team.

Legal: Bill Moore and Kim Spies with Route Frets White Goss Gentile Rhodes, P.C. is serving as legal counsel for Woodsonia. Bill aided Woodsonia in their 32nd Steet Place development and has a wide knowledge base and experience working on incentive-based projects throughout the state of Missouri.

Environmental Works and Cattails Environmental: With the known environmental challenges of the International Paper site, it is paramount that the project has a proven environmental consultant team in place. Environmental Works and Cattails Environmental are both proven leaders in the industry with a track record of aiding the redevelopment of environmentally challenged sites across the country in a safe and responsible manner.

City of Joplin: With a project of this nature, the City of Joplin will be as important of a member of the project team as anyone. We have always enjoyed working with the City on our previous projects and look forward to another successful development.

Pinnacle Sports: Industry leader in the development of indoor and outdoor sports complexes.

EXHIBIT "A"

WOODSONIA MARKETPLACE
COMMUNITY IMPROVEMENT DISTRICT

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

WOODSONIA MARKETPLACE
COMMUNITY IMPROVEMENT DISTRICT

Submitted October 15, 2025

PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE 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 Woodsonia Marketplace Community Improvement District ("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, RSMo ("Act"). In support of this petition ("Petition"), 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 **Woodsonia Marketplace 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**

   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, consisting of five (5) members.

7. Board of Directors

a. Number. The District is governed by a Board of Directors ("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, RSMo; 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.

(5) At least one director must be someone who (1) resides within the City. (2) is qualified to vote. (3) has no financial interest in any real property or business in the District, and (4) is not a relative to an owner of real property or a business within the District.

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

Bill Coleman	4 years	Owner's Representative
Darieus Adams	4 years	Owner's Representative
Phil Stinnett	2 years	Owner's Representative
Rob Mallory	2 years	Owner's Representative
Melodee Colbert Kean	2 years	Independent Director

d. Terms. Each Initial Director named above shall serve for the term set forth opposite his/her name or until a successor is appointed in accordance with this Petition. Each Successor Director shall serve a four (4) year term or until a 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 consent of City Council by resolution according to a slate submitted by the Board to the City of Joplin, MO's City Clerk ("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 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

Total estimated assessed value of all real property located within the District, as reported by the Jasper County Assessor's Office and Newton County Assessor's Office as of the date of this Petition, is $36,157,430.00. As depicted on Exhibit C, Petitioners own real property within the District currently assessed at $18,450,420.00 representing 51.03% 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 pursuant to the Act as shown in the Blight Study attached as Exhibit E. Upon a finding of blight by the City Council, the District may contract with any private property owner within the District to demolish and remove, renovate, reconstruct, or rehabilitate any building or structure on such property provided that the City Council has determined that the action to be taken pursuant to such contract is reasonably anticipated to remediate the blighting conditions and will serve a public purpose.

10. Proposed Length of Time

The District will continue to exist and function until the earlier of: (1) all of the obligations (and accrued interest), as defined in the Act, of the District have been repaid, or (2) the date which is twenty-seven (27) years from the date of the Ordinance establishing the District. The City may extend the duration of the District pursuant to Section 67.1481 of the Act.

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. 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 April 1, 2026, 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.

13. Maximum Rates of Business Licenses and Real Property Taxes

District will impose no real property tax levy or business license tax within 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]

CLERK'S RECEIPT OF PETITION

This Petition to create the Woodsonia Marketplace Community Improvement District was filed in the office of the City Clerk of the City of Joplin, MO on the _____ day of _____, 2025.

_____
City Clerk

[SEAL]

CID #1

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: 4 State Corral, LLC
DBA (if any): NONE
Owner's telephone number: 417-296-3107 314-280-7562
Owner's mailing address: 3090 N Hidden Hollow Ln, Joplin MO 64801
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Chalk L. Billy - Robert I. Carens
* State basis of legal authority to sign: owners
Signer's telephone number: Same as Owners
Signer's mailing address: 3090 N Hidden Hollow Ln. Joplin Mo. 64801
8105 Old White River Rd. Rogers Ark 72756

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: 20401800000027001
Assessed Value: ~~$1,776,350.00~~ Current AV ~~$775,350~~ $552,200

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. 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: 8/2/2023

Signature: [signature]
Name: Chalk L. Billy - Robert I. Carens
Title: owners.

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 2 day of August, 2023, before me, a Notary Public in and for the County and State aforesaid, came Billy Chalk, the Robert Carens of 4 State Corral, 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 seal, the day and year last above written.

[signature]
NOTARY PUBLIC

My Commission Expires: 4/6/2026

MATTHEW WALTON
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 22907628
My Commission Expires Apr 6, 2026

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Acme Land Company**
DBA (if any): _____
Property Address: 1. 2601 S Rangeline Rd; 2. S Rangeline Rd
Owner's telephone number: 417 624 5825
Owner's mailing address: P.O. Box 66, 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** Limited Liability Company Urban Redevelopment Corp Nonprofit Corporation General Partnership Limited Partnership Trust Other: S-corp

Map and parcel number: 1. 20401800000031000
2. 20401800000031001

Assessed Value: 1. $284,890
2. $74,300 **TOTAL: $359,190**

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

Date: 5/13/24

Signature: R. Newton Sharp
Name: R. Newton Sharp
Title: President

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 13th day of May 2023, before me, a Notary Public in and for the County and State aforesaid, came R. Newton Sharp, the President of Acme Land Company, a Delaware corporation ("Company"), who executed the within instrument on behalf of Company and he/she duly acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Cathy A. Taylor
NOTARY PUBLIC

My Commission Expires:
3/22/2027

CATHY A. TAYLOR
Comm. Exp. 3/22/2027
NOTARY PUBLIC NOTARY SEAL #15530333
Newton County
STATE OF MISSOURI

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: BURKAT, LLC
DBA (if any):
Property Address: 2705 S Rangeline Rd
Owner's telephone number:
Owner's mailing address: 3715 Red Fox Run, 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: Corporation / General Partnership / Limited Liability Company / Limited Partnership / Urban Redevelopment Corp / Trust / Nonprofit Corporation / Other:

Map and parcel number: 20401800000034000
Assessed Value: ~~$25,950.00~~ $49,230

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

Date: August 11, 2025

Signature:
Name: JEHKHAR ALI
Title: OWNER

STATE OF Missouri)
COUNTY OF Jasper)

Be it remembered, that on this 11th day of August, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jehkhar Ali the owner of Burkat, LLC (Company), who executed the within instrument on behalf of Company, and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

My Commission Expires: 1/16/2028

Kyle Hrabik
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: 1/16/2028
Commission #: 23501031

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Continence Restoration Center, LLC**

DBA (if any): _____

Property Address: 2120 S. Davis Blvd.

Owner's telephone number: _____

Owner's mailing address: 8458 Cedar Dr., Joplin MO 64804

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Christopher Roberts

State basis of legal authority to sign: Owner

Signer's telephone number: (417)434-1238

Signer's mailing address: 8458 Cedar Drive Joplin MO 64804

If owner is an individual: Single (Married)

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

Map and parcel number: **20401800000013002**

Assessed Value: ~~$616,880.00~~ ~~$197,690~~ $197,690

By executing this petition, undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. 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: 10/11/24

Signature: Christopher Roberts

Name: Christopher Roberts

Title: Owner

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 11 day of Oct., 2024, before me, a Notary Public in and for the County and State aforesaid, came Christopher Roberts, the Owner of Continence Restoration Center, 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 seal, the day and year last above written.

Celina Brown
NOTARY PUBLIC

My Commission Expires: April 3rd, 2027

CELINA BROWN
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 23138402
My Commission Expires Apr 3, 2027

EXHIBIT "B"

EXECUTION PAGE FOR PETITION FOR THE
WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Fletcher Realty, LLC
DBA (if any): _____
Owner's telephone number: 501-992-2101
Owner's mailing address: 5922 Warden Rd, Sherwood, AR 72120
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Thomas W. Roy III
State basis of legal authority to sign: Manager of LLC per Operating Agreement
Signer's telephone number: 501-992-2101
Signer's mailing address: 5922 Warden Rd, Sherwood, AR 72120

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 numbers: 1. 20401800000026000; 2. 20401800000022000
3. 20401800000013003; 4. 20401800000012000

Assessed Values: 1. $954,210
2. $1,364,590
3. $831,950
4. $211,520 **TOTAL: $3,362,270**

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. 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: 6/27/23

Signature: Thomas W. Roy III
Name: Thomas W. Roy III
Title: Manager / CFO

STATE OF Arkansas)
COUNTY OF Pulaski) ss.

Be it remembered, that on this 27th day of June, 2023, before me, a Notary Public in and for the County and State aforesaid, came Thomas W. Roy III, the Manager / CFO of Fletcher Realty, LLC, an Arkansas 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 seal, the day and year last above written.

Amanda Peavey
NOTARY PUBLIC

My Commission Expires:
12-17-28

AMANDA PEAVEY
MY COMMISSION # 12380031
EXPIRES: December 17, 2028
Saline County

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Fletcher Realty, LLC**
DBA (if any): _____
Property Address: 1. 3111 S Rangeline Rd 2. 3111 E 32nd Rd
Owner's telephone number: 501-992-2101
Owner's mailing address: 5922 Warden Road, Sherwood, AR 72120
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Thomas W. Roy III
State basis of legal authority to sign: Manager
Signer's telephone number: 501-992-2101
Signer's mailing address: 5922 Warden Road, Sherwood, AR 72120

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

Map and parcel number: **1. 20-4.0-18-00-000-042.001**
2. 20-4.0-18-00-000-045.002
Assessed Value: **1. $472,710.00**
2. $993,230.00

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

Date: 9/29/2025

Signature: _____
Name: Thomas W. Roy III
Title: Manager/CFO

STATE OF Arkansas)
) ss.
COUNTY OF Pulaski)

Be it remembered, that on this 29th day of September, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Thomas W. Roy III, the Manager, an Arkansas limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires: 12-17-28

AMANDA PEAVEY
MY COMMISSION # 12369031
EXPIRES: December 17, 2028
Saline County

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **HD Development of Maryland, Inc.**
DBA (if any): _____
Owner's telephone number:
Owner's mailing address: 2455 Paces Ferry Road, Building C-19, Atlanta, Georgia 30339, Attn: Property Management -- Store #3042
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 numbers: **1. 20401800000014003**
2. 20401800000020001
Assessed Values: **1. $1,021,070.00**
2. $53,770.00 TOTAL: $1,074,840.00

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

Date: August 21, 2025 Signature: _____
Name: John Chescavage
Title: Senior Corporate Counsel

STATE OF Georgia)
) ss.
COUNTY OF Cobb)

Be it remembered, that on this 21 day of August, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came John Chescavage, the Sr. Corp. Counsel of HD Development of Maryland, Inc., a Maryland corporation ("Company"), who executed the within instrument on behalf of Company and he/she duly acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

My Commission Expires:

Connie D Rockwell
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 10/16/2027

NOTARY PUBLIC
Connie D. Rockwell

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **HD Development of Maryland, Inc.**

DBA (if any): _____

Owner's telephone number:

Owner's mailing address: 2455 Paces Ferry Road, Building C-19, Atlanta, Georgia 30339, Attn: Property Management – Store #3042

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: **20401800000014005**
Assessed Value: **$29,280.00**

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

Date: August 21, 2025 Signature: _____
Name: John Chescavage
Title: Senior Corporate Counsel

STATE OF)
) ss.
COUNTY OF)

Be it remembered, that on this 21 day of August, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came John Chescavage, the Sr. Corp. Counsel of HD Development of Maryland, Inc., a Maryland corporation ("Company"), who executed the within instrument on behalf of Company and he/she duly acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Connie D. Rockwell
NOTARY PUBLIC

My Commission Expires:

Connie D Rockwell
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 10/16/2027

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Duane D. Hukill and Holly L. Hukill, Co-Trustees of the Duane D. and Holly L. Hukill Revocable Trust Agreement dated August 8, 2000**

DBA (if any): DHH Investments

Property Address: 2120 S Davis Blvd

Owner's telephone number: 417-529-7000

Owner's mailing address: P.O. Box 2495, 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	Corporation	General Partnership
state what type of entity:	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: 20401800000013004; **Assessed Value: ~~$90,800~~** Current AV $29,060

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

Date: 2/29/24

Signature: Duane Hukill
Name: Duane Hukill
Title: Owner

Date: 2/29/24

Signature: Holly L Hukill
Name: Holly Hukill
Title: Owner

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 29th day of February ~~2023~~ 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Duane D. Hukill and Holly L. Hukill, Co-Trustees of the Duane D. Hukill and Holly L. Hukill Revocable Trust Agreement dated August 8, 2000, 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 seal, the day and year last above written.

Amy Beth Sanell
NOTARY PUBLIC

My Commission Expires:

5/28/27

AMY BETH SANELL
Notary Public-Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires May 28, 2027
Commission #19601356

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **PV Davis, LLC** New Owner per Deed Recorded 8-18-2025
DBA (if any): _____
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson St., Suite 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of PV Davis, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

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

Map and parcel number: **20401800000013004**
Assessed Value: **$29,060.00**

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. 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: August 18, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of PV Davis, LLC

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Be it remembered, that on this 18th day of August, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, the Manager of PV Davis, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she/they 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 seal, the day and year last above written.

Natalie Wordekemper
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
NATALIE WORDEKEMPER
My Commission Expires
October 26, 2028

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **International Paper Company**
DBA (if any): _____
Property Address: Behind Home Depot - Rangeline
Owner's telephone number: _____
Owner's mailing address: P.O. Box 2118, Memphis TN 38101
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	**Corporation**	General Partnership
state what type of entity:	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **20401800000014000**
Assessed Value: ~~$120,000.00~~ ~~$147,400~~ $105,150

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

Date: 8-19-2024

Signature: W. Neely Mallory IV
Name: W. Neely Mallory IV
Title: Director, Global Real Estate

Ignacio Vincentelli (Aug 17, 2024 09:38 CDT)

STATE OF Tennessee)
) ss.
COUNTY OF Shelby)

Be it remembered, that on this 19th day of August, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came W. Neely Mallory IV, the Director, Real Estate of International Paper Company, a New York corporation ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

DOROTHY D. BAILEY NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY MY COMMISSION EXPIRES MARCH 02, 2026

Dorothy D. Bailey
NOTARY PUBLIC

My Commission Expires: 3/2/2026

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Jasper Products

DBA (if any): _____

Owner's telephone number: 417 206-5333

Owner's mailing address: 3877 E. 27th St., Joplin, MO 64808

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Randy Shrieves

State basis of legal authority to sign: VP, Supply Chain & Admin

Signer's telephone number: 417 208 1118

Signer's mailing address: randy.shrieves@JasperProducts.com

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 numbers: 1. 20401800000079004; 2. 20401800000078000
3. 20401800000070001

Assessed Values:
1. $2,890,800
2. $22,360
3. $139,590

TOTAL: $3,052,750

By executing this petition, undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. 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 14, 2024

Signature: Randy Shrieves
Name: Randy Shrieves
Title: VP, Supply Chain & Admin

STATE OF Missouri)
) ss.
COUNTY OF Newton)

Be it remembered, that on this 14 day of June, 2024, before me, a Notary Public in and for the County and State aforesaid, came Randy Shrieves, the VP Supply Chain & Admin of Jasper Products ("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 seal, the day and year last above written.

NOTARY PUBLIC

My Commission Expires:
Feb 12, 2028

SAMANTHA FLORES
Notary Public - Notary Seal
Newton County - State of Missouri
Commission Number 24855046
My Commission Expires Feb 12, 2028

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: KAP Property Investments, LLC
DBA (if any): _____
Property Address: 2120 Davis St
Owner's telephone number: _____
Owner's mailing address: 10210 Center Ridge Dr., Joplin MO 64804
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Andrew J. Roy
State basis of legal authority to sign: Member
Signer's telephone number: 417-850-6607
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: 20401800000013000
Assessed Value: ~~$125,810.00~~ current AV ~~$110,520~~ $135,190

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

Date: 2/27/2

Signature: Andrew J. Roy
Name: Andrew J. Roy
Title: Member

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 27th day of February, ~~2025~~ 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Andrew J Roy, the Member/Signer of KAP Property Investments, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Amber L Babb
NOTARY PUBLIC

My Commission Expires: 8-22-2027

AMBER L BABB
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jasper County
My Commission Expires: August 22, 2027
ID #23470422

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Pinnacle Bank**
DBA (if any): _____
Property Address: 2433 S Rangeline Rd
Owner's telephone number: _____
Owner's mailing address: 802 Main St, Joplin MO 64802
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Travis Spencer
State basis of legal authority to sign: MO
Signer's telephone number: 417-629-4511
Signer's mailing address: travis.spencer@pinnbank.com

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: BANK**

Map and parcel number: **20401800000028000**
Assessed Value: ~~$285,510.00~~ Current AV ~~$285,510~~ $289,350

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

Date: 3.27.24

Signature: _____
Name: Travis Spencer
Title: Mkt President

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 27th day of March, 2024, before me, a Notary Public in and for the County and State aforesaid, came Travis Spencer, the Market President of Pinnacle Bank, a [NEBRASKA BANKING INSTITUTION] ("Bank"), who executed the within instrument on behalf of said Bank and he/she duly acknowledged the execution of the same to be the act and deed of said Bank.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Jennifer Wetzel
NOTARY PUBLIC

My Commission Expires: 3-5-26

JENNIFER WETZEL
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES MARCH 5, 2026
MCDONALD COUNTY
COMMISSION #14588951

(33861 / 70863; 1008092,)

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Prospect Village, LLC**
DBA (if any): _____
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson St., Suite 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of Prospect Village, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

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

Map and parcel number: **20401800000014008**
Assessed Value: ~~**$270,000.00**~~ $270,270.00

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. 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: August 18, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of Prospect Village, LLC

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Be it remembered, that on this 18th day of August 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, the Manager of Prospect Village, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she/they 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 seal, the day and year last above written.

Natalie Wordekemper
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
NATALIE WORDEKEMPER
My Commission Expires
October 28, 2028

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Range Line Investors, L.L.C.**
DBA (if any): _____
Owner's telephone number: (913) 649-4500
Owner's mailing address: 7217 W 110th St, Shawnee Mission KS 66210
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: 20401800000014004
Assessed Value: ~~$301,300.00~~ Current AV ~~$95,150~~ $95,620

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. 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: February 29th, 2024

Signature: _____
Name: David Edwards
Title: Manager

STATE OF Kansas)
) ss.
COUNTY OF Johnson)

Be it remembered, that on this 29th day of February, 2024, before me, a Notary Public in and for the County and State aforesaid, came David S. Christie the Manager of Range Line Investors, L.L.C., 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 seal, the day and year last above written.

Allison Edwards
NOTARY PUBLIC

My Commission Expires: August 27, 2025

NOTARY PUBLIC - State of Kansas
ALLISON EDWARDS
My Appt. Expires 8/27/2025

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **PV Geneva, LLC**
DBA (if any): _____
Property Address: S Geneva Ave
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of PV Geneva, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

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

Map and parcel number: **20401800000014004**
Assessed Value: **$95,620.00**

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

Date: September 29, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of PV Geneva, LLC

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Be it remembered, that on this 29th day of September, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, the Manager of PV Geneva, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
ERYNN MILAN
My Commission Expires
September 22, 2029

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE

WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **SCHUBER MITCHELL HOMES, LLC** County still shows 2340 Real Property LLC as owner

DBA (if any): Schuber Mitchell Homes

Owner's telephone number: 417-626-7000

Owner's mailing address: 2340 S. Rangeline Rd, Joplin MO 64804

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Kit Eaker

State basis of legal authority to sign: Company Representative

Signer's telephone number: 417-626-7000

Signer's mailing address: 2340 S. Rangeline Rd. Joplin MO 64804

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

Map and parcel number: **19601310013018000**

Assessed Value: ~~**$2,663,520.00**~~ Current AV $854,630

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. 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: 1/10/2024

Signature: _____

Name: Kit Eaker

Title: Director of LEAD

STATE OF)
) ss.
COUNTY OF)

Be it remembered, that on this 10 day of 2024, 2023, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kit Eaker, the Director of Lead of 2340 Real Property, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she/they 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 seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires:
4/14/25

SHEENA MCBROOM NOTARY PUBLIC-NOTARY SEAL My Comm. Expires 04/14/2025 ID. # 19471004 Commissioned for Jasper County STATE OF MISSOURI

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Simmons Bank, successor in interest to Liberty Bank** County still shows owner as Liberty Bank
DBA (if any): _____
Owner's telephone number: 1-866-246-2400
Owner's mailing address: 4625 S. National Ave., Springfield, MO 65810

IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Christian Lewis
State basis of legal authority to sign: Missouri
Signer's telephone number: 417-875-5234
Signer's mailing address: 4625 S. National Ave., Springfield, MO 65810

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: Bank

Map and parcel number: **19601310013015000**

Assessed Value: ~~**$1,173,620**~~ Current AV ~~$375,560~~ $377,450

By executing this petition, undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. 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: 6/5/2024

Signature: _____
Name: Christian Lewis
Title: Vice President, Regional Community Executive

STATE OF)
) ss.
COUNTY OF)

Be it remembered, that on this 5th day of June, 2024, before me, a Notary Public in and for the County and State aforesaid, came Christian Lewis, the VP, Regional Community Executive of Simmons Bank, successor in interest to Liberty Bank, a banking institution ("Bank"), who executed the within instrument on behalf of said Bank and he/she duly acknowledged the execution of the same to be the act and deed of said Bank.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires: 05-15-2027

VANESSA A. GILMORE
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires May 15, 2027
Commission #15446684

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Sooner Two, LLC

DBA (if any): _____

Property Address: 1. 1935 S Rangeline (Aspen Dental); 2. S Rangeline Rd

Owner's telephone number: _____

Owner's mailing address: 1027 S. Main St., Ste 203, Joplin MO 64801

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 numbers: 1. 20401800000017003
2. 20300730004030005

Assessed Values: 1. $222,870
2. $24,450 **TOTAL: $247,320**

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

Date: 4.18.24

Signature: Michael Joseph
Name: Michael Joseph
Title: Manager

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 18 day of April, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Michael Joseph, the Manager of Sooner Two, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Monica Long
NOTARY PUBLIC

My Commission Expires: 10/25/2025

MONICA LONG
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COMMISSIONED FOR JASPER COUNTY
MY COMMISSION EXPIRES OCT. 25, 2025
ID #21578901

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE JOPLIN SPORTS FACILITY COMMUNITY IMPROVEMENT DISTRICT
Woodbarn Marketplace

Name of owner: Southwest Missouri Development Enterprises, LLC
DBA (if any): _____
Owner's telephone number: 417-782-1500
Owner's mailing address: 1701 W 26th Street, Suite C, Joplin, MO 64804

IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Richard Joseph, Jr
State basis of legal authority to sign: Owner/Manager
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 [redacted] Limited Partnership Urban Redevelopment Corp Trust Nonprofit Corporation Other: _____

Map and parcel numbers: 1. 19601310013009000
2. 19601310013014000
Assessed Values: 1. $400,350
2. $256,110 TOTAL: $656,460

By executing this petition, undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. 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: 6/20/24

Signature: _____
Name: Richard Joseph, Jr.
Title: owner/manager

STATE OF Missouri)
) ss.
COUNTY OF Christian)

Be it remembered, that on this 20th day of June, 2024, before me, a Notary Public in and for the County and State aforesaid, came Richard Joseph, Jr. the Owner/manager of Southwest Missouri Development Enterprises, Inc. 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 seal, the day and year last above written.

GAYLA J SPARKS
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Feb. 24, 2026
Commission #22543338

_____
NOTARY PUBLIC

My Commission Expires:
2/24/26

Woodsonia Marketplace

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE ~~JOPLIN SPORTS FACILITY~~ COMMUNITY IMPROVEMENT DISTRICT

Name of owner: WOODSONIA JOPLIN [redacted], LLC
DBA (if any): _____
Property Address: 3311 Hammons (Newton)
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson Street Ste 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of March 13, 2013, LLC, which is the Manager of Woodsonia Joplin Apartments, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

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: 04-4.0-19-000-000-005.019
Assessed Value: $4,411,430.00

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

Date: April 24, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of March 13, 2013, LLC, which is the Manager of Woodsonia Joplin Apartments, LLC

STATE OF)
) ss.
COUNTY OF)

Be it remembered, that on this 24th day of April, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, as Manager of ~~March 13, 2013, LLC~~, the Manager of Woodsonia Joplin Apartments, LLC, a Nebraska limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Natalie Wordekemper
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
NATALIE WORDEKEMPER
My Commission Expires
October 28, 2028

4923-3683-3835, v. 1 34054.72524

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **3129 Hammons Blvd, LLC**
DBA (if any): _____
Property Address: 3129 Hammons Blvd (Newton)
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of 3129 Hammons Blvd, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**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: **$226,910.00**

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

Date: September 29, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of 3129 Hammons Blvd, LLC

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Be it remembered, that on this 29th day of September, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, the Manager of 3129 Hammons Blvd, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
ERYNN MILAN
My Commission Expires
September 22, 2029

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **3323 E. 32nd Street, LLC**
DBA (if any): _____
Property Address: 3323 E. 32nd Street (Jasper)
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of 3323 E. 32nd Street, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

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

Map and parcel number: **20-4.0-18-00-000-047.000**
Assessed Value: ~~**$107,330.00**~~ $108,190.00

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

Date: September 29, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of 3323 E. 32nd Street, LLC

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Be it remembered, that on this 29th day of September, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, the Manager of 3323 E. 32nd Street, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
ERYNN MILAN
My Commission Expires
September 22, 2029

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **CITY OF JOPLIN MO**
DBA (if any): _____
Property Address: E 25th St
Owner's telephone number: _____
Owner's mailing address: 602 S Main St, Joplin MO 64801
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Nicholas Edwards
State basis of legal authority to sign: City Manager
Signer's telephone number: _____
Signer's mailing address: _____

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

Map and parcel number: **20401800000014006**
Assessed Value: **$0**

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

Date: 10-13-25

Signature: _____
Name: Nicholas Edwards
Title: City Manager

STATE OF MISSOURI)
) ss.
COUNTY OF JASPER)

Be it remembered, that on this 13th day of October, 2025, before me, the undersigned, a Notary Public in and for County and State aforesaid, came Nicholas Edwards, the City Manager for the City of Joplin, who executed the within instrument on behalf of City and acknowledged the execution of same to be the act and deed of the City. In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Roschelle Forsythe
NOTARY PUBLIC

My Commission Expires:
July 5, 2026

ROSCHELLE FORSYTHE
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: July 5, 2026
Commission #18211596

EXHIBIT A
LEGAL DESCRIPTION OF DISTRICT

SEE ATTACHED

OWN
Engineering beyond.

WOODSONIA MARKETPLACE CID DESCRIPTION 10/09/2025:

ALL THAT PART OF THE WEST HALF OF SECTION 7 AND PART OF SECTION 18 IN TOWNSHIP 27 NORTH, RANGE 32 WEST AND PART OF SOUTHEAST QUARTER OF SECTION 12 AND PART OF THE EAST HALF OF SECTION 13 IN TOWNSHIP 27 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, ALL IN THE CITY OF JOPLIN, IN JASPER COUNTY, MISSOURI AND PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP 27 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF JOPLIN, NEWTON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 32 WEST; THENCE NORTH 88°28'37" WEST, 157.02 FEET ALONG THE NORTH LINE OF SAID SECTION 18 TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE SOUTH 01°24'23" WEST, 30.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF DAVIS BOULEVARD; THENCE ALONG SAID EAST RIGHT OF WAY SOUTH 01°55'36" WEST, 1419.94 FEET TO A POINT ON THE PROJECTION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2619, PAGE 297; THENCE ALONG SAID PROJECTION AND LINE NORTH 88°30'48" WEST, 287.73 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT SOUTH 01°38'06" WEST, 507.14 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY OF 25TH STREET; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH RIGHT OF WAY LINE AND SOUTH LINE OF SAID TRACT SOUTH 88°28'35" EAST, 225.15 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND CONTINUING ALONG SAID NORTH RIGHT OF WAY SOUTH 88°28'11" EAST, 60.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF DAVIS BOULEVARD; THENCE LEAVING SAID EAST RIGHT OF WAY AND CONTINUING ALONG SAID NORTH RIGHT OF WAY OF 25TH STREET SOUTH 88°39'32" EAST, 166.74 FEET; TO A POINT ON THE CORPORATE LIMITS OF THE CITY OF JOPLIN AS DESCRIBED IN THE CITY CHARTER, SECTION 1.015; THENCE ALONG SAID CORPORATE LIMITS SOUTH 01°38'04" WEST, 28.09 FEET; THENCE CONTINUING ALONG SAID CORPORATE LIMITS SOUTH 88°28'32" EAST, 1745.84 FEET; THENCE CONTINUING ALONG SAID CORPORATE LIMITS SOUTH 01°38'15" WEST, 1641.49 FEET TO A POINT ON THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 2078, PAGE 2031; THENCE LEAVING SAID CORPORATE LIMITS AND ALONG SAID SOUTH LINE OF SAID TRACT NORTH 88°36'30" WEST, 941.54 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°40'12" EAST, 60.24 FEET TO A POINT ON THE RAILROAD RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY NORTH 65°21'38" EAST, 73.21 FEET; THENCE ALONG SAID RIGHT OF WAY 506.52 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 454.41 FEET, A CHORD DIRECTION OF NORTH 33°25'38" EAST, A CHORD LENGTH OF 480.70 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 27TH STREET; THENCE LEAVING SAID RAILROAD RIGHT OF WAY AND SOUTH RIGHT OF WAY LINE OF 27TH STREET NORTH 30°44'22" WEST, 70.85 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 27TH STREET; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE WEST LINE OF AFORESAID TRACT DESCRIBED IN BOOK 2078, PAGE 2031

NORTH 01°22'27" EAST, 1054.70 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AFORESAID 25TH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY NORTH 88°39'32" WEST, 1246.28 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY NORTH 88°28'34" WEST, 908.14 FEET TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2167, PAGE 1171; THENCE LEAVING SAID SOUTH RIGHT OF WAY AND ALONG THE WEST LINE OF SAID TRACT OF LAND SOUTH 01°30'08" WEST, 521.74 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 1289, PAGE 2193; THENCE LEAVING SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 2167, PAGE 1171 AND ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 1289, PAGE 2193 SOUTH 01°30'08" WEST, 1086.97 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2731, PAGE 42; THENCE LEAVING SAID WEST LINE OF TRACT DESCRIBED IN BOOK 1289, PAGE 2193 AND ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 2731, PAGE 42 SOUTH 01°30'08" WEST, 25.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 1621, PAGE 1627; THENCE ALONG THE WEST LINE OF SAID TRACT SOUTH 01°32'17" WEST, 764.26 FEET TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2376, PAGE 45; THENCE ALONG THE WEST LINE OF SAID TRACT SOUTH 01°26'51" EAST, 309.47 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE LEAVING SAID NORTH RIGHT OF WAY SOUTH 14°11'24" WEST, 109.57 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SAID KANSAS CITY SOUTHERN RAILROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY SOUTH 51°41'10" EAST, 663.92 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF MISSOURI ROUTE FF; THENCE ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 3 CALLS: NORTH 88°31'03" WEST, 18.61 FEET; THENCE SOUTH 88°28'05" WEST, 190.26 FEET; THENCE NORTH 88°31'02" WEST, 215.72 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY SOUTH 01°29'16" WEST, 87.42 FEET TO A POINT ON THE EAST RIGHT OF WAY OF HAMMONS BOULEVARD; THENCE ALONG SAID EAST RIGHT OF WAY THE FOLLOWING 4 CALLS: NORTH 88°53'59" WEST, 1.00 FEET; THENCE 45.46 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 29.00 FEET, HAVING A CHORD DIRECTION OF SOUTH 46°33'02" WEST, A CHORD LENGTH OF 40.95 FEET; THENCE SOUTH 01°38'28" WEST, 300.62 FEET; THENCE 63.94 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 294.50 FEET, HAVING A CHORD DIRECTION OF SOUTH 04°34'44" EAST, A CHORD LENGTH OF 63.82 FEET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 370, PAGE 2208; THENCE ALONG THE NORTH LINE OF SAID TRACT SOUTH 88°27'17" EAST, 1075.37 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINES SOUTH 50°53'05" EAST, 128.82 FEET; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 01°32'42" WEST, 502.15 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG SAID TRACT THE FOLLOWING 9 CALLS: THENCE NORTH 88°27'18" WEST, 473.07 FEET; THENCE NORTH 01°32'22" EAST, 18.92 FEET; THENCE NORTH 63°14'47" WEST, 102.99 FEET; THENCE NORTH 88°27'18" WEST, 106.34 FEET; THENCE SOUTH 26°45'28" WEST, 69.39 FEET; THENCE NORTH 88°27'18" WEST, 147.57 FEET; THENCE SOUTH 01°33'15" WEST, 156.64 FEET; THENCE 391.84 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1205.49 FEET, HAVING A CHORD DIRECTION OF SOUTH 02°25'52" EAST, A CHORD LENGTH OF 390.11 FEET; THENCE SOUTH 88°28'19" WEST, 442.14 FEET ALONG THE SOUTH LINE OF SAID TRACT AND PROJECTION THEREOF TO A POINT ON THE WEST RIGHT OF WAY OF HAMMONS BOULEVARD, SAID POINT ALSO BEING ON THE EAST LINE OF A TRACT DESCRIBED IN BOOK 370, PAGE 2231 THE FOLLOWING 4 CALLS; NORTH 13°43'05" EAST, 10.08 FEET; THENCE NORTH 10°36'50" EAST, 156.35 FEET; THENCE 57.08 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 505.00 FEET, HAVING A CHORD DIRECTION OF NORTH 07°22'32" EAST, A CHORD LENGTH OF 57.05 FEET; THENCE NORTH 04°08'14" EAST, 229.67 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND WEST RIGHT OF WAY AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°35'21" WEST, 193.31 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT SOUTH

01°29'49" WEST, 544.45 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID TRACT SOUTH 88°21'14" EAST, 129.47 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF AFORESAID HAMMONS BOULEVARD; THENCE ALONG SAID WEST AND NORTH RIGHT OF WAY OF HAMMONS BOULEVARD THE FOLLOWING 9 CALLS: SOUTH 88°33'40" EAST, 9.73 FEET; THENCE SOUTH 14°15'17" WEST, 349.70 FEET; THENCE SOUTH 14°15'17" WEST, 140.39 FEET; THENCE SOUTH 41°30'54" WEST, 24.79 FEET; THENCE 142.39 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 170.00 FEET, HAVING A CHORD DIRECTION OF SOUTH 65°31'11" WEST, A CHORD LENGTH OF 138.26 FEET; THENCE SOUTH 89°32'09" WEST, 384.03 FEET; THENCE 98.28 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1366.10, HAVING A CHORD DIRECTION OF NORTH 88°24'08" WEST, A CHORD LENGTH OF 98.26 FEET; THENCE 101.88 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1415.68 FEET, HAVING A CHORD DIRECTION OF NORTH 88°24'09" WEST, A CHORD LENGTH OF 101.86 FEET; THENCE SOUTH 89°32'09" WEST, 80.63 FEET TO THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 348, PAGE 12652; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°25'03" EAST, 1116.71 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 370, PAGE 2231; THENCE LEAVING SAID WEST LINE DESCRIBED IN BOOK 348, PAGE 2231 AND ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 370, PAGE 2231 NORTH 56°21'37" WEST, 153.65 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF THE FINAL PLAT OF DARRELL L. ROGERS 2008 TRUST ADDITION, A SUBDIVISION, ACCORDING TO THE RECORDED PLAT AT PLAT BOOK 14, PAGE 1, NEWTON COUNTY, MISSOURI; THENCE ALONG THE EAST LINE OF SAID LOT 1 NORTH 01°21'47" EAST, 194.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 373, PAGE 5196; THENCE LEAVING SAID LOT 1 AND ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 373, PAGE 5196 SOUTH 88°38'27" EAST, 65.11 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°01'33" EAST, 263.18 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°58'27" WEST 263.16 TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 357, PAGE 877; THENCE LEAVING SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 373, PAGE 5196 AND ALONG THE EAST LINES OF SAID TRACTS DESCRIBED IN BOOK 357, PAGE 877 AND BOOK 367, PAGE 4356 AND BOOK 367, PAGE 4356 NORTH 01°18'30" EAST, 272.95 FEET TO A POINT ON THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 334, PAGE 1685; THENCE LEAVING SAID EAST LINES AND ALONG THE SOUTH LINES OF SAID TRACT DESCRIBED IN BOOK 334, PAGE 1685 AND BOOK 360, PAGE 8259 SOUTH 88°39'59" EAST, 356.79 FEET TO THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 360, PAGE 8259; THENCE LEAVING SAID SOUTH LINES AND ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 360, PAGE 8259 NORTH 01°19'30" EAST, 35.90 FEET TO A POINT ON THE SOUTH LINE OF THE FINAL PLAT OF FUGATE COMMERCIAL ADDITION, A SUBDIVISION, ACCORDING TO THE RECORDED PLAT IN PLAT BOOK 25, PAGE 5, JOPLIN, NEWTON COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION THE FOLLOWING 3 CALLS: SOUTH 88°28'56" EAST, 502.56 FEET; THENCE 36.66 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 257.00 FEET, HAVING A CHORD DIRECTION OF NORTH 87°25'50" EAST, A CHORD LENGTH OF 36.63 FEET; THENCE NORTH 83°20'39" EAST, 82.47 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID SUBDIVISION NORTH 00°49'35" EAST, 21.46 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2627, PAGE 337; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 2627, PAGE 337 SOUTH 88°27'59" EAST, 246.88 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE AND PROJECTION THEREOF NORTH 01°19'35" EAST, 298.62 FEET TO A POINT ON AFORESAID NORTH RIGHT OF WAY OF MISSOURI ROUTE

FF; THENCE LEAVING SAID PROJECTION AND ALONG SAID NORTH RIGHT OF WAY SOUTH 88°30'53" EAST, 23.68 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY NORTH 01°18'15" EAST, 419.99 FEET TO A POINT ON AFORESAID SOUTH RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE LEAVING SAID SOUTH RIGHT OF WAY NORTH 14°11'24" EAST, 109.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAID KANSAS CITY SOUTHERN RAILROAD; THENCE ALONG SAID NORTH RIGHT OF WAY NORTH 51°41'10" WEST, 390.68 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY 1041.08 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2822.27 FEET, A CHORD DIRECTION OF NORTH 61°14'34" WEST, A CHORD LENGTH OF 1035.19 FEET; THENCE NORTH 64°57'49" WEST, 233.06 FEET; THENCE NORTH 77°50'46" WEST, 53.81 FEET TO A POINT ON THE EAST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY THE FOLLOWING 4 CALLS: SOUTH 01°29'04" WEST, 112.07 FEET; THENCE SOUTH 12°04'26" WEST, 30.59 FEET; THENCE SOUTH 06°11'29" WEST, 474.84 FEET; THENCE SOUTH 01°21'32" WEST, 288.72 FEET, SAID POINT BEGIN THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2041, PAGE 1592; THENCE LEAVING SAID EAST RIGHT OF WAY AND ALONG THE NORTH LINES OF SAID TRACT, SOUTH 88°35'49" EAST, 60.00 FEET; THENCE NORTH 01°30'23" EAST, 59.35 FEET; THENCE SOUTH 88°35'49" EAST, 237.20 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE NORTH LINE OF A TRACT DESCRIBED IN BOOK 2040, PAGE 1130; THENCE ALONG SAID NORTH LINE SOUTH 88°33'34" EAST, 101.03 FEET TO A POINT ON THE WEST LINE OF A TRACT DESCRIBED IN BOOK 2040, PAGE 1130; THENCE ALONG SAID WEST LINE NORTH 01°32'30" EAST, 229.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE SOUTH 88°31'03" EAST, 398.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID TRACT SOUTH 01°32'30" WEST, 723.30 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF MISSOURI ROUTE FF; THENCE ALONG SAID NORTH RIGHT OF WAY NORTH 88°31'02" WEST, 398.00 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE WEST LINE OF AFORESAID TRACT DESCRIBED IN BOOK 2040, PAGE 1130 NORTH 01°32'30" EAST, 198.90 FEET; THENCE LEAVING SAID WEST LINE NORTH 88°28'08" WEST, 454.93 FEET TO A POINT ON THE WEST LINE OF SECTION 18; THENCE ALONG SAID WEST LINE NORTH 01°29'59" EAST, 1481.91 FEET; THENCE LEAVING SAID WEST LINE NORTH 87°26'00" WEST, 141.01 FEET TO A POINT ON THE WEST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID RIGHT OF WAY NORTH 02°05'59" EAST, 189.61 FEET TO A POINT ON THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 1547, PAGE 1848; THENCE LEAVING SAID WEST RIGHT OF WAY AND ALONG THE SOUTH LINE OF SAID TRACT THE FOLLOWING 4 CALLS: NORTH 01°58'02" EAST, 1.50 FEET; THENCE SOUTH 89°58'32" WEST, 20.52 FEET; THENCE SOUTH 01°09'52" EAST, 1.50 FEET; THENCE SOUTH 89°58'26" WEST, 1123.82 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°30'42" EAST, 633.84 FEET; THENCE ALONG THE NORTH LINE OF SAID TRACT THE FOLLOWING 6 CALLS: SOUTH 89°53'23" EAST, 350.49 FEET; THENCE NORTH 01°38'37" EAST, 271.86 FEET; THENCE SOUTH 89°03'02" EAST, 141.30 FEET, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF 24TH STREET; THENCE ALONG SAID NORTH LINE AND SOUTH RIGHT OF WAY SOUTH 54°38'13" EAST, 30.33 FEET; THENCE CONTINUING ALONG SAID NORTH LINE AND SOUTH RIGHT OF WAY 208.87 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 333.78 FEET, A CHORD DIRECTION OF SOUTH 72°07'32" EAST, A CHORD LENGTH OF 205.48 FEET; THENCE CONTINUING ALONG SAID NORTH LINE AND SOUTH RIGHT OF WAY NORTH 89°56'51" EAST, 201.31 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY AND ALONG SAID NORTH LINE SOUTH 01°15'29" WEST, 175.00 FEET; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°56'51" EAST, 300.00 FEET TO A POINT ON AFORESAID WEST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID WEST RIGHT OF WAY SOUTH 01°15'29" WEST, 295.42 FEET TO A POINT ON THE PROJECTION OF THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 1300, PAGE 16; THENCE LEAVING SAID WEST RIGHT OF WAY AND ALONG THE PROJECTION AND SOUTH LINE SOUTH 88°31'30" EAST, 334.98 FEET; THENCE ALONG SAID TRACT THE FOLLOWING 8 CALLS: SOUTH 01°56'45" WEST, 125.70

FEET, THENCE SOUTH 87°46'28" EAST, 91.39 FEET; THENCE SOUTH 01°24'32" WEST, 23.50 FEET; THENCE SOUTH 87°46'28" EAST, 96.23 FEET; THENCE SOUTH 01°24'16" WEST, 111.03 FEET; THENCE SOUTH 88°17'30" EAST, 231.50 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 01°42'27" EAST, 321.38 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 88°17'36" WEST, 689.57 FEET ALONG THE NORTH LINE OF SAID TRACT AND PROJECTION THEREOF TO A POINT ON THE WEST LINE OF SECTION 18; THENCE LEAVING SAID NORTH LINE AND PROJECTION AND ALONG SAID WEST LINE NORTH 01°29'59" EAST, 298.08 FEET; THENCE CONTINUING ALONG SAID WEST LINE NORTH 01°30'20" EAST, 319.86 FEET TO A POINT ON THE PROJECTION OF THE NORTH LINE OF A TRACT DESCRIBED IN BOOK 2613, PAGE 358; THENCE LEAVING SAID WEST LINE AND ALONG SAID PROJECTION AND NORTH LINE SOUTH 89°47'00" WEST, 301.61 FEET TO A POINT ON THE EAST LINE OF A TRACT DESCRIBED IN BOOK 1889, PAGE 1422; THENCE LEAVING SAID NORTH LINE AND ALONG SAID EAST LINE NORTH 01°40'30" EAST, 20.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH LINE SOUTH 89°46'56" WEST, 60.00 FEET TO THE NORTHEAST OF SAID TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 1889, PAGE 1422; THENCE ALONG SAID EAST AND SOUTH LINES THE FOLLOWING 4 CALLS: NORTH 01°40'50" EAST, 115.00 FEET; THENCE NORTH 89°46'58" EAST, 194.97 FEET; THENCE NORTH 66°21'35" EAST, 88.00 FEET; THENCE NORTH 89°46'58" EAST, 86.53 FEET ALONG THE SOUTH LINE OF SAID TRACT AND PROJECTION THEREOF TO A POINT ON AFORESAID WEST LINE OF SECTION 18; THENCE LEAVING SAID PROJECTION AND ALONG SAID WEST LINE NORTH 01°30'20" EAST, 36.02 FEET TO A POINT ON THE PROJECTION OF THE NORTH LINE OF AFORESAID TRACT DESCRIBED IN BOOK 1889, PAGE 1422; THENCE LEAVING SAID WEST LINE AND ALONG SAID PROJECTION AND NORTH LINE THEREOF NORTH 86°29'00" WEST, 83.50 FEET; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 66°21'39" WEST, 103.40 FEET; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 85°58'39" WEST, 58.06 FEET; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 89°47'02" WEST, 156.14 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT SOUTH 01°40'54" WEST, 146.49 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2640, PAGE 223; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE DESCRIBED 2640, PAGE 223 SOUTH 89°46'57" WEST, 237.32 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID TRACT AND A TRACT DESCRIBED IN BOOK 2395, PAGE 281 NORTH 01°38'51" EAST, 285.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 2395, PAGE 281, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2704, PAGE 189; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 2704, PAGE 189 NORTH 89°47'02" EAST, 249.80 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°44'55" EAST, 150.08 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2395, PAGE 281; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE AND PROJECTION OF SAID TRACT DESCRIBED IN BOOK 2395, PAGE 281 NORTH 89°46'59" EAST, 377.72 FEET TO A POINT ON AFORESAID WEST LINE OF SECTION 18; THENCE LEAVING SAID NORTH LINE AND PROJECTION AND ALONG SAID WEST LINE OF SECTION 18 NORTH 01°30'20" EAST, 1136.33 TO A POINT ON THE PROJECTION OF THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 2013, PAGE 679; THENCE LEAVING SAID WEST LINE AND ALONG SAID PROJECTION AND LINE THEREOF SOUTH 88°20'59" EAST, 235.39 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°32'26" EAST, 50.35 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE AND PROJECTION THEREOF NORTH 88°20'59" WEST, 235.42 FEET TO A POINT ON THE WEST LINE OF AFORESAID SECTION 18; THENCE LEAVING SAID PROJECTION AND LINE THEREOF NORTH 01°30'20" EAST, 157.43 FEET ALONG SAID WEST LINE TO THE PROJECTION OF THE SOUTH LINE OF A TRACT DESCRIBED IN

BOOK 2709, PAGE 31; THENCE LEAVING SAID WEST LINE AND ALONG SAID PROJECTION AND SOUTH LINE THEREOF SOUTH 89°33'12" WEST 321.01 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°35'32" EAST, 174.99 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEGIN THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2672, PAGE 50, THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 2672, PAGE 50 NORTH 89°32'58" EAST, 256.92 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE EAST LINE OF SAID TRACT NORTH 01°31'23" EAST, 75.09 FEET; THENCE ALONG SAID EAST LINE NORTH 44°12'35" WEST, 59.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 79°56'51" WEST, 58.55 FEET; THENCE ALONG SAID NORTH LINE AND PROJECTION THEREOF NORTH 89°33'00" WEST, 311.98 FEET TO A POINT ON THE PROJECTION OF THE WEST LINE OF A TRACT DESCRIBED IN BOOK 1528, PAGE 1144; THENCE ALONG SAID PROJECTION AND WEST LINE NORTH 02°00'37" EAST, 586.86 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID TRACT SOUTH 87°59'34" EAST, 409.05 FEET TO A POINT ON AFORESAID WEST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID WEST RIGHT OF WAY THE FOLLOWING 3 CALLS: SOUTH 01°47'02" WEST, 136.25 FEET; THENCE SOUTH 01°43'59" WEST, 88.35 FEET; THENCE SOUTH 10°24'50" WEST, 87.22 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY SOUTH 88°38'37" EAST, 152.25 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2508, PAGE 416; THENCE ALONG THE SOUTH LINE OF SAID TRACT SOUTH 88°38'37" EAST, 194.67 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°52'08" EAST, 14.42 FEET, SAID POINT BEING ON THE NORTH RIGHT OF WAY OF 20TH STREET; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH RIGHT OF WAY SOUTH 88°45'21" EAST, 96.58 FEET TO THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 1970, PAGE 645; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°43'06" EAST, 223.13 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID TRACT SOUTH 88°28'28" EAST, 336.96 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID TRACT SOUTH 01°17'08" WEST, 238.12 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON AFORESAID NORTH RIGHT OF WAY OF 20TH STREET; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH RIGHT OF WAY SOUTH 88°28'37" EAST, 473.16 FEET TO THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2584, PAGE 22; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°35'28" EAST, 440.24 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°58'51" WEST, 172.86 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2412, PAGE 177; THENCE LEAVING SAID NORTH LINE DESCRIBED IN BOOK 2584, PAGE 22 AND ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 2412, PAGE 177 NORTH 88°58'51" WEST, 249.02 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT SOUTH 01°45'39" WEST, 143.42 FEET; THENCE LEAVING SAID WEST LINE NORTH 88°28'28" WEST, 484.82 FEET TO A POINT ON THE EAST LINE OF A TRACT DESCRIBED IN BOOK 2010, PAGE 1560; THENCE ALONG SAID EAST LINE NORTH 01°52'08" EAST, 5.77 FEET TO THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2253, PAGE 480; THENCE LEAVING SAID EAST LINE DESCRIBED IN BOOK 2010, PAGE 1560 AND ALONG THE EAST LINE DESCRIBED IN BOOK 2253, PAGE 480 NORTH 01°52'08" EAST, 137.84 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°31'32" WEST, 199.83 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY NORTH 01°42'08" EAST, 2.27 FEET; THENCE LEAVING SAID EAST

RIGHT OF WAY NORTH 88°13'44" WEST, 110.19 FEET TO A POINT ON THE WEST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID WEST RIGHT OF WAY OF RANGE LINE ROAD NORTH 01°40'12" EAST, 314.28 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY NORTH 01°20'08" EAST, 600.88 FEET TO THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2550, PAGE 381; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY AND THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 2550, PAGE 381 NORTH 01°47'59" EAST, 122.96 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 88°20'55" EAST, 43.87 FEET TO A POINT ON THE EAST LINE OF SECTION 12, TOWNSHIP 27 NORTH, RANGE 33 WEST; THENCE ALONG SAID EAST LINE NORTH 01°44'19" EAST, 728.08 FEET; THENCE LEAVING SAID EAST LINE SOUTH 88°32'37" EAST, 65.30 FEET TO A POINT ON AFORESAID EAST RIGHT OF WAY OF RANGE LINE ROAD, ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2420, PAGE 406; THENCE LEAVING SAID EAST RIGHT OF WAY AND ALONG THE SOUTH LINE OF SAID TRACT SOUTH 88°32'37" EAST, 150.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°43'40" EAST, 150.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2357, PAGE 1502; THENCE ALONG THE NORTH LINE OF SAID TRACT SOUTH 88°31'19" EAST, 757.75 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE THE FOLLOWING 3 CALLS: SOUTH 01°38'03" WEST, 315.96 FEET; THENCE SOUTH 88°30'54" EAST, 104.68 FEET; THENCE SOUTH 01°34'46" WEST, 100.02 FEET TO A POINT ON THE NORTH LINE OF A TRACT DESCRIBED IN BOOK 2354, PAGE 1304; THENCE ALONG SAID NORTH LINE NORTH 88°29'17" WEST, 104.77 FEET; THENCE ALONG SAID NORTH LINE NORTH 80°30'13" WEST, 54.77 FEET; THENCE NORTH 88°37'14" WEST, 614.18 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT SOUTH 01°38'24" WEST, 22.30 FEET TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2682, PAGE 139; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°10'37" WEST, 40.00 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2629, PAGE 289; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°45'03" EAST, 175.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°19'19" WEST, 200.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT, BEING ON THE EAST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG THE WEST LINE AND SAID EAST RIGHT OF WAY SOUTH 01°41'31" WEST, 175.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY THE FOLLOWING 7 CALLS: SOUTH 01°41'31" WEST, 305.34 FEET; THENCE SOUTH 01°39'05" WEST, 141.51 FEET; THENCE SOUTH 01°43'55" WEST, 186.24 FEET; THENCE NORTH 89°46'16" WEST, 5.00 FEET; THENCE SOUTH 01°19'35" WEST, 209.23 FEET; THENCE SOUTH 04°19'12" WEST, 129.10 FEET; THENCE SOUTH 01°19'22" WEST, 104.67 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF 17TH STREET; THENCE LEAVING SAID EAST RIGHT OF WAY AND ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 4 CALLS: SOUTH 43°20'20" EAST, 35.44 FEET; THENCE SOUTH 88°11'57" EAST, 72.90 FEET; THENCE SOUTH 81°04'25" EAST, 103.00 FEET; THENCE SOUTH 83°19'28" EAST, 70.18 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2664, PAGE 204; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°45'07" EAST, 279.32 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT SOUTH 88°37'02" EAST, 329.08 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID TRACT SOUTH 01°45'30" WEST, 279.60 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2329, PAGE 790; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID TRACT AND AFORESAID NORTH RIGHT OF WAY OF 17TH SOUTH 88°34'05" EAST, 212.16 FEET TO A POINT ON THE WEST LINE OF A TRACT DESCRIBED IN BOOK 1787, PAGE 873; THENCE LEAVING SAID NORTH RIGHT OF WAY

AND ALONG THE WEST LINE OF SAID TRACT THE FOLLOWING 3 CALLS: NORTH 01°35'19" EAST, 279.78 FEET; THENCE SOUTH 88°50'11" EAST, 314.96 FEET; THENCE NORTH 01°38'36" EAST, 648.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID TRACT SOUTH 88°16'19" EAST, 195.59 FEET; THENCE ALONG SAID NORTH LINE SOUTH 88°34'03" EAST, 388.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE THE FOLLOWING 3 CALLS: SOUTH 01°26'57" WEST, 201.70 FEET; THENCE NORTH 88°41'01" WEST, 5.00 FEET; THENCE SOUTH 00°51'28" WEST, 1533.54 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, BEING ON THE NORTH RIGHT OF WAY OF 20TH STREET; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH RIGHT OF WAY SOUTH 88°28'37" EAST, 735.93 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY SOUTH 01°24'23" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

THE TOTAL AREA OF THIS DESCRIPTION CONTAINS 384.3 ACRES, MORE OR LESS. THIS DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.

EXHIBIT B
MAP OF DISTRICT

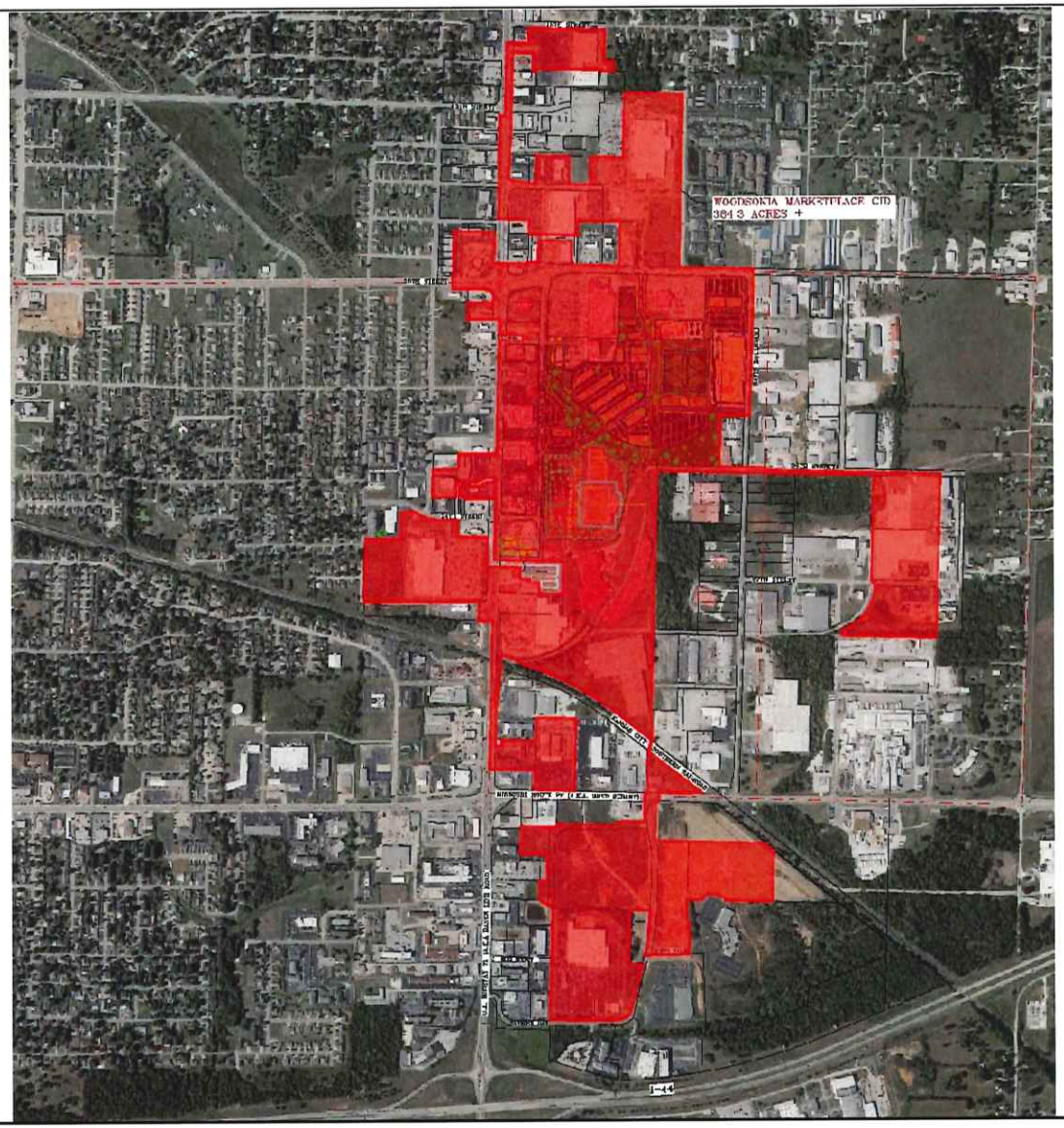
SEE ATTACHED

GRAPHIC SCALE

(IN FEET)

LEGEND

WOODSONIA MARKETPLACE CID BOUNDARY



DATE OF PREPARATION: 10/09/2025.

OWN
"Engineering beyond."
811 E. Third Street
Joplin, MO 64801
417.782.7300
weareown.com
FORMERLY ANDERSON ENGINEERING

EXHIBIT OF WOODSONIA MARKETPLACE CID AREA

GENEVA AVENUE (RT. 1) ABBEY
JOPLIN, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 25JO10035
DRAWN BY: ISR
CHECKED BY: RWW
REVIEWED BY:
SUBMITTED: 10/09/2025

DESIGNED: R. WALLACE
LICENSE NO: PLS No. 2018015181

A Licensed Missouri Engineering Corporation
CA#1460

SHEET TITLE

DRAWING NUMBER: JOP-100-7303

SHEET NUMBER

1/1

EXHIBIT C
PARCEL NUMBERS AND ASSESSED VALUES OF PROPERTY WITHIN DISTRICT

SEE ATTACHED

CID Property	Parcel Number	Current Property Assesed Value
4 State Corral, LLC	20401800000027001	$552,200
Acme Land Company	20401800000031000	$284,890
Acme Land Company	20401800000031001	$74,300
Burkat, LLC	20401800000034000	$549,230
Continence Restoration Center, LLC	20401800000013002	$197,690
Fletcher Realty, LLC (Toyota)	20401800000022000	$1,364,590
Fletcher Realty, LLC (Nissan)	20401800000026000	$954,210
Fletcher Realty, LLC (Subaru)	20401800000013003	$831,950
Fletcher Realty, LLC	20401800000012000	$211,520
Fletcher Realty, LLC (pre-owned)	20401800000042001	$472,710
Fletcher Realty, LLC (superstore)	20401800000045002	$993,230
HD Development of Maryland, Inc.	20401800000014003	$1,021,070
HD Development of Maryland, Inc.	20401800000020001	$53,770
HD Development of Maryland, Inc.	20401800000014005	$29,280
Duane D. Hukill & Holly L Hukill Rev Trust/PV Davis LLC	20401800000013004	$29,060
International Paper Company	20401800000014000	$105,150
Jasper Products, L.L.C.	20401800000079004	$2,890,800
Jasper Products, L.L.C.	20401800000078000	$22,360
Jasper Products, L.L.C.	20401800000070001	$139,590
KAP Property Investments, LLC	20401800000013000	$135,190
Pinnacle Bank	20401800000028000	$289,350
Prospect Village LLC	20401800000014008	$270,270
Range Line Investors L.L.C./PV Geneva LLC	20401800000014004	$95,620
Shuber-Mitchell Homes, LLC (2340 Real Property)	19601310013018000	$854,630
Simmons Bank	19601310013015000	$377,450
Sooner Two, LLC	20401800000017003	$222,870
Sooner Two, LLC	20300730004030005	$24,450
Southwest Missouri Development Enterprises, LLC	19601310013009000	$400,350
Southwest Missouri Development Enterprises, LLC	19601310013014000	$256,110
Woodsonia Joplin, LLC	044019000000005019	$4,411,430
3129 Hammons Blvd, LLC	044019000000005007	$226,910
3323 E. 32nd St, LLC	204018000000047000	$108,190
Joplin City	20401800000014006	$0
Menard, Inc.	044019000000005018	$4,397,690
Sam's Real Estate Business Trust	044019000000005002	$2,035,170
Hammad Ali	20300730004033000	$21,660
Wal-Mart Real Estate Business Trust	20300730004034000	$2,017,900
Wal-Mart Store East	20300730004034001	$54,040
Broadmoor at Chelsea Co. L.P.	19601340001001000	$1,374,490
Broadmoor at Chelsea Co. L.P.	19601310014002000	$90,140
Market Parking, Inc.	20300730004017000	$859,180
Warren Davis Properties	20300730004028000	$1,183,050
Gateway Lubes Realty	20401800000030000	$288,030
Rangeline Road (IHOP Building)	20401800000020000	$356,970
JAAG Properties	20401800000028001	$128,820
Wonka Investments	20401800000018000	$316,900
Ridgecrest LRAR	20401800000014007	$713,120
Sutherland Building Material, Inc.	20401800000037000	$645,450
CFA-NC Townridge Square LLC	20401800000021000	$467,390
Ralco Enterprises, Inc.	20401800000017001	$526,430
Majzoub Family Partnership	19101240019010000	$527,620
Majzoub Family Partnership	20401800000017000	$168,790
Majzoub Family Partnership	19101240019010001	$419,690
Larry Fugate Tr	19601310001018000	$334,380
R&A Holdings, LLC	20300730004025000	$450,670
Aldi, Inc.	20300730004031000	$329,430
Total Parcels - 56 Total Owners - 40		**$36,157,430**

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 including but not limited to: raising significant portions of the District out of the flood plain; remediate numerous environmental conditions; mass grade much of the District property; and assist with development of the Sports Complex.

(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 improvements.

(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 April 1, 2026, 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

FIVE-YEAR PLAN

		Year 1	Year 2	Year 3	Year 4	Year 5
		2026	2027	2028	2029	2030
A	Estimated Sales Tax Revenue (1%) *	$1,762,500	$3,630,750	$3,739,673	$3,851,863	$3,967,419
	Sales Tax Revenue Total	$1,762,500	$3,630,750	$3,739,673	$3,851,863	$3,967,419
B	Expenditures					
1	Acquisition	$12,250,000	$0	$0	$0	$0
2	Building Construction and Enhancements	$4,416,667	$4,416,667	$4,416,667	$0	$0
3	Public Improvements (on & offsite)	$7,515,226	$3,757,613	$3,757,613	$0	$0
4	Soft Costs	$4,000,000	$1,000,000	$1,000,000	$1,000,000	$350,000
5	Expenditure Total	$28,181,893	$9,174,280	$9,174,280	$1,000,000	$350,000

Notes: 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.

EXHIBIT E

BLIGHT STUDY

SEE ATTACHED

Woodsonia Marketplace
Community Improvement District

Blight Study

Woodsonia Joplin, LLC
Joplin, Missouri
October 5, 2025

STERRETTURBAN LLC

Patrick Sterrett
Sterrett Urban, LLC
5320 Longview Road
Kansas City, Missouri 64137
(816) 283.7222
psterrett@sterretturban.com

Woodsonia Marketplace
Community Improvement District

Blight Study

Woodsonia Joplin, LLC
Joplin, Missouri
October 5, 2025

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RSMo. 99.805(1)

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Section I

Introduction

The purpose of this analysis is to determine if the proposed Woodsonia Marketplace Community Improvement District, which consists of approximately 348.0 acres (excluding right of way), and fifty-four (54) property/tax parcels located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Texas Avenue and S. Range Line Road on the west in Joplin, Jasper County and Newton County, Missouri (as further described herein, the "Study Area") qualifies as a "blighted area" according to the Community Improvement District Act – Sections 67.1401 to 67.1571 R.S.Mo. (the "CID Act").

The consultant who prepared this Blight Study, Patrick Sterrett of Sterrett Urban ("Consultant"), is an urban planner who earned a Master of Urban Planning from the University of Kansas and is certified by the American Institute of Certified Planners. Additional qualifications of Mr. Sterrett are included in Appendix E.

The Consultant visited the Study Area in September and October 2025. The effective date of this study is October 5, 2025, the last date of inspection.

The Study Area is depicted in the map included on the following pages. The Study Area encompasses fifty-four (54) property/tax parcels and approximately 348.0 acres of property (excluding right of way).

Definitions

Community Improvement District

Chapter 67 of the Missouri Revised Statutes, entitled "Political Subdivisions, Miscellaneous Powers", under Sections 67.1401 to 67.1571, entitled the Community Improvement District Act, allows for the establishment of a Community Improvement District ("CID"). A CID is either a political subdivision or a nonprofit corporation and is a separate legal entity distinct and apart from the municipality or county that creates the district. The CID consists of the area in which the improvements are to be constructed or services are to be provided and is created by petition circulated within the proposed district.

CIDs are established for the purpose of financing a wide range of public-use facilities and establishing and managing policies and public services relative to the needs of the CID. CIDs can impose special assessments, real property taxes, sales taxes, and fees. CIDs can also be combined with other funding methods to pay for additional services and improvements.

If a CID is in a blighted area, or includes a blighted area, it has additional powers and may expend its revenues or loan funds to correct blighted conditions on private property within the CID.

The CID Act states the following with regard to the additional powers conferred upon a CID located in a blighted area:

> 2. *Each district which is located in a blighted area or which includes a blighted area shall have the following additional powers:*
>
> *(1) Within its blighted area, to contract with any private property owner to demolish and remove, renovate, reconstruct, or rehabilitate any building or structure owned by such private property owner; and*
>
> *(2) To expend its revenues or loan its revenues pursuant to a contract entered into pursuant to this subsection, provided that the governing body of the municipality has determined that the action to be taken pursuant to such contract is reasonably anticipated to remediate the blighting conditions and will serve a public purpose.* (67.1461.2, RSMo.)

The CID Act provides the following definition for a blighted area, effective August 28, 2021:

> "Blighted area", the same meaning defined pursuant to section 99.805; (67.1401.2(3) RSMo.)

RSMo. 99.805 provides the following definition for a blighted area:

> *(1)* ***"Blighted Area"****, an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.* (99.805(1), RSMo.)

Since these definitions are a general overview pertaining to all sites, it is important to clarify their intention as it applies to the proposed community improvement district. According to state law, it is unnecessary for every condition of blight to be present to be eligible as a blighted area. Rather, an area can be qualified as a blighted area when as few as one condition is present. The conditions need not be present in each parcel but must be found in the study area as a whole.

With this understanding, the Blight Study presents an overview of factors within the Study Area including a review of physical, economic, and social conditions sufficient to make a determination of a blighted area. The "Summary of Findings" provides conclusions regarding the analysis and presence of blight in key areas; however, the city of Joplin, Missouri ("City") will make a final determination of a blighted area for the entire Study Area or portion(s) of the Study Area.

Study Methodology
The purpose of this work was to analyze conditions located within the Study Area to determine if it qualifies as a blighted area as defined in the CID Act.

The Blight Study includes a detailed analysis of site, building, and public improvement deterioration. Qualifying blight conditions throughout the Study Area were identified and analyzed on a parcel-by-parcel basis to produce a chart showing blight conditions present in the Study Area.

Data was collected from the City, Jasper County and Newton County to document physical blighting conditions as set out in the state statute. Pertinent Geographic Information Systems (GIS) data was obtained through the two counties and analyzed. Additional supplemental information was obtained through various documents prepared or commissioned by the city, state, and plan proponent.

The Consultant visited the Study Area in September and October 2025. The effective date of the study is October 5, 2025, the last date of inspection.

Previous Blight Determinations
Proposed Community Improvement District
The Study Area encompasses portions of four existing tax increment financing ("TIF") redevelopment plans and two community improvement districts.

The 1717 Market Place TIF Plan, which was originally approved by the City on January 10, 2005 by Ordinance No. 2005-006 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The Recovery TIF Plan, which was originally approved by the City on December 1, 2012 by Ordinance No. 2012-230 with a finding of blight was designed to aid redevelopment in an area of 3,100 acres impacted by the EF-5 tornado that struck the City on May 22, 2011. The eastern boundary of the Recovery TIF Plan is the western side of S. Range Line Road between 15th Street and 24th Street immediately north and west of the Study Area – and includes seven (7) property/tax parcels in the Study Area.

The 32nd Street Place Community Improvement District was originally approved by the City on August 3, 2020 by Ordinance No. 2020-113 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The 32nd Street Place TIF Plan was originally approved by the City on December 28, 2020 by Ordinance No. 2020-210 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The Prospect Village TIF Plan was originally approved by the City on February 3, 2025 by Ordinance No. 2025-018 with a finding of blight, includes eleven (11) property/tax parcels in the Study Area.

The Joplin Sports Facility Community Improvement District was originally approved by the City on February 3, 2025 by Ordinance 2025-017 with a finding of blight, includes thirty-seven (37) property/tax parcels in the Study Area.

It should be noted that the statutory definition of blight was changed effective August 28, 2021, after the two TIF plans – 1717 Market Place TIF Plan and the Recovery TIF Plan – were initially approved.

Legal Description
The Study Area consists of fifty-four (54) property/tax parcels. Specific legal descriptions (abbreviated) of all parcels within the Study Area are included in Appendix A – Property Ownership & Legal Descriptions.

Ownership
The Study Area contains fifty-four (54) property/tax parcels, of which fifty (50) property/tax parcels are located in Jasper County and the four (4) southern-most property/tax parcels are located in Newton County. The respective property/tax parcels are identified by the Jasper County Assessor's office and the Newton County Assessor's office. A complete listing of the property/tax parcels identified by the Jasper County Assessor and the Newton County Assessor is included in Appendix A.

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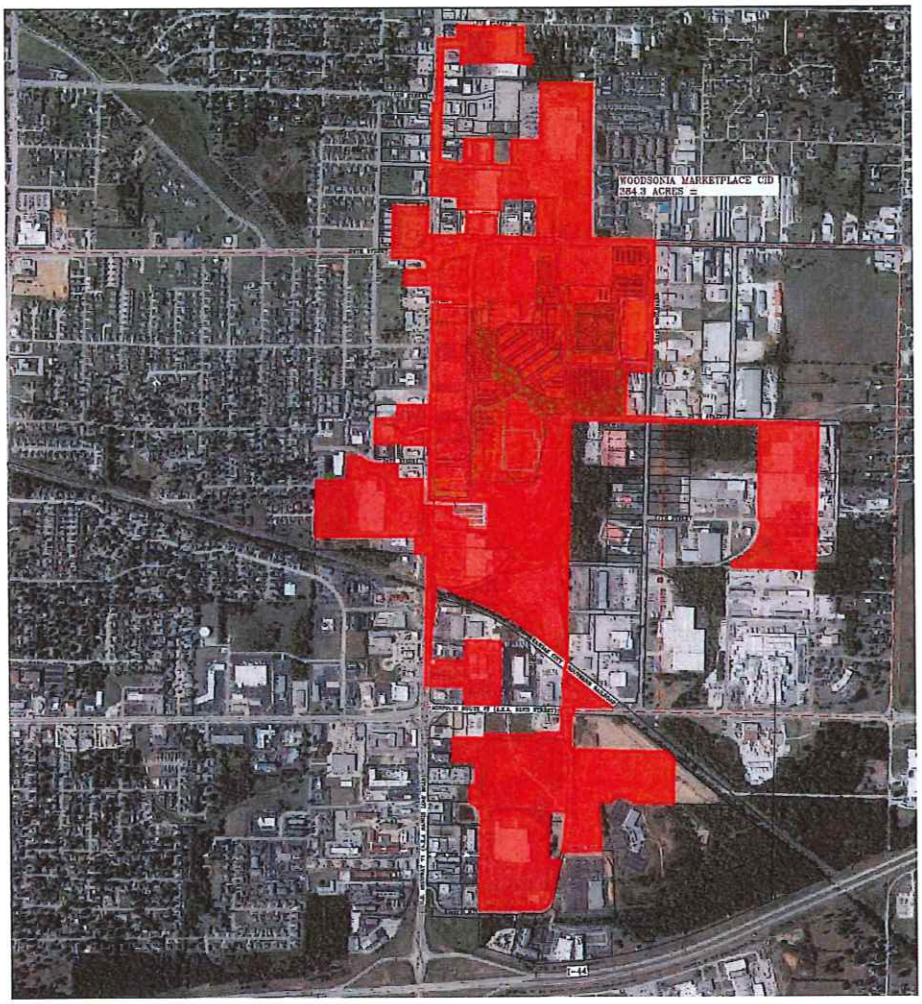
Study Area – Boundary Map



Source: OWN, Inc.

Section II

Study Area Overview

Location & Access

The Study Area encompasses approximately 348.0 acres (excluding right-of-way) and consists of fifty-four (54) property/tax parcels. The Study Area is located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Texas Avenue and S. Range Line Road on the west in Joplin, Jasper County and Newton County, Missouri.

The existing access points to the Study Area are located on the east/west thoroughfares of E. 13th Street, E. 17th Street, E. 20th Street, E. 22nd Street, E. 24th Street, E. 25th Street, E. 27th Street, E. 32nd Street, E. 36th Street, E. Hammons Boulevard, and the north/south thoroughfares of S. Texas Avenue, S. Highview Avenue, S. Range Line Road, S. Geneva Avenue, S. Rex Avenue, S. Davis Boulevard, and S. Hammons Boulevard. The Study Area has quick and easy access to Interstate 44, located slightly less than one/quarter mile to the south with a full interchange on S. Range Line Road, and E. 7th Street, a "Principal Arterial," is slightly more than a half-mile north of the Study Area via S. Range Line Road, and provides access to other north/south freeways and interstates. E. 20th Street, classified as a "Minor Arterial", is a major thoroughfare providing east/west access to the central portion of the Study Area, and S. Range Line Road (also designated as Interstate 49 Business Route), which forms much of the western boundary of the Study Area, is classified as a "Principal Arterial" and is a primary commercial corridor in Joplin. As such the major thoroughfares provide the Study Area with excellent access to the regional and local highway/street network.

All streets adjacent and within the Study Area are two-way streets. Besides the two major thoroughfares of S. Range Line Road and E. 20th Street providing access to the Study Area, E. 13th Street, S. Rex Avenue, S. Davis Boulevard and S. Geneva Avenue are all classified as "Major Collectors." There are no "Interstates," "Freeways," or "Local" thoroughfares within the Study Area." The arterials and collectors provide good access to the Study Area and surrounding areas, except S. Geneva Avenue, which does not extend north past E. 20th Street and terminates just south of E. 24th Street, and E. 13th Street, which only exists east of S. Range Line Road.

Bike routes and trails do not currently exist within the Study Areas and none are currently planned. According to the city's "Master Trail Plan" a trail is planned along E. 20th Street west of S. Range Line Road. Pedestrian access is excellent (along S. Range Line Road, although ADA-compliant warning pads do not always exist at intersections and crosswalks and numerous gaps exist) to poor (nonexistent) within the Study Area. Sidewalks along the building improvements within the Study Area are generally in good condition, but many lack ADA-compliant curb ramps. Most walking takes place across the surface parking lots which are generally in poor to good condition. Where deterioration has occurred, tripping hazards exist.

A demand response transit system, known as the Metro Area Public Transit System (MAPS), serves the entirety of the Study Area and much of the city. MAPS can be scheduled in advance for trips within its service area but has no fixed routes. MAPS operates Monday through Friday.

The Sunshine Lamp Trolley resumed service in February 2025 after being on hiatus due to staffing shortages. The fixed-route service has three routes in Joplin – Green, Blue and Red – of which the Study Area is served by the Blue and Green routes. A number of stops exist in the vicinity of the Study Area, but within the Study Area there is one bus stop for both the Blue and Green routes at the Walmart retail center. The Trolley operates Monday through Friday between 6:00 a.m. and 6:00 p.m.

Land Area
There are fifty-four (54) property/tax parcels within the Study Area. Per information obtained from the geographic information systems of Jasper County and Newton County, Missouri, the Study Area contains a total of approximately 348.0 acres (excluding right of way).

Topography
The Study Area slopes downward from east to west and from north to south. The highest elevation in the Study Area is just shy of 1,100 feet at the northeast corner of 3877 E. 27th Street (which is the southern right of way of E. 25th Street) and developed by Jasper Products. The lowest elevation in the Study Area is generally between 1,030 and 1,040 feet in the southwest portion of the Study Area at 2600 S. Range Line Road that is developed with Lowe's.

According to a flood plain map from the Federal Emergency Management Agency (FIRM No. 29097C0278E, effective 11/2/2012) a "Regulatory Floodway" (Joplin Creek) crosses the Study Area downhill from the eastern edge of the Study Area at S. Davis Boulevard south of E. 20th Street to the western edge of the Study Area west of S. Range Line Road and just south of E. 20th Street as demonstrated in the FIRM map included in Appendix D. A fair amount of the central portion of the Study Area located south of E. 20th Street to just south of the westerly extension of E. 25th Street is within an area designated as a 100-year flood plain and a few areas have been designated as a 500-year flood plain. Altogether thirteen of the fifty-four property/tax parcels in the Study Area are impacted by the Regulatory Floodway and the 100-year flood plain areas.

Utilities
All utilities are available to the properties including electricity, water, sewer, and natural gas.

Zoning
The existing zoning districts include C-3 (Commercial), C-3-PD (Commercial – Planned District) and M-2 (Heavy Industrial). A chart stating the purpose and intent of each of the zoning classifications as expressed in the Development Code of Joplin, Missouri is included below.

Zoning Classification		Intent*
C-3	**Commercial**	The C-3 district provides wide range retail, service and employment uses at a scale, intensity or in a format that requires a high level of vehicle accessibility and visibility, typically along corridors or other locations not easily integrated with other land uses or development patterns. Planned versions of this district can yield campus or mixed-use district patterns that are oriented to internal open space systems or other focal points of development.
C-3-PD	**Commercial – Planned District**	The intent of the planned zoning districts is to encourage innovation in development, unique and distinctive places, and efficient use of land, buildings and infrastructure. Specifically, planned zoning and development plans to support the flexibility offered through planned zoning should accomplish one or more of the following: 1. Preservation of distinct natural features on the land and integration of them into amenities for the project. 2. Reduction in potential environmental impacts from the development, whether through disturbance of land, location of streets and infrastructure or operation of sites and buildings. 3. Create broader community benefits through the better integration of multiple projects, resulting in designs that could not have otherwise been accomplished through the base zoning districts and standards. 4. Improved public realm designs, including streetscapes, open space, civic spaces and the relationship of buildings and sites to those spaces. 5. Creation of unique projects and places that are particularly suited for the planned location based on the

		characteristics of the land or the context and relationship to surrounding areas. Departures from the base standards of all zoning districts may be considered through planned zoning process provided they are based upon a comprehensive and well-integrated development plan for the area. These departures shall not be justified for simply wanting flexibility or deviations from standards based upon a site plan.
M-2	**Heavy Industrial**	The M-2 district provides industrial uses that are generally not compatible with residential and/or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

*Joplin, Missouri Development Code

Environmental

Environmental Site Assessments (ESA) of the Study Area were not available, but an environmental covenant for a large portion of the property – two property/tax parcels covering more than 90 acres – in the Study Area that is owned by International Paper and by Prospect Village, was provided by the Missouri Department of Natural Resources. As noted within the covenant:

> "From the early 1900s until approximately 1950, underground lead and zinc mining was conducted in and around Joplin. Rex Mining and Smelting Company became the eventual owner of the property currently occupied by the Joplin facility. Long-Bell Lumber Company and American Lumber & Treating Company purchased a portion of the property from Rex Mining in approximately 1937 and began wood treating operations. Long-Bell eventually purchased the entire property and continued operations until approximately 1956 when International Paper acquired the facility. Wood treating began in 1937 using creosote. Pentachlorophenol (PCP) treating solution (diesel and PCP) was added to the process in 1955. In 1979, PCP completely replaced creosote as the treatment solution. Per the Joplin facility's original RCRA permit, there are two closed solid waste landfills (Landfill 1 and Landfill 2) present on the Northern Parcel (Figure 2). Final closure of the landfills was completed in 1991 with the installation of clay caps. On April 30, 2006, International Paper ceased operations at the Joplin facility. International Paper elected to decommission the plant to facilitate potential future industrial use of the property." ("Soil Management Plan – Northern Parcel," March 2018, p. 2)

Soil data obtained from investigations conducted under the direction of the Missouri Department of Natural Resources (MDNR) and the U.S. Environmental Protection Agency (EPA) were compared to EPA's Industrial Regional Screening Levels (RSLs), dated June 2017. As noted in the covenant, based on these comparisons, PCP, benzo(a)pyrene (BaP) and polychlorinated dibenzo-p-dioxin/polychlorinated dibenzofuran (PCDD/PCDF) were identified as constituents of concern (COCs) for soils on the Property.

> "Modified industrial RSLs were calculated for the three COCs to evaluate the need for soil corrective action on the Property. Based on the comparison of soil concentrations to modified industrial RSLs, BaP does not pose an unacceptable risk and no further corrective action for soils is required related to this constituent. However, PCP and/or PCDD/PCDF concentrations remaining in soils at two distinct areas must be managed to address exposure due to direct contact with soil or indirect contact via air transport of soil particulates." ("Soil Management Plan – Northern Parcel," March 2018, p. 2)

A soil management plan has been developed as a part of the environmental covenant to address soil disturbance activities anticipated during development of the property. The soils on the property within the Study Area are generally acceptable for non-residential use only. However, the soils within the footprint of the southernmost Stormwater Terrace and the Framing Building Area must be managed separately from the remainder of soils in the property.

> "The soils at the Property are approved for non-residential use, only. Soils at locations throughout the Property, excluding the southernmost Stormwater Terrace and Framing Building Area, can be disturbed so long as the soils are kept within the boundaries of the Property and appropriate measures are taken to limit soil-runoff and particulate emissions. If grading or other disturbance activities call for removal of soil from those portions of the Property, waste characterization must be completed prior to offsite disposal at an appropriate disposal facility. Soils from the Property may not be re-used for any purpose at any location beyond the boundaries of the Property. ("Soil Management Plan – Northern Parcel," March 2018, p. 5)

> "If disturbance of soils within either the southernmost Stormwater Terrace or the Framing Building Area are planned, a Workplan must be developed to describe the scope and overall footprint of the proposed activities. Soils within these two areas cannot be reused in another location on the Property or offsite. A copy of the Workplan must be submitted to MDNR for review." ("Soil Management Plan – Northern Parcel," March 2018, p. 6)

International Paper is currently performing long-term monitoring, maintenance activities and conducting corrective action remediation activities on the southern portion of the site of about 43 acres. A Final Hazardous Waste Management Facility Part I Permit was issued by the Missouri Department of Natural Resources in October, 2023, and a Final Part II Permit was issued by the U.S. Environmental Protection Agency in October, 2023. Both permits are scheduled to expire in 2033.

As part of the post-closure care, International Paper is required to operate a groundwater remediation system until August 2045, or until they can show that the contaminant levels have

been below the maximum concentration limits specified in their hazardous waste permit for three consecutive years. The system has been in operation since 1993. Potential off-site surface water and groundwater contamination is a concern. International Paper is conducting a RCRA Facility Investigation to define the horizontal and vertical extent of any contamination. If any corrective action activities are necessary, they will be based on the investigation results.

Real Estate Taxes

A five-year history of the assessed values within the Study Area is included in the appendix.

The data in Appendix B is the resulting assessed value of the Assessor's opinion of Market Value for each of the properties within the Study Area. All property is supposed to be re-assessed in odd-numbered years, except that new construction (including remodeling) can be assessed in any year.

To determine assessed value the assessment ratio for commercial and industrial properties is 32%. The real estate levy for 2024 (the last year in which taxes were collected) in the Study Area was $5.5534 per $100 of assessed valuation in Jasper County, and $4.9358 per $100 of assessed valuation in Newton County (for commercial/industrial properties). The real estate levy in 2024 for residential properties in Newton County was $3.8918 per $100 of assessed valuation).

In 2024, the total assessed value of the Study Area was $28,418,810 (of which $25,010,390 was in Jasper County, and $3,408,420 was in Newton County) generating a total of $1,581,343.64 in billable real estate taxes. Assessed values within the Study Area increased by 35.93% between 2021 and 2025 after increasing by 7.35% between 2021 and 2024. Assessed values increased by 26.6% in 2025, largely due to the redevelopment of three of the four properties in Newton County, although the values have not been certified and could change.

When looking at assessed valuations between 2021 and 2025, Jasper County saw an increase of 3.01%, due solely to the completion of the Whataburger on S. Range Line Road and improvements made at Jasper Products. When netting those two properties out, the remaining forty-eight (48) properties in the Study Area in Jasper County had a collective decline of assessed valuation between 2021 and 2025 of 0.90%.

When looking at assessed valuations between 2021 and 2025, Newton County (that part of the Study Area south of 32nd Street), saw an increase of 40.10%, due to the development of Menards, a home improvement retail store completed in April 2024, and The Boulevard Apartments, a 250-unit apartment complex offering studios, one-bedroom and two-bedroom units with rents ranging between $980 and $1,790, and opened in 2024. The four properties had been mostly vacant prior to the redevelopment with the exception of an existing Sam's Club and a vacant restaurant that has since been converted to office use.

One real property tax payment was delinquent as of the date of this study for $40,211.76.

One property in the Study Area is owned by the city of Joplin and is tax exempt.

Existing Improvements
The Study Area encompasses approximately 348.0 acres (excluding right of way) and consists of fifty-four (54) property/tax parcels. The Study Area is located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Highview Avenue and S. Range Line Road on the west in Joplin, Jasper County, Missouri.

The Study Area consists of 117.39 acres (excluding right of way) on nine property/tax parcels that are vacant, unimproved (or formerly improved) commercial/industrial property.

The two largest property/tax parcels in the Study Area, at a combined 96.66 acres, were formerly utilized as a paper mill, most recently by International Paper Company, who then closed the facility in 2006, and has been undergoing environmental remediation and monitoring since the closure.

The remainder of the Study Area is developed with commercial/industrial uses in forty-nine (49) primary buildings on forty-three property/tax parcels, mostly one story but as high as four stories, and include a former Red Hot and Blue restaurant (2601 S. Range Line Road) that has been closed since October 2022. The other properties are occupied by operating businesses and uses that include a mix of manufacturing, multifamily residential, office, retail, healthcare, and restaurants. One building, a quick-service restaurant (Whataburger), was completed in 2024, and along with the development activity south of 32nd Street and the improvements at Jasper Products, is the most recent development in the Study Area,

An area largely between E. 15th Street and E. 24th Street along S. Range Line Road was impacted by the 2011 tornado, but much of the Study Area has not experienced the same level of investment since then as the S. Range Line Road corridor. Of the forty-nine (49) buildings in the Study Area, thirty-one (33) have been constructed since 2011. The average age of the improvements in the Study Area is approximately 17 years, with an average year built of 2008. The buildings range in condition from poor to excellent, with most in good condition. The exterior site improvements are generally in poor to fair condition.

Billboards
Three double-sided billboards exist within the Study Area at 2014 S. Range Line Road, 2101 S. Range Line Road, and 2525 S. Range Line Road.

Neighborhood Demographics

Population & Household Income

The following provides population and income trends within a one-, three-, and five-mile radius from the approximate center of the Study Area with a latitude of 37.065544 and longitude of -94.472882, which is near the northern and eastern property boundaries of the International Paper property (since the time of the sale of a portion of the property to Prospect Village).

	Population			
Lat. 37.065544, Long. -94.472882	**Historic**		**Forecast**	
Radius	**2010**	**2020**	**2024**	**2029**
One Mile	4,439	4,717	4,642	4,638
percent change (1 mi)		+6.3%	-1.6%	-0.1%
change from '10 (1 mi)		+6.3%	+4.6%	+4.5%
Three Mile	37,462	38,345	38,983	39,772
percent change (3 mi)		+2.4%	+1.7%	+2.0%
change from '10 (3 mi)		+2.4%	+4.1%	+6.2%
Five Mile	63,551	66,030	67,206	68,508
percent change (5 mi)		+3.9%	+1.8%	+1.9%
change from '10 (5 mi)		+3.9%	+5.8%	+7.8%
Joplin	50,808	51,762	52,512	53,512
percent change		+1.9%	+1.4%	+1.9%
change from '10		+1.9%	+3.4%	+5.3%

Source: ESRI; Sterrett Urban, LLC

The population figures indicate a rate of growth within one mile of the Study Area (+6.3%) that is more than triple that of the city and at least one-and-a-half times the rate of growth within three and five miles of the Study between 2010 and 2020 (2.4%-3.9%). Despite the period of growth nearest the Study Area between 2010 and 2020, population growth is forecasted to have declined in 2024 and continue to do so through 2029, albeit slightly. Growth within three and five miles of the Study Area, and growth within the city of Joplin, is forecast to have increased at similar rates of 1.4%-1.8% between 2020 and 2024, and 1.9%-2.0% between 2024 and 2029. The greatest rate of growth between 2010 and 2029 is projected to occur within three and five miles of the Study Area (+3.7%-3.8%), while the area nearest the Study Area is projected to lose population (-1.7%). The city grew at 3.4% over the same time.

	Median Household Income	
Lat. 37.065544, Long. -94.472882 Radius	**Forecast**	
	2024	**2029**
One Mile	51,024	54,597
chg. from '23 (1 mile)		+7.0%
Three Mile	50,235	54,744
chg. from '23 (3 mile)		+9.0%
Five Mile	52,961	58,237
chg. from '23 (5 mile)		+10.0%
Joplin	51,025	55,628
chg. from '23		+9.0%

Source: ESRI; Sterrett Urban, LLC

The median household income forecasted by ESRI for 2024 and 2029 within five miles of the Study Area is greater than the median household income ESRI forecasts for the city of Joplin. The median household income within one mile and three miles of the Study Area in 2024 and 2029 is forecasted by ESRI to be lower than the median household income for the city. The rate of income growth nearest the Study Area is also forecast to be lower than that of the city between 2024 and 2029 (7.0% compared to 9.0% for the city).

Unemployment

The most recent unemployment data for the Study Area is for the City of Joplin, Missouri. The following data was provided by the Missouri Economic Research and Information Center (MERIC):

Civilian Labor Force – Joplin, Missouri
August 2025 *(not seasonally adjusted)*

Labor Force	Labor Force Employed	Labor Force Unemployed	Percentage Unemployed
26,295	25,103	1,192	4.5%

Source: Missouri Economic Research and Information Center (MERIC)

According to the Bureau of Labor Statistics, the preliminary unemployment rate for the Joplin, MO-KS metropolitan statistical area in August 2025 was 4.4%.

According to the Federal Reserve, an unemployment rate of 5.0% - 5.2% can generally be considered "full employment."

Section III

Determination of Study Area Conditions

Significant findings of the Woodsonia Marketplace Community Improvement District Blight Study are presented in the discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in September and October 2025. Properties and buildings, along with public improvements adjacent to the properties, were evaluated and deficiencies noted. As previously explained, the purpose of this study was to determine whether conditions as defined by the CID Act in RSMo. 99.805(1) of the Missouri State Statute, as amended, exist in the Study Area.

RSMo. 99.805(1)
The principal blighting factors reported here and in line with the respective statutory definitions include: insanitary or unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes. The Appendix section of this report includes a table exhibiting the blighting factors present at each property parcel.

Blight Defined
As presented in Section I, blight is defined as follows with respect to the CID Act:

> *(1) **"Blighted Area"**, an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.* (99.805(1), RSMo.)

Several court cases provide additional direction in the consideration of blight:

- It is not necessary for an area to be what commonly would be considered a "slum" in order to be blighted. Parking Systems, Inc. v. Kansas City Downtown Redevelopment Corporation, 518 S.W.2d 11, 15 (Mo. 1974).
- An otherwise viable use of a property may be considered blighted if it is an economic underutilization of the property. Crestwood Commons Redevelopment Corporation v. 66 Drive-In, Inc., 812 S.W.2d 903, 910 (MO.App.E.D. 1991).
- It is not necessary for every property within an area designated as blighted to conform to the blight definition. A preponderance of blight conditions is adequate to designate an area for redevelopment. Maryland Plaza

Redevelopment Corporation v. Greenberg, 594 S.W.2d 284, 288 (MO.App.E.D. 1979).

- In order to make a finding of blight for a defined redevelopment area, the total square footage of the area is to be considered and not a preponderance of the individual parcels. Allright Properties, Inc. v. Tax Increment Financing Commission of Kansas City, 240 S.W.3d 777 (MO.App.W.D. 2007).

Cause Component 1: Insanitary or Unsafe Conditions

There are numerous locations within the Study Area exhibiting unsafe or insanitary conditions. The most prevalent and/or impactful include the presence of environmental liabilities on the International Paper Company/Prospect Village properties (as previously detailed), and as noted previously the presence of floodways, 100-year floodplains and stormwater mitigation areas impact fourteen of the fifty-four properties. Also unsafe is trash/debris, the deterioration of pavement throughout the surface parking lots and drive aisles which creates tripping hazards, faded or nonexistent directional signage and pavement markings in the parking lots and drive aisles, and overgrown vegetation, particularly on those properties along S. Geneva Avenue and along S. Davis Boulevard.

Noncompliance with the Americans with Disabilities Act (ADA) is evident in some places and primarily includes nonexistent signage, substandard curb ramps, and nonexistent warning pads on sidewalks at intersections and crosswalks.

Examples of this condition are shown below. Additional photographs of deteriorated pavement are included in *Cause Component 2: Deterioration of Site Improvements*.

The Study Area exhibited insanitary or unsafe conditions and is a major contributor to blight. thirty-six of the fifty-four properties in the Study Area exhibited insanitary or unsafe conditions, or almost 64% of the Study Area.

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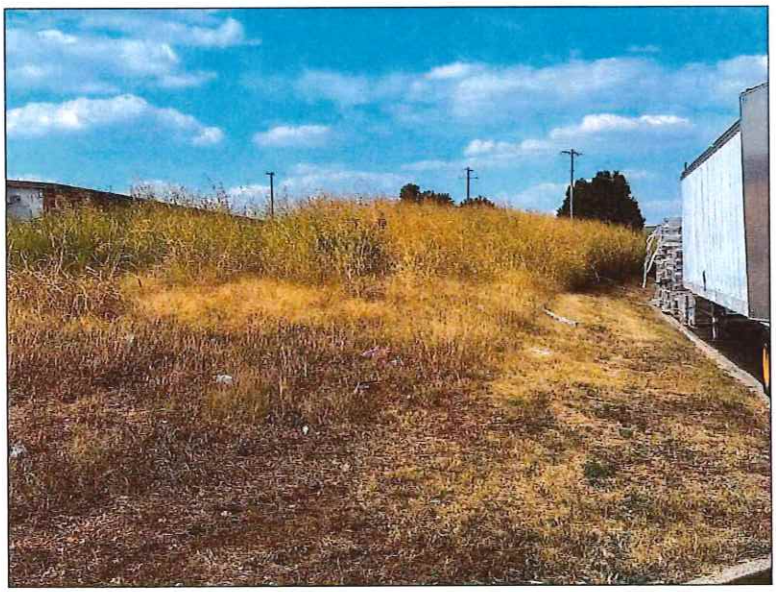
Prospect Village property – looking west – overgrown vegetation; uneven pavement; contaminated property



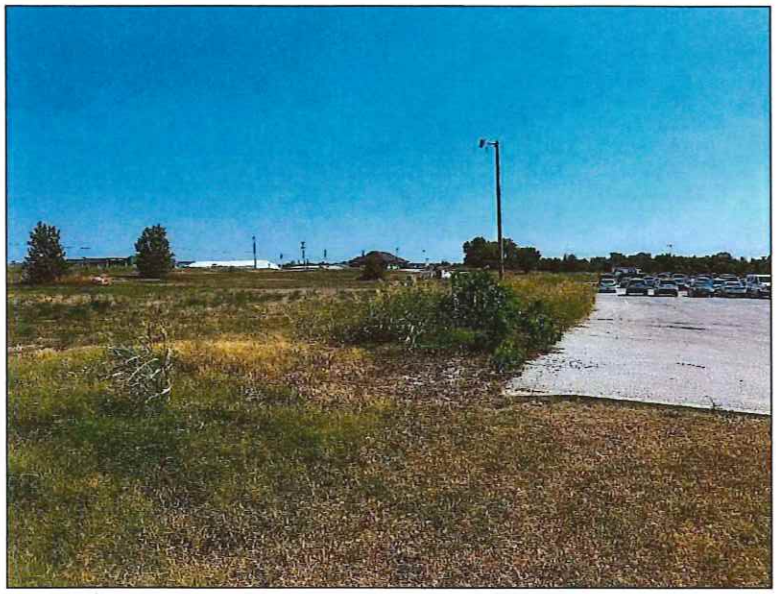
Planet Fitness pad site – looking northwest – overgrown vegetation; deterioration of drive aisle



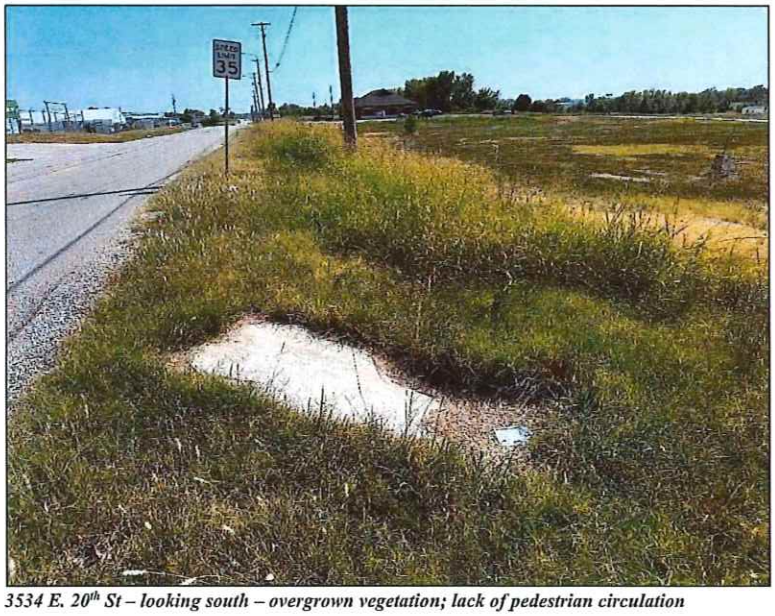
Planet Fitness pad site – looking west – lack of pedestrian circulation; overgrown vegetation



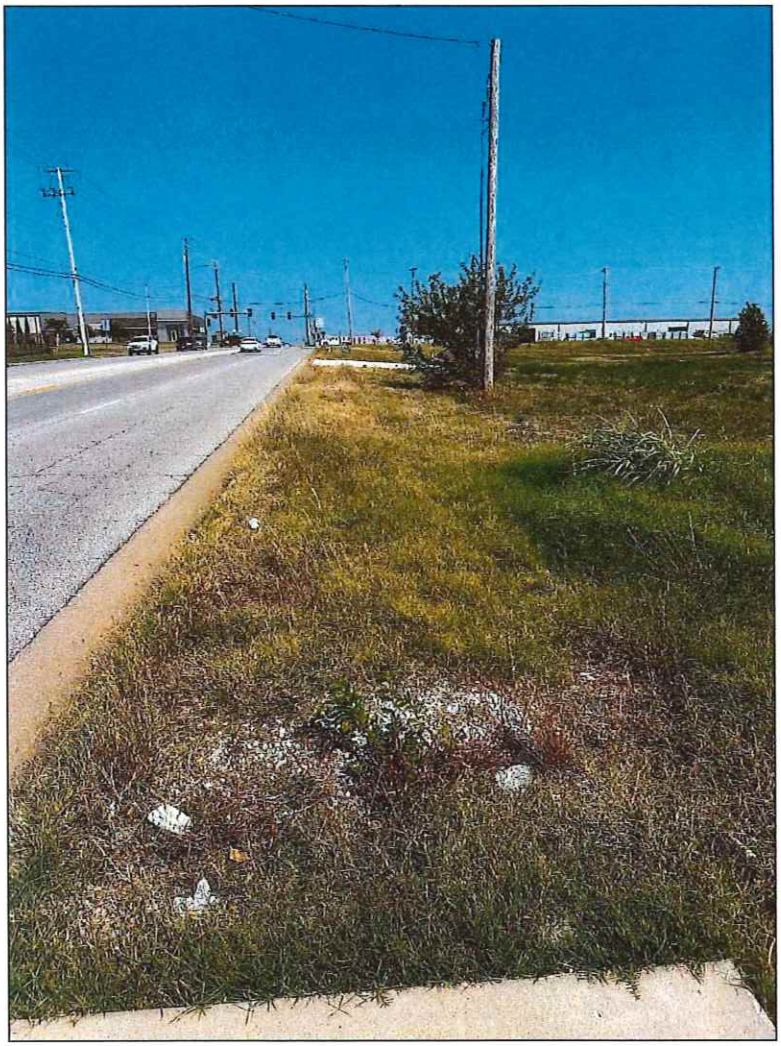
2600 S. Range Line Rd – looking northwest – overgrown vegetation



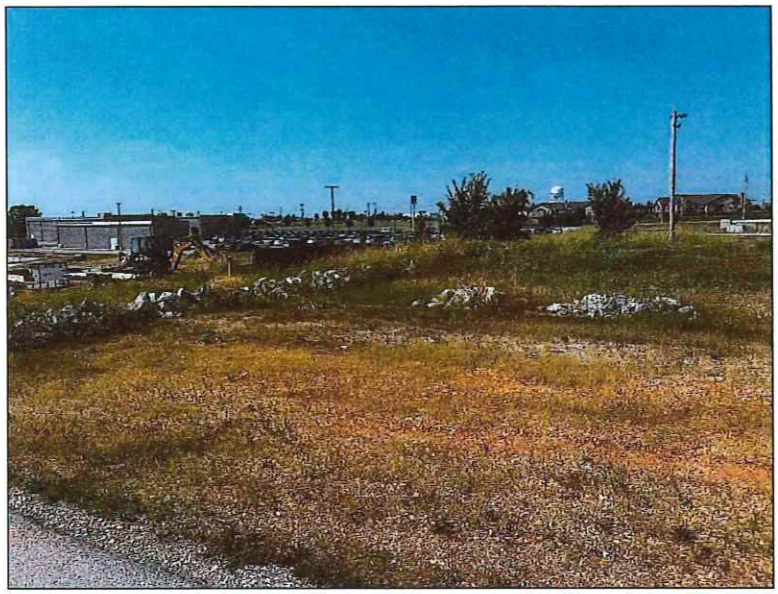
3534 E. 20th St – looking south – overgrown vegetation



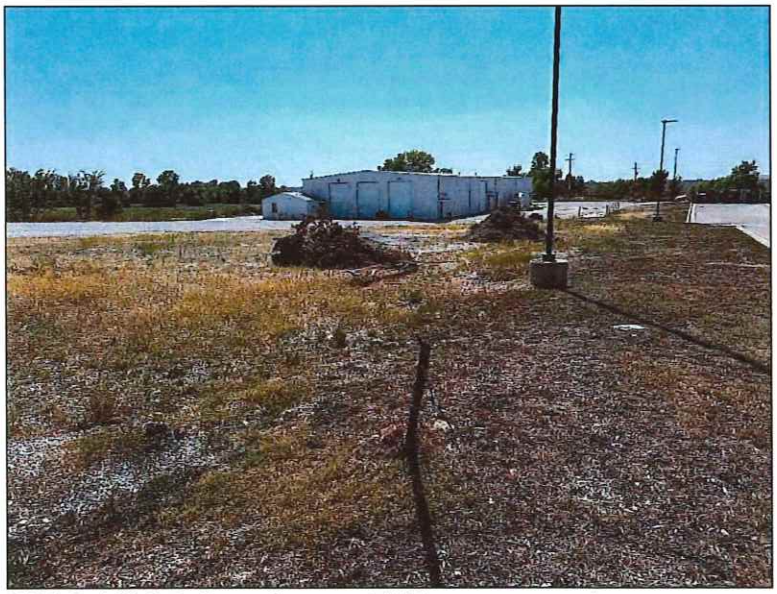
3534 E. 20th St – looking south – overgrown vegetation; lack of pedestrian circulation



3534 E. 20th St – looking east – lack of pedestrian circulation; trash/debris



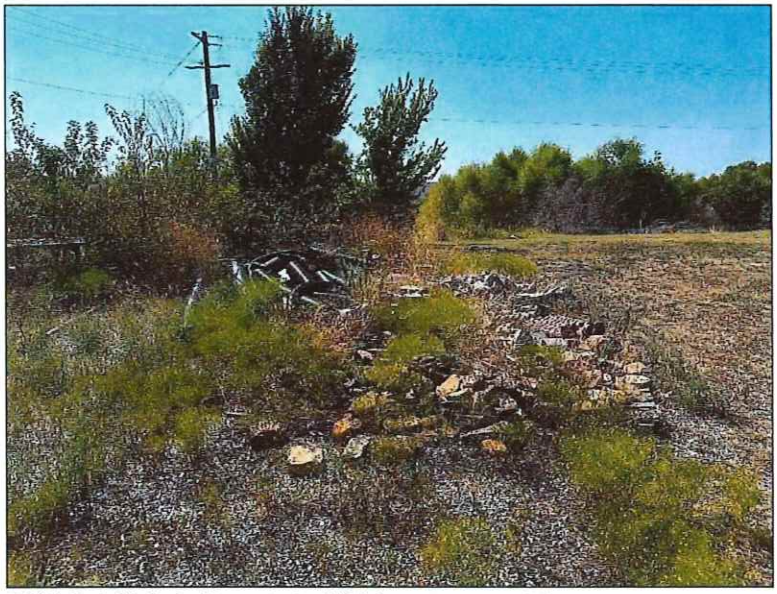
3435 E. 20th St – looking northwest – trash/debris



2120 S. Davis Blvd – looking southwest – trash/debris; overgrown vegetation



2120 S. Davis Blvd – looking east – trash/debris; overgrown vegetation



2120 S. Davis Blvd – looking west – trash/debris; overgrown vegetation



2120 S. Davis Blvd – looking west – trash/debris; overgrown vegetation



1717 S. Range Line Rd – looking south – trash/debris blocking gutter/drainage



Prospect Village property – looking northwest – contaminated property; abandoned rail spur



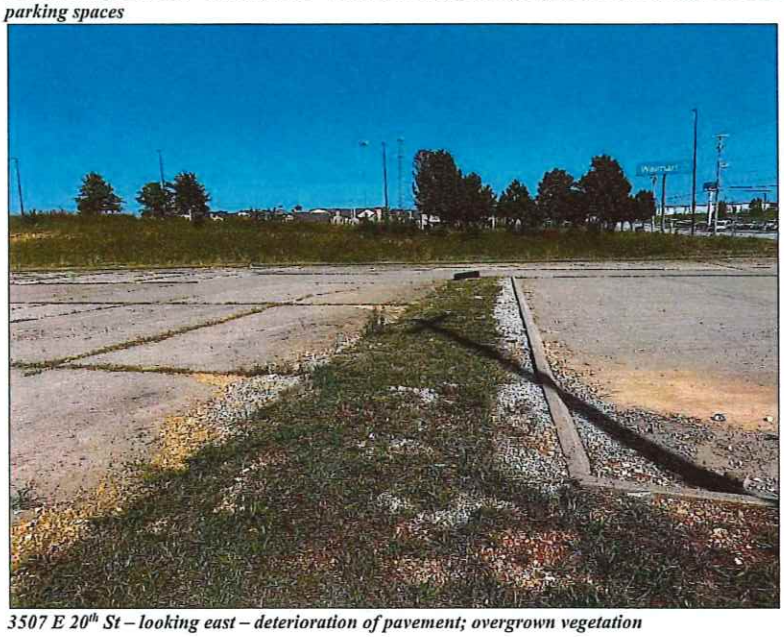
International Paper Co. – looking northwest – contaminated property



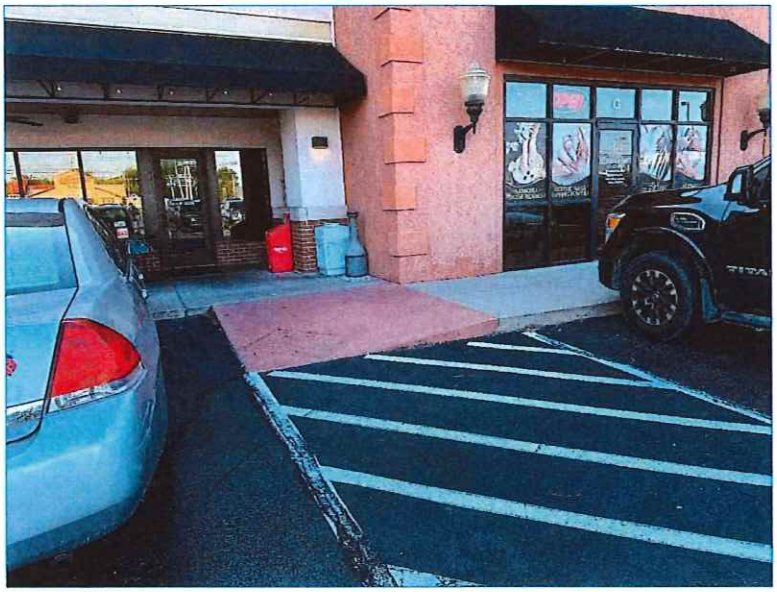
E. 25th St – looking north – stormwater mitigation area, floodway



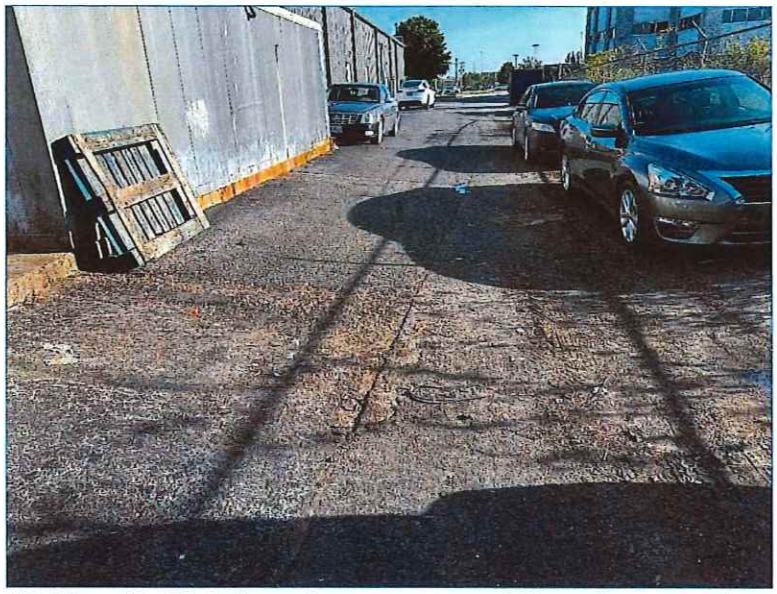
2601 S. Range Line Rd – looking west – deterioration of parking lot, uneven pavement; noncompliant ADA parking spaces



3507 E 20th St – looking east – deterioration of pavement; overgrown vegetation



2330 S. Range Line Rd – looking west – noncompliant ADA parking space, curb ramp/sidewalk



2330 S. Range Line Rd – looking south – uneven pavement; vehicles traveling wrong way in one-way drive-through lane



3105 E 17th St – looking north – deterioration of pavement; uneven pavement



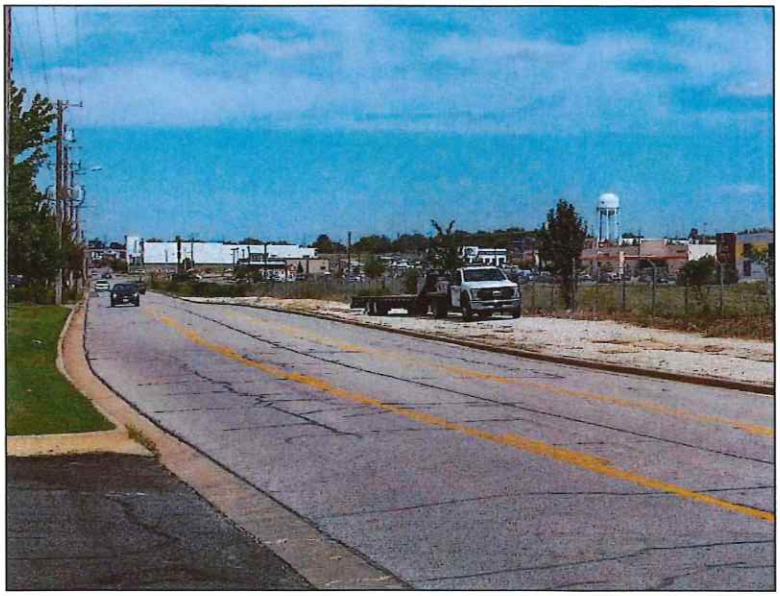
1315 S. Range Line Rd – looking east – deterioration of parking lot; uneven pavement



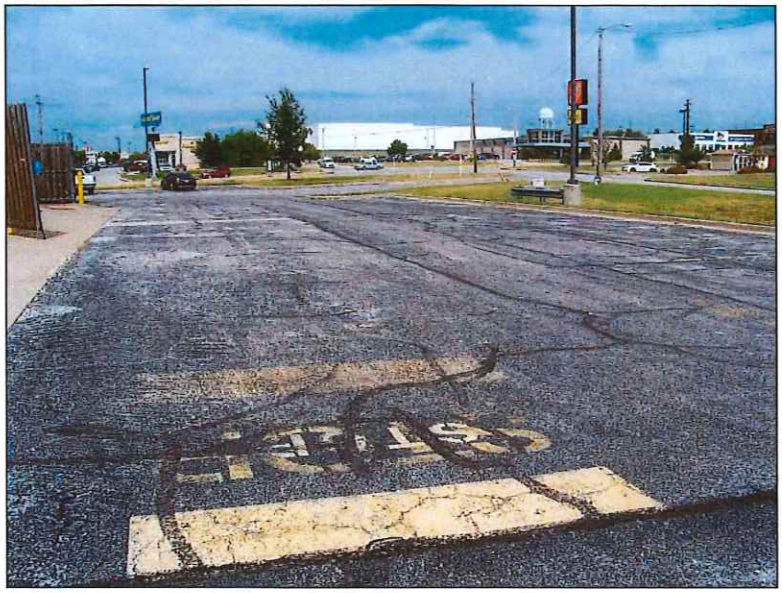
2601 S. Range Line Rd – looking north – debris on sidewalk



1717 S. Range Line Rd – looking east – uneven sidewalk, exposed rebar



International Paper Co. – looking east – lack of pedestrian circulation; neglected property



2021 S. Range Line Rd – looking north – illegible pavement markings



2433 S. Range Line Rd – looking northeast – lack of ADA-compliant signage



2433 S. Range Line Rd – looking northeast – lack of ADA-compliant warning pads



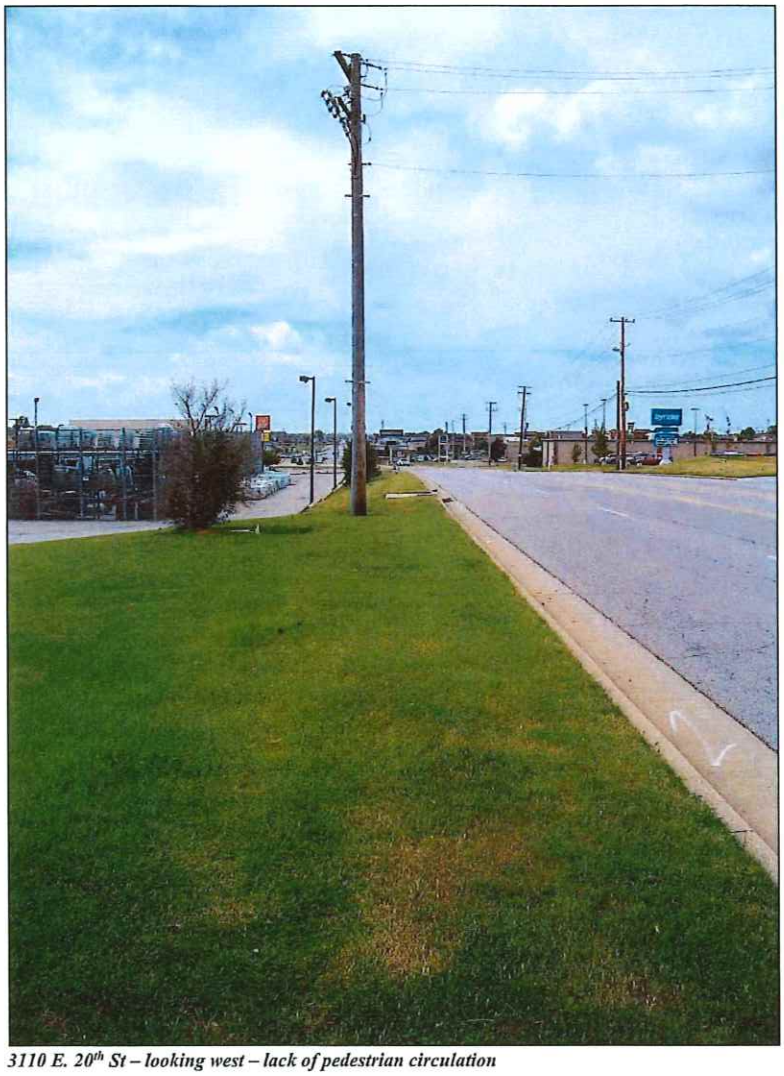
1717 S. Range Line Rd – looking west – lack of pedestrian circulation



3205 E. 20th St – looking east – lack of pedestrian circulation



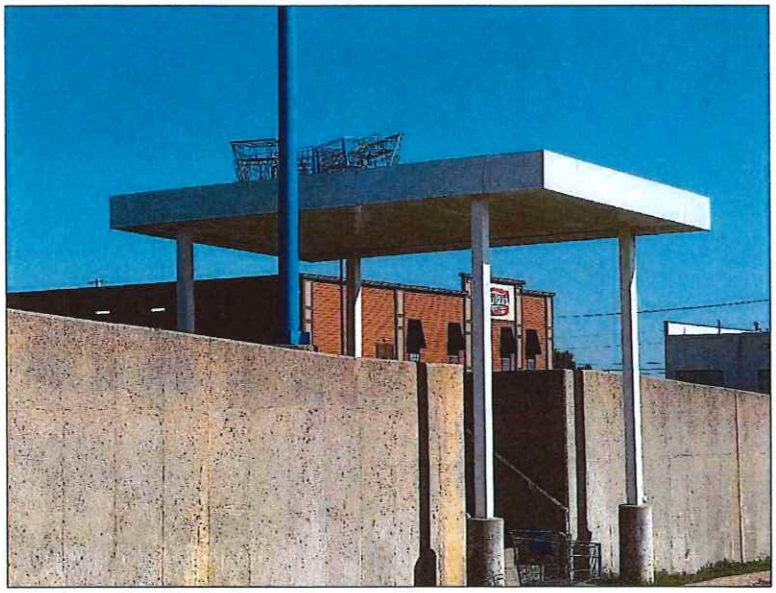
2430 S. Range Line Rd – looking south – lack of pedestrian circulation



3110 E. 20th St – looking west – lack of pedestrian circulation



1717 S. Range Line Rd – looking southeast – debris; transient access to property



1717 S Range Line Rd – looking southeast – vandalism



Woodsonia Marketplace CID Redevelopment Area – flood zone
The CID boundary is in yellow. Properties excluded from the CID are outlined in red.

Cause Component 2: Deterioration of Site Improvements

The condition of deterioration of site improvements was primarily established through field survey work and observation of exterior physical conditions within the Study Area. Building deterioration rating criteria considered included the following: primary structure (roof, walls, foundation); secondary structure (fascia/soffits, gutters/downspouts, exterior finishes, windows and doors, stairways/fire escapes); and exterior structure (mechanical equipment, loading areas, fences/walls/gates, other structures).

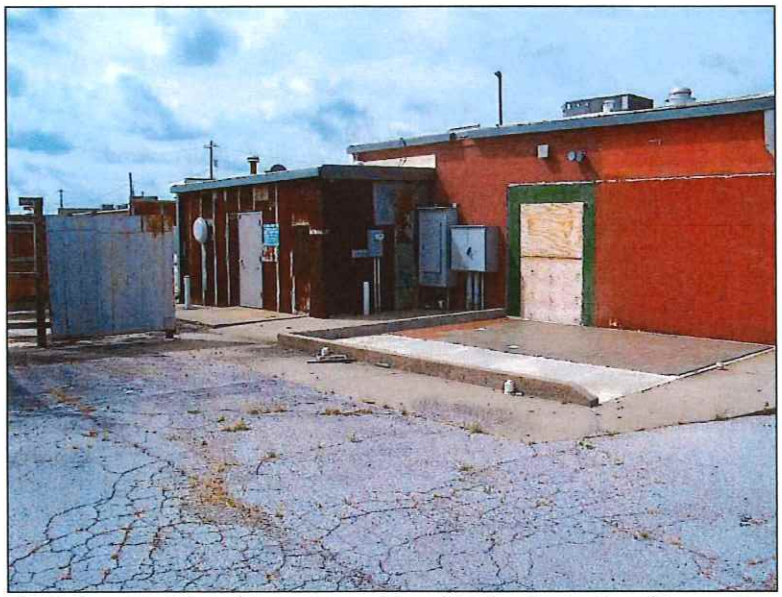
The most common example of structural deterioration found in the Study Area included the failure of finishes. The following photos are examples of structural deterioration in the Study Area.



3110 E. 20th St – looking west – failure of finishes



2601 S. Range Line Rd – looking northeast – failure of finishes; deterioration of pavement



2601 S. Range Line Rd – looking southwest – failure of finishes; deterioration of doors, wall veneer



2120 S. Davis Blvd – looking east – deterioration of gutter, drive aisle and parking area; failure of finishes



1315 S. Range Line Rd – looking north – failure of finishes



2600 S. Range Line Rd – looking west – deterioration of masonry

In addition to structural deterioration, a variety of blight conditions was observed within the Study Area related to the deterioration of the site and non-primary improvements. These conditions which negatively affect the appearance and utilization of the area, most commonly include deterioration of parking surfaces, driveways, equipment, fences, and unenclosed trash dumpsters.

Examples of site deterioration problems are found throughout the Study Area, as shown in the photographs below.



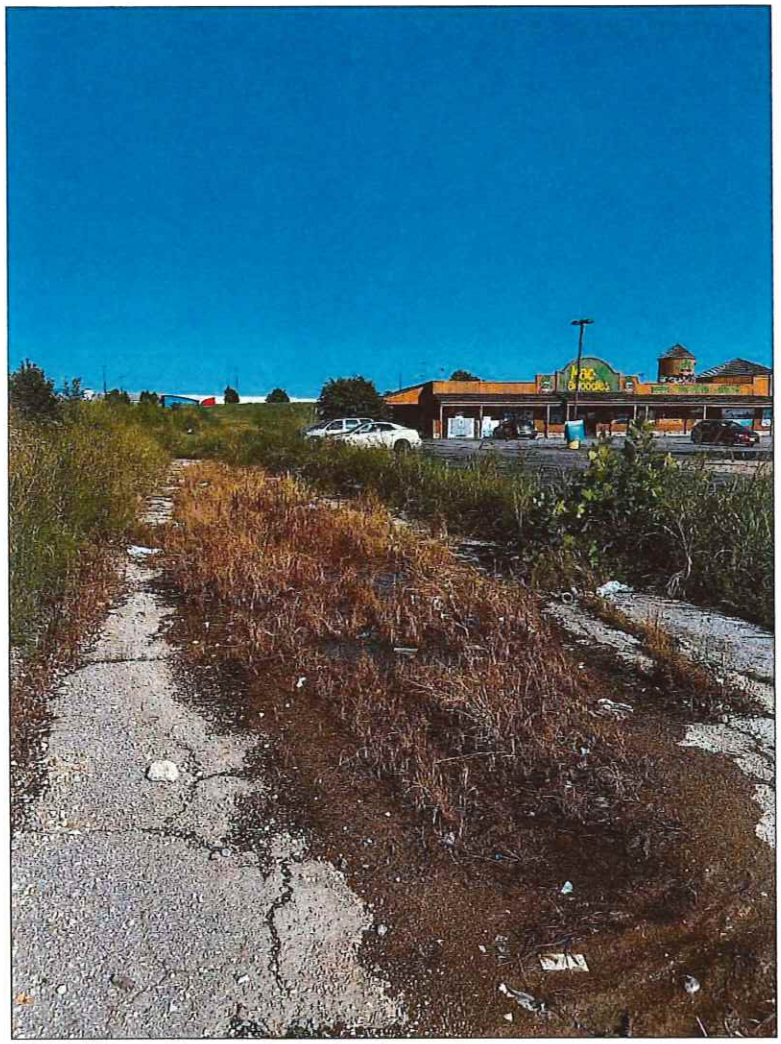
International Paper Co. – looking northwest – deterioration of ancillary building



International Paper Co. – looking north – deterioration of street



3110 E. 20th Street – looking north – deterioration of drive aisle



3105 E 17th St – looking east – deterioration of pavement

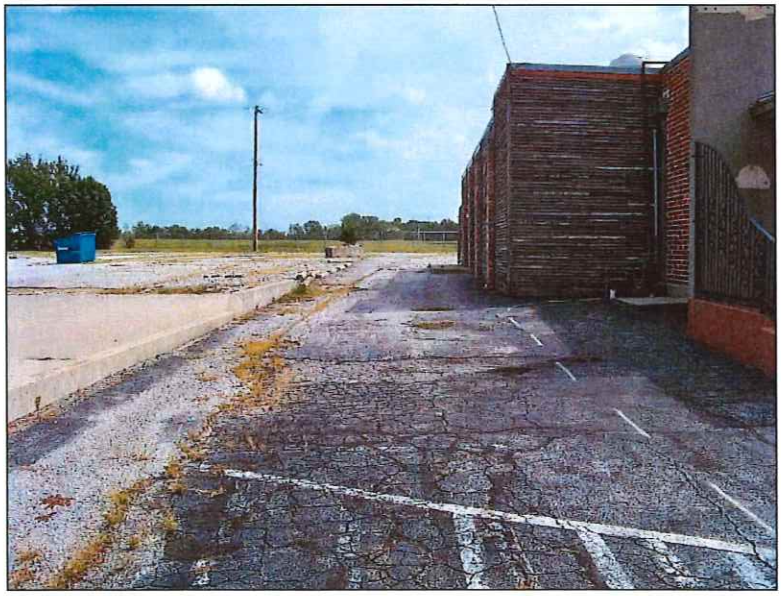


2330 S. Range Line Rd – looking east – deterioration of surface parking lot

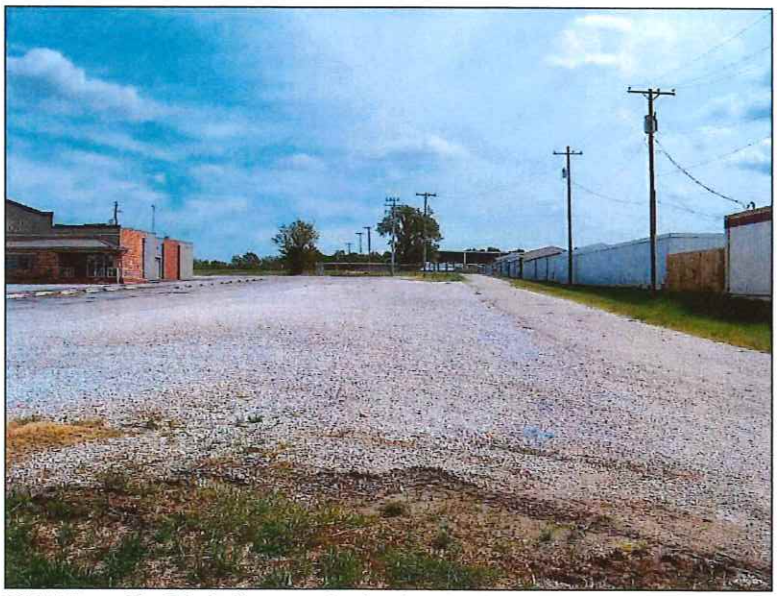




2601 S. Range Line Rd – looking west – deterioration of surface parking lot



2601 S. Range Line Rd – looking east – deterioration of drive aisle



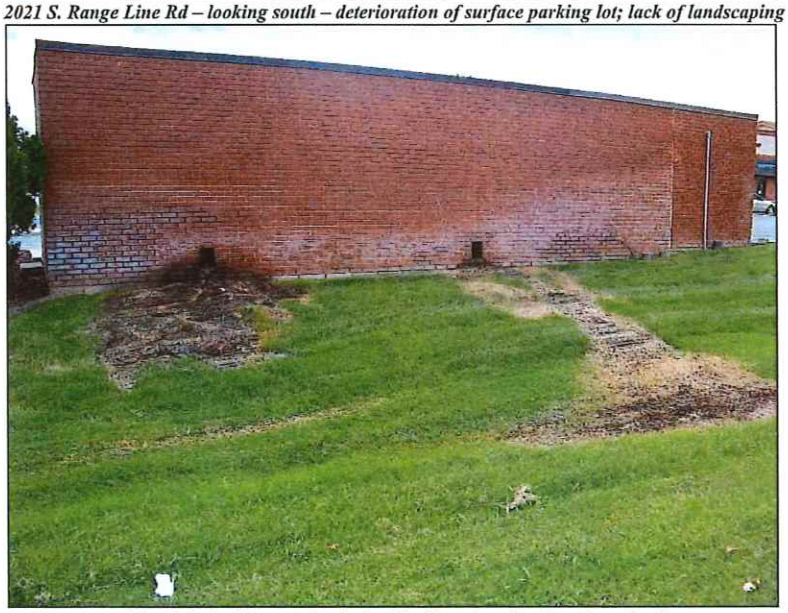
2601 S. Range Line Rd – looking east – deterioration of surface parking lot (gravel)



1717 E Range Line Rd – looking north – deterioration of pavement, curb



2021 S. Range Line Rd – looking south – deterioration of surface parking lot; lack of landscaping



2127 S. Range Line Rd – looking south – lack of landscaping; deterioration of wall



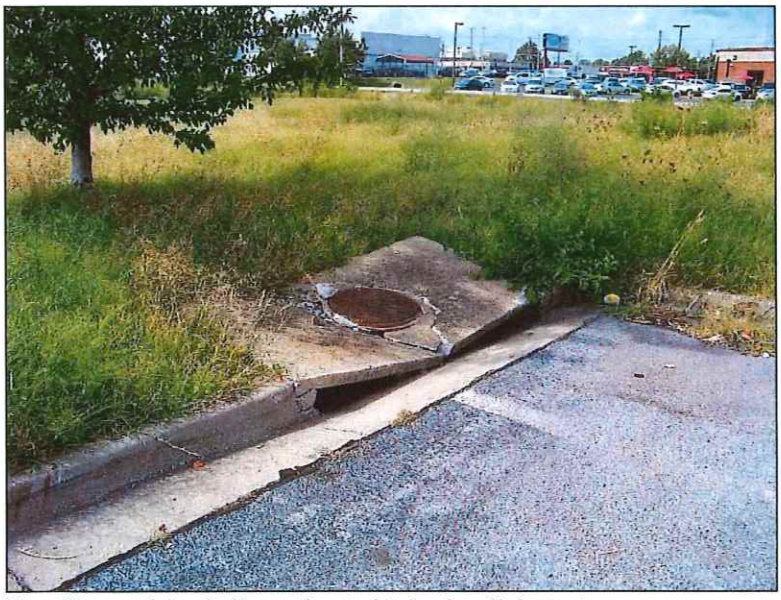
International Paper Co. – looking south – deterioration of fence; overgrown vegetation



2407 S. Range Line Rd – looking west – deterioration of fence



2600 S. Range Line Rd – looking south – deterioration of fence



Planet Fitness pad site – looking southwest – deterioration of infrastructure



International Paper Co. – looking south along Geneva Ave – deterioration of fence; lack of landscaping



S. Geneva Ave – looking south – deterioration of infrastructure

The Study Area exhibits deterioration of site improvements. The most common conditions included the deterioration of surface parking and drive aisle pavement, equipment, and failure of finishes. The deterioration of site improvements, both primary and secondary, and exterior improvements, impacts 74.2% of the Study Area.

Cause Component 3: Existence of Conditions which Endanger Life or Property by Fire and Other Causes

Fire safety and crime information pertaining to the parcels in the Study Area indicated no reported incidents within the Study Area in the past twelve months.

As noted previously environmental liabilities exist within the Study Area on those property/tax parcels currently and recently owned by International Paper (the northern portion of International Paper's property is now owned by Prospect Village) that endanger life and/or property.

The International Paper/Prospect Village properties and eleven other properties are impacted by a floodway that, at times of certain weather events, endanger life and/or property.

The existence of conditions which endanger life or property by fire and other causes were identified within the Study Area and are a major contributor to blight in the Study Area, impacting 39.3% of the Study Area.

Summary of Blighting Factors
The following table summarizes the three blighting cause factors analyzed during the inspection of property within the Study Area.

As evidenced from the table below, the parcels within the Study Area satisfy each of the three blighting cause factors, with more than 50% of the Study Area satisfying the factors of Insanitary or Unsafe Conditions and Deterioration of Site Improvements. Parcels that exhibit a predominance of blighting factors cover 51.5% of the Study Area, and 63.1% of the Study Area located in Jasper County.

Woodsonia Marketplace
Community Improvement District
Summary of Blighting Factors

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	54	100%	347.99	100%
Blighting Factors				
Insanitary or unsafe conditions	36	66.7%	222.77	64.0%
Deterioration of site improvements	40	74.1%	258.13	74.2%
Existence of conditions which endanger life or property by fire and other causes	14	25.9%	136.88	39.3%
Parcels with Predominance of Blighting Factors	**24**	**44.4%**	**179.30**	**51.5%**

Effect Component 1: Retards the Provision of Housing Accommodations
As noted previously, the environmental liabilities that exist at the International Paper Company and Prospect Village properties has resulted in the Missouri Department of Natural Resources and the U.S. Environmental Protection Agency prohibiting residential use as a future land use.

Other vacant property/tax parcels have not been developed since the tornado impacted the Study Area in 2011, although millions of dollars of investment have occurred in multifamily and commercial development in the vicinity of the Study Area. Underlying factors have impacted the ease with which the vacant properties in the Study Area could be developed, due largely to flooding issues and environmental liabilities.

The blighting conditions within the Study Area have retarded the provision of housing accommodations.

Effect Component 2: Constitutes an Economic or Social Liability
The following are generally considered economic characteristics of blighted areas:

- Reduced or negligible income;
- Impaired economic value;
- Depreciated values;
- Impaired investments;
- Negligible income

The Missouri Supreme Court has determined that "the concept of urban redevelopment has gone far beyond 'slum clearance' and the concept of economic underutilization is a valid one."

As indicated in Appendix B: Property Valuation and Taxes, the assessed value of the Study Area has declined by 3.96% between 2021 and 2023, after increasing by 1.65% in 2023. Assessed values in the Study Area also increased by 3.27% in 2024 and by 26.62% in 2025, largely due to the redevelopment of three of the four properties in Newton County. When considering only the property located in Jasper County, which makes up about 82% of the Study Area, assessed values increased by 3.0% between 2021 and 2025.

When looking at assessed valuations between 2021 and 2025, Jasper County saw an increase of 3.01%, due solely to the completion of the Whataburger on S. Range Line Road and improvements made at Jasper Products. When netting those two properties out, the remaining forty-eight (48) properties in the Study Area in Jasper County had a collective decline of assessed valuation between 2021 and 2025 of 0.90%.

When looking at assessed valuations between 2021 and 2025, Newton County (that part of the Study Area south of 32nd Street), saw an increase of 40.10%, due to the development of Menards, a home improvement retail store completed in April 2024, and The Boulevard Apartments, a 250-unit apartment complex offering studios, one-bedroom and two-bedroom units with rents ranging between $980 and $1,790, and opened in 2024. The four properties had been mostly vacant prior to the redevelopment with the exception of an existing Sam's Club and a vacant restaurant that has since been converted to office use.

While redevelopment is taking place in isolated areas within the Study Area, such as in Newton County and on S. Range Line Road where the tornado damaged properties in 2011, much of the Study Area remains vacant and/or blighted and in need of reinvestment.

Economic underutilization of the property within the Study Area is evident in the following manner:

- Vacant land in the Study Area is excessive. While one parcel is utilized as stormwater mitigation, other vacant land that could be developed is excessive and has a negative impact on the remainder of the Study Area. That vacant land includes the International Paper Company and now Prospect Village, whose soil management plan adds considerable cost to development,

particularly since a fair share of the property is in a floodway. The lack of development on these parcels, when growth is taking place within the adjacent S. Range Line Road corridor, is an indication that blight exists.

- The older improved properties located in the Study Area, due to physical condition, utilization, and age, as evaluated by the Jasper County Assessor, when compared to comparable properties indicate assessed values of the improvements are generating reduced tax revenue to the various taxing jurisdictions and are an indicator of blight. The restaurant on S. Range Line Road has been vacant for about three years and is generating much less in tax revenue than when it was operating. One other parcel, used to mitigate stormwater drainage, is owned by the city and does not generate any tax revenues for the taxing jurisdictions. For the first time in the at least five years, a property is past due on its property tax payment.

The presence of unsafe conditions, particularly those that endanger life, is a social liability. That includes the contaminated International Paper Company and Prospect Village properties (both recently owned by International Paper), the properties impacted by the flood zone, as well as those parcels that violate the city's property nuisance code, which are evident primarily along S. Geneva Avenue and S. Davis Boulevard.

The redevelopment of the area has been hindered primarily by the deterioration of site improvements that has also resulted in unsafe conditions throughout the Study Area and the existence of environmental liabilities and a floodway. Addressing the deterioration and unsafe conditions is a cost that is prohibitive for a private sector developer (or property owner) to take on independently and remain competitive in the market. Doing nothing will only result in further deterioration of building and site improvements and little action with respect to the contaminated vacant land, resulting in the potential for underperformance with respect to sales tax income and property assessments. For the existing businesses to provide a safe environment for customers and employees, and to continue to grow and attract new economic activity to the Study Area and surrounding areas, some form of external financial assistance that is not currently being utilized will be required to make improvement of the Study Area economically feasible.

Economic underutilization – deteriorating site improvements, underutilized property, unsafe conditions, and the lack of development – in a high-traffic location on S. Range Line Road – indicates the Study Area is blighted.

Effect Component 3: Constitutes a Menace to the Public Health, Safety or Welfare
The environmental liabilities and the flood zone are a menace to public health and safety, as are those properties that violate Joplin's nuisance code.

Together, those properties make up most of the Study Area, and as a result the Study Area is a menace to the public health and safety of the community.

Conclusion

A predominance of the components that make up the definition of blight per the CID Act (RSMo. 99.805(1)) was present in the proposed Woodsonia Marketplace Community Improvement District.

The dominant blighting factor is the unsafe conditions caused by environmental liabilities and the impacts of the flood zone, in addition to physical deterioration of site improvements throughout the Study Area. The low assessed values caused by the presence of environmental contamination and the low assessed values of those properties in the remainder of the Study Area due to the deterioration of improvements, and the underutilization of those properties, indicate blight is present within the proposed Woodsonia Marketplace Community Improvement District. The deterioration of site improvements and the presence of unsafe/insanitary conditions violates the city's nuisance code, creating a social liability within the community.

The above combine to create economic underutilization and an inability to pay reasonable property taxes, hinder housing accommodations, and endanger life, thereby creating an economic and social liability for the City and other taxing jurisdictions, and constitutes a menace to the public health and safety of the community.

Therefore, the Consultant has determined that the proposed Woodsonia Marketplace Community Improvement District, as of October 5, 2025, is a "blighted area" according to the definition provided in the CID Act, and hinders housing accommodation, constitutes an economic liability, social liability, and is a menace to public health and safety of the community in its present condition and use.

Appendix A

Property Ownership & Legal Descriptions

Map No.	Site Address	Parcel ID No.	Owner	Short/Abbreviated Parcel Legal Description
1		04-4.0-19-000-000-005.002	SAM'S REAL ESTATE BUSINESS TRUST	BEG 1980.08' S & 660.76' E NW COR N 836.18' E 775' S 545' E 13 8.71' S 12° W 490.12' W 401.16' S 5° W 888.46' S 86° W 11.46' W 453.73' TO POB
2		04-4.0-19-000-000-005.007	WOODSONIA JOPLIN LLC	BEG NW COR NW1/4 S 1980' E 660.78' N 836.18' E 775' S 545' E 1 38.71' SW 350.14' TO POB SW ALG CURVE 445' W 210.02' N 33' N 86 ° W 11.46' N 5° W 88.46
3		04-4.0-19-000-000-005.018	MENARD, INC	PRT FRL SEC 19 BEG NW COR E 1348008' S 40' W 39.87' TO POB S 2 17.96' E 246.88'N 201.65' TO CURVE R S 39° E 55.49' S 239.59' E 11' ETC
4		04-4.0-19-000-000-005.019	WOODSONIA JOPLIN LLC	PT FRL SEC 19 BEG NW COR E 1348.08' S 440.07' E 134.32' TO POB E 1269.44' S 50° E 952.3' TO RR RW W 1125.83' N 18.92' N 63° W 103' N 88° W 106.34' S
5	1930 S RANGE LINE RD	19-1.0-12-040-019-010.000	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 150' E SW COR LOT 43 DOWELL'S 1ST ADD E 408.6' T O W R/W RANGELINE RD S 118.17' W 296.25' S 349.05' TO N R/W 20TH ST S 85 DEG W 113.30' N TO POB
6	1930 S RANGE LINE RD	19-1.0-12-040-019-010.001	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 170.5' W & 50' N SE COR SE N 89 DEG W 73.15' S 88 DEG W 116.47' N 02 DEG E 349.14' S 87 DEG E 296.25' S 01 DEG W 106.85' S 10 DEG W 136.48' S 44 DEG W 130.72' TO POB
7	2014 S RANGE LINE RD	19-6.0-13-010-001-018.000	FUGATE J LARRY TR	KINDREDS SUB S 175' LOT 1 EX HWY
8	2330 S RANGE LINE STE A-F	19-6.0-13-010-013-009.000	SOUTHWEST MISSOURI DEV ENTERPRISES	JOP MISC COM NE COR SE NE S 402.46' & S 88 DEG W 59.76' TH S 150.08' S 88 DEG W 317.69' N 150.08' E TO POB
9	2330 S RANGE LINE RD STE G-H	19-6.0-13-010-013-014.000	SOUTHWEST MISSOURI DEV ENTERPRISES	RANGE LINE SUB REPLAT 1 LOT 1 & N 65' LOT 4
10	2350 S RANGE LINE RD	19-6.0-13-010-013-015.000	LIBERTY BANK	RANGE LINE SUB REPLAT 1 LOT 2
11	2430 S RANGE LINE RD	19-6.0-13-010-013-018.000	2340 REAL PROPERTY	RANGE LINE SUB REPLAT 1 LOT 4 EX N 65' THEREOF
12	JOP	19-6.0-13-010-014-002.000	BROADMOOR AT CHELSEA CO	JOP MISC BEG 30' E & 66.67' N SW COR SE NE E 350.49' N 271.86' E 141.3' TO S R/W 24TH ST S 56 DEG E 30.33' CURV TO LFT CH DIST 205.48' W/BEARING OF S 73 DEG E E ALG S R/W LN
13	2600 RANGELINE	19-6.0-13-040-001-001.000	BROADMOOR AT CHELSEA CO	JOP MISC BEG 739.5' N & 70' W SE COR NE SE N 02 DEG E 105.17' N 464.62' W TO C/L TEXAS AVE S 571.35' E 1153.83' N 1.5' E 20' S 1.5' E 69.7' TO POB EX TEXAS AVE
14	1315-1321 S RANGELINE	20-3.0-07-030-004-017.000	MARKET PARKING INC	JOP MISC BEG 260' S & 215' E NW COR SW S 150' W 150' S 105' E 200' S 175' E 40' N 20.91' E 614.18' S 79 DEG E 54.76' E 99.91' N 100' W 103.93' N 316' W 75' TO POB
15	3105 E 17TH ST	20-3.0-07-030-004-025.000	R & A HOLDINGS	JOP MISC BEG 327.25' E & 833.21' N SW SEC COR N 280.75' E 326 .98' S 281.79' W 327.65' TO POB EX ST R/W
16	1717 S RANGE LINE RD	20-3.0-07-030-004-028.000	WARREN DAVIS PROPERTIES ⅓ WILLIAM P HARRINGTON	JOP MISC BEG 469.15' N & 60.51' E SW COR SEC N 260.04' N 47 DEG E 71.78' S 87 DEG E 515.45' E 372.57' S 310.74' W 246.73' S 436.69' W 30' N 293.17' W 484.86' S 278.18' S 64 D
17	S RANGE LINE RD	20-3.0-07-030-004-030.005	SOONER TWO	JOP MISC BEG 75.26' E SW SEC COR N 28.59' NWLY 7.37' N 132.95' E 200' S 143.18' W 12' S 30' W 195' TO POB & PT LYING N OF NEW 20TH ST & EX ROAD R/W'S
18	3205 E 20TH	20-3.0-07-030-004-031.000	ALDI INC % RYAN TAX COMPLIANCE SERVICES	JOP MISC BEG 45'N & 506.64' E SW SEC COR N 223.18' E 199' 238.23' W 155' N 72 DEG W 50' TO POB
19	3507 E 20TH ST	20-3.0-07-030-004-033.000	HAMMAD ALI	JOP MISC ALL OF TR OF LAND BEG 1004.67' E & 30' N SW COR SEC N 436.67' E 348' S 436.67' W TO BEG EX W 174' THEREOF
20	1501 S RANGE LINE & 3226 E 17TH	20-3.0-07-030-004-034.000	WAL MART REAL ESTATE BUSINESS TR	JOP MISC BEG 1784.68' E & 30' N SW SEC COR W 432.01' N 436.67' W 348' N 366.57' W 126.87' N 280.75' E 310.2' N 648.58' E 590.5' S 201.7' W 5' S 727.9' W 10' S TO POB EX ST
21	15TH & RANGE LINE	20-3.0-07-030-004-034.001	WAL MART STORE EAST	JOP MISC COM INTERSECT N R/W E 20TH ST & W R/W REX AVE W 153' TO POB W 168' N 40 DEG W 47.62' N 100' E 200' S 135.26' TO POB
22	3534 E 30TH ST	20-4.0-18-000-000-012.000	FLETCHER REALTY LLC	JOP MISC BEG 186.75' W NE COR NW TH S 680' W 448.41' N 680' E TO BEG EX N 30' & EX E 30'
23	2120 DAVIS ST	20-4.0-18-000-000-013.000	KAP PROPERTY INVESTMENTS	JOP MISC BEG 635.16' W & 30' S NE COR NW S 570' W 443.29' NWLY 205.6' N 425' E TO POB EX COM NE CPR NW 1/4 S 89 DEG W 635.33' TO POB S 500.12' S 89 DEG W 541.30' N 45 DEG W 64.01
24	2120 S DAVIS BLVD	20-4.0-18-000-000-013.002	CONTINENCE RESTORATION CENTER	JOP MISC BEG 2858.38' W & 680' S NE COR S 770' W 225.3' N 750' W 181.41' N 20' +/- E 414.19' TO POB EX COM NE COR NW 1/4 N 88 DEG W 216.75' S 909.18' TO POB S 540.77' N 88 DEG W
25	3430-3432 E 20TH ST	20-4.0-18-000-000-013.003	FLETCHER REALTY	JOP MISC COM NE COR NW 1/4 S 89 DEG W 635.33' TO POB S 500.12' S 89 DEG W 541.30' N 45 DEG W 64.01' N 455.23' TO N LN NW 1/4 N 89 DEG E 588.19' TO POB EX RD R/W
26	2120 S DAVIS BLVD	20-4.0-18-000-000-013.004	HUKILL DUANE D & HOLLY L TR	JOP MISC COM NE COR NW 1/4 N 88 DEG W 216.75' S 909.18' TO POB S 540.77' N 88 DEG W 227.79' N 540.76' S 88 DEG E 231.37 TO POB
27	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.000	INTERNATIONAL PAPER COMPANY	JOP MISC BEG 400' E & 1300' S NW SEC COR S 500' S 33 DEG E 114.8' S 309.25' W 10.7' S 709.86' W 389.55' S 40' E 640' S 520.7' E 250' S 74.72' S 49 DEG E 75' SW ALG RR SPUR TO KCS
28	3110 E 20TH ST	20-4.0-18-000-000-014.003	IID DEVELOPMENT OF MARYLAND INC	HOME DEPOT LOT 1 EX ST
29	S GENEVA AVE	20-4.0-18-000-000-014.004	RANGELINE INVESTORS	HOME DEPOT LOT 2 EX COM SE COR LOT 2 E 179.43' TO POB N 135.39' W 4.29' N 31.24' E 8.89' N 31.91' W 4.10' N 65.30' E 2.18' N 64.44' E 217.48'
30	E 20TH ST	20-4.0-18-000-000-014.005	HOME DEPOT USA INC	HOME DEPOT LOT 3
31	E 25TH ST	20-4.0-18-000-000-014.006	JOPLIN CITY	JOP MISC BEG 400' E & 1300' S NW SEC COR S 500' S 33 DEG E 114.8' S 309.25' W 10.7' S 709.86' W 389.55' S 40' E 640' S 520.7' E 250' S 74.72' S 49 DEG E 75' SW ALG RR SPUR TO KCS
32	2113 S GENEVA AVE	20-4.0-18-000-000-014.007	RIDGECREST LRAR	HOME DEPOT LOT 2 COM SE COR LOT 2 E 179.43' TO POB N 135.39' W 4.29' N 31.24' E 8.89' N 31.91' W 4.10' N 65.30' E 2.18' N 64.44' E 217.48' S 46 DEG E 57.59' S 13 DEG W
33	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.008	PROSPECT VILLAGE % WOODSONIA REAL ESTATE	JOP MISC COM N 1/4 COR SEC 18 S 01 DEG W 700.72' N 88 DEG W 451.84' TO POB S 01 DEG W 727.18' N 88 DEG W 122.87' S 01 DEG W 180' N 88 DEG W 300' N 01 DEG E 180' N 88 DEG W 200' S
34	S RANGE LINE RD	20-4.0-18-000-000-017.000	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 352' S & 70.83' E OF NW COR SEC N 5.59' N 23 DEG E 113.64' E 105.04' N 12.65' E 36.73' N 74 DEG E 127.53 S 67 DEG E 21.58' S 149.09' W 329.15' TO POB EX RD
35	2021 S RANGE LINE RD	20-4.0-18-000-000-017.001	RALCO ENTERPRISES INC	JOP MISC BEG 65' E & 352' S NW COR SEC TH E 335' S 200' W 335' N 200' TO BEG EX HWY R/W
36	1935 RANGE LINE	20-4.0-18-000-000-017.003	SOONER TWO	JOP MISC ALL THAT PART OF N 100' W 275' NW NW LYING E OF RANGELINE & LYING N OF NEW 20TH ST EX RD R/W
37	2101 S RANGE LINE RD	20-4.0-18-000-000-018.000	WONKA INVESTMENTS	JOP MISC BEG 65' E & 552' S NW COR SEC E 335' S 190' W 165' N 50' W 170' N 140' TO BEG
38	2117 S RANGE LINE RD	20-4.0-18-000-000-020.000	RANGE LINE ROAD	JOP MISC BEG 817.78' S & 65' E OF NW SEC COR N 54 DEG W 55.21' E 290.63' S 167.65' W 334.93' N 134.52' TO POB
39	S RANGE LINE RD	20-4.0-18-000-000-020.001	HD DEVELOPMENT OF MARYLAND INC	JOP MISC BEG 743.78' S & 65' E OF NW SEC COR E 334.97' S 41' W 290.63' S 54 DEG W 55.21' N 74' TO POB
40	2127 S RANGE LINE RD	20-4.0-18-000-000-021.000	CFA-NC TOWNRIDGE SQUARE	JOP MISC BEG 953' S OF N SEC LINE & 400' E OF W SEC LINE W 360' S 242' E 360' N TO BEG EX HWY
41	2209 S RANGE LINE RD	20-4.0-18-000-000-022.000	FLETCHER REALTY	JOP MISC BEG 1195' S & 40' E NW COR SEC E 360' S 518' W 360' N TO BEG EX HWY
42	2407 S RANGE LINE RD	20-4.0-18-000-000-026.000	FLETCHER REALTY	JOP MISC BEG 1896' S & 40' E NW COR SEC S 348.34' E 99.40' N 10' E 302.47' N 155' NW 114.87' N 86.99' W 339.39' TO POB

Map No.	Site Address	Parcel ID No.	Owner	Short/Abbreviated Parcel Legal Description
43	2415 S RANGE LINE RD	20-4.0-18-000-000-027.001	4 STATE CORRAL	JOP MISC BEG 2061.08' S & 60' E NW COR SEC E 75.1' N 10' E 287.8' S 260.13' W 362.9' N 250.25' TO BEG
44	2433 S RANGE LINE RD	20-4.0-18-000-000-028.000	PINNACLE BANK	JOP MISC BEG 2311.25' S & 60' E NW COR E 420' S 23.16' W 118.28' S 144' N 72 DEG W 18.72' S 18' TO N R/W 24TH ST W ALG SD N R/W TO E R/W RANGELINE RD N ALG SD E R/W TO POB
45	2431 D RANGE LINE RD	20-4.0-18-000-000-028.001	JAAG PROPERTIES	JOP MISC COM NW COR SEC S 2311.25' E 420' S 23.16' TO POB S 136.84' S 57 DEG W 36.05' W 105' N 18' S 72 DEG E 18.72' N 144' E 118.28' TO POB
46	2525 S RANGE LINE RD	20-4.0-18-000-000-030.000	GATEWAY LUBES REALTY	JOP MISC BEG 2591.25' S & 67.18' E OF NW SEC COR S 125' E 380' N 125' NW 28.28' W 307' SW 32.60' TO POB
47	2601 S RANGE LINE RD	20-4.0-18-000-000-031.000	ACME LAND COMPANY	JOP MISC BEG 2716.25' S & 60' E NW COR NW E 392.2' S 201.10 W 116.72' N 63' W 277.25' N TO POB EX HWY
48	S RANGE LINE RD	20-4.0-18-000-000-031.001	ACME LAND COMPANY	JOP MISC BEG 50' E & S 212' FR NW COR SW 1/4 SEC 18 E 280.55' S 62.66' W 280.53' N TO POB
49	2705 S RANGE LINE RD	20-4.0-18-000-000-034.000	BURKAT	JOP MISC BEG 373.3' & 62.35' E W 1/4 COR SEC SD PT BEING ON R/W RANGELINE RD E 210' S 125.70' E 91' S 23.5' E 96.26' S 110.53' W 326.95' N 83 DEG W 63.86' N 03 DEG W 100.15' N
50	2803 S RANGE LINE RD	20-4.0-18-000-000-037.000	SUTHERLAND BUILDING MATERIAL INC	JOP MISC BEG 634' S & 65' E NW COR SW E 630' S 209' E 247.4' S 88.3' TO RR SWLY ALG RR TO HWY ANGLE NWLY TO BEG
51	3111 S RANGE LINE RD	20-4.0-18-000-000-042.001	FLETCHER REALTY	JOP MISC BEG 250' N & 62.56' E FR SW COR SW1/4 SEC 18 N 245' E 60' N 41.99' E 338.78' S 291' W TO POB
52	3111 E 32ND RD	20-4.0-18-000-000-045.002	FLETCHER REALTY	JOP MISC BEG 458.8' E & 40' N SW COR SEC N 723.35' E 398' S 723.35' W 398' TO POB
53	3323 E 32ND ST	20-4.0-18-000-000-047.000	WOODSONIA JOPLIN	JOP MISC BEG 770.9' E & 40' N SE COR SW SW W 869.7' N 666.1' TO KCS R/W SE 1086.4' TO BEG EX W 320' EX COM SW COR SEC 18 S 88 DEG E 817.94' TH CONT S 89 DEG E 772.43' N 40'
54	3877 E 27TH ST	20-4.0-18-000-000-079.004	JASPER PRODUCTS	JOP MISC BEG 3268.44' & 897.55' W OF SE SEC CORR S 1615' W 947.49' N 60.24' N 64 DEG E 73.21' CURV LFT W/454.41' RAD 506.52' E 616.97' N 60' W 654.69' N 1054.65' E TO POB

Appendix B

Property Valuation & Taxes

Map No.	Tax Parcel ID Number	Total Assessed Value 2021	2022	2023	2024	2025	Taxes 2024	Delinquent
1	04-4.0-19-000-000-005.002	1,935,170	1,935,170	1,935,680	1,935,680	2,035,170	95,541.28	0.00
2	04-4.0-19-000-000-005.007	318,460	249,860	226,910	226,910	226,910	11,655.00	0.00
3	04-4.0-19-000-000-005.018	34,780	1,019,810	1,019,810	1,019,810	4,397,690	52,381.54	0.00
4	04-4.0-19-000-000-005.019		226,020	226,020	226,020	4,411,430	10,705.19	0.00
5	19-1.0-12-040-019-010.000	514,140	514,140	523,880	523,880	527,620	29,535.84	0.00
6	19-1.0-12-040-019-010.001	423,980	423,980	430,950	430,950	419,690	24,296.52	0.00
7	19-6.0-13-010-001-018.000	210,450	210,450	210,450	210,450	334,380	11,864.97	0.00
8	19-6.0-13-010-013-009.000	395,120	395,120	398,820	398,820	400,350	22,485.07	0.00
9	19-6.0-13-010-013-014.000	253,550	253,550	254,770	254,770	256,110	14,363.68	0.00
10	19-6.0-13-010-013-015.000	371,370	371,370	375,560	375,560	377,450	21,173.71	0.00
11	19-6.0-13-010-013-018.000	816,780	816,780	852,330	852,330	854,630	48,053.53	0.00
12	19-6.0-13-010-014-002.000	91,460	91,460	89,340	89,340	90,140	5,036.88	0.00
13	19-6.0-13-040-001-001.000	1,379,940	1,379,940	1,433,460	1,433,460	1,374,490	80,817.03	0.00
14	20-3.0-07-030-004-017.000	1,379,940	858,550	855,340	855,340	859,180	48,223.19	0.00
15	20-3.0-07-030-004-025.000	457,700	457,700	464,770	464,770	450,670	26,203.26	0.00
16	20-3.0-07-030-004-028.000	1,186,720	1,186,720	1,222,480	1,222,480	1,183,050	69,922.20	0.00
17	20-3.0-07-030-004-030.005	25,150	25,150	24,540	24,540	24,450	1,383.55	0.00
18	20-3.0-07-030-004-031.000	334,900	334,900	342,990	342,990	329,430	19,337.43	0.00
19	20-3.0-07-030-004-033.000	21,120	21,120	21,120	21,120	21,660	1,190.72	0.00
20	20-3.0-07-030-004-034.000	2,074,750	2,054,160	2,113,810	2,113,810	2,017,900	119,174.49	0.00
21	20-3.0-07-030-004-034.001	54,040	54,040	54,040	54,040	54,040	3,046.70	0.00
22	20-4.0-18-000-000-012.000	211,520	211,520	211,520	211,520	211,520	11,925.28	0.00
23	20-4.0-18-000-000-013.000	136,260	136,260	140,520	140,520	135,190	7,922.38	0.00
24	20-4.0-18-000-000-013.002	181,350	181,350	197,400	197,400	197,690	11,129.21	0.00
25	20-4.0-18-000-000-013.003	855,680	855,680	896,840	896,840	831,950	50,562.95	0.00
26	20-4.0-18-000-000-013.004	29,060	29,060	29,060	29,060	29,060	1,638.38	0.00
27	20-4.0-18-000-000-014.000	162,560	162,560	147,400	147,400	105,150	8,310.26	0.00
28	20-4.0-18-000-000-014.003	1,038,480	1,038,480	1,061,170	1,061,170	1,021,070	59,827.70	0.00
29	20-4.0-18-000-000-014.004	96,420	96,420	95,680	95,680	95,620	5,394.33	0.00
30	20-4.0-18-000-000-014.005	29,280	29,280	29,280	29,280	29,280	1,650.77	0.00
31	20-4.0-18-000-000-014.006	0	0	0	0	0	0.00	0.00
32	20-4.0-18-000-000-014.007	716,720	716,720	713,240	713,240	713,120	40,211.76	40,211.76
33	20-4.0-18-000-000-014.008					270,000	0.00	0.00
34	20-4.0-18-000-000-017.000	168,570	168,570	167,990	167,990	168,790	9,471.11	0.00
35	20-4.0-18-000-000-017.001	528,550	528,550	540,940	540,940	526,430	30,497.65	0.00
36	20-4.0-18-000-000-017.003	228,530	228,530	227,550	227,550	222,870	12,829.04	0.00
37	20-4.0-18-000-000-018.000	174,590	174,590	174,590	313,730	316,900	17,687.78	0.00
38	20-4.0-18-000-000-020.000	358,200	358,200	364,820	364,820	356,970	20,568.18	0.00
39	20-4.0-18-000-000-020.001	54,150	54,150	53,670	53,670	53,770	3,025.84	0.00
40	20-4.0-18-000-000-021.000	467,090	467,090	473,020	473,020	467,390	26,668.39	0.00
41	20-4.0-18-000-000-022.000	1,381,170	1,381,170	1,405,530	1,405,530	1,364,590	79,242.37	0.00
42	20-4.0-18-000-000-026.000	959,780	959,780	983,090	983,090	954,210	55,425.64	0.00
43	20-4.0-18-000-000-027.001	568,440	568,440	573,330	573,330	552,200	32,323.76	0.00
44	20-4.0-18-000-000-028.000	283,360	283,360	288,970	288,970	289,350	16,291.83	0.00
45	20-4.0-18-000-000-028.001	121,790	121,790	128,370	128,370	128,820	7,237.37	0.00
46	20-4.0-18-000-000-030.000	289,220	289,220	293,680	293,680	288,030	16,557.38	0.00
47	20-4.0-18-000-000-031.000	284,640	284,640	283,550	283,550	284,890	15,986.27	0.00
48	20-4.0-18-000-000-031.001	74,300	74,300	74,300	74,300	74,300	4,188.95	0.00
49	20-4.0-18-000-000-034.000	547,680	547,680	553,650	553,650	549,230	31,214.23	0.00
50	20-4.0-18-000-000-037.000	625,830	625,830	642,090	642,090	645,450	36,200.40	0.00
51	20-4.0-18-000-000-042.001	464,340	464,340	470,210	470,210	470,210	26,509.97	0.00
52	20-4.0-18-000-000-045.002	937,830	937,830	984,400	984,400	984,400	55,499.49	0.00
53	20-4.0-18-000-000-047.000	109,050	109,050	107,330	107,330	107,330	6,051.15	0.00
54	20-4.0-18-000-000-079.004	2,108,400	2,108,400	2,129,790	2,889,410	2,890,800	162,902.04	0.00
	TOTALS	26,472,360	27,072,830	27,520,050	28,418,810	35,983,020	1,581,343.64	40,211.76
	Annual % Change		2.27%	1.65%	3.27%	26.62%		
	Cumulative % Change		2.27%	3.96%	7.35%	35.93%		

NOTE
As noted on the Jasper County Assessor's website hosted by Beacon, "The 2024 Appraised and Assessed values have not been certified and are subject to change."

Appendix C

Summary of Properties & Blighting Factors Present

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Preponderance of Blighting Factors Present
1	3536 HAMMONS BLVD	04-4.0-19-000-000-005.002				0	19.09	
2	3129 HAMMONS BLVD	04-4.0-19-000-000-005.007				0	1.71	
3	3317 S GENEVA AVE	04-4.0-19-000-000-005.018				0	24.50	
4	3311 HAMMONS BLVD	04-4.0-19-000-000-005.019				0	18.47	
5	1930 S RANGE LINE RD	19-1.0-12-040-019-010.000	■	■		2	2.00	
6	1930 S RANGE LINE RD	19-1.0-12-040-019-010.001		■		1	2.16	
7	2014 S RANGE LINE RD	19-6.0-13-010-001-018.000	■		■	2	1.03	■
8	2330 S RANGE LINE STE A-F	19-6.0-13-010-013-009.000	■	■		2	1.10	
9	2330 S RANGE LINE RD STE G-H	19-6.0-13-010-013-014.000	■	■		2	2.23	
10	2350 S RANGE LINE RD	19-6.0-13-010-013-015.000		■		1	1.05	
11	2430 S RANGE LINE RD	19-6.0-13-010-013-018.000	■	■		2	1.20	
12	JOP	19-6.0-13-010-014-002.000		■		1	4.25	
13	2600 RANGELINE	19-6.0-13-040-001-001.000		■		1	15.25	■
14	1315-1321 S RANGELINE	20-3.0-07-030-004-017.000	■	■		2	7.48	■
15	3105 E 17TH ST	20-3.0-07-030-004-025.000	■	■		2	2.13	■
16	1717 S RANGE LINE RD	20-3.0-07-030-004-028.000	■	■		2	8.54	
17	S RANGE LINE RD	20-3.0-07-030-004-030.005		■		1	0.14	
18	3205 E 20TH	20-3.0-07-030-004-031.000	■	■		2	1.03	
19	3507 E 20TH ST	20-3.0-07-030-004-033.000	■	■		2	1.74	■
20	1501 S RANGE LINE & 3226 E 17TH	20-3.0-07-030-004-034.000	■	■		2	24.61	
21	15TH & RANGE LINE	20-3.0-07-030-004-034.001				0	0.60	
22	3534 E 20TH ST	20-4.0-18-000-000-012.000	■			1	6.22	■
23	2120 DAVIS ST	20-4.0-18-000-000-013.000	■	■		2	2.80	■
24	2120 S DAVIS BLVD	20-4.0-18-000-000-013.002		■		1	1.29	
25	3430-3432 E 20TH ST	20-4.0-18-000-000-013.003	■	■		2	6.34	
26	2120 S DAVIS BLVD	20-4.0-18-000-000-013.004	■		■	2	2.79	■
27	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.000	■	■	■	3	40.97	■
28	3110 E 20TH ST	20-4.0-18-000-000-014.003	■	■	■	3	11.24	■
29	S GENEVA AVE	20-4.0-18-000-000-014.004	■	■	■	3	1.34	■
30	E 20TH ST	20-4.0-18-000-000-014.005	■		■	2	1.83	
31	E 25TH ST	20-4.0-18-000-000-014.006	■		■	2	6.21	■
32	2113 S GENEVA AVE	20-4.0-18-000-000-014.007	■	■		2	3.05	■
33	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.008	■	■	■	3	55.69	■
34	S RANGE LINE RD	20-4.0-18-000-000-017.000	■	■	■	3	0.92	■
35	2021 S RANGE LINE RD	20-4.0-18-000-000-017.001	■	■	■	3	1.54	■
36	1935 RANGE LINE	20-4.0-18-000-000-017.003		■		1	0.33	
37	2101 S RANGE LINE RD	20-4.0-18-000-000-018.000	■		■	2	1.08	■
38	2117 S RANGE LINE RD	20-4.0-18-000-000-020.000	■	■	■	3	1.15	■
39	S RANGE LINE RD	20-4.0-18-000-000-020.001				0	0.42	
40	2127 S RANGE LINE RD	20-4.0-18-000-000-021.000	■		■	2	1.87	■
41	2209 S RANGE LINE RD	20-4.0-18-000-000-022.000				0	4.04	
42	2407 S RANGE LINE RD	20-4.0-18-000-000-026.000		■		1	2.71	
43	2415 S RANGE LINE RD	20-4.0-18-000-000-027.001		■		1	2.07	

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Preponderance of Blighting Factors Present
44	2433 S RANGE LINE RD	20-4.0-18-000-000-028.000	■	■		2	1.06	
45	2431 D RANGE LINE RD	20-4.0-18-000-000-028.001	■	■		2	0.41	
46	2525 S RANGE LINE RD	20-4.0-18-000-000-030.000	■	■		2	1.26	■
47	2601 S RANGE LINE RD	20-4.0-18-000-000-031.000	■	■		2	1.29	■
48	S RANGE LINE RD	20-4.0-18-000-000-031.001	■	■		2	0.40	■
49	2705 S RANGE LINE RD	20-4.0-18-000-000-034.000	■	■		2	1.76	
50	2803 S RANGE LINE RD	20-4.0-18-000-000-037.000	■	■	■	3	9.22	■
51	3111 S RANGE LINE RD	20-4.0-18-000-000-042.001		■		1	2.26	
52	3111 E 32ND RD	20-4.0-18-000-000-045.002	■	■		2	6.61	
53	3323 E 32ND ST	20-4.0-18-000-000-047.000	■	■		2	2.63	■
54	3877 E 27TH ST	20-4.0-18-000-000-079.004		■		1	24.88	
	TOTALS		**36**	**40**	**14**	**90**	**347.99**	**24**
	Acreage of Parcels Exhibiting Condition		**222.77**	**258.13**	**136.88**			**179.30**
	Percentage of Study Area Exhibiting Condition		**64.0%**	**74.2%**	**39.3%**			**51.5%**

Appendix D

Supplemental Information

FIRM Map No. 29097C0278E, effective 11/02/2012

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Missouri State Plane coordinate system, west zone (FIPSZONE 2403). Transverse Mercator projection. Horizontal datum was NAD 83, GRS80 spheroid. Differences in datum, spheroid or projection used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at http://www.ngs.noaa.gov/.

Planimetric base map information shown on all FIRM3 panels was derived from 2-foot orthophotos collected in 2008. Base map information shown on the FIRM was provided in digital format by the State of Missouri, Missouri Spatial Data Information Service (MSDIS).

Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations and floodplain delineations than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

The "profile base lines" depicted on the map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the "profile base line" in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

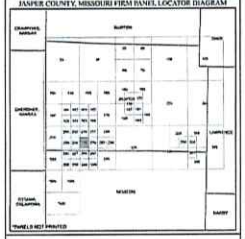
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

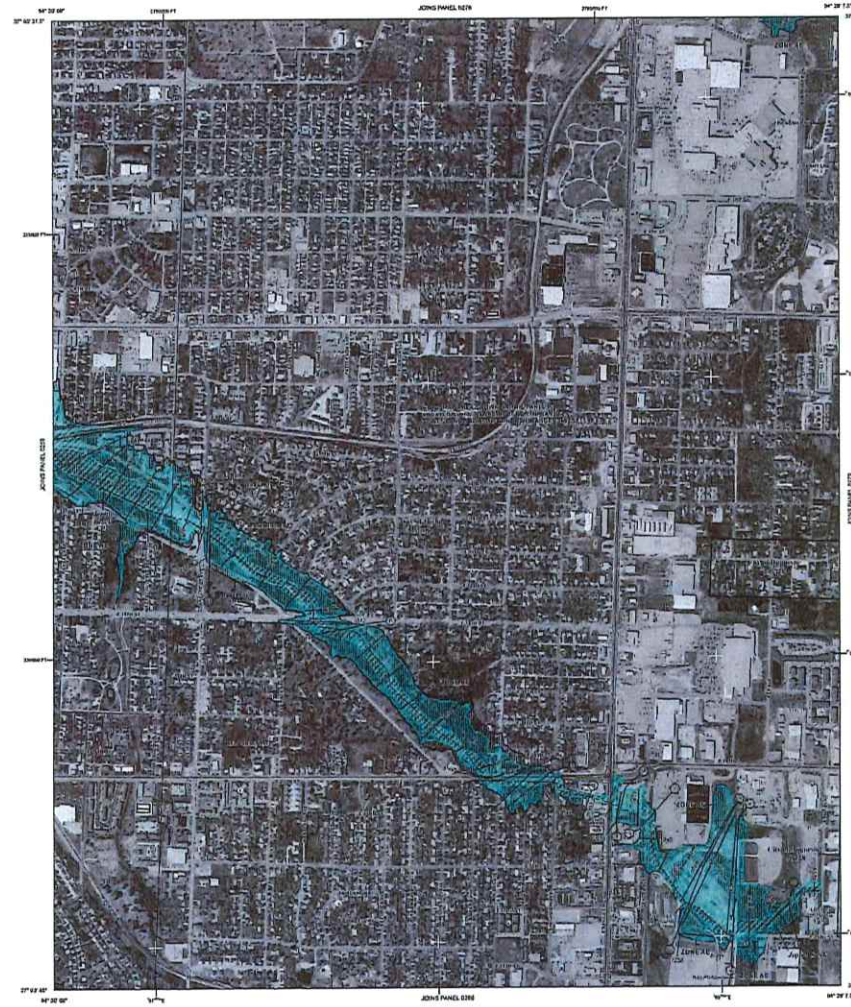
Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the FEMA Map Service Center website at http://www.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be obtained or ordered directly from the MSC website.

If you have questions about this map, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/.

JASPER COUNTY, MISSOURI FIRM PANEL LOCATOR DIAGRAM





LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include zones A, AE, AH, AO, A1-A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A — No Base Flood Elevations determined.
- ZONE AE — Base Flood Elevations determined.
- ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99 — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAS)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- International, State, or County boundary
- Corporate, Governmental Jurisdiction, or Urban Growth Boundary
- Area Not Included in Study
- Military Reservation, Native American Lands boundary
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet* * Referenced to the North American Vertical Datum of 1988
- A — A — Cross section line
- 23 — 23 — Transect line
- 97°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 4275000 mE — 1000-meter Universal Transverse Mercator grid values, zone 15
- 6500000 FT — 5000-foot grid ticks: Missouri State Plane coordinate system, west zone (FIPSZONE 2403), Transverse Mercator projection
- DX510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — Base Map
- Manhattan, Gabriel, Platte, Pendleton, or Storm Street
- Road or Railroad Bridge

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
MARCH 16, 2009

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
November 2, 2012 - to update corporate limits, to change Special Flood Hazard Areas, to reflect updated topographic information, to incorporate previously issued Letters of Map Revision, and to change flooding.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

PANEL 0278E

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

JASPER COUNTY, MISSOURI
AND INCORPORATED AREAS

PANEL 278 OF 400
(SEE LOCATOR DIAGRAM OR MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DUENWEG, CITY OF	290178	0278	E
JOPLIN, CITY OF	290149	0278	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
29097C0278E
MAP REVISED
NOVEMBER 2, 2012

Federal Emergency Management Agency

Appendix E

Certification / Assumptions & Limiting Conditions / Qualifications

Certification

I certify that, to the best of my knowledge and belief…

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
6. I made a personal inspection of the property that is the subject of this report on September 6, 2025 and on October 5, 2025.
7. This study is not based on a requested result or a specific conclusion.
8. I have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.



Patrick Sterrett
Sterrett Urban, LLC

Assumptions & Limiting Conditions

This Blight Study is subject to the following limiting conditions and assumptions:

1. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are Sterrett Urban's unbiased professional analyses, opinions, and conclusions.

2. Information provided and utilized by various secondary sources is assumed to be accurate. Sterrett Urban cannot guarantee information obtained from secondary sources.

3. The nature of real estate development is unpredictable and often tumultuous. In particular, the natural course of development is difficult to predict and forecast. Sterrett Urban deems our projections as reasonable considering the current and obtained information.

4. Sterrett Urban has considered and analyzed the existing conditions concerning the subject property within the redevelopment area. We have considered these existing conditions when forming our analyses and conclusions. However, it should be understood that conditions are subject to change without warning, and potential changes could substantially affect our recommendations.

5. Our analyses, opinions and conclusions were prepared in conformance with the Code of Professional Ethics and Standards of the American Institute of Certified Planners.

Patrick Sterrett, AICP

Principal

STERRETTURBAN LLC

Urban Planning & Development Services

Sterrett Urban LLC is an urban planning and real estate development advisory firm which counsels an array of public and institutional clients, as well as private investors and developers, interested in bringing development projects and revitalization efforts to fruition. **Sterrett Urban LLC** has unmatched experience and expertise providing redevelopment, community planning, and economic development strategies and implementation services for a wide variety of product types and settings.

The firm, founded in 2006, is led by Patrick Sterrett, a certified urban planner who has more than twenty-five years of experience forging partnerships, managing complex real estate development projects, and creating vibrant, sustainable urban plans and designs. Current and recent work includes creating a development program and financing strategies for a $20 million mixed-use project on Troost Avenue; developing a strategy to unwind the original financing framework Mr. Sterrett helped originate for the LAMP nonprofit campus that involves tax abatement, New Markets tax credits, and Historic Preservation tax credits; land use planner for the redevelopment of the three million square foot former Bannister Federal Complex; continued management of two community improvement districts originally formed by Mr. Sterrett for others; and the development of financing strategies for a $20 million charter school in Kansas City, Missouri and a $5.5 million social service center and health clinic in Kansas City, Kansas, both of which may include the use of tax credits and tax abatement.

Prior to forming **Sterrett Urban LLC** in 2006, Mr. Sterrett spent eleven years at the Economic Development Corporation of Kansas City, Missouri (EDC) and initiated and/or managed for the public sector some of the largest pioneering redevelopment projects in recent memory in Kansas City and in the country. During his tenure at the EDC, Mr. Sterrett provided staffing to each of the redevelopment agencies and also served as Executive Director of the Port Authority, where he managed land development, the negotiation of redevelopment agreements and creation of mixed-use development programs for the Kansas City Riverfront, former Richards-Gebaur Airport as an intermodal hub, a mixed-use village within the Columbus Park Neighborhood, and creation/implementation of a redevelopment strategy for the Crossroads Arts District.

Mr. Sterrett's work has been featured in local and national publications, and his work in the Crossroads Arts District and the Power & Light District in Kansas City has been recognized by the International Economic Development Council as exemplary of the most advanced redevelopment methods to revitalize distressed areas, including brownfields.

Mr. Sterrett earned a Bachelor Architecture and a Master of Urban Planning with a concentration in housing and community development from the University of Kansas.

Patrick Sterrett, AICP
Principal

STERRETTURBAN LLC
Urban Planning & Development Services

Select Professional Experience

Sterrett Urban LLC 2006 – Current
Owner/Principal

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES

Blight Study
Independence Marketplace (TIF); WNQE Independence VI, LLC; Independence, MO

Blight Study
11828 NW Plaza Circle Community Improvement District; Yashoda Hotels, LLC; Kansas City, MO

Blight Study
7611 NW 97th Terrace Community Improvement District; BVM PLATT CITY, LLC; Kansas City, MO

*Blight Study
Ten Main Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Brookfield Building (Chapter 353); Brookfield Hotel Investment, LLC; Kansas City, MO

*Blight Study
Kansas City Convention Center Headquarters Hotel (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study
Mt. Cleveland Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*Blight Study
63rd & Holmes Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
23rd & Sterling Community Improvement District; McKeever Enterprises, Inc.; Independence, MO

General Development Plan and Qualifications Analysis (Blight)
17th & Madison (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
63rd Street Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan and Qualifications Analysis (Blight)
Green Village (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
32nd Street Place (TIF); Woodsonia Joplin, LLC; Joplin, MO

Blight Study
32nd Street Place Community Improvement District; Woodsonia Joplin, LLC; Joplin, MO

*Blight Study
Linwood/Prospect (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study
Oak Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
16 Main Street (Chapter 353); PC Homes, LLC; Parkville, MO

Blight Study
NE 58th Street & N. Oak Trafficway (Chapter 353); North Eagle Properties, LLC; Gladstone, MO

Blight Study
Twin Creeks Center Community Improvement District; White Goss, Attorneys at Law; Kansas City, MO

Blight Study
325 E. 31st Street Community Improvement District; Syndicate Property Holdings 1, LLC; Kansas City, MO

Blight Study
612 W. 47th Street Community Improvement District; JH Investors, LLC; Kansas City, MO

Blight Study
801 Westport Road Community Improvement District; GLI Hospitality & ADMJM WP1, LLC; Kansas City, MO

Development Plan & Blight Study
1411 Quebec (Chapter 353); MetroPark Warehouses, Inc.; North Kansas City, MO

Urban Renewal Plan & Blight Study
3200 Gillham Road Urban Renewal Area (LCRA); Exact Acme, LLC; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study
40 Highway & Noland Road (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study
89th & State Line Community Improvement District; State Line Corner, LLC; Kansas City, MO

Blight Study
Boomtown Central (TIF); Denali Summit, LLC; Joplin, MO

Blight Study - Court Testimony
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Economic Development Area
Aviara (TIF); City of Liberty, MO; Liberty, MO

Blight Study
4080 W. State Highway 76 (TIF); Fee/Hedrick Family Entertainment; Branson, MO

Blight Study
Creekside (TIF & CID); Parkville Development 38, LLC, Parkville Development 140, LLC, Parkville Development 50, LLC, Parkville Development VV1, LLC; Parkville, MO

Blight Study
Johnson Drive & Renner Road (TIF); Kingdom Real Estate, LLC & Paru, LLC; Shawnee, KS

Blight Study
Merriam Corners (TIF); Merriam Corners, LLC et al.; Merriam, KS

Urban Renewal Plan & Blight Study
Midtown Infill Multifamily Housing Urban Renewal Area (LCRA); FFV Development, LLC; Kansas City, MO

Blight Study
NW 112th Street & I-29 Community Improvement District; Bank of Weston & WB Seventeen, LLC; Kansas City, MO

Blight Study
NW Prairie View Road & NW 72nd Street (TIF & CID); North K I-29 2004, LLC; Kansas City, MO

*Blight Study
3800 Block of Prospect Ave Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

Blight Study
Riverside Red X Community Improvement District; Riverside Red X, Inc.; Riverside, MO

Conservation Area Study
Stag's Spring (TIF); Stag's Spring, LLC; Shawnee, KS

Blight Study
8th & Grand Boulevard (TIF, CID, LCRA, PIEA, Ch. 353); New Generation Construction; Kansas City, MO

Blight Study
Turner Vista (TIF); College Park Developers, LLC; Kansas City, KS

Blight Study
Villa West (TIF); 29th Street Partners, LLC; Topeka, KS

Blight Study
Vivion Point Community Improvement District; Lockard Kansas City Holdings, LLC; Kansas City, MO

Blight Study
Ward Parkway Plaza Community Improvement District; Greensboro Property Company, LLC; Kansas City, MO

Blight Study
Tiffany Landing Community Improvement District; Tiffany Landing, LLC; Kansas City, MO

General Development Plan and Qualifications Analysis (Undeveloped Industrial Area)
Frontage at Executive Park (PIEA), PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
22nd/23rd Street Connector (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
2nd Amended Ellison/Knickerbocker (PIEA), PIEA of Kansas City, MO; Kansas City, MO

*Blight Study
Second & Delaware Development Plan (Chapter 353); Chapter 353 Advisory Board of Kansas City, MO; Kansas City, MO

*Blight Study
Commerce Tower Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study
Key Coalition Neighborhood Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Victory Court (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
I-35 & W. 13th Street (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
Troost Bannister (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Seven301 (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
Oxford on the Blue (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
1st Amended Ellison/Knickerbocker (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*Blight Study
Bannister & I-435 (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
1st Amended Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study Addendum (Social Liabilities)
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Liberty Commons (TIF); City of Liberty, MO; Liberty, MO

Blight Study
Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Hawthorne Road (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan
Amended/Restated Folgers Coffee Company (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Inter-State Building Development Plan (Chapter 353); Abbot Properties; Kansas City, MO

General Development Plan & Blight Study
39th Terrace (PIEA), PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Truman-Hardesty (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study
Oak Barry Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study
Metro North Mall (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Metro North Square Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study
155th & Kensington (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study Update
Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Troost-Rockhill (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Feasibility & Redevelopment Boundary Analysis
Northwest Briarcliff Road Corridor, City of Kansas City, MO

General Development Plan & Blight Study
Valentine-Broadway (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)
General Development Plan & Blight Study
Westport-Main (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Indiana Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Troost/Paseo Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Blue Valley (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Martin City Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Longfellow-Dutch Hill Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Stuart Hall/HD Lee (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study & Urban Renewal Plan
Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Economic Development Corporation of Kansas City, Missouri 1995 - 2006

Executive Director, Port Authority of Kansas City, Missouri
Planner / Senior Planner

Author of the following plans and studies:

- Riverfront TIF Plan / Blight Study
- 74th & Wornall TIF Plan / Blight Study (plan not approved)
- 19th Terrace TIF Plan / Conservation Study
- 22nd & Main St. TIF Plan / Conservation Study
- 47th & Roanoke TIF Plan
- Prospect North TIF Plan
- Jazz District TIF Plan
- Pershing Road TIF Plan
- Eastwood Urban Renewal Plan / Blight Study
- South 31st Street Urban Renewal Plan / Blight Study
- Longfellow-Dutch Hill Urban Renewal Plan

Woodsonia Marketplace
Community Improvement District

Blight Study

Woodsonia Joplin, LLC
Joplin, Missouri
October 5, 2025

STERRETTURBAN LLC

Patrick Sterrett
Sterrett Urban, LLC
5320 Longview Road
Kansas City, Missouri 64137
(816) 283.7222
psterrett@sterretturban.com

Woodsonia Marketplace
Community Improvement District

Blight Study

Woodsonia Joplin, LLC
Joplin, Missouri
October 5, 2025

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Appendix C:	Summary of Properties & Blighting Factors Present
Appendix D:	Supplemental Information
Appendix E:	Certification / Assumptions & Limiting Conditions / Qualifications

Section I

Introduction

The purpose of this analysis is to determine if the proposed Woodsonia Marketplace Community Improvement District, which consists of approximately 348.0 acres (excluding right of way), and fifty-four (54) property/tax parcels located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Texas Avenue and S. Range Line Road on the west in Joplin, Jasper County and Newton County, Missouri (as further described herein, the "Study Area") qualifies as a "blighted area" according to the Community Improvement District Act – Sections 67.1401 to 67.1571 R.S.Mo. (the "CID Act").

The consultant who prepared this Blight Study, Patrick Sterrett of Sterrett Urban ("Consultant"), is an urban planner who earned a Master of Urban Planning from the University of Kansas and is certified by the American Institute of Certified Planners. Additional qualifications of Mr. Sterrett are included in Appendix B.

The Consultant visited the Study Area in September and October 2025. The effective date of this study is October 5, 2025, the last date of inspection.

The Study Area is depicted in the map included on the following pages. The Study Area encompasses fifty-four (54) property/tax parcels and approximately 348.0 acres of property (excluding right of way).

Definitions

Community Improvement District

Chapter 67 of the Missouri Revised Statutes, entitled "Political Subdivisions, Miscellaneous Powers", under Sections 67.1401 to 67.1571, entitled the Community Improvement District Act, allows for the establishment of a Community Improvement District ("CID"). A CID is either a political subdivision or a nonprofit corporation and is a separate legal entity distinct and apart from the municipality or county that creates the district. The CID consists of the area in which the improvements are to be constructed or services are to be provided and is created by petition circulated within the proposed district.

CIDs are established for the purpose of financing a wide range of public-use facilities and establishing and managing policies and public services relative to the needs of the CID. CIDs can impose special assessments, real property taxes, sales taxes, and fees. CIDs can also be combined with other funding methods to pay for additional services and improvements.

If a CID is in a blighted area, or includes a blighted area, it has additional powers and may expend its revenues or loan funds to correct blighted conditions on private property within the CID.

The CID Act states the following with regard to the additional powers conferred upon a CID located in a blighted area:

> 2. *Each district which is located in a blighted area or which includes a blighted area shall have the following additional powers:*
>
> *(1) Within its blighted area, to contract with any private property owner to demolish and remove, renovate, reconstruct, or rehabilitate any building or structure owned by such private property owner; and*
>
> *(2) To expend its revenues or loan its revenues pursuant to a contract entered into pursuant to this subsection, provided that the governing body of the municipality has determined that the action to be taken pursuant to such contract is reasonably anticipated to remediate the blighting conditions and will serve a public purpose.* (67.1461.2, RSMo.)

The CID Act provides the following definition for a blighted area, effective August 28, 2021:

> "Blighted area", the same meaning defined pursuant to section 99.805; (67.1401.2(3) RSMo.)

RSMo. 99.805 provides the following definition for a blighted area:

> *(1) "Blighted Area", an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.* (99.805(1), RSMo.)

Since these definitions are a general overview pertaining to all sites, it is important to clarify their intention as it applies to the proposed community improvement district. According to state law, it is unnecessary for every condition of blight to be present to be eligible as a blighted area. Rather, an area can be qualified as a blighted area when as few as one condition is present. The conditions need not be present in each parcel but must be found in the study area as a whole.

With this understanding, the Blight Study presents an overview of factors within the Study Area including a review of physical, economic, and social conditions sufficient to make a determination of a blighted area. The "Summary of Findings" provides conclusions regarding the analysis and presence of blight in key areas; however, the city of Joplin, Missouri ("City") will make a final determination of a blighted area for the entire Study Area or portion(s) of the Study Area.

Study Methodology
The purpose of this work was to analyze conditions located within the Study Area to determine if it qualifies as a blighted area as defined in the CID Act.

The Blight Study includes a detailed analysis of site, building, and public improvement deterioration. Qualifying blight conditions throughout the Study Area were identified and analyzed on a parcel-by-parcel basis to produce a chart showing blight conditions present in the Study Area.

Data was collected from the City, Jasper County and Newton County to document physical blighting conditions as set out in the state statute. Pertinent Geographic Information Systems (GIS) data was obtained through the two counties and analyzed. Additional supplemental information was obtained through various documents prepared or commissioned by the city, state, and plan proponent.

The Consultant visited the Study Area in September and October 2025. The effective date of the study is October 5, 2025, the last date of inspection.

Previous Blight Determinations
Proposed Community Improvement District
The Study Area encompasses portions of four existing tax increment financing ("TIF") redevelopment plans and two community improvement districts.

The 1717 Market Place TIF Plan, which was originally approved by the City on January 10, 2005 by Ordinance No. 2005-006 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The Recovery TIF Plan, which was originally approved by the City on December 1, 2012 by Ordinance No. 2012-230 with a finding of blight was designed to aid redevelopment in an area of 3,100 acres impacted by the EF-5 tornado that struck the City on May 22, 2011. The eastern boundary of the Recovery TIF Plan is the western side of S. Range Line Road between 15th Street and 24th Street immediately north and west of the Study Area – and includes seven (7) property/tax parcels in the Study Area.

The 32nd Street Place Community Improvement District was originally approved by the City on August 3, 2020 by Ordinance No. 2020-113 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The 32nd Street Place TIF Plan was originally approved by the City on December 28, 2020 by Ordinance No. 2020-210 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The Prospect Village TIF Plan was originally approved by the City on February 3, 2025 by Ordinance No. 2025-018 with a finding of blight, includes eleven (11) property/tax parcels in the Study Area.

The Joplin Sports Facility Community Improvement District was originally approved by the City on February 3, 2025 by Ordinance 2025-017 with a finding of blight, includes thirty-seven (37) property/tax parcels in the Study Area.

It should be noted that the statutory definition of blight was changed effective August 28, 2021, after the two TIF plans – 1717 Market Place TIF Plan and the Recovery TIF Plan – were initially approved.

Legal Description
The Study Area consists of fifty-four (54) property/tax parcels. Specific legal descriptions (abbreviated) of all parcels within the Study Area are included in Appendix A – Property Ownership & Legal Descriptions.

Ownership
The Study Area contains fifty-four (54) property/tax parcels, of which fifty (50) property/tax parcels are located in Jasper County and the four (4) southern-most property/tax parcels are located in Newton County. The respective property/tax parcels are identified by the Jasper County Assessor's office and the Newton County Assessor's office. A complete listing of the property/tax parcels identified by the Jasper County Assessor and the Newton County Assessor is included in Appendix A.

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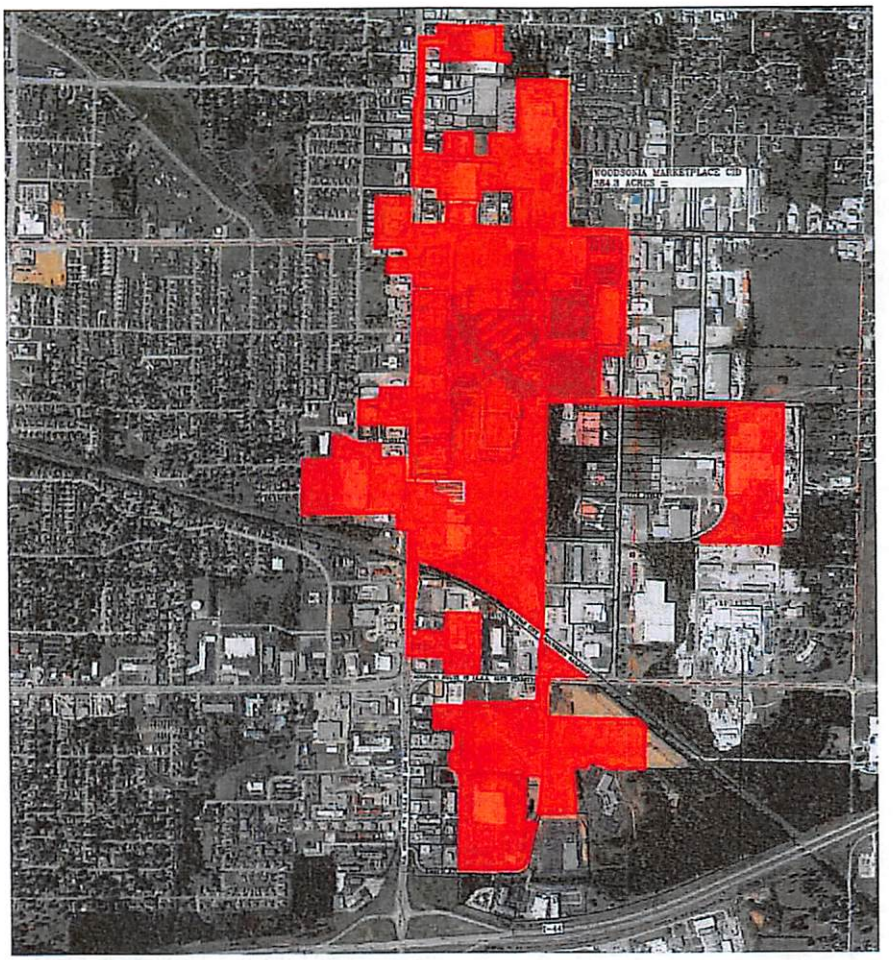
Study Area – Boundary Map



Source: OWN, Inc.

Section II

Study Area Overview

Location & Access

The Study Area encompasses approximately 348.0 acres (excluding right-of-way) and consists of fifty-four (54) property/tax parcels. The Study Area is located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Texas Avenue and S. Range Line Road on the west in Joplin, Jasper County and Newton County, Missouri.

The existing access points to the Study Area are located on the east/west thoroughfares of E. 13th Street, E. 17th Street, E. 20th Street, E. 22nd Street, E. 24th Street, E. 25th Street, E. 27th Street, E. 32nd Street, E. 36th Street, E. Hammons Boulevard, and the north/south thoroughfares of S. Texas Avenue, S. Highview Avenue, S. Range Line Road, S. Geneva Avenue, S. Rex Avenue, S. Davis Boulevard, and S. Hammons Boulevard. The Study Area has quick and easy access to Interstate 44, located slightly less than one/quarter mile to the south with a full interchange on S. Range Line Road, and E. 7th Street, a "Principal Arterial," is slightly more than a half-mile north of the Study Area via S. Range Line Road, and provides access to other north/south freeways and interstates. E. 20th Street, classified as a "Minor Arterial", is a major thoroughfare providing east/west access to the central portion of the Study Area, and S. Range Line Road (also designated as Interstate 49 Business Route), which forms much of the western boundary of the Study Area, is classified as a "Principal Arterial" and is a primary commercial corridor in Joplin. As such the major thoroughfares provide the Study Area with excellent access to the regional and local highway/street network.

All streets adjacent and within the Study Area are two-way streets. Besides the two major thoroughfares of S. Range Line Road and E. 20th Street providing access to the Study Area, E. 13th Street, S. Rex Avenue, S. Davis Boulevard and S. Geneva Avenue are all classified as "Major Collectors." There are no "Interstates," "Freeways," or "Local" thoroughfares within the Study Area." The arterials and collectors provide good access to the Study Area and surrounding areas, except S. Geneva Avenue, which does not extend north past E. 20th Street and terminates just south of E. 24th Street, and E. 13th Street, which only exists east of S. Range Line Road.

Bike routes and trails do not currently exist within the Study Areas and none are currently planned. According to the city's "Master Trail Plan" a trail is planned along E. 20th Street west of S. Range Line Road. Pedestrian access is excellent (along S. Range Line Road, although ADA-compliant warning pads do not always exist at intersections and crosswalks and numerous gaps exist) to poor (nonexistent) within the Study Area. Sidewalks along the building improvements within the Study Area are generally in good condition, but many lack ADA-compliant curb ramps. Most walking takes place across the surface parking lots which are generally in poor to good condition. Where deterioration has occurred, tripping hazards exist.

A demand response transit system, known as the Metro Area Public Transit System (MAPS), serves the entirety of the Study Area and much of the city. MAPS can be scheduled in advance for trips within its service area but has no fixed routes. MAPS operates Monday through Friday.

The Sunshine Lamp Trolley resumed service in February 2025 after being on hiatus due to staffing shortages. The fixed-route service has three routes in Joplin – Green, Blue and Red – of which the Study Area is served by the Blue and Green routes. A number of stops exist in the vicinity of the Study Area, but within the Study Area there is one bus stop for both the Blue and Green routes at the Walmart retail center. The Trolley operates Monday through Friday between 6:00 a.m. and 6:00 p.m.

Land Area
There are fifty-four (54) property/tax parcels within the Study Area. Per information obtained from the geographic information systems of Jasper County and Newton County, Missouri, the Study Area contains a total of approximately 348.0 acres (excluding right of way).

Topography
The Study Area slopes downward from east to west and from north to south. The highest elevation in the Study Area is just shy of 1,100 feet at the northeast corner of 3877 E. 27th Street (which is the southern right of way of E. 25th Street) and developed by Jasper Products. The lowest elevation in the Study Area is generally between 1,030 and 1,040 feet in the southwest portion of the Study Area at 2600 S. Range Line Road that is developed with Lowe's.

According to a flood plain map from the Federal Emergency Management Agency (FIRM No. 29097C0278E, effective 11/2/2012) a "Regulatory Floodway" (Joplin Creek) crosses the Study Area downhill from the eastern edge of the Study Area at S. Davis Boulevard south of E. 20th Street to the western edge of the Study Area west of S. Range Line Road and just south of E. 20th Street as demonstrated in the FIRM map included in Appendix D. A fair amount of the central portion of the Study Area located south of E. 20th Street to just south of the westerly extension of E. 25th Street is within an area designated as a 100-year flood plain and a few areas have been designated as a 500-year flood plain. Altogether thirteen of the fifty-four property/tax parcels in the Study Area are impacted by the Regulatory Floodway and the 100-year flood plain areas.

Utilities
All utilities are available to the properties including electricity, water, sewer, and natural gas.

Zoning
The existing zoning districts include C-3 (Commercial), C-3-PD (Commercial – Planned District) and M-2 (Heavy Industrial). A chart stating the purpose and intent of each of the zoning classifications as expressed in the Development Code of Joplin, Missouri is included below.

Zoning Classification		Intent*
C-3	**Commercial**	The C-3 district provides wide range retail, service and employment uses at a scale, intensity or in a format that requires a high level of vehicle accessibility and visibility, typically along corridors or other locations not easily integrated with other land uses or development patterns. Planned versions of this district can yield campus or mixed-use district patterns that are oriented to internal open space systems or other focal points of development.
C-3-PD	**Commercial – Planned District**	The intent of the planned zoning districts is to encourage innovation in development, unique and distinctive places, and efficient use of land, buildings and infrastructure. Specifically, planned zoning and development plans to support the flexibility offered through planned zoning should accomplish one or more of the following: 1. Preservation of distinct natural features on the land and integration of them into amenities for the project. 2. Reduction in potential environmental impacts from the development, whether through disturbance of land, location of streets and infrastructure or operation of sites and buildings. 3. Create broader community benefits through the better integration of multiple projects, resulting in designs that could not have otherwise been accomplished through the base zoning districts and standards. 4. Improved public realm designs, including streetscapes, open space, civic spaces and the relationship of buildings and sites to those spaces. 5. Creation of unique projects and places that are particularly suited for the planned location based on the

		characteristics of the land or the context and relationship to surrounding areas. Departures from the base standards of all zoning districts may be considered through planned zoning process provided they are based upon a comprehensive and well-integrated development plan for the area. These departures shall not be justified for simply wanting flexibility or deviations from standards based upon a site plan.
M-2	**Heavy Industrial**	The M-2 district provides industrial uses that are generally not compatible with residential and/or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

*Joplin, Missouri Development Code

Environmental

Environmental Site Assessments (ESA) of the Study Area were not available, but an environmental covenant for a large portion of the property – two property/tax parcels covering more than 90 acres – in the Study Area that is owned by International Paper and by Prospect Village, was provided by the Missouri Department of Natural Resources. As noted within the covenant:

> "From the early 1900s until approximately 1950, underground lead and zinc mining was conducted in and around Joplin. Rex Mining and Smelting Company became the eventual owner of the property currently occupied by the Joplin facility. Long-Bell Lumber Company and American Lumber & Treating Company purchased a portion of the property from Rex Mining in approximately 1937 and began wood treating operations. Long-Bell eventually purchased the entire property and continued operations until approximately 1956 when International Paper acquired the facility. Wood treating began in 1937 using creosote. Pentachlorophenol (PCP) treating solution (diesel and PCP) was added to the process in 1955. In 1979, PCP completely replaced creosote as the treatment solution. Per the Joplin facility's original RCRA permit, there are two closed solid waste landfills (Landfill 1 and Landfill 2) present on the Northern Parcel (Figure 2). Final closure of the landfills was completed in 1991 with the installation of clay caps. On April 30, 2006, International Paper ceased operations at the Joplin facility. International Paper elected to decommission the plant to facilitate potential future industrial use of the property." ("Soil Management Plan – Northern Parcel," March 2018, p. 2)

Soil data obtained from investigations conducted under the direction of the Missouri Department of Natural Resources (MDNR) and the U.S. Environmental Protection Agency (EPA) were compared to EPA's Industrial Regional Screening Levels (RSLs), dated June 2017. As noted in the covenant, based on these comparisons, PCP, benzo(a)pyrene (BaP) and polychlorinated dibenzo-p-dioxin/polychlorinated dibenzofuran (PCDD/PCDF) were identified as constituents of concern (COCs) for soils on the Property.

> "Modified industrial RSLs were calculated for the three COCs to evaluate the need for soil corrective action on the Property. Based on the comparison of soil concentrations to modified industrial RSLs, BaP does not pose an unacceptable risk and no further corrective action for soils is required related to this constituent. However, PCP and/or PCDD/PCDF concentrations remaining in soils at two distinct areas must be managed to address exposure due to direct contact with soil or indirect contact via air transport of soil particulates." ("Soil Management Plan – Northern Parcel," March 2018, p. 2)

A soil management plan has been developed as a part of the environmental covenant to address soil disturbance activities anticipated during development of the property. The soils on the property within the Study Area are generally acceptable for non-residential use only. However, the soils within the footprint of the southernmost Stormwater Terrace and the Framing Building Area must be managed separately from the remainder of soils in the property.

> "The soils at the Property are approved for non-residential use, only. Soils at locations throughout the Property, excluding the southernmost Stormwater Terrace and Framing Building Area, can be disturbed so long as the soils are kept within the boundaries of the Property and appropriate measures are taken to limit soil-runoff and particulate emissions. If grading or other disturbance activities call for removal of soil from those portions of the Property, waste characterization must be completed prior to offsite disposal at an appropriate disposal facility. Soils from the Property may not be re-used for any purpose at any location beyond the boundaries of the Property. ("Soil Management Plan – Northern Parcel," March 2018, p. 5)

> "If disturbance of soils within either the southernmost Stormwater Terrace or the Framing Building Area are planned, a Workplan must be developed to describe the scope and overall footprint of the proposed activities. Soils within these two areas cannot be reused in another location on the Property or offsite. A copy of the Workplan must be submitted to MDNR for review." ("Soil Management Plan – Northern Parcel," March 2018, p. 6)

International Paper is currently performing long-term monitoring, maintenance activities and conducting corrective action remediation activities on the southern portion of the site of about 43 acres. A Final Hazardous Waste Management Facility Part I Permit was issued by the Missouri Department of Natural Resources in October, 2023, and a Final Part II Permit was issued by the U.S. Environmental Protection Agency in October, 2023. Both permits are scheduled to expire in 2033.

As part of the post-closure care, International Paper is required to operate a groundwater remediation system until August 2045, or until they can show that the contaminant levels have

been below the maximum concentration limits specified in their hazardous waste permit for three consecutive years. The system has been in operation since 1993. Potential off-site surface water and groundwater contamination is a concern. International Paper is conducting a RCRA Facility Investigation to define the horizontal and vertical extent of any contamination. If any corrective action activities are necessary, they will be based on the investigation results.

Real Estate Taxes

A five-year history of the assessed values within the Study Area is included in the appendix.

The data in Appendix B is the resulting assessed value of the Assessor's opinion of Market Value for each of the properties within the Study Area. All property is supposed to be re-assessed in odd-numbered years, except that new construction (including remodeling) can be assessed in any year.

To determine assessed value the assessment ratio for commercial and industrial properties is 32%. The real estate levy for 2024 (the last year in which taxes were collected) in the Study Area was $5.5534 per $100 of assessed valuation in Jasper County, and $4.9358 per $100 of assessed valuation in Newton County (for commercial/industrial properties). The real estate levy in 2024 for residential properties in Newton County was $3.8918 per $100 of assessed valuation).

In 2024, the total assessed value of the Study Area was $28,418,810 (of which $25,010,390 was in Jasper County, and $3,408,420 was in Newton County) generating a total of $1,581,343.64 in billable real estate taxes. Assessed values within the Study Area increased by 35.93% between 2021 and 2025 after increasing by 7.35% between 2021 and 2024. Assessed values increased by 26.6% in 2025, largely due to the redevelopment of three of the four properties in Newton County, although the values have not been certified and could change.

When looking at assessed valuations between 2021 and 2025, Jasper County saw an increase of 3.01%, due solely to the completion of the Whataburger on S. Range Line Road and improvements made at Jasper Products. When netting those two properties out, the remaining forty-eight (48) properties in the Study Area in Jasper County had a collective decline of assessed valuation between 2021 and 2025 of 0.90%.

When looking at assessed valuations between 2021 and 2025, Newton County (that part of the Study Area south of 32nd Street), saw an increase of 40.10%, due to the development of Menards, a home improvement retail store completed in April 2024, and The Boulevard Apartments, a 250-unit apartment complex offering studios, one-bedroom and two-bedroom units with rents ranging between $980 and $1,790, and opened in 2024. The four properties had been mostly vacant prior to the redevelopment with the exception of an existing Sam's Club and a vacant restaurant that has since been converted to office use.

One real property tax payment was delinquent as of the date of this study for $40,211.76.

One property in the Study Area is owned by the city of Joplin and is tax exempt.

Existing Improvements
The Study Area encompasses approximately 348.0 acres (excluding right of way) and consists of fifty-four (54) property/tax parcels. The Study Area is located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Highview Avenue and S. Range Line Road on the west in Joplin, Jasper County, Missouri.

The Study Area consists of 117.39 acres (excluding right of way) on nine property/tax parcels that are vacant, unimproved (or formerly improved) commercial/industrial property.

The two largest property/tax parcels in the Study Area, at a combined 96.66 acres, were formerly utilized as a paper mill, most recently by International Paper Company, who then closed the facility in 2006, and has been undergoing environmental remediation and monitoring since the closure.

The remainder of the Study Area is developed with commercial/industrial uses in forty-nine (49) primary buildings on forty-three property/tax parcels, mostly one story but as high as four stories, and include a former Red Hot and Blue restaurant (2601 S. Range Line Road) that has been closed since October 2022. The other properties are occupied by operating businesses and uses that include a mix of manufacturing, multifamily residential, office, retail, healthcare, and restaurants. One building, a quick-service restaurant (Whataburger), was completed in 2024, and along with the development activity south of 32nd Street and the improvements at Jasper Products, is the most recent development in the Study Area,

An area largely between E. 15th Street and E. 24th Street along S. Range Line Road was impacted by the 2011 tornado, but much of the Study Area has not experienced the same level of investment since then as the S. Range Line Road corridor. Of the forty-nine (49) buildings in the Study Area, thirty-one (33) have been constructed since 2011. The average age of the improvements in the Study Area is approximately 17 years, with an average year built of 2008. The buildings range in condition from poor to excellent, with most in good condition. The exterior site improvements are generally in poor to fair condition.

Billboards
Three double-sided billboards exist within the Study Area at 2014 S. Range Line Road, 2101 S. Range Line Road, and 2525 S. Range Line Road.

Neighborhood Demographics

Population & Household Income

The following provides population and income trends within a one-, three-, and five-mile radius from the approximate center of the Study Area with a latitude of 37.065544 and longitude of -94.472882, which is near the northern and eastern property boundaries of the International Paper property (since the time of the sale of a portion of the property to Prospect Village).

	Population			
Lat. 37.065544, Long. -94.472882	**Historic**		**Forecast**	
Radius	**2010**	**2020**	**2024**	**2029**
One Mile	4,439	4,717	4,642	4,638
percent change (1 mi)		+6.3%	-1.6%	-0.1%
change from '10 (1 mi)		+6.3%	+4.6%	+4.5%
Three Mile	37,462	38,345	38,983	39,772
percent change (3 mi)		+2.4%	+1.7%	+2.0%
change from '10 (3 mi)		+2.4%	+4.1%	+6.2%
Five Mile	63,551	66,030	67,206	68,508
percent change (5 mi)		+3.9%	+1.8%	+1.9%
change from '10 (5 mi)		+3.9%	+5.8%	+7.8%
Joplin	50,808	51,762	52,512	53,512
percent change		+1.9%	+1.4%	+1.9%
change from '10		+1.9%	+3.4%	+5.3%

Source: ESRI; Sterrett Urban, LLC

The population figures indicate a rate of growth within one mile of the Study Area (+6.3%) that is more than triple that of the city and at least one-and-a-half times the rate of growth within three and five miles of the Study between 2010 and 2020 (2.4%-3.9%). Despite the period of growth nearest the Study Area between 2010 and 2020, population growth is forecasted to have declined in 2024 and continue to do so through 2029, albeit slightly. Growth within three and five miles of the Study Area, and growth within the city of Joplin, is forecast to have increased at similar rates of 1.4%-1.8% between 2020 and 2024, and 1.9%-2.0% between 2024 and 2029. The greatest rate of growth between 2010 and 2029 is projected to occur within three and five miles of the Study Area (+3.7%-3.8%), while the area nearest the Study Area is projected to lose population (-1.7%). The city grew at 3.4% over the same time.

	Median Household Income	
Lat. 37.065544, Long. -94.472882 Radius	**Forecast**	
	2024	**2029**
One Mile	51,024	54,597
chg. from '23 (1 mile)		+7.0%
Three Mile	50,235	54,744
chg. from '23 (3 mile)		+9.0%
Five Mile	52,961	58,237
chg. from '23 (5 mile)		+10.0%
Joplin	51,025	55,628
chg. from '23		+9.0%

Source: ESRI; Sterrett Urban, LLC

The median household income forecasted by ESRI for 2024 and 2029 within five miles of the Study Area is greater than the median household income ESRI forecasts for the city of Joplin. The median household income within one mile and three miles of the Study Area in 2024 and 2029 is forecasted by ESRI to be lower than the median household income for the city. The rate of income growth nearest the Study Area is also forecast to be lower than that of the city between 2024 and 2029 (7.0% compared to 9.0% for the city).

Unemployment

The most recent unemployment data for the Study Area is for the City of Joplin, Missouri. The following data was provided by the Missouri Economic Research and Information Center (MERIC):

Civilian Labor Force – Joplin, Missouri
August 2025 *(not seasonally adjusted)*

Labor Force	Labor Force Employed	Labor Force Unemployed	Percentage Unemployed
26,295	25,103	1,192	4.5%

Source: Missouri Economic Research and Information Center (MERIC)

According to the Bureau of Labor Statistics, the preliminary unemployment rate for the Joplin, MO-KS metropolitan statistical area in August 2025 was 4.4%.

According to the Federal Reserve, an unemployment rate of 5.0% - 5.2% can generally be considered "full employment."

Section III

Determination of Study Area Conditions

Significant findings of the Woodsonia Marketplace Community Improvement District Blight Study are presented in the discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in September and October 2025. Properties and buildings, along with public improvements adjacent to the properties, were evaluated and deficiencies noted. As previously explained, the purpose of this study was to determine whether conditions as defined by the CID Act in RSMo. 99.805(1) of the Missouri State Statute, as amended, exist in the Study Area.

RSMo. 99.805(1)
The principal blighting factors reported here and in line with the respective statutory definitions include: insanitary or unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes. The Appendix section of this report includes a table exhibiting the blighting factors present at each property parcel.

Blight Defined
As presented in Section I, blight is defined as follows with respect to the CID Act:

> *(1) "Blighted Area", an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.* (99.805(1), RSMo.)

Several court cases provide additional direction in the consideration of blight:

- It is not necessary for an area to be what commonly would be considered a "slum" in order to be blighted. Parking Systems, Inc. v. Kansas City Downtown Redevelopment Corporation, 518 S.W.2d 11, 15 (Mo. 1974).
- An otherwise viable use of a property may be considered blighted if it is an economic underutilization of the property. Crestwood Commons Redevelopment Corporation v. 66 Drive-In, Inc., 812 S.W.2d 903, 910 (MO.App.E.D. 1991).
- It is not necessary for every property within an area designated as blighted to conform to the blight definition. A preponderance of blight conditions is adequate to designate an area for redevelopment. Maryland Plaza

Redevelopment Corporation v. Greenberg, 594 S.W.2d 284, 288 (MO.App.E.D. 1979).

- In order to make a finding of blight for a defined redevelopment area, the total square footage of the area is to be considered and not a preponderance of the individual parcels. Allright Properties, Inc. v. Tax Increment Financing Commission of Kansas City, 240 S.W.3d 777 (MO.App.W.D. 2007).

Cause Component 1: Insanitary or Unsafe Conditions

There are numerous locations within the Study Area exhibiting unsafe or insanitary conditions. The most prevalent and/or impactful include the presence of environmental liabilities on the International Paper Company/Prospect Village properties (as previously detailed), and as noted previously the presence of floodways, 100-year floodplains and stormwater mitigation areas impact fourteen of the fifty-four properties. Also unsafe is trash/debris, the deterioration of pavement throughout the surface parking lots and drive aisles which creates tripping hazards, faded or nonexistent directional signage and pavement markings in the parking lots and drive aisles, and overgrown vegetation, particularly on those properties along S. Geneva Avenue and along S. Davis Boulevard.

Noncompliance with the Americans with Disabilities Act (ADA) is evident in some places and primarily includes nonexistent signage, substandard curb ramps, and nonexistent warning pads on sidewalks at intersections and crosswalks.

Examples of this condition are shown below. Additional photographs of deteriorated pavement are included in *Cause Component 2: Deterioration of Site Improvements.*

The Study Area exhibited insanitary or unsafe conditions and is a major contributor to blight. thirty-six of the fifty-four properties in the Study Area exhibited insanitary or unsafe conditions, or almost 64% of the Study Area.

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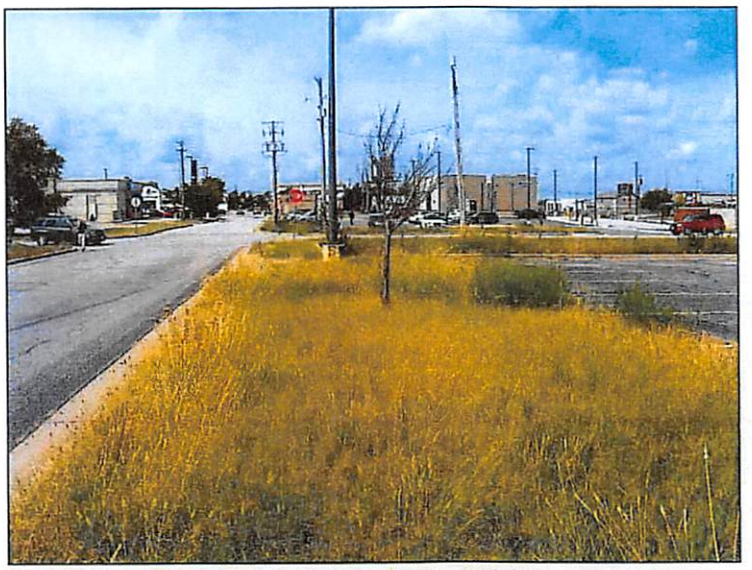
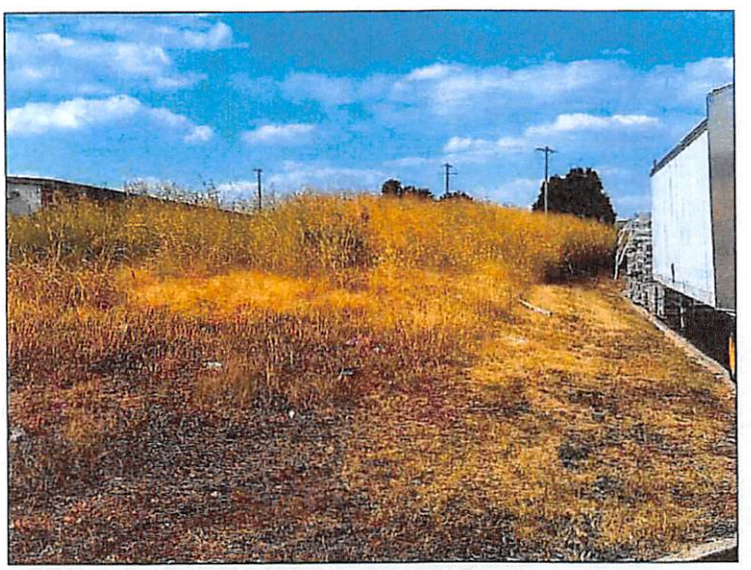
Prospect Village property – looking west – overgrown vegetation; uneven pavement; contaminated property



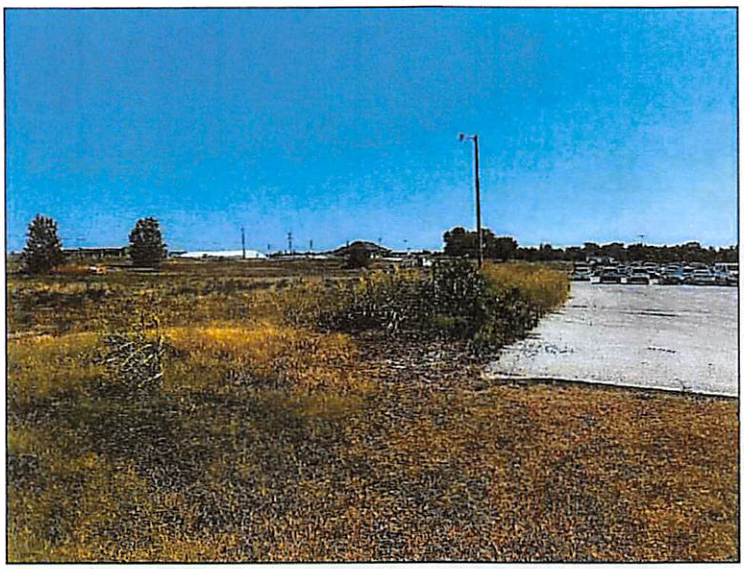
Planet Fitness pad site – looking northwest – overgrown vegetation; deterioration of drive aisle



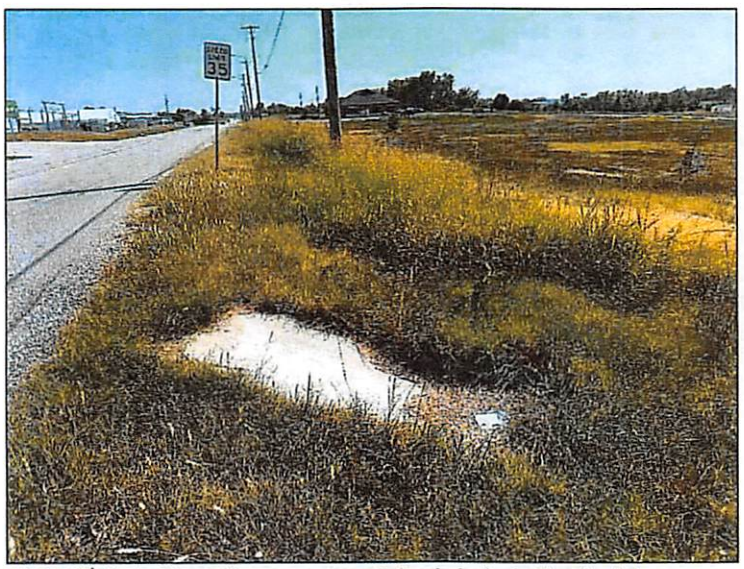
Planet Fitness pad site – looking west – lack of pedestrian circulation; overgrown vegetation



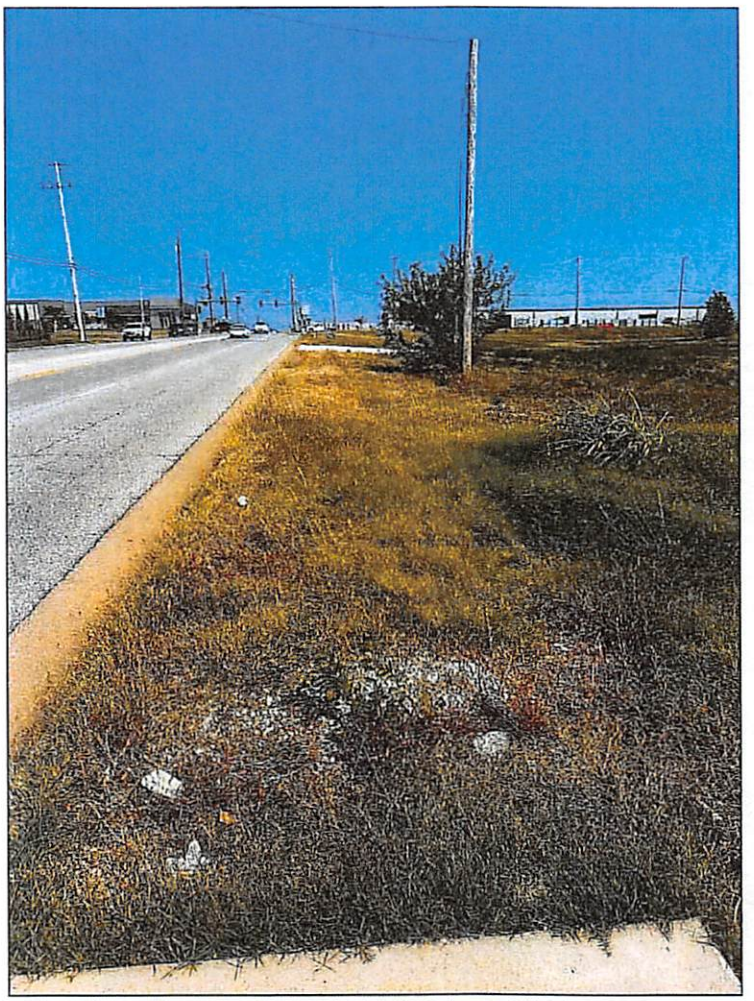
2600 S. Range Line Rd – looking northwest – overgrown vegetation



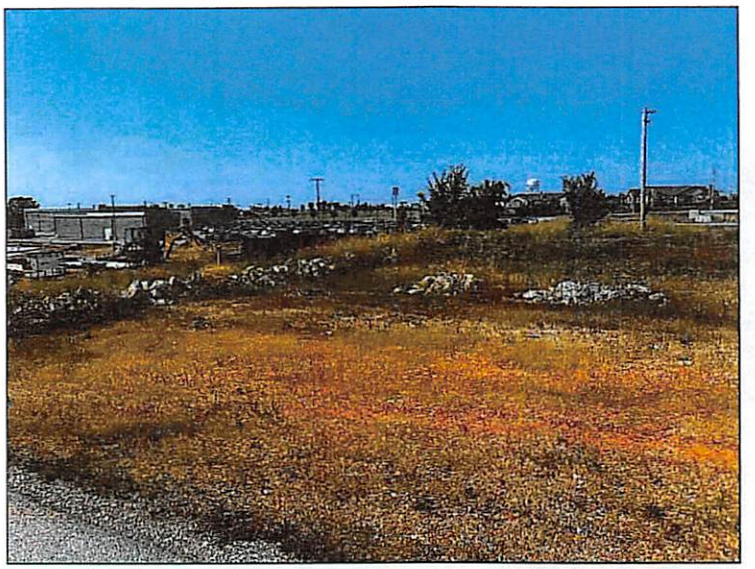
3534 E. 20th St – looking south – overgrown vegetation



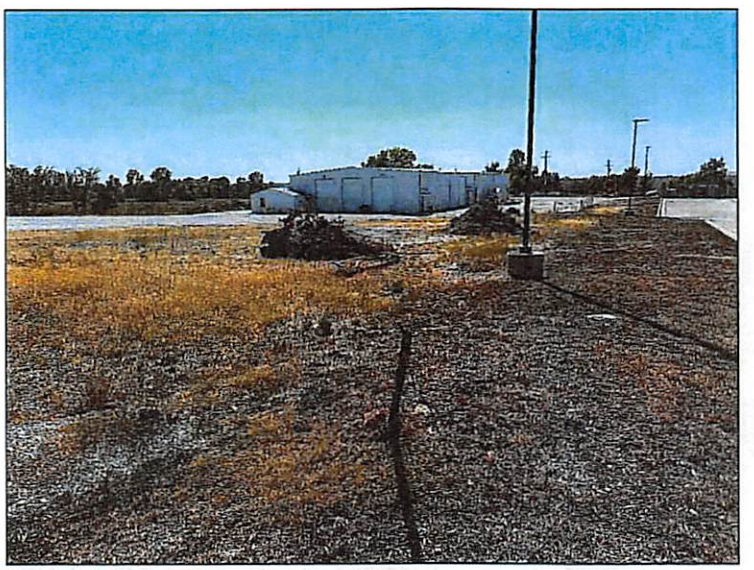
3534 E. 20th St – looking south – overgrown vegetation; lack of pedestrian circulation



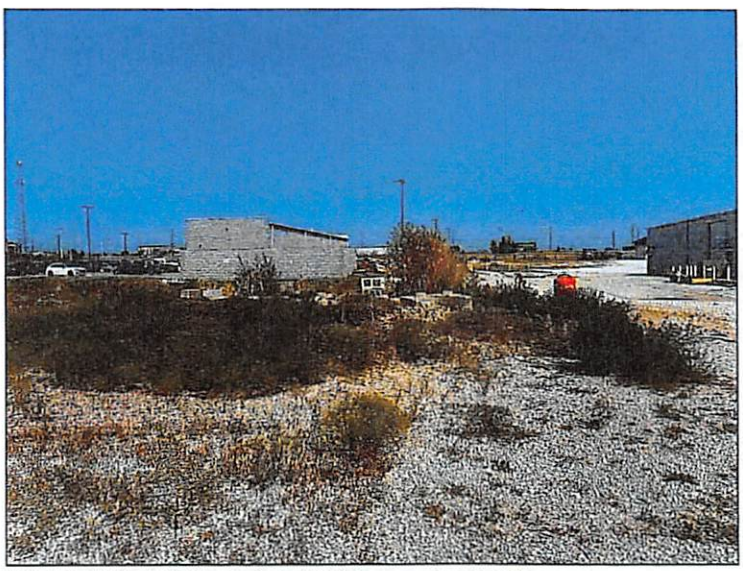
3534 E. 20th St – looking east – lack of pedestrian circulation; trash/debris



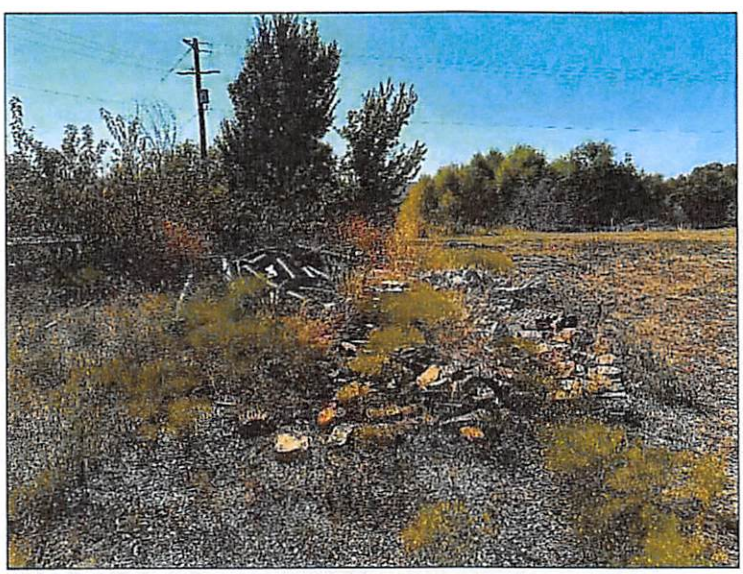
3435 E. 20th St – looking northwest – trash/debris



2120 S. Davis Blvd – looking southwest – trash/debris; overgrown vegetation



2120 S. Davis Blvd – looking east – trash/debris; overgrown vegetation



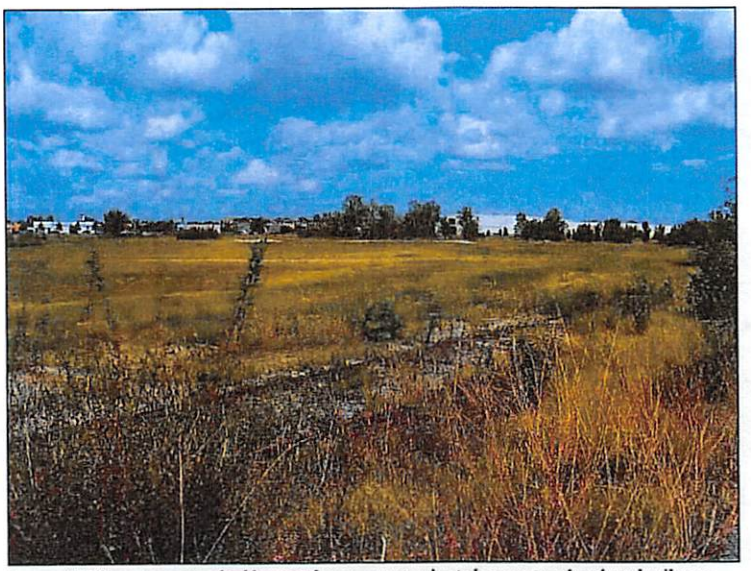
2120 S. Davis Blvd – looking west – trash/debris; overgrown vegetation



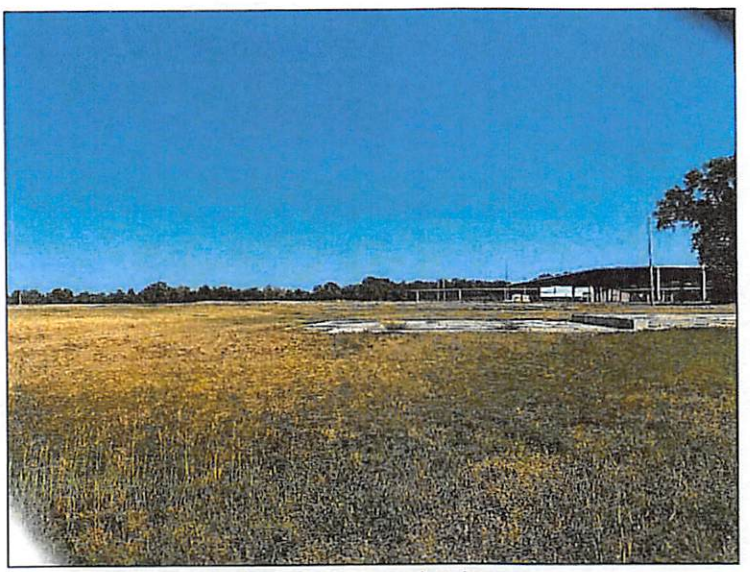
2120 S. Davis Blvd – looking west – trash/debris; overgrown vegetation



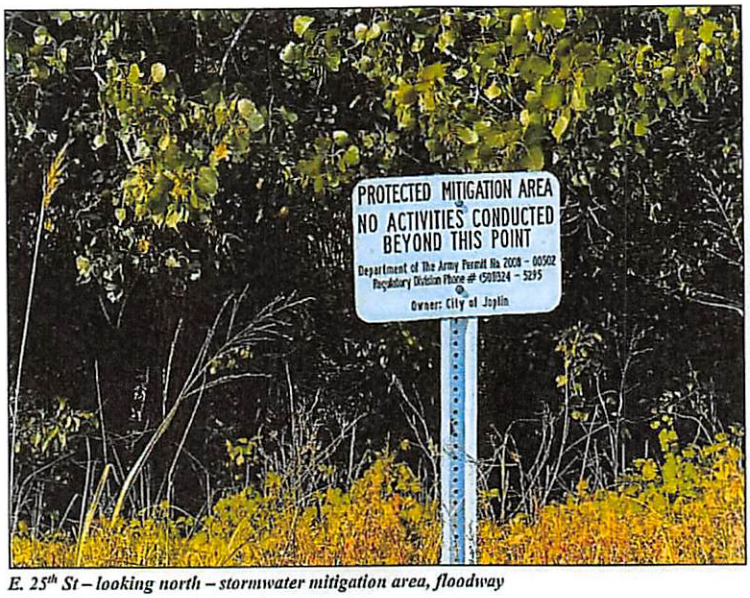
1717 S. Range Line Rd – looking south – trash/debris blocking gutter/drainage



Prospect Village property – looking northwest – contaminated property; abandoned rail spur



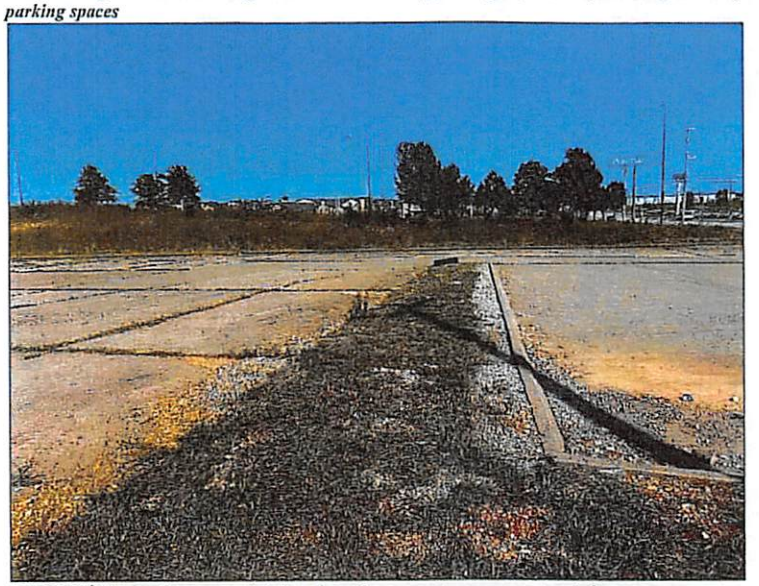
International Paper Co. – looking northwest – contaminated property



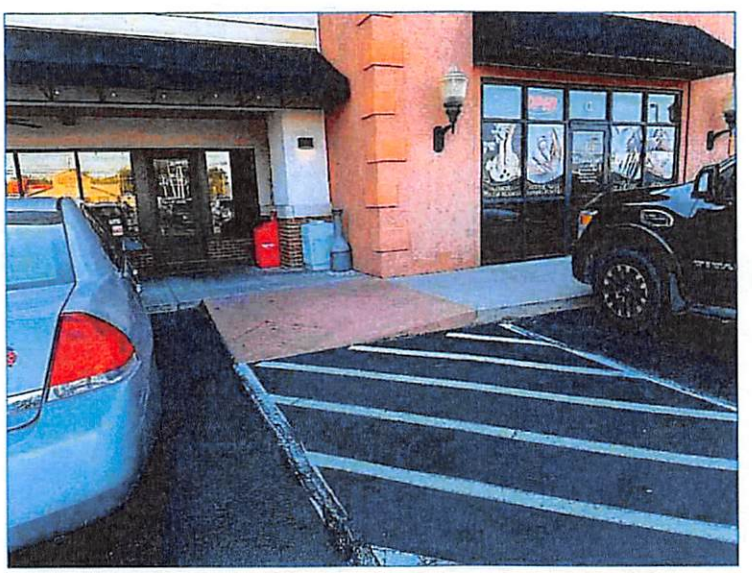
E. 25th St – looking north – stormwater mitigation area, floodway



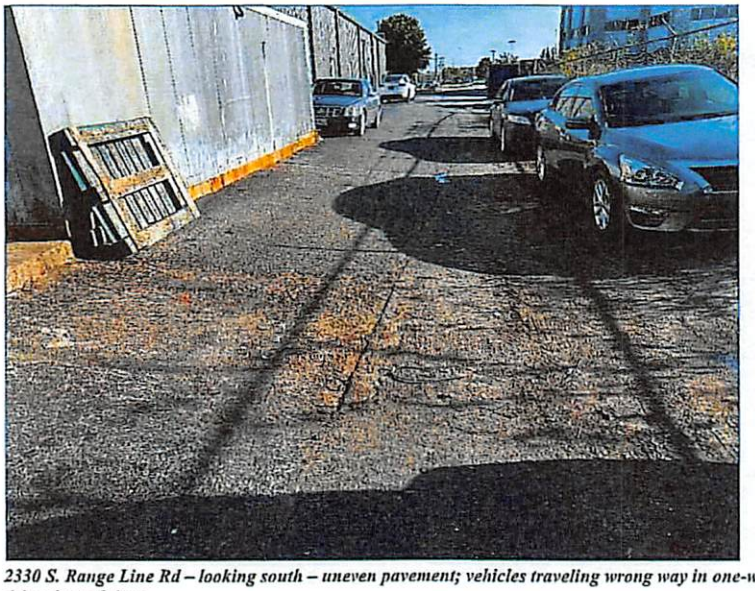
2601 S. Range Line Rd – looking west – deterioration of parking lot, uneven pavement; noncompliant ADA parking spaces



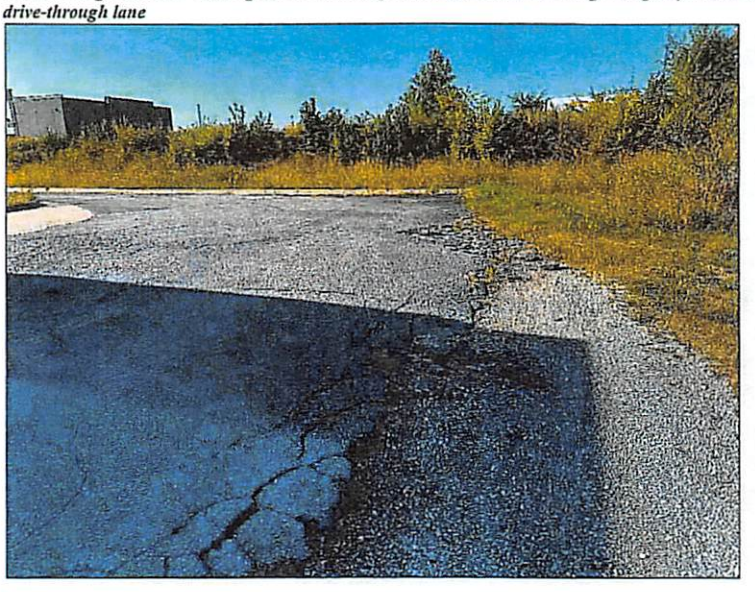
3507 E 20th St – looking east – deterioration of pavement; overgrown vegetation



2330 S. Range Line Rd – looking west – noncompliant ADA parking space, curb ramp/sidewalk



2330 S. Range Line Rd – looking south – uneven pavement; vehicles traveling wrong way in one-way drive-through lane



3105 E 17th St – looking north – deterioration of pavement; uneven pavement



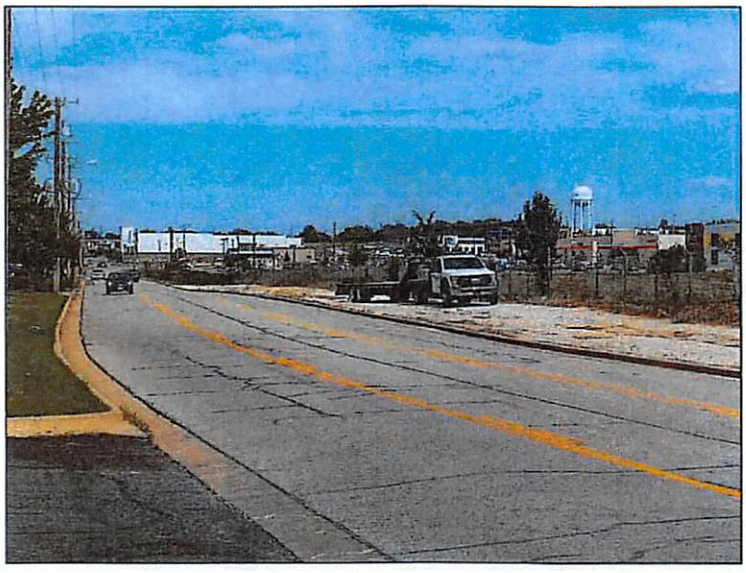
1315 S. Range Line Rd – looking east – deterioration of parking lot; uneven pavement



2601 S. Range Line Rd – looking north – debris on sidewalk



1717 S. Range Line Rd – looking east – uneven sidewalk, exposed rebar



International Paper Co. – looking east – lack of pedestrian circulation; neglected property



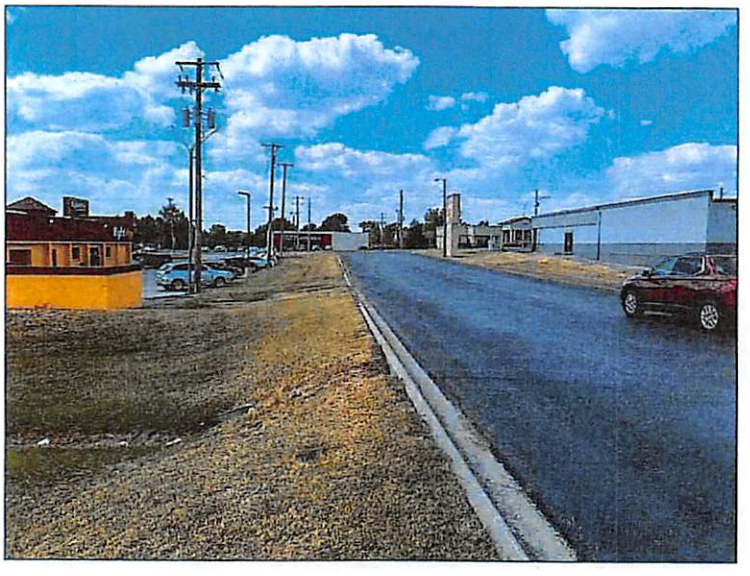
2021 S. Range Line Rd – looking north – illegible pavement markings



2433 S. Range Line Rd – looking northeast – lack of ADA-compliant signage



2433 S. Range Line Rd – looking northeast – lack of ADA-compliant warning pads



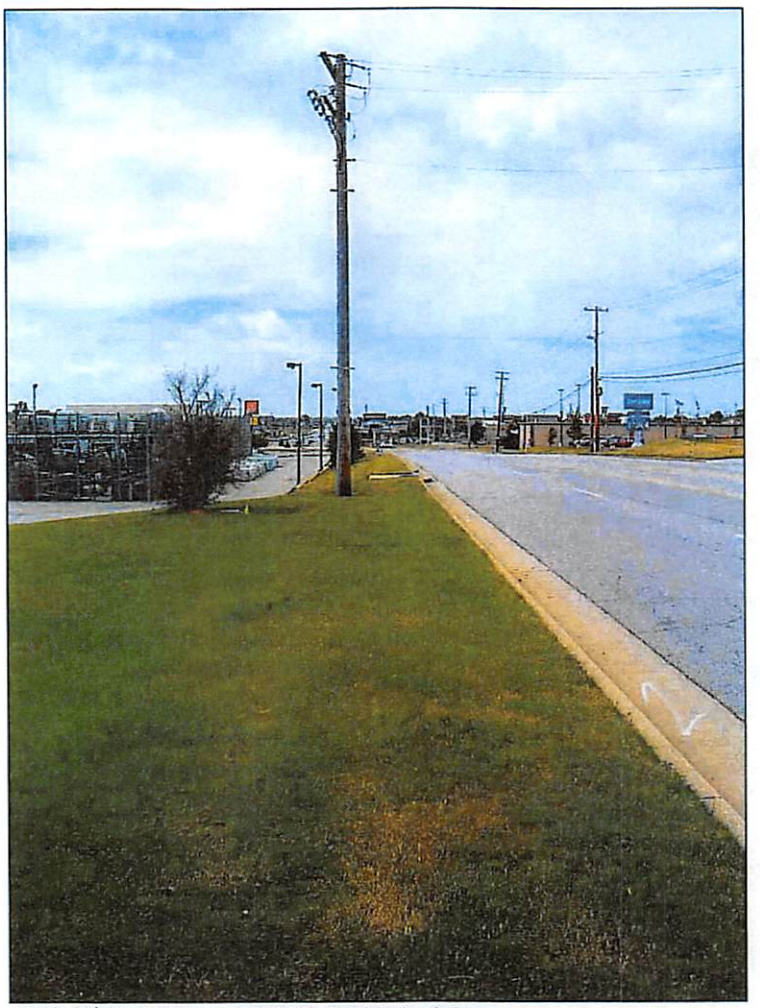
1717 S. Range Line Rd – looking west – lack of pedestrian circulation



3205 E. 20th St – looking east – lack of pedestrian circulation



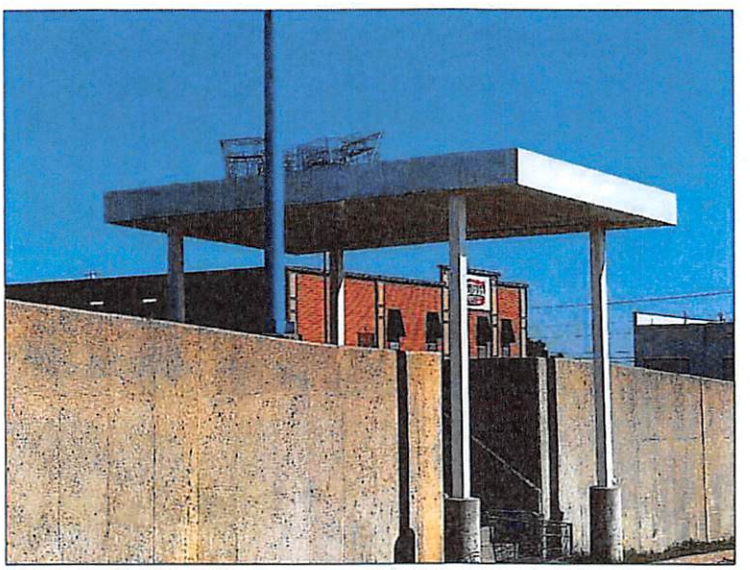
2430 S. Range Line Rd – looking south – lack of pedestrian circulation



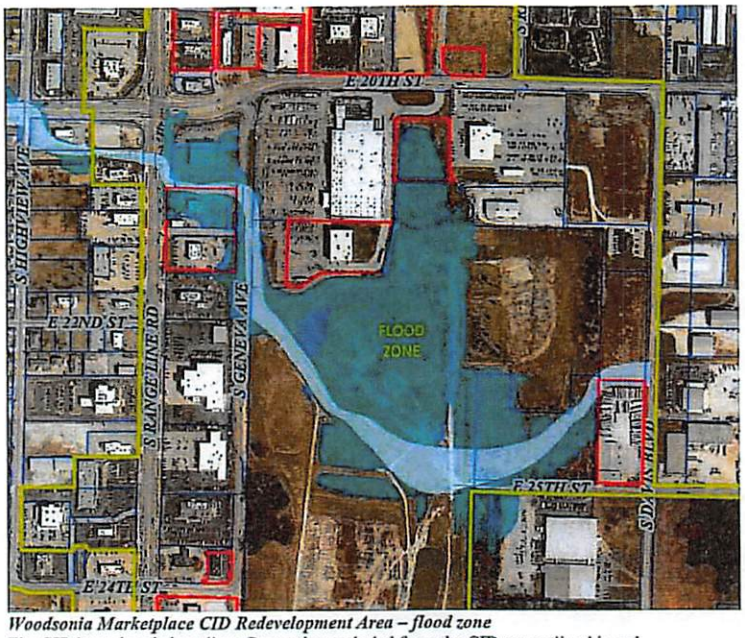
3110 E. 20th St – looking west – lack of pedestrian circulation



1717 S. Range Line Rd – looking southeast – debris; transient access to property



1717 S Range Line Rd – looking southeast – vandalism



Woodsonia Marketplace CID Redevelopment Area – flood zone
The CID boundary is in yellow. Properties excluded from the CID are outlined in red.

Cause Component 2: Deterioration of Site Improvements

The condition of deterioration of site improvements was primarily established through field survey work and observation of exterior physical conditions within the Study Area. Building deterioration rating criteria considered included the following: primary structure (roof, walls, foundation); secondary structure (fascia/soffits, gutters/downspouts, exterior finishes, windows and doors, stairways/fire escapes); and exterior structure (mechanical equipment, loading areas, fences/walls/gates, other structures).

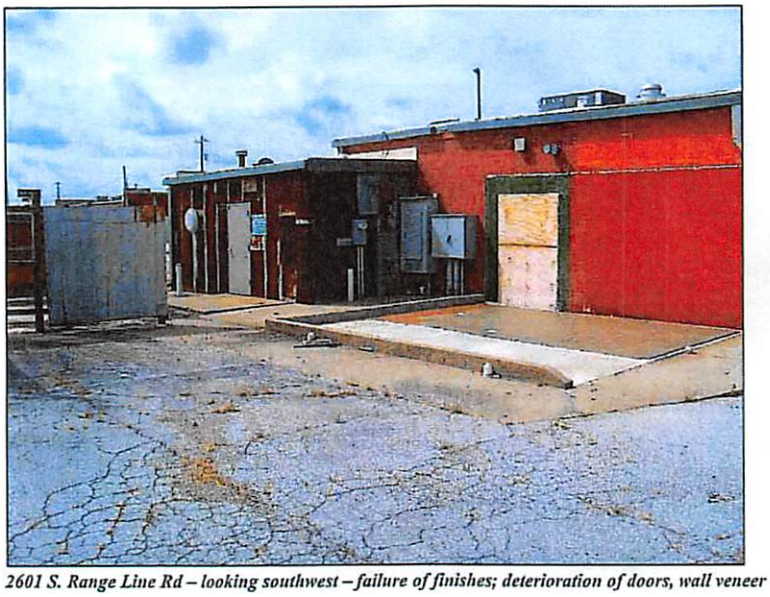
The most common example of structural deterioration found in the Study Area included the failure of finishes. The following photos are examples of structural deterioration in the Study Area.



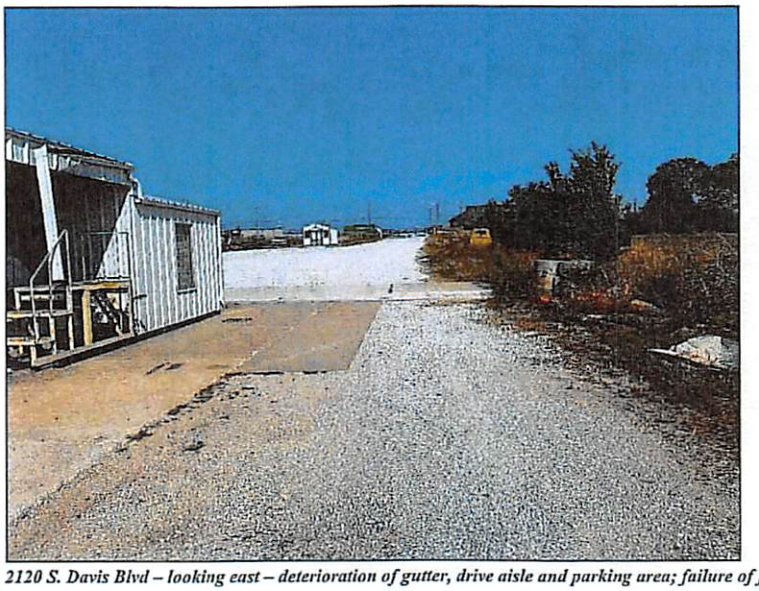
3110 E. 20th St – looking west – failure of finishes



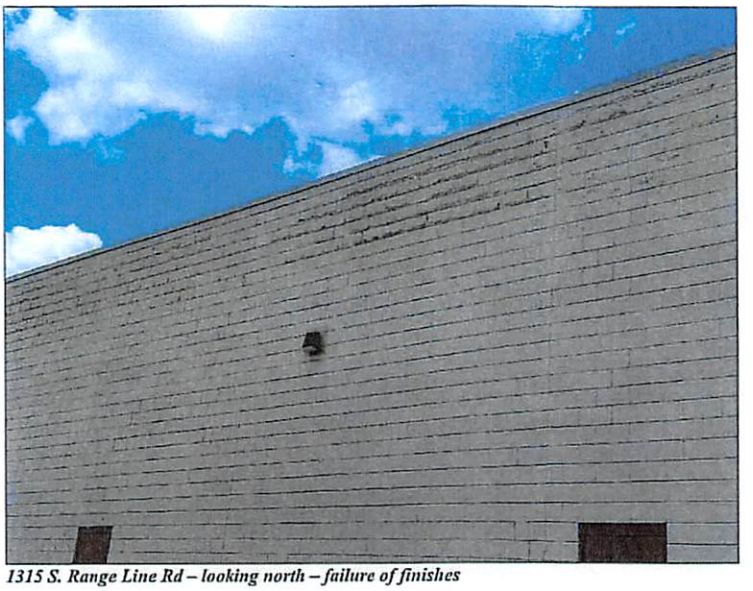
2601 S. Range Line Rd – looking northeast – failure of finishes; deterioration of pavement



2601 S. Range Line Rd – looking southwest – failure of finishes; deterioration of doors, wall veneer



2120 S. Davis Blvd – looking east – deterioration of gutter, drive aisle and parking area; failure of finishes



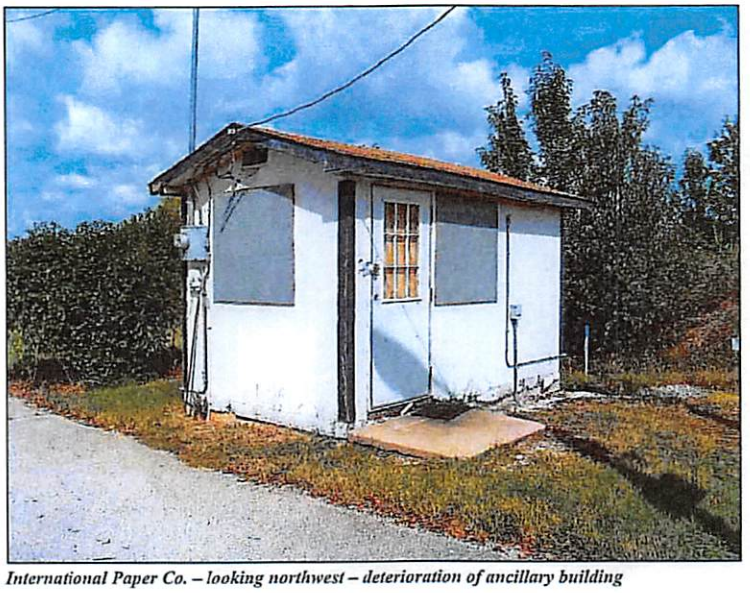
1315 S. Range Line Rd – looking north – failure of finishes



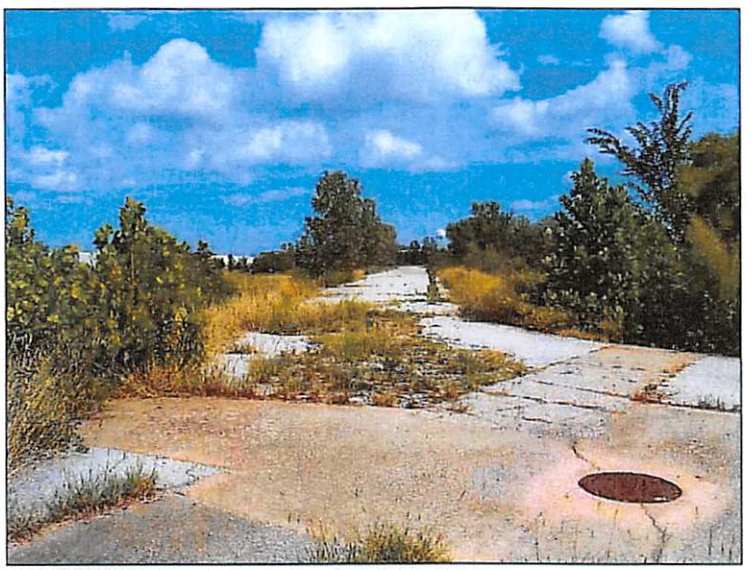
2600 S. Range Line Rd – looking west – deterioration of masonry

In addition to structural deterioration, a variety of blight conditions was observed within the Study Area related to the deterioration of the site and non-primary improvements. These conditions which negatively affect the appearance and utilization of the area, most commonly include deterioration of parking surfaces, driveways, equipment, fences, and unenclosed trash dumpsters.

Examples of site deterioration problems are found throughout the Study Area, as shown in the photographs below.



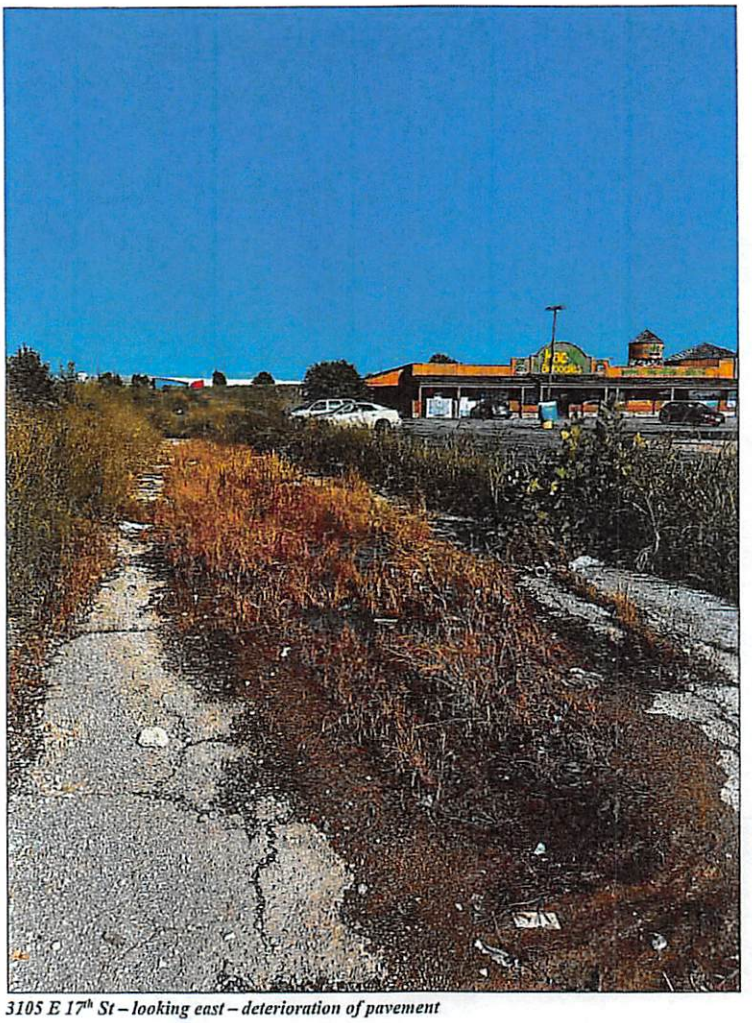
International Paper Co. – looking northwest – deterioration of ancillary building



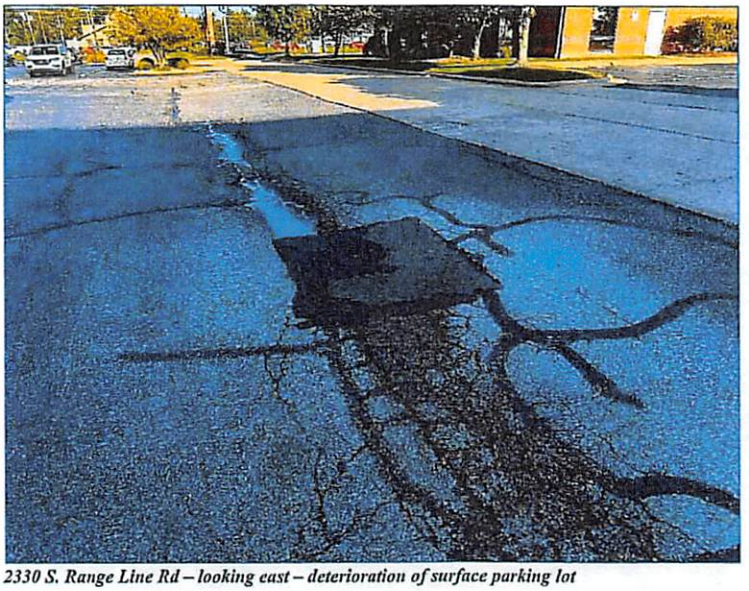
International Paper Co. – looking north – deterioration of street



3110 E. 20th Street – looking north – deterioration of drive aisle



3105 E 17th St – looking east – deterioration of pavement

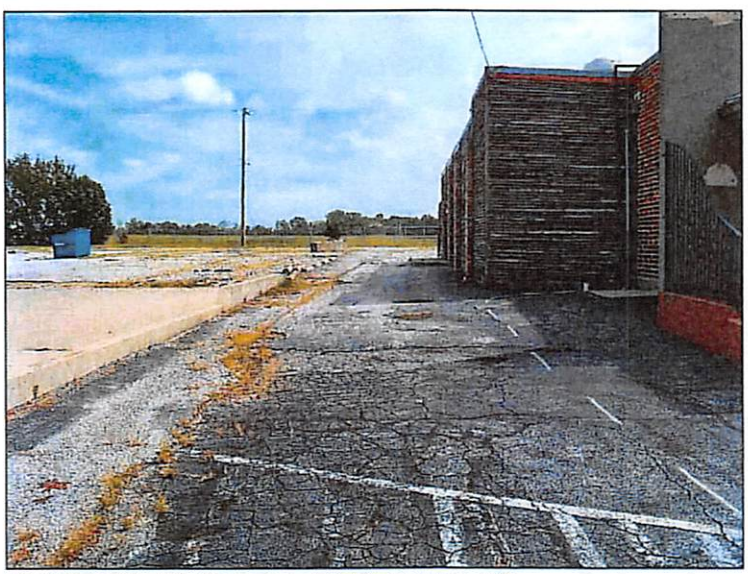


2330 S. Range Line Rd – looking east – deterioration of surface parking lot

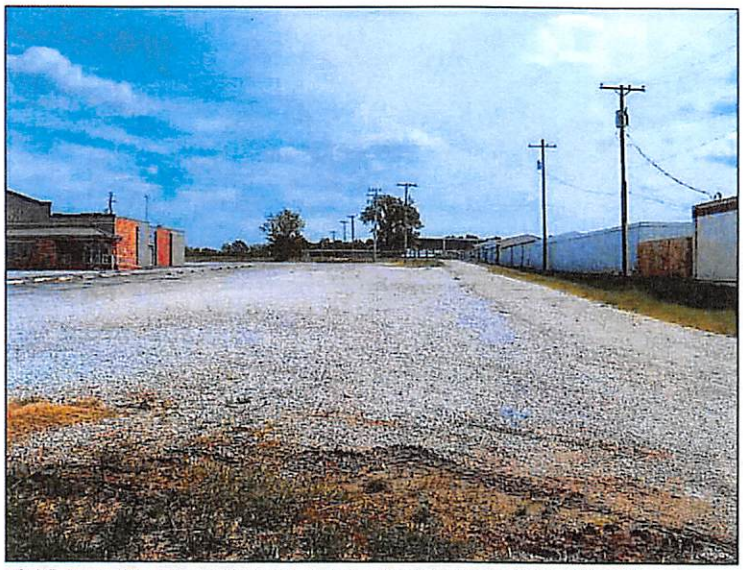




2601 S. Range Line Rd – looking west – deterioration of surface parking lot



2601 S. Range Line Rd – looking east – deterioration of drive aisle



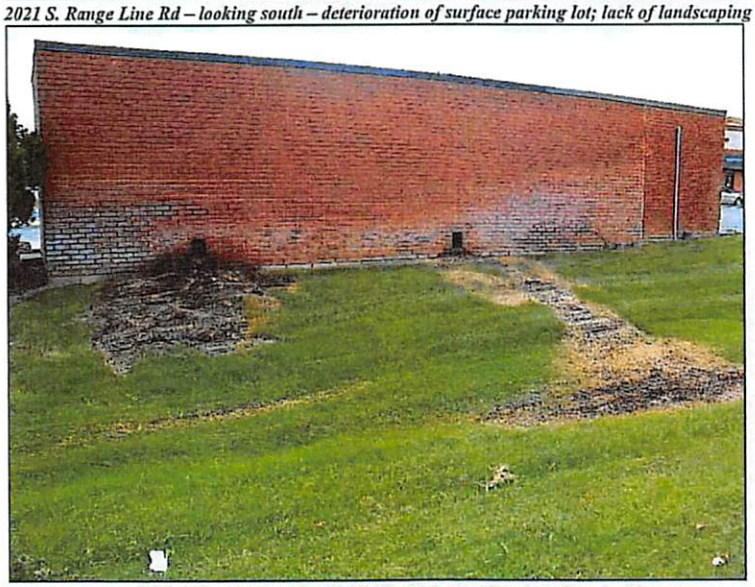
2601 S. Range Line Rd – looking east – deterioration of surface parking lot (gravel)



1717 E Range Line Rd – looking north – deterioration of pavement, curb



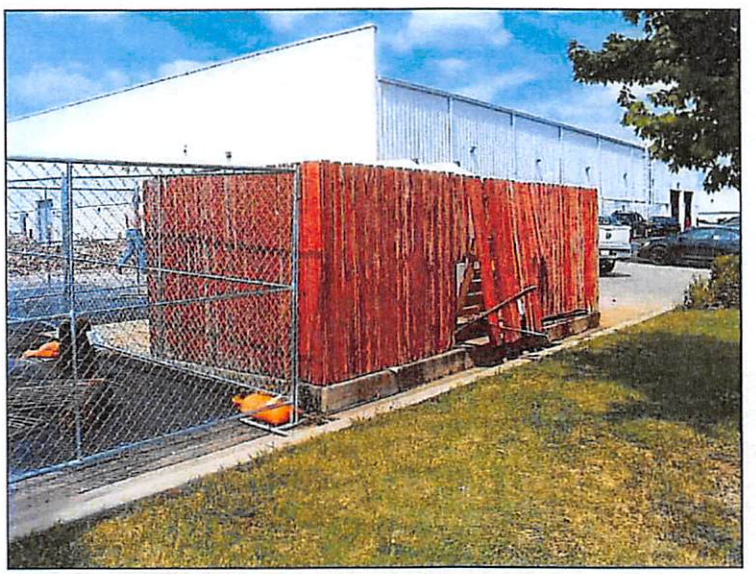
2021 S. Range Line Rd – looking south – deterioration of surface parking lot; lack of landscaping



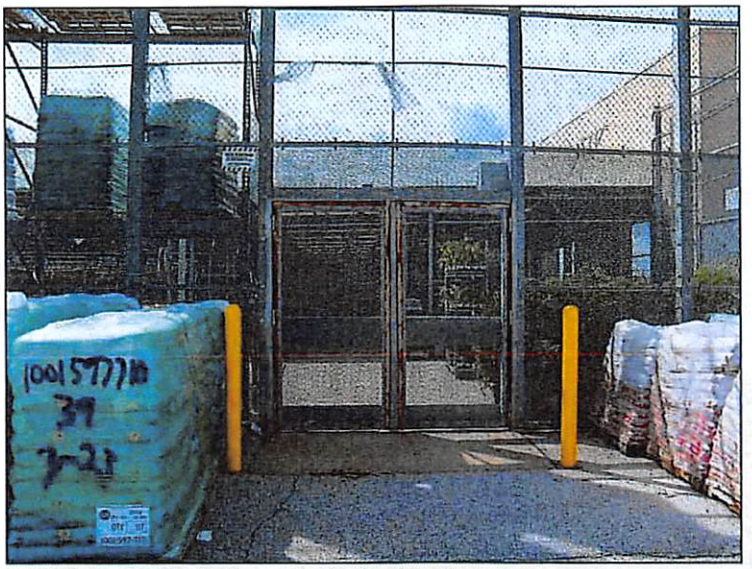
2127 S. Range Line Rd – looking south – lack of landscaping; deterioration of wall



International Paper Co. – looking south – deterioration of fence; overgrown vegetation



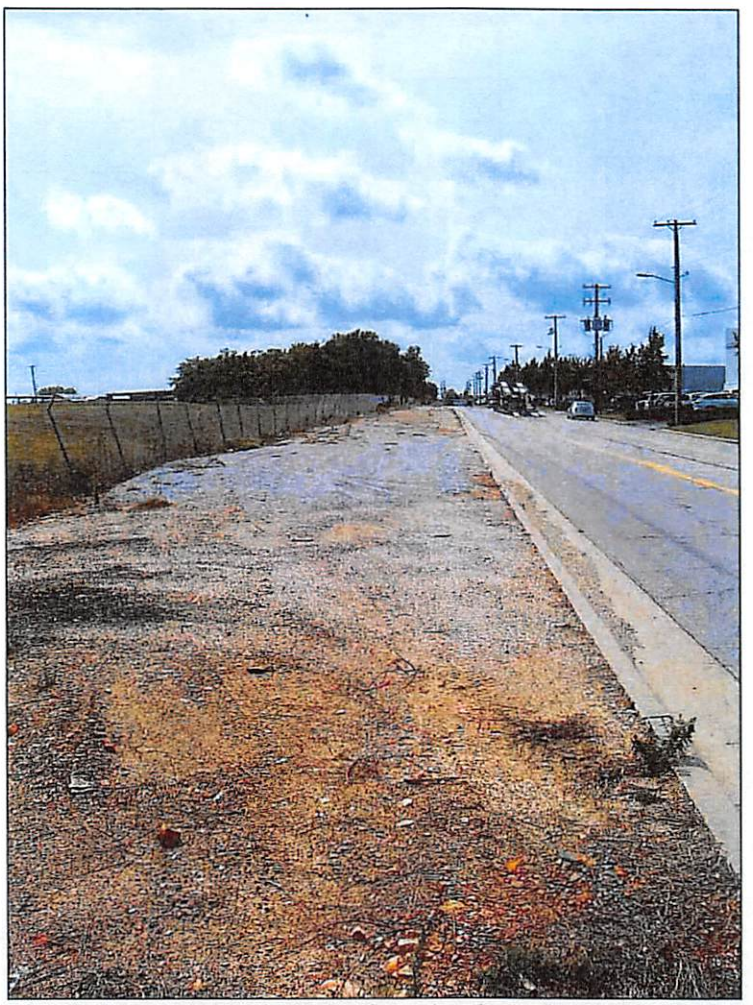
2407 S. Range Line Rd – looking west – deterioration of fence



2600 S. Range Line Rd – looking south – deterioration of fence



Planet Fitness pad site – looking southwest – deterioration of infrastructure



International Paper Co. – looking south along Geneva Ave – deterioration of fence; lack of landscaping



S. Geneva Ave – looking south – deterioration of infrastructure

The Study Area exhibits deterioration of site improvements. The most common conditions included the deterioration of surface parking and drive aisle pavement, equipment, and failure of finishes. The deterioration of site improvements, both primary and secondary, and exterior improvements, impacts 74.2% of the Study Area.

Cause Component 3: Existence of Conditions which Endanger Life or Property by Fire and Other Causes

Fire safety and crime information pertaining to the parcels in the Study Area indicated no reported incidents within the Study Area in the past twelve months.

As noted previously environmental liabilities exist within the Study Area on those property/tax parcels currently and recently owned by International Paper (the northern portion of International Paper's property is now owned by Prospect Village) that endanger life and/or property.

The International Paper/Prospect Village properties and eleven other properties are impacted by a floodway that, at times of certain weather events, endanger life and/or property.

The existence of conditions which endanger life or property by fire and other causes were identified within the Study Area and are a major contributor to blight in the Study Area, impacting 39.3% of the Study Area.

Summary of Blighting Factors
The following table summarizes the three blighting cause factors analyzed during the inspection of property within the Study Area.

As evidenced from the table below, the parcels within the Study Area satisfy each of the three blighting cause factors, with more than 50% of the Study Area satisfying the factors of Insanitary or Unsafe Conditions and Deterioration of Site Improvements. Parcels that exhibit a predominance of blighting factors cover 51.5% of the Study Area, and 63.1% of the Study Area located in Jasper County.

Woodsonia Marketplace
Community Improvement District
Summary of Blighting Factors

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	54	100%	347.99	100%
Blighting Factors				
Insanitary or unsafe conditions	36	66.7%	222.77	64.0%
Deterioration of site improvements	40	74.1%	258.13	74.2%
Existence of conditions which endanger life or property by fire and other causes	14	25.9%	136.88	39.3%
Parcels with Predominance of Blighting Factors	24	44.4%	179.30	51.5%

Effect Component 1: Retards the Provision of Housing Accommodations
As noted previously, the environmental liabilities that exist at the International Paper Company and Prospect Village properties has resulted in the Missouri Department of Natural Resources and the U.S. Environmental Protection Agency prohibiting residential use as a future land use.

Other vacant property/tax parcels have not been developed since the tornado impacted the Study Area in 2011, although millions of dollars of investment have occurred in multifamily and commercial development in the vicinity of the Study Area. Underlying factors have impacted the ease with which the vacant properties in the Study Area could be developed, due largely to flooding issues and environmental liabilities.

The blighting conditions within the Study Area have retarded the provision of housing accommodations.

Effect Component 2: Constitutes an Economic or Social Liability
The following are generally considered economic characteristics of blighted areas:

- Reduced or negligible income;
- Impaired economic value;
- Depreciated values;
- Impaired investments;
- Negligible income

The Missouri Supreme Court has determined that "the concept of urban redevelopment has gone far beyond 'slum clearance' and the concept of economic underutilization is a valid one."

As indicated in Appendix B: Property Valuation and Taxes, the assessed value of the Study Area has declined by 3.96% between 2021 and 2023, after increasing by 1.65% in 2023. Assessed values in the Study Area also increased by 3.27% in 2024 and by 26.62% in 2025, largely due to the redevelopment of three of the four properties in Newton County. When considering only the property located in Jasper County, which makes up about 82% of the Study Area, assessed values increased by 3.0% between 2021 and 2025.

When looking at assessed valuations between 2021 and 2025, Jasper County saw an increase of 3.01%, due solely to the completion of the Whataburger on S. Range Line Road and improvements made at Jasper Products. When netting those two properties out, the remaining forty-eight (48) properties in the Study Area in Jasper County had a collective decline of assessed valuation between 2021 and 2025 of 0.90%.

When looking at assessed valuations between 2021 and 2025, Newton County (that part of the Study Area south of 32nd Street), saw an increase of 40.10%, due to the development of Menards, a home improvement retail store completed in April 2024, and The Boulevard Apartments, a 250-unit apartment complex offering studios, one-bedroom and two-bedroom units with rents ranging between $980 and $1,790, and opened in 2024. The four properties had been mostly vacant prior to the redevelopment with the exception of an existing Sam's Club and a vacant restaurant that has since been converted to office use.

While redevelopment is taking place in isolated areas within the Study Area, such as in Newton County and on S. Range Line Road where the tornado damaged properties in 2011, much of the Study Area remains vacant and/or blighted and in need of reinvestment.

Economic underutilization of the property within the Study Area is evident in the following manner:

- Vacant land in the Study Area is excessive. While one parcel is utilized as stormwater mitigation, other vacant land that could be developed is excessive and has a negative impact on the remainder of the Study Area. That vacant land includes the International Paper Company and now Prospect Village, whose soil management plan adds considerable cost to development,

particularly since a fair share of the property is in a floodway. The lack of development on these parcels, when growth is taking place within the adjacent S. Range Line Road corridor, is an indication that blight exists.

- The older improved properties located in the Study Area, due to physical condition, utilization, and age, as evaluated by the Jasper County Assessor, when compared to comparable properties indicate assessed values of the improvements are generating reduced tax revenue to the various taxing jurisdictions and are an indicator of blight. The restaurant on S. Range Line Road has been vacant for about three years and is generating much less in tax revenue than when it was operating. One other parcel, used to mitigate stormwater drainage, is owned by the city and does not generate any tax revenues for the taxing jurisdictions. For the first time in the at least five years, a property is past due on its property tax payment.

The presence of unsafe conditions, particularly those that endanger life, is a social liability. That includes the contaminated International Paper Company and Prospect Village properties (both recently owned by International Paper), the properties impacted by the flood zone, as well as those parcels that violate the city's property nuisance code, which are evident primarily along S. Geneva Avenue and S. Davis Boulevard.

The redevelopment of the area has been hindered primarily by the deterioration of site improvements that has also resulted in unsafe conditions throughout the Study Area and the existence of environmental liabilities and a floodway. Addressing the deterioration and unsafe conditions is a cost that is prohibitive for a private sector developer (or property owner) to take on independently and remain competitive in the market. Doing nothing will only result in further deterioration of building and site improvements and little action with respect to the contaminated vacant land, resulting in the potential for underperformance with respect to sales tax income and property assessments. For the existing businesses to provide a safe environment for customers and employees, and to continue to grow and attract new economic activity to the Study Area and surrounding areas, some form of external financial assistance that is not currently being utilized will be required to make improvement of the Study Area economically feasible.

Economic underutilization – deteriorating site improvements, underutilized property, unsafe conditions, and the lack of development – in a high-traffic location on S. Range Line Road – indicates the Study Area is blighted.

Effect Component 3: Constitutes a Menace to the Public Health, Safety or Welfare
The environmental liabilities and the flood zone are a menace to public health and safety, as are those properties that violate Joplin's nuisance code.

Together, those properties make up most of the Study Area, and as a result the Study Area is a menace to the public health and safety of the community.

Conclusion

A predominance of the components that make up the definition of blight per the CID Act (RSMo. 99.805(1)) was present in the proposed Woodsonia Marketplace Community Improvement District.

The dominant blighting factor is the unsafe conditions caused by environmental liabilities and the impacts of the flood zone, in addition to physical deterioration of site improvements throughout the Study Area. The low assessed values caused by the presence of environmental contamination and the low assessed values of those properties in the remainder of the Study Area due to the deterioration of improvements, and the underutilization of those properties, indicate blight is present within the proposed Woodsonia Marketplace Community Improvement District. The deterioration of site improvements and the presence of unsafe/insanitary conditions violates the city's nuisance code, creating a social liability within the community.

The above combine to create economic underutilization and an inability to pay reasonable property taxes, hinder housing accommodations, and endanger life, thereby creating an economic and social liability for the City and other taxing jurisdictions, and constitutes a menace to the public health and safety of the community.

Therefore, the Consultant has determined that the proposed Woodsonia Marketplace Community Improvement District, as of October 5, 2025, is a "blighted area" according to the definition provided in the CID Act, and hinders housing accommodation, constitutes an economic liability, social liability, and is a menace to public health and safety of the community in its present condition and use.

Appendix A

Property Ownership & Legal Descriptions

Map No.	Site Address	Parcel ID No.	Owner	Short/Abbreviated Parcel Legal Description
1		04-4.0-19-000-020-005.000	SAMS REAL ESTATE BUSINESS TRUST	BEG 1938.05' S & 660.30' E NW COR N 836.18' E 775' S 545' E 13 E.71' S 12° W 490.12' W 401.18' S 5° W 232.46' S 86° W 11.48' W 453.75' TO POB
2		04-4.0-19-000-020-005.007	WOODSONIA JOPLIN LLC	BEG NW COR NW1/4 S 1937' E 660.30' N 836.18' E 775' S 545' E 1 38.71' SW 138.14' TO POB SW ALG CURVE 445' W 210.02' N 33° N 86 ° W 11.48' N 5° W 25.46
3		04-4.0-19-000-020-005.018	MENARD, INC	PRT FRL SEC 19 BEG NW COR E 1343.05' S 49' W 35.85' TO POB S 2 17.56' E 246.45 FM 281.65' TO CURVE R S 39° E 55.49' S 229.39' E 11' ETC
4		04-4.0-19-000-020-005.019	WOODSONIA JOPLIN LLC	PT FRL SEC 19 BEG NW COR E 1343.05' S 445.07' E 134.32' TO POB E 1269.44' S 50° E 952.3' TO RR R/W W 1125.83' N 18.57' N 63° W 143' N 88° W 106.34' S
5	1930 S RANGE LINE RD	19-1.0-13-040-019-018.000	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 150' E SW COR LOT 43 DOWELL'S 1ST ADD E 488.9' TO W R/W RANGELINE RD S 111.17' W 296.25' S 349 05" TO N R/W 20TH ST S 85 DEG W 113.39' N TO POB
6	1930 S RANGE LINE RD	19-1.0-13-040-019-018.001	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 170.3' W & 50' N SE COR SE N 89 DEG W 72.15' S 88 DEG W 116.47' N 02 DEG E 349.14' S 87 DEG E 294.25' S 01 DEG W 166.15' S 10 DEG W 136.45' S 44 DEG W 130.72' TO POB
7	2014 S RANGE LINE RD	19-4.0-13-010-001-018.000	FUGATE J LARRY TR	KINDRENS SUB S 179' LOT 1 EX HWY
8	2330 S RANGE LINE STR A-F	19-4.0-13-010-013-009.000	SOUTHWEST MISSOURI DEV ENTERPRISES	JOP MISC COM NE COR SE NE S 402.46' & S 88 DEG W 59.76' TH S 150.03' S 88 DEG W 317.69' N 150.85' E TO POB
9	2330 S RANGE LINE RD STE O-H	19-4.0-13-010-013-014.000	SOUTHWEST MISSOURI DEV ENTERPRISES	RANGE LINE SUB REPLAT 1 LOT 1 & N 65' LOT 4
10	2350 S RANGE LINE RD	19-4.0-13-010-013-013.000	LIBERTY BANK	RANGE LINE SUB REPLAT 1 LOT 2
11	2450 S RANGE LINE RD	19-4.0-13-010-013-018.000	2340 REAL PROPERTY	RANGE LINE SUB REPLAT 1 LOT 4 EX N 65' THEREOF
12	JOP	19-4.0-13-010-014-002.000	BROADMOOR AT CHELSEA CO	JOP MISC BEG 30' E & 66.67' N SW COR SE NE E 350.49' N 271.89' E 141.5' TO S R/W 34TH ST S 34 DEG E 30.13' CURV TO LFT CH DIST 105.48' W/BEARING OF S 72 DEG E E ALG S R/W LN
13	2603 RANGELINE	19-4.0-13-040-001-001.000	BROADMOOR AT CHELSEA CO	JOP MISC BEG 139.5' N & 30' W SE COR NE SE N 63 DEG E 165.17' N 444.62' W TO CL TEXAS AVE S 571.33' E 1153.83' N 1.5' E 20' S 1.5' E 69.7' TO POB EX TEXAS AVE
14	1315-1321 S RANGELINE	20-3.0-07-030-004-017.000	MARKET PARKING INC	JOP MISC BEG 260' S & 215' E NW COR SW S 150' W 150' S 105' E 200' S 175' E 40' N 28.98' E 614.15' S 79 DEG E 54.76' E 99.91' N 100' W 183.95' N 216' W 75' TO POB
15	3165 E 17TH ST	20-3.0-07-030-004-025.000	R & A HOLDINGS	JOP MISC BEG 337.2' E & 833.2' N SW SEC COR N 210.75' E 326.38' S 281.79' W 327.65' TO POB EX ST R/W
16	1717 S RANGE LINE RD	20-3.0-07-030-004-029.000	WARREN DAVIS PROPERTIES % WILLIAM P HARRINGTON	JOP MISC BEG 460.2' N & 60.5' E SW COR SEC N 260.04' N 43 DEG E 71.75' S 47 DEG E 515.45' E 172.5' S 310.2' W 246.72' S 436.69' W 39' N 293.17' W 454.69' S 278.15' S 84 D
17	S RANGE LINE RD	20-3.0-07-030-004-030.005	SOONER TWO	JOP MISC BEG 75.28' E SW SEC COR N 28.50' NWLY 7.37' N 132.95' E 200' S 142.18' W 12' S 20' W 149' TO POB & PT LYING N OF NEW 20TH ST & EX ROAD R/WS
18	3205 E 20TH	20-3.0-07-030-004-031.000	ALDI INC % RYAN TAX COMPLIANCE SERVICES	JOP MISC BEG 429' N & 508.64' E SW SEC COR N 233.18' E 199' 238.23' W 135' N 21 DEG W 59' TO POB
19	3507 E 20TH ST	20-3.0-07-030-004-033.000	MAHMAD ALI	JOP MISC ALL OF TR OF LAND BEG 1004.67' E & 30' N SW COR SEC N 434.67' E 348' E 436.67' W TO BEG EX W 174' THEREOF
20	1501 S RANGE LINE & 3724 E 15TH	20-3.0-07-030-004-034.000	WAL MART REAL ESTATE BUSINESS TR	JOP MISC BEG 1784.48' E & 30' N SW SEC COR W 432.06' N 436.67' W 348' N 344.57' W 126.8' N 230.78' E 310.7' N 648.15' E 590.5' S 281.7' W P S 772.9' W 10' S TO POB EX ST
21	15TH & RANGE LINE	20-3.0-07-030-004-034.001	WAL MART STORE EAST	JOP MISC COM INTERSECT N R/W E 36TH ST & W R/W REX AVE W 135' TO POB W 169' N 48 DEG W 47.42' N 100' E 200' S 125.26' TO POB
22	2534 E 20TH ST	20-4.0-18-000-000-013.000	FLETCHER REALTY LLC	JOP MISC BEG 114.75' W NE COR NW TH S 680' W 442.41' N 660' E TO BEG EX N 30' & EX E 30'
23	2120 DAVIS ST	20-4.0-18-000-000-013.000	KAP PROPERTY INVESTMENTS	JOP MISC BEG 635.16' W & 30' S NE COR NW S 570' W 443.29' NWLY 203.6' N 425' E TO POB EX COM NE CFR NW 1/4 S 89 DEG W 635.13' TO POB S 500.12' S 89 DEG W 541.30' N 45 DEG W 64.01
24	2120 S DAVIS BLVD	20-4.0-18-000-000-013.002	CONFIDENCE RESTORATION CENTER	JOP MISC BEG 2458.35' W & 630' S NE COR S 770' W 225.3' N 770' W 181.41' N 20' +/- E 414.19' TO POB EX COM NE COR NW 1/4 N 88 DEG W 216.75' S 909.18' TO POB S 543.37' N 88 DEG W
25	3430-3432 E 20TH ST	20-4.0-18-000-000-013.003	FLETCHER REALTY	JOP MISC COM NE COR NW 1/4 S 89 DEG W 635.33' TO POB S 503.12' S 89 DEG W 541.30' N 45 DEG W 64.08' N 455.22' TO N L'N NW 1/4 N 89 DEG E 518.19' TO POB EX RD R/W
26	2120 S DAVIS BLVD	20-4.0-18-000-000-013.004	HUKILL DUANE D & HOLLY L TR	JOP MISC COM NE COR NW 1/4 N 88 DEG W 216.75' S 909.18' TO POB S 543.77' N 88 DEG W 227.79' N 540.76' S 88 DEG E 231.37 TO POB
27	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.000	INTERNATIONAL PAPER COMPANY	JOP MISC BEG 400' E & 1300' S NW SEC COR S 500' S 33 DEG E 114.8' S 309.25' W 10.7' S 308.86' W 319.55' S 40' E 640' S 520.7' E 250' S 34.72' S 49 DEG E 75' SW ALG RR SPUR TO KCS
28	3110 E 20TH ST	20-4.0-18-000-000-014.002	HD DEVELOPMENT OF MARYLAND INC	HOME DEPOT LOT 1 EX ST
29	S GENEVA AVE	20-4.0-18-000-000-014.004	RANGELINE INVESTORS	HOME DEPOT LOT 2 EX COM SE COR LOT 2 E 179.42' TO POB N 133.39' W 4.29' N 21.34' E 8.89' N 21.91' W 4.18' N 65.30' E 2.18' N 64.44' E 212.45'
30	E 20TH ST	20-4.0-18-000-000-014.005	HOME DEPOT USA INC	HOME DEPOT LOT 3
31	E 25TH ST	20-4.0-18-000-000-014.006	JOPLIN CITY	JOP MISC BEG 400' E & 1300' S NW SEC COR S 500' S 33 DEG E 114.8' S 309.25' W 10.7' S 308.86' W 319.55' S 40' E 640' S 520.7' E 250' S 34.72' S 49 DEG E 75' SW ALG RR SPUR TO KCS
32	2113 S GENEVA AVE	20-4.0-18-000-000-014.007	RIDGECREST LRAR	HOME DEPOT LOT 3 COM SE COR LOT 2 E 179.42' TO POB N 133.39' W 4.29' N 21.34' E 8.89' N 21.91' W 4.18' N 65.30' E 2.18' N 64.44' E 217.45' S 46 DEG E 57.5' S 13 DEG W
33	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.008	PROSPECT VILLAGE % WOODSONIA REAL ESTATE	JOP MISC COM N 1/4 COR SEC 18 S 01 DEG W 700.72' N 88 DEG W 451.84' TO POB S 01 DEG W 777.12' N 88 DEG W 132.87' S 01 DEG W 180' N 88 DEG W 100' N 01 DEG E 180' N 88 DEG W 200' S
34	S RANGE LINE RD	20-4.0-18-000-000-017.000	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 332' E & 70.85' E OF NW COR SEC N 5.59' N 23 DEG E 113.64' E 165.04' N 12.45' E 36.79' N 74 DEG E 127.53 S 67 DEG E 21.58' S 149.25' W 329.15' TO POB EX RD
35	2021 S RANGE LINE RD	20-4.0-18-000-000-017.001	RALCO ENTERPRISES INC	JOP MISC BEG 65' E & 333' S NW COR SEC TH E 335' S 200' W 335' N 200' TO BEG EX HWY R/W
36	1935 RANGE LINE	20-4.0-18-000-000-017.003	SOONER TWO	JOP MISC ALL THAT PART OF N 100' W 225' NW NW LYING E OF RANGELINE & LYING N OF NEW 20TH ST EX RD R/W
37	2101 S RANGE LINE RD	20-4.0-18-000-000-018.000	WONKA INVESTMENTS	JOP MISC BEG 65' E & 333' S NW COR SEC E 335' S 150' W 165' N 50' W 170' N 140' TO BEG
38	2117 S RANGE LINE RD	20-4.0-18-000-000-020.000	RANGE LINE ROAD	JOP MISC BEG 817.71' S & 65' E OF NW SEC COR N 54 DEG W 53.21' E 250.65' S 167.45' W 334.93' N 134.5' TO POB
39	S RANGE LINE RD	20-4.0-18-000-000-020.001	HD DEVELOPMENT OF MARYLAND INC	JOP MISC BEG 343.71' S & 65' E OF NW SEC COR E 334.93' S 41' W 250.65' S 54 DEG W 55.21' N 24' TO POB
40	2127 S RANGE LINE RD	20-4.0-18-000-000-021.000	CFA-NC TOWNSUDOR SQUARE	JOP MISC BEG 933' S OF N SEC LINE & 405' E OF W SEC LINE W 340' S 215' E 360' N TO BEG EX HWY
41	2259 S RANGE LINE RD	20-4.0-18-000-000-023.000	FLETCHER REALTY	JOP MISC BEG 1197' S & 45' E NW COR SEC E 360' S 515' W 360' N TO BEG EX HWY
42	2457 S RANGE LINE RD	20-4.0-18-000-000-024.000	FLETCHER REALTY	JOP MISC BEG 1596' S & 45' E NW COR SEC S 343.34' E 99.45' N 10' E 332.47' N 115' NW 114.85' N 84.99' W 339.39' TO POB

Map No.	Site Address	Parcel ID No.	Owner	Short/Abbreviated Parcel Legal Description
43	3415 S RANGE LINE RD	20-4-0-18-000-000-027.001	4 STATE CORRAL	JOP MISC DEG 2051.68' S & 60' E NW COR SEC E 75.1' N 10' E 287.8' S 202.8 1' W 362.9' N 250.29' TO BEG
44	3433 S RANGE LINE RD	20-4-0-18-000-000-028.000	PINNACLE BANK	JOP MISC BEG 2311.25' S & 60' E NW COR E 450' S 23.18' W 118.28' S 144' N 72 DEG W 18.72' S 18' TO N R/W 24TH ST W ALG SD N R/W TO E R/W RANGELINE RD N ALG SD E R/W TO POB
45	3431 D RANGE LINE RD	20-4-0-18-000-000-029.001	JAAG PROPERTIES	JOP MISC COM NW COR SEC S 2311.25' E 450' S 23.18' TO POB S 134.36' S 37 DEG W 26.05' W 102' N 18' S 72 DEG E 18.72' N 144' E 111.28' TO POB
46	2525 S RANGE LINE RD	20-4-0-18-000-000-030.000	GATEWAY LUBES REALTY	JOP MISC BEG 2591.25' S & 67.18' E OF NW SEC COR S 125' E 350' N 125' NW 28.28' W 350' SW 32.68' TO POB
47	2601 S RANGE LINE RD	20-4-0-18-000-000-031.000	ACME LAND COMPANY	JOP MISC BEG 2716.25' S & 60' E NW COR NW E 392.3' S 201.10 W 116.72' N 63° W 277.25' N TO POB EX HWY
48	S RANGE LINE RD	20-4-0-18-000-000-031.001	ACME LAND COMPANY	JOP MISC BEG 50' E & S 2128' FR NW COR SW 1/4 SEC 18 E 280.55' S 62.66' W 292.53' N TO POB
49	2705 S RANGE LINE RD	20-4-0-18-000-000-034.000	BURKAT	JOP MISC DEG 373.3' & 62.3.5' E W 1/4 COR SEC SD PT BEING ON R/W RANGELINE RD E 210' S 125.70' E 91' S 23.5' E 96.28' S 110.52' W 324.95' N 83 DEG W 63.86' N 01 DEG W 100.15' N
50	2603 S RANGE LINE RD	20-4-0-18-000-000-037.000	SUTHERLAND BUILDING MATERIAL INC	JOP MISC BEG 634' S & 65' E NW COR SW E 630' S 209' E 247.4' S 83.3' TO RR SWLY ALG RR TO HWY ANGLE NWLY TO BEG
51	3111 S RANGE LINE RD	20-4-0-18-000-000-043.001	FLETCHER REALTY	JOP MISC BEG 350' N & 62.50' E FR SW COR SW1/4 SEC 18 N 249' E 467' N 41.09' E 314.75' S 295' W TO POB
52	3111 E 32ND RD	20-4-0-18-000-000-045.003	FLETCHER REALTY	JOP MISC DEG 418.8' E & 45' N SW COR SEC N 723.35' E 295' S 723.35' W 295' TO POB
53	3323 E 32ND ST	20-4-0-18-000-000-047.000	WOODSONIA JOPLIN	JOP MISC BEG 730.9' E & 45' N SE COR SW SW W 869.7' N 466.1' TO RCS R/W SE 1036.4' TO BEG EX W 330' EX COM SW COR SEC 18 S 88 DEG E 817.54' TH CONT S E9 DEG E 772.43' N 45'
54	3377 E 27TH ST	20-4-0-18-000-000-079.004	JASPER PRODUCTS	JOP MISC DEG 3288.44' & 897.25' W OF SE SEC COR S 1615' W 943.46' N 26 24' N 64 DEG E 73.21' CURV LFT W/454.41' RAD 505.52' E 616.97' N 60' W 454.69' N 1054.65' E TO POB

Appendix B

Property Valuation & Taxes

Map No.	Tax Parcel ID Number	Total Assessed Value					Taxes	
		2021	2022	2023	2024	2025	2024	Delinquent
1	04-4.0-19-000-000-005.002	1,935,170	1,935,170	1,935,680	1,935,680	2,035,170	95,541.28	0.00
2	04-4.0-19-000-000-005.007	318,460	249,860	226,910	226,910	226,910	11,655.00	0.00
3	04-4.0-19-000-000-005.018	34,780	1,019,810	1,019,810	1,019,810	4,397,690	52,381.54	0.00
4	04-4.0-19-000-000-005.019		226,020	226,020	226,020	4,411,430	10,705.19	0.00
5	19-1.0-12-040-019-010.000	514,140	514,140	523,880	523,880	527,620	29,535.84	0.00
6	19-1.0-12-040-019-010.001	423,980	423,980	430,950	430,950	419,690	24,296.52	0.00
7	19-6.0-13-010-001-018.000	210,450	210,450	210,450	210,450	334,380	11,864.97	0.00
8	19-6.0-13-010-013-009.000	395,120	395,120	398,820	398,820	400,350	22,485.07	0.00
9	19-6.0-13-010-013-014.000	253,550	253,550	254,770	254,770	256,110	14,363.68	0.00
10	19-6.0-13-010-013-015.000	371,370	371,370	375,560	375,560	377,450	21,173.71	0.00
11	19-6.0-13-010-013-018.000	816,780	816,780	852,330	852,330	854,630	48,053.53	0.00
12	19-6.0-13-010-014-002.000	91,460	91,460	89,340	89,340	90,140	5,036.88	0.00
13	19-6.0-13-040-001-001.000	1,379,940	1,379,940	1,433,460	1,433,460	1,374,490	80,817.03	0.00
14	20-3.0-07-030-004-017.000	1,379,940	858,550	855,340	855,340	859,180	48,223.19	0.00
15	20-3.0-07-030-004-025.000	457,700	457,700	464,770	464,770	450,670	26,203.26	0.00
16	20-3.0-07-030-004-028.000	1,186,720	1,186,720	1,222,480	1,222,480	1,183,050	69,922.20	0.00
17	20-3.0-07-030-004-030.005	25,150	25,150	24,540	24,540	24,450	1,383.55	0.00
18	20-3.0-07-030-004-031.000	334,900	334,900	342,990	342,990	329,430	19,337.43	0.00
19	20-3.0-07-030-004-033.000	21,120	21,120	21,120	21,120	21,660	1,190.72	0.00
20	20-3.0-07-030-004-034.000	2,074,750	2,054,160	2,113,810	2,113,810	2,017,900	119,174.49	0.00
21	20-3.0-07-030-004-034.001	54,040	54,040	54,040	54,040	54,040	3,046.70	0.00
22	20-4.0-18-000-000-012.000	211,520	211,520	211,520	211,520	211,520	11,925.28	0.00
23	20-4.0-18-000-000-013.000	136,260	136,260	140,520	140,520	135,190	7,922.38	0.00
24	20-4.0-18-000-000-013.002	181,350	181,350	197,400	197,400	197,690	11,129.21	0.00
25	20-4.0-18-000-000-013.003	855,680	855,680	896,840	896,840	831,950	50,562.95	0.00
26	20-4.0-18-000-000-013.004	29,060	29,060	29,060	29,060	29,060	1,638.38	0.00
27	20-4.0-18-000-000-014.000	162,560	162,560	147,400	147,400	105,150	8,310.26	0.00
28	20-4.0-18-000-000-014.003	1,038,480	1,038,480	1,061,170	1,061,170	1,021,070	59,827.70	0.00
29	20-4.0-18-000-000-014.004	96,420	96,420	95,680	95,680	95,620	5,394.33	0.00
30	20-4.0-18-000-000-014.005	29,280	29,280	29,280	29,280	29,280	1,650.77	0.00
31	20-4.0-18-000-000-014.006	0	0	0	0	0	0.00	0.00
32	20-4.0-18-000-000-014.007	716,720	716,720	713,240	713,240	713,120	40,211.76	40,211.76
33	20-4.0-18-000-000-014.008					270,000	0.00	0.00
34	20-4.0-18-000-000-017.000	168,570	168,570	167,990	167,990	168,790	9,471.11	0.00
35	20-4.0-18-000-000-017.001	528,550	528,550	540,940	540,940	526,430	30,497.65	0.00
36	20-4.0-18-000-000-017.003	228,530	228,530	227,550	227,550	222,870	12,829.04	0.00
37	20-4.0-18-000-000-018.000	174,590	174,590	174,590	313,730	316,900	17,687.78	0.00
38	20-4.0-18-000-000-020.000	358,200	358,200	364,820	364,820	356,970	20,568.18	0.00
39	20-4.0-18-000-000-020.001	54,150	54,150	53,670	53,670	53,770	3,025.84	0.00
40	20-4.0-18-000-000-021.000	467,090	467,090	473,020	473,020	467,390	26,668.39	0.00
41	20-4.0-18-000-000-022.000	1,381,170	1,381,170	1,405,530	1,405,530	1,364,590	79,242.37	0.00
42	20-4.0-18-000-000-026.000	959,780	959,780	983,090	983,090	954,210	55,425.64	0.00
43	20-4.0-18-000-000-027.001	568,440	568,440	573,330	573,330	552,200	32,323.76	0.00
44	20-4.0-18-000-000-028.000	283,360	283,360	288,970	288,970	289,350	16,291.83	0.00
45	20-4.0-18-000-000-028.001	121,790	121,790	128,370	128,370	128,820	7,237.37	0.00
46	20-4.0-18-000-000-030.000	289,220	289,220	293,680	293,680	288,030	16,557.38	0.00
47	20-4.0-18-000-000-031.000	284,640	284,640	283,550	283,550	284,890	15,986.27	0.00
48	20-4.0-18-000-000-031.001	74,300	74,300	74,300	74,300	74,300	4,188.95	0.00
49	20-4.0-18-000-000-034.000	547,680	547,680	553,650	553,650	549,230	31,214.23	0.00
50	20-4.0-18-000-000-037.000	625,830	625,830	642,090	642,090	645,450	36,200.40	0.00
51	20-4.0-18-000-000-042.001	464,340	464,340	470,210	470,210	470,210	26,509.97	0.00
52	20-4.0-18-000-000-045.002	937,830	937,830	984,400	984,400	984,400	55,499.49	0.00
53	20-4.0-18-000-000-047.000	109,050	109,050	107,330	107,330	107,330	6,051.15	0.00
54	20-4.0-18-000-000-079.004	2,108,400	2,108,400	2,129,790	2,889,410	2,890,800	162,902.04	0.00
	TOTALS	26,472,360	27,072,830	27,520,050	28,418,810	35,983,020	1,581,343.64	40,211.76
	Annual % Change		2.27%	1.65%	3.27%	26.62%		
	Cumulative % Change		2.27%	3.96%	7.35%	35.93%		

NOTE
As noted on the Jasper County Assessor's website hosted by Beacon, "The 2024 Appraised and Assessed values have not been certified and are subject to change."

Appendix C

Summary of Properties & Blighting Factors Present

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Preponderance of Blighting Factors Present
1	3536 HAMMONS BLVD	04-4.0-19-000-000-005.002				0	19.09	
2	3129 HAMMONS BLVD	04-4.0-19-000-000-005.007				0	1.71	
3	3317 S GENEVA AVE	04-4.0-19-000-000-005.018				0	24.50	
4	3311 HAMMONS BLVD	04-4.0-19-000-000-005.019				0	18.47	
5	1930 S RANGE LINE RD	19-1.0-12-040-019-010.000	■	■		2	2.00	
6	1930 S RANGE LINE RD	19-1.0-12-040-019-010.001		■		1	2.16	
7	2014 S RANGE LINE RD	19-6.0-13-010-001-018.000	■		■	2	1.03	■
8	2330 S RANGE LINE STE A-F	19-6.0-13-010-013-009.000	■	■		2	1.10	
9	2330 S RANGE LINE RD STE G-H	19-6.0-13-010-013-014.000	■	■		2	2.23	
10	2350 S RANGE LINE RD	19-6.0-13-010-013-015.000		■		1	1.05	
11	2430 S RANGE LINE RD	19-6.0-13-010-013-018.000	■	■		2	1.20	
12	JOP	19-6.0-13-010-014-002.000		■		1	4.25	
13	2600 RANGELINE	19-6.0-13-040-001-001.000		■		1	15.25	■
14	1315-1321 S RANGELINE	20-3.0-07-030-004-017.000	■	■		2	7.48	■
15	3105 E 17TH ST	20-3.0-07-030-004-025.000	■	■		2	2.13	■
16	1717 S RANGE LINE RD	20-3.0-07-030-004-028.000	■	■		2	8.54	
17	S RANGE LINE RD	20-3.0-07-030-004-030.005		■		1	0.14	
18	3205 E 20TH	20-3.0-07-030-004-031.000	■	■		2	1.03	
19	3507 E 20TH ST	20-3.0-07-030-004-033.000	■	■		2	1.74	■
20	1501 S RANGE LINE & 3226 E 17TH	20-3.0-07-030-004-034.000	■	■		2	24.61	
21	15TH & RANGE LINE	20-3.0-07-030-004-034.001				0	0.60	
22	3534 E 20TH ST	20-4.0-18-000-000-012.000	■			1	6.22	■
23	2120 DAVIS ST	20-4.0-18-000-000-013.000	■	■		2	2.80	■
24	2120 S DAVIS BLVD	20-4.0-18-000-000-013.002		■		1	1.29	
25	3430-3432 E 20TH ST	20-4.0-18-000-000-013.003	■	■		2	6.34	
26	2120 S DAVIS BLVD	20-4.0-18-000-000-013.004	■		■	2	2.79	■
27	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.000	■	■	■	3	40.97	■
28	3110 E 20TH ST	20-4.0-18-000-000-014.003	■	■	■	3	11.24	■
29	S GENEVA AVE	20-4.0-18-000-000-014.004	■	■	■	3	1.34	■
30	E 20TH ST	20-4.0-18-000-000-014.005	■		■	2	1.83	
31	E 25TH ST	20-4.0-18-000-000-014.006	■		■	2	6.21	■
32	2113 S GENEVA AVE	20-4.0-18-000-000-014.007	■	■		2	3.05	■
33	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.008	■	■	■	3	55.69	■
34	S RANGE LINE RD	20-4.0-18-000-000-017.000	■	■	■	3	0.92	■
35	2021 S RANGE LINE RD	20-4.0-18-000-000-017.001	■	■	■	3	1.54	■
36	1935 RANGE LINE	20-4.0-18-000-000-017.003		■		1	0.33	
37	2101 S RANGE LINE RD	20-4.0-18-000-000-018.000	■		■	2	1.08	■
38	2117 S RANGE LINE RD	20-4.0-18-000-000-020.000	■	■	■	3	1.15	■
39	S RANGE LINE RD	20-4.0-18-000-000-020.001				0	0.42	
40	2127 S RANGE LINE RD	20-4.0-18-000-000-021.000	■		■	2	1.87	■
41	2209 S RANGE LINE RD	20-4.0-18-000-000-022.000				0	4.04	
42	2407 S RANGE LINE RD	20-4.0-18-000-000-026.000		■		1	2.71	
43	2415 S RANGE LINE RD	20-4.0-18-000-000-027.001		■		1	2.07	

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Preponderance of Blighting Factors Present
44	2433 S RANGE LINE RD	20-4.0-18-000-000-028.000	■	■		2	1.06	
45	2431 D RANGE LINE RD	20-4.0-18-000-000-028.001	■	■		2	0.41	
46	2525 S RANGE LINE RD	20-4.0-18-000-000-030.000	■	■		2	1.26	■
47	2601 S RANGE LINE RD	20-4.0-18-000-000-031.000	■	■		2	1.29	■
48	S RANGE LINE RD	20-4.0-18-000-000-031.001	■	■		2	0.40	■
49	2705 S RANGE LINE RD	20-4.0-18-000-000-034.000	■	■		2	1.76	
50	2803 S RANGE LINE RD	20-4.0-18-000-000-037.000	■	■	■	3	9.22	■
51	3111 S RANGE LINE RD	20-4.0-18-000-000-042.001		■		1	2.26	
52	3111 E 32ND RD	20-4.0-18-000-000-045.002	■	■		2	6.61	
53	3323 E 32ND ST	20-4.0-18-000-000-047.000	■	■		2	2.63	■
54	3877 E 27TH ST	20-4.0-18-000-000-079.004		■		1	24.88	
	TOTALS		36	49	14	90	347.99	24
	Acreage of Parcels Exhibiting Condition		222.77	258.13	136.88			179.30
	Percentage of Study Area Exhibiting Condition		64.0%	74.2%	39.3%			51.5%

Appendix D

Supplemental Information

FIRM Map No. 29097C0278E, effective 11/02/2012

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Missouri State Plane coordinate system, west zone (FIPSZONE 2403). Transverse Mercator projection. Horizontal datum was NAD 83 (1992) (other). Ellipsoid is GRS80. Differences in datum, ellipsoid or projection used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at http://www.ngs.noaa.gov/.

Base map information shown on all FIRM panels was derived from 2-foot orthophotos collected in 2008. Base map information shown on the FIRM was provided in digital format by the State of Missouri, Missouri Spatial Data Information Service (MSDIS).

Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations and floodplains delineated from those of previous FIRMs for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables may reflect stream channel distances that differ from what is shown on this map. Also the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

The "profile base lines" depicted on the map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the "profile base line" in some cases, may deviate significantly from the channel centerline digitized from the DFIRM.

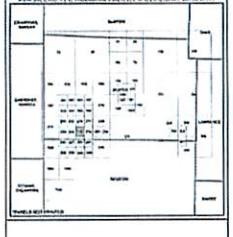
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

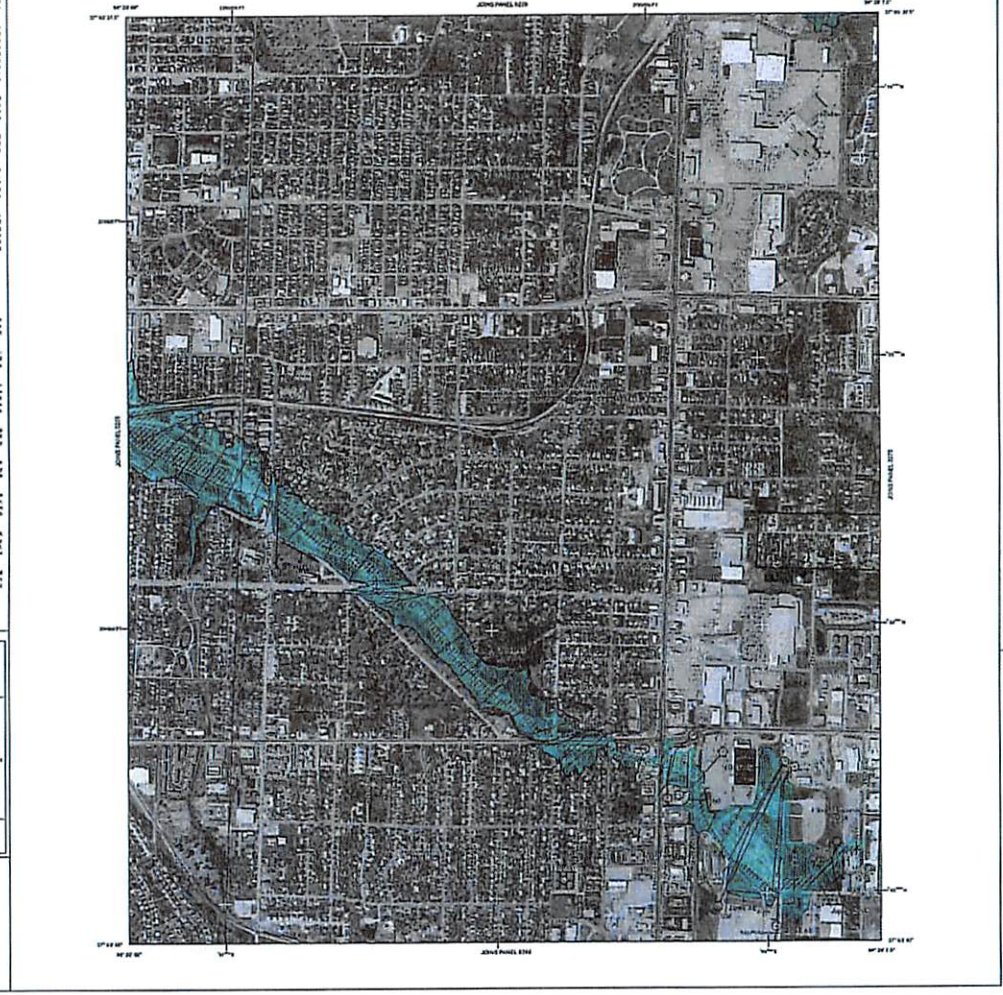
Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the FEMA Map Service Center website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have questions about this map, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.

JASPER COUNTY, MISSOURI FIRM PANEL LOCATOR DIAGRAM





LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the Base Flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A — No Base Flood Elevations determined.
ZONE AE — Base Flood Elevations determined.
ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99 — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally the result of actions on Coastal Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- Limits of Moderate Wave Action (LiMWA)
- Jurisdiction boundary
- Limit of study
- Coastal transect
- Coastal transect baseline
- Profile baseline
- Hydrographic feature
- Base Flood Elevation value where uniform within zone; elevation in feet*
- * Referenced to the North American Vertical Datum of 1988
- 513 — Cross section line
- 97°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD83)
- 4276000 mN — 1000-meter Universal Transverse Mercator grid values, zone 15
- 1968000 FT — State Plane coordinate system (Missouri West, FIPSZONE 2403) grid values, Transverse Mercator projection
- 5000 m Ω — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M5513 — Bench Mark
- Rockford, Calvert, Flume, Fernbank, or Shoal Creek — Road or Railroad Name

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

November 2, 2012 – to update corporate limits, to change Special Flood Hazard Areas, to reflect incorporation of new topographic information, to incorporate previously issued Letters of Map Revision, and to change flood risk.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

PANEL 0278C

FIRM
FLOOD INSURANCE RATE MAP

JASPER COUNTY, MISSOURI AND INCORPORATED AREAS

PANEL 278 OF 400
(SEE LOCATOR DIAGRAM ON MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
JASPER, CITY OF	290628	0278	C
JOPLIN, CITY OF	290644	0278	C

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
29097C0278C
MAP REVISED
NOVEMBER 2, 2012

Federal Emergency Management Agency

Appendix E

Certification / Assumptions & Limiting Conditions / Qualifications

Certification

I certify that, to the best of my knowledge and belief…

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
6. I made a personal inspection of the property that is the subject of this report on September 6, 2025 and on October 5, 2025.
7. This study is not based on a requested result or a specific conclusion.
8. I have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.



Patrick Sterrett
Sterrett Urban, LLC

Assumptions & Limiting Conditions

This Blight Study is subject to the following limiting conditions and assumptions:

1. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are Sterrett Urban's unbiased professional analyses, opinions, and conclusions.

2. Information provided and utilized by various secondary sources is assumed to be accurate. Sterrett Urban cannot guarantee information obtained from secondary sources.

3. The nature of real estate development is unpredictable and often tumultuous. In particular, the natural course of development is difficult to predict and forecast. Sterrett Urban deems our projections as reasonable considering the current and obtained information.

4. Sterrett Urban has considered and analyzed the existing conditions concerning the subject property within the redevelopment area. We have considered these existing conditions when forming our analyses and conclusions. However, it should be understood that conditions are subject to change without warning, and potential changes could substantially affect our recommendations.

5. Our analyses, opinions and conclusions were prepared in conformance with the Code of Professional Ethics and Standards of the American Institute of Certified Planners.

Patrick Sterrett, AICP

Principal

STERRETTURBAN LLC

Urban Planning & Development Services

Sterrett Urban LLC is an urban planning and real estate development advisory firm which counsels an array of public and institutional clients, as well as private investors and developers, interested in bringing development projects and revitalization efforts to fruition. **Sterrett Urban LLC** has unmatched experience and expertise providing redevelopment, community planning, and economic development strategies and implementation services for a wide variety of product types and settings.

The firm, founded in 2006, is led by Patrick Sterrett, a certified urban planner who has more than twenty-five years of experience forging partnerships, managing complex real estate development projects, and creating vibrant, sustainable urban plans and designs. Current and recent work includes creating a development program and financing strategies for a $20 million mixed-use project on Troost Avenue; developing a strategy to unwind the original financing framework Mr. Sterrett helped originate for the LAMP nonprofit campus that involves tax abatement, New Markets tax credits, and Historic Preservation tax credits; land use planner for the redevelopment of the three million square foot former Bannister Federal Complex; continued management of two community improvement districts originally formed by Mr. Sterrett for others; and the development of financing strategies for a $20 million charter school in Kansas City, Missouri and a $5.5 million social service center and health clinic in Kansas City, Kansas, both of which may include the use of tax credits and tax abatement.

Prior to forming **Sterrett Urban LLC** in 2006, Mr. Sterrett spent eleven years at the Economic Development Corporation of Kansas City, Missouri (EDC) and initiated and/or managed for the public sector some of the largest pioneering redevelopment projects in recent memory in Kansas City and in the country. During his tenure at the EDC, Mr. Sterrett provided staffing to each of the redevelopment agencies and also served as Executive Director of the Port Authority, where he managed land development, the negotiation of redevelopment agreements and creation of mixed-use development programs for the Kansas City Riverfront, former Richards-Gebaur Airport as an intermodal hub, a mixed-use village within the Columbus Park Neighborhood, and creation/implementation of a redevelopment strategy for the Crossroads Arts District.

Mr. Sterrett's work has been featured in local and national publications, and his work in the Crossroads Arts District and the Power & Light District in Kansas City has been recognized by the International Economic Development Council as exemplary of the most advanced redevelopment methods to revitalize distressed areas, including brownfields.

Mr. Sterrett earned a Bachelor Architecture and a Master of Urban Planning with a concentration in housing and community development from the University of Kansas.

Patrick Sterrett, AICP
Principal

STERRETTURBAN LLC
Urban Planning & Development Services

Select Professional Experience

Sterrett Urban LLC 2006 – Current
Owner/Principal

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES

Blight Study
Independence Marketplace (TIF); WNQE Independence VI, LLC; Independence, MO

Blight Study
11828 NW Plaza Circle Community Improvement District; Yashoda Hotels, LLC; Kansas City, MO

Blight Study
7611 NW 97th Terrace Community Improvement District; BVM PLATT CITY, LLC; Kansas City, MO

*Blight Study
Ten Main Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Brookfield Building (Chapter 353); Brookfield Hotel Investment, LLC; Kansas City, MO

*Blight Study
Kansas City Convention Center Headquarters Hotel (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study
Mt. Cleveland Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*Blight Study
63rd & Holmes Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
23rd & Sterling Community Improvement District; McKeever Enterprises, Inc.; Independence, MO

General Development Plan and Qualifications Analysis (Blight)
17th & Madison (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
63rd Street Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan and Qualifications Analysis (Blight)
Green Village (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
32nd Street Place (TIF); Woodsonia Joplin, LLC; Joplin, MO

Blight Study
32nd Street Place Community Improvement District; Woodsonia Joplin, LLC; Joplin, MO

*Blight Study
Linwood/Prospect (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study
Oak Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
16 Main Street (Chapter 353); PC Homes, LLC; Parkville, MO

Blight Study
NE 58th Street & N. Oak Trafficway (Chapter 353); North Eagle Properties, LLC; Gladstone, MO

Blight Study
Twin Creeks Center Community Improvement District; White Goss, Attorneys at Law; Kansas City, MO

Blight Study
325 E. 31st Street Community Improvement District; Syndicate Property Holdings 1, LLC; Kansas City, MO

Blight Study
612 W. 47th Street Community Improvement District; JH Investors, LLC; Kansas City, MO

Blight Study
801 Westport Road Community Improvement District; GLI Hospitality & ADMJM WP1, LLC; Kansas City, MO

Development Plan & Blight Study
1411 Quebec (Chapter 353); MetroPark Warehouses, Inc.; North Kansas City, MO

Urban Renewal Plan & Blight Study
3200 Gillham Road Urban Renewal Area (LCRA); Exact Acme, LLC; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study
40 Highway & Noland Road (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study
89th & State Line Community Improvement District; State Line Corner, LLC; Kansas City, MO

Blight Study
Boomtown Central (TIF); Denali Summit, LLC; Joplin, MO

Blight Study - Court Testimony
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Economic Development Area
Aviara (TIF); City of Liberty, MO; Liberty, MO

Blight Study
4080 W. State Highway 76 (TIF); Fee/Hedrick Family Entertainment; Branson, MO

Blight Study
Creekside (TIF & CID); Parkville Development 38, LLC, Parkville Development 140, LLC, Parkville Development 50, LLC, Parkville Development VV1, LLC; Parkville, MO

Blight Study
Johnson Drive & Renner Road (TIF); Kingdom Real Estate, LLC & Paru, LLC; Shawnee, KS

Blight Study
Merriam Corners (TIF); Merriam Corners, LLC et al.; Merriam, KS

Urban Renewal Plan & Blight Study
Midtown Infill Multifamily Housing Urban Renewal Area (LCRA); FFV Development, LLC; Kansas City, MO

Blight Study
NW 112th Street & I-29 Community Improvement District; Bank of Weston & W8 Seventeen, LLC; Kansas City, MO

Blight Study
NW Prairie View Road & NW 72nd Street (TIF & CID); North K I-29 2004, LLC; Kansas City, MO

*Blight Study
3800 Block of Prospect Ave Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

Blight Study
Riverside Red X Community Improvement District; Riverside Red X, Inc.; Riverside, MO

Conservation Area Study
Stag's Spring (TIF); Stag's Spring, LLC; Shawnee, KS

Blight Study
8th & Grand Boulevard (TIF, CID, LCRA, PIEA, Ch. 353); New Generation Construction; Kansas City, MO

Blight Study
Turner Vista (TIF); College Park Developers, LLC; Kansas City, KS

Blight Study
Villa West (TIF); 29th Street Partners, LLC; Topeka, KS

Blight Study
Vivion Point Community Improvement District; Lockard Kansas City Holdings, LLC; Kansas City, MO

Blight Study
Ward Parkway Plaza Community Improvement District; Greensboro Property Company, LLC; Kansas City, MO

Blight Study
Tiffany Landing Community Improvement District; Tiffany Landing, LLC; Kansas City, MO

General Development Plan and Qualifications Analysis (Undeveloped Industrial Area)
Frontage at Executive Park (PIEA), PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
22nd/23rd Street Connector (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
2nd Amended Ellison/Knickerbocker (PIEA), PIEA of Kansas City, MO; Kansas City, MO

*Blight Study
Second & Delaware Development Plan (Chapter 353); Chapter 353 Advisory Board of Kansas City, MO; Kansas City, MO

*Blight Study
Commerce Tower Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING / BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study
Key Coalition Neighborhood Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Victory Court (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
I-35 & W. 13th Street (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
Troost Bannister (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Seven301 (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
Oxford on the Blue (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
1st Amended Ellison/Knickerbocker (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*Blight Study
Bannister & I-435 (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
1st Amended Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study Addendum (Social Liabilities)
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Liberty Commons (TIF); City of Liberty, MO; Liberty, MO

Blight Study
Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Hawthorne Road (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan
Amended/Restated Folgers Coffee Company (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Inter-State Building Development Plan (Chapter 353); Abbot Properties; Kansas City, MO

General Development Plan & Blight Study
39th Terrace (PIEA), PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Truman-Hardesty (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study
Oak Barry Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study
Metro North Mall (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Metro North Square Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study
155th & Kensington (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study Update
Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Troost-Rockhill (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Feasibility & Redevelopment Boundary Analysis
Northwest Briarcliff Road Corridor, City of Kansas City, MO

General Development Plan & Blight Study
Valentine-Broadway (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING / BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan & Blight Study
Westport-Main (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Indiana Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Troost/Paseo Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Blue Valley (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Martin City Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Longfellow-Dutch Hill Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Stuart Hall/HD Lee (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study & Urban Renewal Plan
Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Economic Development Corporation of Kansas City, Missouri 1995 - 2006

Executive Director, Port Authority of Kansas City, Missouri
Planner / Senior Planner

Author of the following plans and studies:

- Riverfront TIF Plan / Blight Study
- 74th & Wornall TIF Plan / Blight Study (plan not approved)
- 19th Terrace TIF Plan / Conservation Study
- 22nd & Main St. TIF Plan / Conservation Study
- 47th & Roanoke TIF Plan
- Prospect North TIF Plan
- Jazz District TIF Plan
- Pershing Road TIF Plan
- Eastwood Urban Renewal Plan / Blight Study
- South 31st Street Urban Renewal Plan / Blight Study
- Longfellow-Dutch Hill Urban Renewal Plan

Businesses Within Woodsonia Marketplace CID

Academy Sports
Aldi
Aspen Dental
Boba & Pho
Chick Fil A
El Vallarta
FedEx Office
Firehouse Subs
Fletcher Hyundai
Fletcher Nissan
Fletcher Pre-Owned
Fletcher Subaru
Fletcher Superstore
Fletcher Toyota
Golden Corral
Great Clips
Hobby Lobby
Home Depot
HuHot Mongolians Grill
IHOP
Little Caesars
LongHorn Steakhouse
Lowe's
Lucy's Mexican Restaurant
Macadoodles
McAlister's Deli
Menards
Panera
Planet Fitness
Relax Magic
Rise Up
Roberts Integrative Dentistry
Royal Nail Spa
Salon Store
Sam's
Smoke & Vape
Sutherlands
Tiffany Nail Studio
T-Mobile

U Break Iphone
Valvoline
Vape N' Smoke
VIP Nails
Walgreens
Walmart
Whataburger

GRID

GRAPHIC SCALE

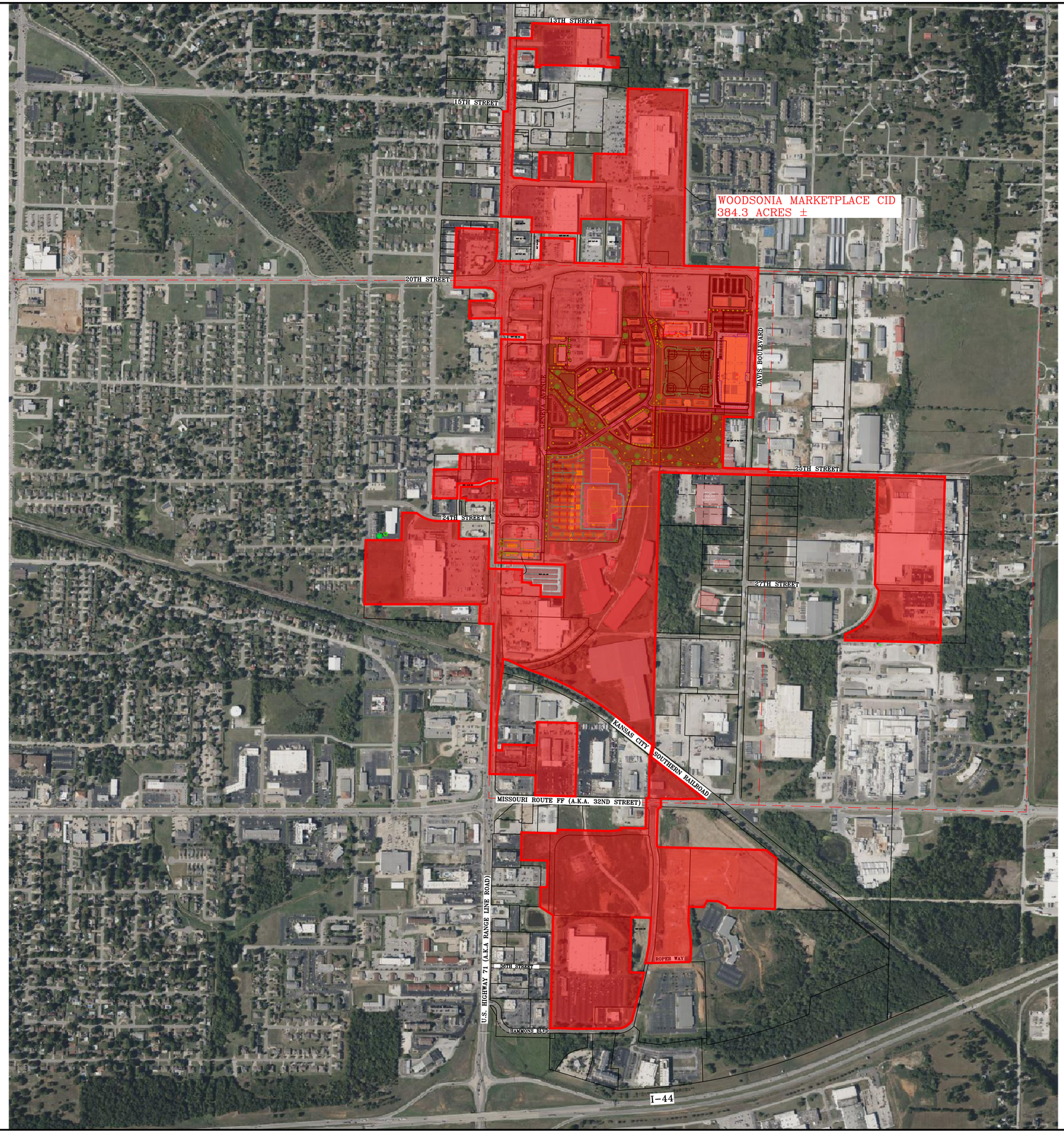
500 0 250 500

(IN FEET)
1 inch = 500 ft.

LEGEND

WOODSONIA MARKETPLACE CID BOUNDARY

DATE OF PREPARATION: 10/09/2025.



OWN
Engineering beyond.™

811 E. Third Street
Joplin, MO 64801
417.782.7399
weareown.com

FORMERLY ANDERSON ENGINEERING

EXHIBIT OF WOODSONIA MARKETPLACE CID AREA

GENEVA AVENUE JOPLIN, JASPER COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 23JO10065
DRAWN BY: TSR
CHECK BY: RWW
FIELD BY:
ISSUED DATE: 10/09/2025

ISSUED BY: R. WALLACE
LICENSE NO: PLS No. 2019015191

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE

DRAWING NUMBER: JOP-100-7303

SHEET NUMBER

1/1

COUNCIL BILL NO. 2025-542 **ORDINANCE NO.**

AN ORDINANCE approving a Petition For the Creation of the Woodsonia Marketplace Community Improvement District and creating the Woodsonia Marketplace Community Improvement District.

WHEREAS, Sections 67.1401 to 67.1571 RSMo, 2000, as amended (the "CID Act"), authorize the governing body of any city, upon presentation of a proper petition requesting the formation and after a public hearing, to adopt an ordinance establishing a community improvement district; and

WHEREAS, the City of Joplin, Missouri (the "City") is a charter city and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, on October 15, 2025, property owners within the proposed community improvement district, collectively owning more than fifty percent (50%) by assessed value of the real property and fifty percent (50%) per capita of all owners of real property within the proposed community improvement district filed with the City Clerk a petition for the establishment of a community improvement district pursuant to the CID Act (the "Petition"), entitled the Woodsonia Marketplace Community Improvement District (the "District"), said Petition recites the following facts:

(a) The legal description of the proposed District, including a map illustrating the district boundaries;

(b) The name for the proposed District;

(c) A notice that the signatures of the signers may not be withdrawn later than seven (7) days after the petition is filed with the City Clerk;

(d) A five-year plan stating a description of the purposes of the proposed District, the services it will provide, the improvements it will make and an estimate of costs of these services and improvements to be incurred;

(e) A statement that the District will be a political subdivision governed by a five (5) member board appointed by the Mayor with the consent of the City Council;

(f) The total assessed value of all real property within the proposed District;

(g) That the Petitioners are seeking a determination that the proposed district, or any legally described portion thereof, is a blighted area;

(h) The proposed length of time for the existence of the District;

(i) The proposed method of financing for the District projects and services by implementation of a District Sales Tax on all retail sales made within the District which are subject to taxation pursuant to Sections 144.010 to 144.525, RSMo, at a rate not to exceed one percent

(1%), upon an affirmative vote of the qualified voters of the District and in accordance with the CID Act;

(j) That the proposed District will have no power to submit a real property tax to the qualified voters for approval;

(k) That the proposed District will have no power to submit a special assessment to the qualified voters for approval;

(l) The limitations, if any, on the borrowing capacity of the District, the limitations, if any, on the revenue generated by the District, and any other limitations on the powers of the District; and

(m) Requesting that the District be established; and

WHEREAS, the City Clerk verified that the Petition substantially complies with the CID Act, submitted the verified Petition to the City Council and set a public hearing with all proper notice being given in accordance with the CID Act or other applicable law; and

WHEREAS, none of the signatures of the signers of the Petition were withdrawn within seven (7) days after the Petition was filed with the City Clerk; and

WHEREAS, all the real property included in the District is entirely located within the City of Joplin; and

WHEREAS, on November 3, 2025, the City Council held a public hearing at which all persons interested in the formation of the District were allowed an opportunity to speak; and

WHEREAS, the City Council having considered the evidence and testimony given at the public hearing, desires to approve the Petition and establish the District make such other findings as necessary.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. All terms used in this Ordinance shall be construed as defined in the CID Act and the Petition.

Section 2. The City Clerk has verified the Petition substantially complies with all submission requirements of the CID Act.

Section 3. The District is hereby approved and shall be established within the City as a political subdivision of the State of Missouri, as provided in the Petition, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference. The District includes the contiguous tracts of real estate as described and shown in the attached Petition.

Section 4. As set forth in the Petition, the District shall be governed by a board of directors consisting of five (5) members, appointed by the Mayor with the consent of the City Council in accordance with Section 67.1451.5 of the CID Act. The initial Board of Directors and their terms are as follows:

Bill Coleman	4 years
Darieus Adams	4 years
Phil Stinnett	2 years
Rob Mallory	2 years
Melodee Colbert Kean	2 years

Section 5. The District's Board of Directors shall have the authority to impose a sales tax as set forth in the Petition and in conformance with the CID Act.

Section 6. The District shall have and possess without limitation such powers authorized under the CID Act and as set forth or otherwise limited in the Petition.

Section 7. The District will continue to exist and function until the earlier of: (1) until all of the obligations (and accrued interest), as defined in the CID Act, of the District have been repaid, or (2) the date which is twenty-seven (27) years from the date of this Ordinance establishing the District. The City may extend the duration of the District pursuant to Section 67.1481 of the CID Act.

Section 8. Pursuant to Section 67.1401.2(3)(b) RSMo, the City Council hereby finds, determines, and declares that the area described in the Petition is a blighted area based on information included in and testimony related to the blight study submitted and presented at the public hearing on November 3, 2025. The City Council further finds and determines that the use of District revenues related to the construction of the improvements and services described in the Petition are reasonably anticipated to remediate the blighting conditions within the District and will serve a public purpose.

Section 9. The City Clerk is hereby directed to prepare and file with the Missouri Department of Economic Development (the "Department") the report specified in Section 67.1421.6 of the CID Act, substantially in the form provided by the Department.

Section 10. The City Manager, City Clerk and any other appropriate City officials are hereby authorized to take any action as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments or other documents as may be necessary, desirable, convenient or proper to perform all matters herein authorized.

Section 11. It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event

that any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

Section 12. This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____

day of _____, 2025, by a _____vote.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Exhibit A

Petition for the Creation of the Woodsonia Marketplace Community Improvement District

[see attached]