

(Published in *The Wyandotte Echo* on June \_\_, 2019)

**ORDINANCE NO. O-\_\_\_\_-19**

**AN ORDINANCE AUTHORIZING THE CREATION OF THE TURNER LOGISTICS CENTER COMMUNITY IMPROVEMENT DISTRICT IN THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS; AUTHORIZING THE MAKING OF CERTAIN PROJECT IMPROVEMENTS RELATING THERETO; APPROVING THE ESTIMATED COSTS OF SUCH PROJECT IMPROVEMENTS; LEVYING SPECIAL ASSESSMENTS WITHIN SUCH DISTRICT AND PROVIDING FOR THE METHOD OF FINANCING THE SAME.**

**WHEREAS**, K.S.A. 12-6a26 *et seq.* (the “Act”) authorizes the governing body of any city or county to create community improvement districts to finance projects within such defined area of the city or county and to levy a community improvement district sales tax and/or levy special assessments upon property within the district to finance projects; and

**WHEREAS**, a petition (the “Petition”) was filed with the Unified Government Clerk on \_\_\_\_\_, 2019, proposing the creation of the Turner Logistics Center Community Improvement District (“CID”) under the Act with the imposition of a special assessments in order to pay the costs of the Project (defined herein); and

**WHEREAS**, the Petition was signed by the required number of owners of record, whether resident or not, as required by the Act; and

**WHEREAS**, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) intends to create the CID and to levy community improvement district special assessments as requested in the Petition (the “CID Special Assessments”); and

**WHEREAS**, the Governing Body hereby finds and determines it to be advisable to create the CID and set forth the boundaries thereof, authorize the Project relating thereto, approve the estimated costs of the Project and approve the method of financing the same, all in accordance with the provisions of the Act.

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

**SECTION 1. Findings.** The Governing Body hereby finds that the Petition is in conformance with the Act, and specifically K.S.A. 12-6a28, and the Governing Body may proceed without notice or hearing to make findings as to the nature, advisability and estimated cost of the Project, the boundaries of the CID, and the amount and method of imposing the CID Special Assessments.

**SECTION 2. Creation of Community Improvement District; Boundaries.** That the Governing Body hereby finds and determines that it is advisable to create, in accordance with the provisions of the Act, the CID within the Unified Government to be referred to as the Turner Logistics Center Community Improvement District. A legal description of the boundaries of the proposed CID is set forth on **Exhibit A**, attached hereto and incorporated by reference herein. A map generally outlining the boundaries of the proposed CID is attached as **Exhibit B**, attached hereto and incorporated by reference herein.

**SECTION 3. Authorization of Community Improvement District Project.** The general nature of the project is approved as follows (collectively, the “Project”):

The design and construction of a new interchange to replace the existing Interstate 70 and Turner Diagonal interchange, along with all necessary and related public infrastructure improvements necessary to serve the CID, with all such improvements to be located contiguous to the CID.

**SECTION 4. Estimated Costs; Method of Financing; Imposition of Special Assessments.**

(a) The estimated cost of the Project plus interest is \$30,000,000. The costs of the Project will be financed through a combination of private equity, private debt, certain public funds provided by the Kansas Department of Transportation, the U.S. Department of Transportation and the Unified Government, the CID Special Assessments, and other available funds.

(b) There will be no CID sales tax.

(c) There will be no issuance of bonds under the Act for the Project, including full faith and credit bonds issued pursuant to the Act.

(d) CID Special Assessments are hereby imposed within the CID in an aggregate amount not to exceed \$7,500,000, as set forth in the Development Agreement for Turner Logistics Center, dated as of June 13, 2019, among the Unified Government, NorthPoint Development, LLC, and Turner Land, LLC (the "Development Agreement"). The method of assessment will be equally per square foot of all property located within the CID. Such assessments will not be levied prior to June 30, 2025, and when levied will be payable in equal annual installments for a term not to exceed 10 years, all as more fully provided in the Development Agreement.

**SECTION 5. Effective Date.** This Ordinance shall take effect and be in force from and after its passage, approval, and publication in the official Unified Government newspaper.

**PASSED** by the Governing Body of the Unified Government on June 13, 2019 and **APPROVED AND SIGNED** by the Mayor/CEO.

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Mayor/CEO

[SEAL]

ATTEST:

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Unified Government Clerk

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF THE TURNER LOGISTICS CENTER COMMUNITY IMPROVEMENT DISTRICT**

The following property located in Wyandotte County, Kansas City, Kansas:

#### **PARCEL A**

TRACT 1: BEGINNING AT A POINT ON THE EAST AND WEST CENTERLINE OF SECTION 10, TOWNSHIP 11, RANGE 24, IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, SAID POINT BEING 218.0 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 89° 59' 05" WEST, ALONG THE EAST AND WEST CENTERLINE OF SECTION 10, TOWNSHIP 11, RANGE 24, 172.82 FEET; THENCE NORTH 0° 01' 00" EAST, 253.77 FEET; THENCE SOUTH 89° 59' 00" EAST, 172.82 FEET TO A POINT ON THE WEST LINE OF 69TH STREET; THENCE SOUTH 0° 01' 00" WEST, ALONG SAID WEST LINE, 253.77 FEET, TO THE POINT OF BEGINNING, EXCEPT THE FOLLOWING DESCRIBED PROPERTY: A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11, RANGE 24, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST AND WEST CENTERLINE OF SAID SECTION 10, SAID POINT BEING 218.0 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 89° 59' 05" WEST ALONG SAID EAST AND WEST CENTERLINE OF SECTION 10, 172.82 FEET; THENCE NORTH 00° 01' 00" EAST 253.77 FEET; THENCE SOUTH 89° 59' 00" EAST, 82.82 FEET; THENCE SOUTH 51° 04' 47" EAST, 115.65 FEET; THENCE SOUTH 00° 01' 00" WEST, 181.14 FEET, TO THE POINT OF BEGINNING.

TRACT 2: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 69TH STREET, SAID POINT BEING 218.0 FEET WEST OF AND 253.77 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11, RANGE 24, IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS; THENCE NORTH 89° 59' 00" WEST, 204.38 FEET; THENCE NORTH 0° 01' 00" EAST, 214.59 FEET; THENCE SOUTH 89° 59' 00" EAST, 204.38 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 69TH STREET; THENCE SOUTH 0° 00" WEST, ALONG SAID RIGHT OF WAY LINE, 214.59 FEET, TO THE POINT OF BEGINNING, ALSO

TRACT 3: BEGINNING AT A POINT 253.77 FEET NORTH OF AND 422.38 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11, RANGE 24, IN KANSAS CITY, WYANDOTTE COUNTY KANSAS; THENCE NORTH 0° 01' 00" EAST, 214.59 FEET; THENCE NORTH 89° 59' 00" WEST, 233.30 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TUNER EXPRESSWAY; THENCE SOUTH 15° 04' 26" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 222.26 FEET; THENCE SOUTH 89° 59' 00" EAST, 175.43 FEET, TO THE POINT OF BEGINNING, EXCEPT THAT PART OF

ABOVE TRACTS 2 AND 3 DESCRIBED AS FOLLOWS: A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11, RANGE 24, WYANDOTTE COUNTY, KANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SAID POINT BEING 390.82 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE WEST ALONG SAID SOUTH LINE 138.58 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE U.S. HIGHWAY 40 INTERCHANGE ROAD; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE 477.0 FEET; THENCE EAST 100.0 FEET; THENCE SOUTHEASTERLY 322.6 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF TRACT "A", AS CONVEYED TO JOHN E. GOSNELL; THENCE NORTH 89° 59' 00" WEST 82.82 FEET; THENCE SOUTH 00° 01' 00" WEST, 253.77 FEET TO THE POINT OF BEGINNING.

## **PARCEL B**

### **TRACT 1:**

A TRACT OF LAND IN THE NORTHWEST  $\frac{1}{4}$  OF SECTION 10, TOWNSHIP 11, RANGE 24, IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER, 430.42 FEET NORTH OF THE CENTER OF SECTION 10, TOWNSHIP 11, RANGE 24; THENCE WEST 1318.00 FEET; THENCE NORTH 100.00 FEET; THENCE EAST 20.00 FEET; THENCE NORTH 129.48 FEET; THENCE WEST 220.00 FEET, TO A POINT ON THE EAST LINE OF 69TH STREET, AS NOW ESTABLISHED; THENCE NORTH ALONG SAID EAST LINE 199.76 FEET; THENCE EAST 435.60 FEET; THENCE NORTH 100.00 FEET, TO A POINT WHICH IS 344.34 FEET SOUTH OF THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SAID SECTION 10; THENCE EAST 1082.40 FEET TO A POINT IN THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG SAID EAST LINE 529.24 FEET TO THE POINT OF BEGINNING.

### **TRACT 2:**

A TRACT OF LAND IN THE NORTHWEST  $\frac{1}{4}$  AND THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 10, TOWNSHIP 11, RANGE 24, IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 10, TOWNSHIP 11, RANGE 24; THENCE NORTH 430.42 FEET; THENCE WEST 1518 FEET; THENCE SOUTH 430.42 FEET; THENCE EAST 198 FEET; THENCE SOUTH 410.5 FEET; THENCE EAST 1320 FEET; THENCE NORTH 412.5 FEET TO BEGINNING, IN WYANDOTTE COUNTY, KANSAS, LESS ANY PART TAKEN FOR ROAD PURPOSES,

AND ALSO EXCEPT THE WEST 250 FEET OF THE NORTH 380 FEET OF THE ABOVE DESCRIBED TRACT, SAID EXCEPTION BEING MORE PARTICULARLY DESCRIBED AS BEGINNING 430.42 FEET NORTH AND 1268 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 10, TOWNSHIP 11, RANGE 24; THENCE WEST 250 FEET; THENCE SOUTH 380 FEET; THENCE EAST 250 FEET; THENCE NORTH 380 FEET TO THE POINT OF BEGINNING,

AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND: A TRACT OF LAND IN THE WEST HALF OF SECTION 10, TOWNSHIP 11, RANGE 24, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE WEST 198.0 FEET; THENCE NORTH 50.42 FEET; THENCE EAST 131.58 FEET; THENCE IN A SOUTHEASTERLY DIRECTION 118.97 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER, SAID POINT BEING 17.00 FEET EAST OF THE POINT OF BEGINNING; THENCE IN A SOUTHEASTERLY DIRECTION 447.76 FEET, MORE OR LESS TO THE POINT ON THE NORTH LINE OF AN EIGHT FOOT STRIP OF LAND CONVEYED TO THE COUNTY; THENCE WEST ALONG SAID NORTH LINE 253.87 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 402.5 FEET TO THE POINT OF BEGINNING.

### **TRACT 3:**

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 RANGE 24, IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 11, RANGE 24, SAID POINT BEING 410.5 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH  $89^{\circ} 45' 03''$  EAST, 1328.54 FEET

TO A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 10; THENCE SOUTH 0° 06' 00" EAST, ALONG SAID NORTH AND SOUTH CENTERLINE 642.37 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE KANSAS TURNPIKE; THENCE NORTH 89° 06' 57" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 433.07 FEET;

## **PARCEL C**

### **TRACT 1:**

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 24 EAST, IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9, THENCE NORTH 85 DEGREES 52 MINUTES 18 SECONDS EAST, WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1587.05 FEET TO THE INTERSECTION OF THE OF THE SOUTH LINE NORTHEAST QUARTER OF SAID SECTION 9 AND THE WYANDOTTE AND DELAWARE RESERVE LINE; THENCE NORTH 86 DEGREES 46 MINUTES 40 SECONDS EAST (NORTH 88°40' EAST DEED), WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 40.01 FEET TO POINT ON THE EAST RIGHT-OF-WAY LINE OF N. 74TH DRIVE, , SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 86 DEGREES 46 MINUTES 40 SECONDS EAST (NORTH 88°40' EAST DEED), WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 520.96 FEET TO A FOUND ½ INCH SQUARE REBAR; THENCE NORTH 01 DEGREE 27 MINUTES 38 SECONDS EAST (NORTH 03°20' EAST DEED), A DISTANCE OF 775.60 FEET (775.90 FEET DEED); THENCE NORTH 44 DEGREES 47 MINUTES 22 SECONDS WEST (NORTH 43°00' WEST DEED), A DISTANCE OF 336.48 FEET (337.50 FEET DEED) TO A FOUND ½ INCH SQUARE BAR; THENCE NORTH 10 DEGREES 22 MINUTES 22 SECONDS WEST (NORTH 8°35' WEST DEED), A DISTANCE OF 298.06 FEET (300.13 FEET DEED) TO A FOUND 1/2 INCH SQUARE BAR, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 87 DEGREES 38 MINUTES 42 SECONDS WEST (SOUTH 89°26'04" WEST DEED), WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 330.61 FEET (330.30 FEET DEED) TO A POINT ON THE WYANDOTTE AND DELAWARE RESERVE LINE; THENCE SOUTH 01 DEGREES 46 MINUTES 49 SECONDS EAST (SOUTH DEED), WITH THE WYANDOTTE AND DELAWARE RESERVE LINE, A DISTANCE OF 1074.31 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF N. 74TH DRIVE; THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF N. 74TH DRIVE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 20 DEGREES 21 MINUTES 51 SECONDS, WITH AN INITIAL TANGENT BEARING OF SOUTH 22 DEGREES 08 MINUTES 40 SECONDS EAST, AN ARC DISTANCE OF 227.47 FEET; THENCE SOUTH 01 DEGREE 46 MINUTES 49 SECONDS EAST, CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF N. 74TH DRIVE, A DISTANCE OF 27.89 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART TAKEN, USED OR DEDICATED FOR STREETS, ROADS AND PUBLIC RIGHTS OF WAY.

### **TRACT 2:**

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 24 EAST, IN THE CITY OF KANSAS C<sub>in</sub>', WYANDOTTE COUN<sub>n</sub>', KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9, THENCE NORTH 85 DEGREES 52 MINUTES 18 SECONDS EAST, WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1587.05 FEET TO THE INTERSECTION OF THE OF THE SOUTH LINE NORTHEAST QUARTER OF SAID SECTION 9 AND THE WYANDOTTE AND DELAWARE RESERVE LINE; THENCE NORTH 01 DEGREE 46 MINUTES 49 SECONDS WEST, WITH THE WYANDOTTE AND DELAWARE RESERVE LINE, A DISTANCE OF 251.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREE 46 MINUTES 49 SECONDS WEST, WITH THE WYANDOTTE AND DELAWARE RESERVE LINE, A

DISTANCE OF 368.39 FEET; THENCE SOUTH 88 DEGREES 13 MINUTES 11 SECONDS WEST, A DISTANCE OF 321.15 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF N. 74TH DRIVE; THENCE SOUTH 54 DEGREES 50 MINUTES 04 SECONDS EAST, WITH THE EASTERLY RIGHT-OF-WAY LINE OF N. 74TH DRIVE, A DISTANCE OF 132.45 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WITH THE EASTERLY RIGHT-OF-WAY LINE OF N. 74TH DRIVE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 41 MINUTES 23 SECONDS, AN ARC DISTANCE OF 365.15 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART TAKEN, USED OR DEDICATED FOR STREETS, ROADS AND PUBLIC RIGHTS OF WAY.



**PARCEL D**

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 9 TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WYANDOTTE-DELAWARE RESERVE LINE 330.01 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01° 34' 26"

EAST ALONG SAID WYANDOTTE-DELAWARE RESERVE LINE A DISTANCE OF 331.32 FEET; THENCE SOUTH 85° 51' 59" WEST A DISTANCE OF 280.00 FEET; THENCE SOUTH 01° 34' 26" EAST PARALLEL TO SAID WYANDOTTE-DELAWARE RESERVE LINE A DISTANCE OF 150.00 FEET; THENCE NORTH 85° 51' 59" EAST A DISTANCE OF 89.20 FEET; THENCE SOUTH 01° 34' 26" EAST PARALLEL TO SAID WYANDOTTE-DELAWARE RESERVE LINE A DISTANCE OF

148.00 FEET TO A POINT 25.00 FEET NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 70, AS SAID RIGHT-OF-WAY NOW EXIST; THENCE NORTHEASTERLY ALONG A LINE 25.00 FEET NORTH OF AND PARALLEL TO THE SAID NORTHERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 11,684.16 FEET, A CENTRAL ANGLE OF 00° 56' 08" WHOSE INITIAL TANGENT BEARING OF NORTH 85° 42' 30" EAST, AN ARC DISTANCE OF 190.76 FEET TO SAID WYANDOTTE-DELAWARE RESERVE LINE; THENCE SOUTH 01° 34' 26" EAST ALONG SAID WYANDOTTE-DELAWARE RESERVE LINE DISTANCE OF 25.00 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE

SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 11,659.16 FEET, A CENTRAL ANGLE OF 02° 37' 26" WHOSE INITIAL TANGENT BEARING OF SOUTH 86° 38' 24" WEST, AN ARC DISTANCE OF 533.93 FEET; THENCE NORTH 52° 52' 11" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 353.46 FEET; THENCE NORTH 01° 41' 11" WEST PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 427.00 FEET; THENCE NORTH 85° 51' 59" EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 810.58 FEET TO THE POINT OF BEGINNING, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES.

**PARCEL E**

COMMENCING AT A POINT 198 FEET WEST AND 172.17 FEET SOUTH OF THE SOUTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$  OF THE NORTHWEST $\frac{1}{4}$  OF SECTION 10, TOWNSHIP 11, RANGE 24, THENCE SOUTH 172.17 FEET, THENCE EAST 1518 FEET, THENCE NORTH 172.17 FEET, THENCE WEST 1518 FEET TO THE POINT OF BEGINNING, LESS THAT PART THEREOF USED FOR ROAD PURPOSES, IN WYANDOTTE COUNTY, KANSAS;

LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND CONVEYED IN BOOK 4246, PAGE 517, TO-WIT:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 WEST, RANGE 24 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON GRID NORTH, KANSAS STATE PLANE, NORTH ZONE, NORTH AMERICAN DATUM 1983, DERIVED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. THE DISTANCES AND DIRECTION WERE ESTABLISHED HOLDING THE FOLLOWING GPS MONUMENTS: WYCO 29, WYCO 30, WYCO 31, WYCO 36 AND WYCO 41. THE COMBINED ADJUSTMENT FACTOR IS 0.999967056. THE CONVERGENCE IS 02° 03' 58".

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 01° 17' 50" EAST 1319.19 FEET, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 88° 02' 49" WEST 1329.66 FEET, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND THE POINT OF BEGINNING; THENCE NORTH 88° 02' 49" EAST 64.04 FEET, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 01° 50' 48" EAST 172.17 FEET, PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, TO A ONE-HALF INCH REINFORCING BAR SET WITH SURVEY CAP LS-533 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 88° 02' 49" EAST 1265.22 FEET, ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A DOCUMENT FILED FOR RECORD IN BOOK 2326, PAGE 5, TO A ONE-HALF INCH REINFORCING BAR SET WITH SURVEY CAP LS-533 AND A POINT ON THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 01° 42' 54" EAST 172.17 FEET, ALONG SAID EAST LINE, TO A ONE-HALF INCH REINFORCING BAR SET WITH SURVEY CAP LS-533; THENCE SOUTH 88° 02' 49" WEST 1264.83 FEET, TO A ONE-HALF INCH REINFORCING BAR SET WITH SURVEY CAP LS-533; THENCE NORTH 01° 50' 48" WEST 172.17 FEET, PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

NOTE: THE ABOVE DESCRIBED "EXCEPTED" TRACT IN BOOK 4246, PAGE 517 IS ALSO DESCRIBED AS TRACT VIII IN DOCUMENT NO. 2012R-05277 AND ALSO DESCRIBED AS TRACT 6 IN DOCUMENT NO. 2016R-10452, TO-WIT:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH  $01^{\circ} 47' 23''$  EAST 1321.67 FEET, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH  $88^{\circ} 07' 30''$  WEST 1338.57 FEET, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND THE POINT OF BEGINNING; THENCE SOUTH  $01^{\circ} 58' 55''$  EAST 172.17 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A DOCUMENT FILED FOR RECORD IN BOOK 2326, PAGE 5; THENCE NORTH  $88^{\circ} 07' 30''$  EAST 72.68 FEET, ALONG SAID SOUTH LINE, TO A ONE-HALF INCH REINFORCING BAR SET WITH SURVEY CAP LS-533 AND THE TRUE POINT OF BEGINNING; THENCE NORTH  $88^{\circ} 07' 30''$  EAST 1265.32 FEET, ALONG THE SOUTH LINE OF SAID CERTAIN TRACT OF LAND DESCRIBED IN A DOCUMENT FILED FOR RECORD IN BOOK 2326, PAGE 5, TO A ONE-HALF INCH REINFORCING BAR SET WITH SURVEY CAP LS-533 AND A POINT ON THE EAST LINE OF SAID QUARTER- QUARTER SECTION; THENCE SOUTH  $01^{\circ} 47' 23''$  EAST 172.17 FEET, ALONG SAID EAST LINE, TO A ONE-HALF INCH REINFORCING BAR SET WITH SURVEY CAP LS-533; THENCE SOUTH  $88^{\circ} 07' 30''$  WEST 1264.74 FEET, TO A ONE-HALF INCH REINFORCING BAR SET WITH SURVEY CAP LS-533; THENCE NORTH  $01^{\circ} 58' 55''$  WEST 172.17 FEET, PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

**PARCEL F**

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 11, RANGE 24 AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 11, RANGE 24, WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 AND THE WYANDOTTE-DELAWARE RESERVE LINE; THENCE SOUTH 89° 52' 51" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, 866.90 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 89° 53' 03" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, 412.50 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE TURNER DIAGONAL, AS NOW ESTABLISHED; THENCE SOUTH 0° 36' 54" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 810.48 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE KANSAS TURNPIKE AS NOW ESTABLISHED; THENCE SOUTH 57° 47' 18" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 423.93 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 88° 41' 47" WEST 421.45 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 11,609.16 FEET, AN ARC DISTANCE OF 499.25 FEET TO A POINT ON THE WYANDOTTE-DELAWARE RESERVE LINE; THENCE NORTH 0° 28' 20" EAST ALONG SAID WYANDOTTE-DELAWARE RESERVE LINE 1028.84 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART ON THE WEST NOW BEING USED FOR RIGHT OF WAY FOR 72ND STREET;

ALSO LESS AND EXCEPT THE FOLLOWING:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 11, RANGE 24 IN WYANDOTTE COUNTY, KANSAS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 AND THE WYANDOTTE-DELAWARE RESERVE LINE BEING ALSO THE CENTER LINE OF 72ND STREET AS NOW ESTABLISHED THENCE SOUTH 89° 52' 51" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 37.0 FEET, THENCE SOUTH 0° 28' 20" EAST 37.0 FEET FROM AND PARALLEL TO THE WYANDOTTE-DELAWARE RESERVE LINE BEING ALSO THE CENTER LINE OF 72ND STREET 892.70 FEET, THENCE NORTH 89° 52' 51" WEST 37.0 FEET TO THE CENTER OF SAID 72ND STREET BEING ALSO THE WYANDOTTE-DELAWARE RESERVE LINE THENCE NORTH 0° 20' 20" WEST ALONG THE WYANDOTTE-DELAWARE RESERVE LINE BEING ALSO THE CENTER OF 72ND STREET AS NOW ESTABLISHED 892.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE BEING MORE PARTICULARLY DESCRIBED BY SURVEYOR AS FOLLOWS:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 09, TOWNSHIP 11 SOUTH, RANGE 24 EAST, KANSAS CITY, WYANDOTTE COUNTY, KANSAS AND

THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 24 EAST, KANSAS CITY, WYANDOTTE COUNTY, KANSAS DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 09 AND THE WYANDOTTE-DELAWARE RESERVE LINE; THENCE NORTH 88 DEGREES 04 MINUTES 25 SECONDS EAST (MEASURED) (SOUTH 89 DEGREES 52 MINUTES 51 SECONDS EAST DEED) ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 09, A DISTANCE OF 37.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 88 DEGREES 04 MINUTES 25 SECONDS EAST (MEASURED) (SOUTH 89 DEGREES 52 MINUTES 51 SECONDS EAST DEED) A DISTANCE OF 829.96 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 09; THENCE NORTH 88 DEGREES 04 MINUTES 13 SECONDS EAST (SOUTH 89 DEGREES 53 MINUTES 03 SECONDS EAST DEED) ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 412.50 FEET TO A POINT ON THE WESTERLY LINE OF THE TURNER DIAGONAL AS NOW ESTABLISHED; THENCE SOUTH 01 DEGREES 25 MINUTES 50 SECONDS EAST (SOUTH 00 DEGREES 36 MINUTES 54 SECONDS WEST DEED) ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 810.48 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE KANSAS TURNPIKE (1-70); THENCE SOUTH 55 DEGREES 44 MINUTES 34 SECONDS WEST (SOUTH 57 DEGREES 47 MINUTES 18 SECONDS WEST DEED) ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 423.93 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 29 SECONDS WEST (NORTH 88 DEGREES 41 MINUTES 47 SECONDS WEST DEED) ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 421.25 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 11609.16 FEET, A CENTRAL ANGLE OF 02 DEGREES 27 MINUTES 50 SECONDS, A DISTANCE OF 499.25 FEET TO A POINT ON THE WYANDOTTE DELAWARE RESERVE LINE; THENCE NORTH 01 DEGREES 34 MINUTES 24 SECONDS WEST (NORTH 00 DEGREES 20 MINUTES 20 SECONDS WEST DEED) ALONG THE WYANDOTTE DELAWARE RESERVE LINE, A DISTANCE OF 135.94 FEET; THENCE NORTH 88 DEGREES 04 MINUTES 25 SECONDS EAST (MEASURED) (NORTH 89 DEGREES 52 MINUTES 51 SECONDS WEST DEED), A DISTANCE OF 37.00 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 24 SECONDS WEST (MEASURED) (NORTH 00 DEGREES 28 MINUTES 20 SECONDS WEST DEED), A DISTANCE OF 892.93 FEET (MEASURED) (892.70' DEED) TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROADS AND EASEMENTS.

**PARCEL G**

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 9 TOWNSHIP 11 SOUTH RANGE 24 EAST OF THE SIXTH PRINCIPLE MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH  $01^{\circ} 41' 11''$  EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 687.20 FEET TO THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 70 AS SAID RIGHT-OF-WAY NOW EXIST; THENCE NORTH  $83^{\circ} 12' 49''$  EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 659.20 FEET; THENCE SOUTH  $52^{\circ} 52' 11''$  EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 151.97 FEET; THENCE NORTH  $01^{\circ} 41' 11''$  WEST PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 427.00 FEET; THENCE NORTH  $85^{\circ} 51' 59''$  EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 641.24 FEET; THENCE NORTH  $01^{\circ} 34' 26''$  WEST PARALLEL TO THE WYANDOTTE-DELAWARE RESERVE LINE A DISTANCE OF 165.00 FEET TO THE SOUTHEAST CORNER OF MEYER SUBDIVISION, A SUBDIVISION OF LAND IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH  $85^{\circ} 51' 59''$  WEST ALONG THE SOUTH LINE OF SAID MEYER SUBDIVISION AND ITS WESTERLY EXTENSION A DISTANCE OF 755.49 FEET; THENCE SOUTH  $01^{\circ} 41' 11''$  EAST A DISTANCE OF 43.70 FEET; THENCE SOUTH  $85^{\circ} 51' 59''$  WEST A DISTANCE OF 208.71 FEET; THENCE NORTH  $01^{\circ} 41' 11''$  WEST A DISTANCE OF 208.71 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH  $85^{\circ} 51' 59''$  WEST ALONG SAID NORTH LINE A DISTANCE OF 451.89 FEET TO THE POINT OF BEGINNING.

LESS THAT PART TAKEN FOR ROAD RIGHT-OF-WAY.

## PARCEL H

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 24 EAST, IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9, THENCE NORTH 85 DEGREES 52 MINUTES 18 SECONDS EAST, WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1587.05 FEET TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 AND THE WYANDOTTE AND DELAWARE RESERVE LINE; THENCE NORTH 01 DEGREE 46 MINUTES 49 SECONDS WEST, WITH THE WYANDOTTE AND DELAWARE RESERVE LINE, A DISTANCE OF 251.61 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF N. 74TH DRIVE; THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF N. 74TH DRIVE ON A CURVE TO THE LEFT HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 41 MINUTES 23 SECONDS, WITH AN INITIAL TANGENT BEARING OF NORTH 22 DEGREES 08 MINUTES 40 SECONDS WEST, AN ARC DISTANCE OF 365.15 FEET; THENCE NORTH 54 DEGREES 50 MINUTES 04 SECONDS WEST, CONTINUING WITH THE EASTERLY RIGHT-OF-WAY LINE OF N. 74TH DRIVE, A DISTANCE OF 132.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 54 DEGREES 50 MINUTES 04 SECONDS WEST, CONTINUING WITH THE EASTERLY RIGHT-OF-WAY LINE OF N. 74TH DRIVE, A DISTANCE OF 1274.02 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WITH THE EASTERLY RIGHT-OF-WAY LINE OF N. 74TH DRIVE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 52 DEGREES 29 MINUTES 16 SECONDS, AN ARC DISTANCE OF 513.01 FEET; THENCE NORTH 02 DEGREES 17 MINUTES 26 SECONDS WEST, CONTINUING WITH THE EASTERLY RIGHT-OF-WAY LINE OF N. 74TH DRIVE, A DISTANCE OF 111.86 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WITH THE EASTERLY RIGHT-OF-WAY LINE OF N. 74TH DRIVE ON A CURVE TO THE LEFT HAVING A RADIUS OF 439.71 FEET, A CENTRAL ANGLE OF 06 DEGREES 19 MINUTES 44 SECONDS, AN ARC DISTANCE OF 48.58 FEET TO A POINT ON THE SOUTH LINE OF LOT 4, JENKINS STATUTORY REQUIREMENT PLAT, A SUBDIVISION IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS; THENCE NORTH 85 DEGREES 43 MINUTES 03 SECONDS EAST, WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 701.36 FEET TO THE SOUTHWEST CORNER OF LOT 2, JENKINS STATUTORY REQUIREMENT PLAT; THENCE SOUTH 02 DEGREE 00 MINUTES 21 SECONDS EAST, A DISTANCE OF 500.00 FEET; THENCE NORTH 85 DEGREES 43 MINUTES 03 SECONDS EAST, A DISTANCE OF 400.00 FEET; THENCE NORTH 02 DEGREE 00 MINUTES 21 SECONDS WEST, A DISTANCE OF 500.00 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 2; THENCE NORTH 85 DEGREES 43 MINUTES 03 SECONDS EAST, WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 466.99 FEET TO A POINT ON THE WYANDOTTE AND DELAWARE RESERVE LINE; THENCE SOUTH 01 DEGREE 46 MINUTES 49 SECONDS EAST, WITH THE

WYANDOTTE AND DELAWARE RESERVE LINE, A DISTANCE OF 1436.57 FEET; THENCE SOUTH 88 DEGREES 13 MINUTES 11 SECONDS WEST, A DISTANCE OF 321.15 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS AND PUBLIC RIGHTS OF WAY.

BEING ALSO DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 24 EAST, IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9, THENCE NORTH 85 DEGREES 52 MINUTES 18 SECONDS EAST, WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1587.05 FEET TO THE INTERSECTION OF THE OF THE SOUTH LINE NORTHEAST QUARTER OF SAID SECTION 9 AND THE WYANDOTTE AND DELAWARE RESERVE LINE; THENCE NORTH 01 DEGREE 46 MINUTES 49 SECONDS WEST, WITH THE WYANDOTTE AND DELAWARE RESERVE LINE, A DISTANCE OF 251.61 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF N. 74TH DRIVE; THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF N. 74TH DRIVE ON A CURVE TO THE LEFT HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 41 MINUTES 23 SECONDS, WITH AN INITIAL TANGENT BEARING OF NORTH 22 DEGREES 08 MINUTES 40 SECONDS WEST, AN ARC DISTANCE OF 365.15 FEET; THENCE NORTH 54 DEGREES 50 MINUTES 04 SECONDS WEST, CONTINUING WITH THE EASTERLY RIGHT-OF-WAY LINE OF N. 74TH DRIVE, A DISTANCE OF 132.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 54 DEGREES 50 MINUTES 04 SECONDS WEST, CONTINUING WITH THE EASTERLY RIGHT-OF-WAY LINE OF N. 74TH DRIVE, A DISTANCE OF 1274.02 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WITH THE EASTERLY RIGHT-OF-WAY LINE OF N. 74TH DRIVE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 52 DEGREES 29 MINUTES 16 SECONDS, AN ARC DISTANCE OF 513.01 FEET; THENCE NORTH 02 DEGREES 17 MINUTES 26 SECONDS WEST, CONTINUING WITH THE EASTERLY RIGHT-OF-WAY LINE OF N. 74TH DRIVE, A DISTANCE OF 111.86 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WITH THE EASTERLY RIGHT-OF-WAY LINE OF N. 74TH DRIVE ON A CURVE TO THE LEFT HAVING A RADIUS OF 439.71 FEET, A CENTRAL ANGLE OF 06 DEGREES 19 MINUTES 44 SECONDS, AN ARC DISTANCE OF 48.58 FEET TO A POINT ON THE SOUTH LINE OF LOT 4, JENKINS STATUTORY REQUIREMENT PLAT, A SUBDIVISION IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS; THENCE NORTH 85 DEGREES 43 MINUTES 03 SECONDS EAST, WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 701.36 FEET TO THE SOUTHWEST CORNER OF LOT 2, JENKINS STATUTORY REQUIREMENT PLAT; THENCE SOUTH 02 DEGREE 00 MINUTES 21 SECONDS EAST, A DISTANCE OF 500.00 FEET; THENCE NORTH 85 DEGREES 43 MINUTES 03 SECONDS EAST, A DISTANCE OF 400.00 FEET; THENCE NORTH 02 DEGREE 00 MINUTES 21 SECONDS WEST, A DISTANCE OF 500.00 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 2; THENCE NORTH 85 DEGREES 43 MINUTES 03 SECONDS EAST, WITH THE SOUTH LINE OF



SAID LOT 2, A DISTANCE OF 466.99 FEET TO A POINT ON THE WYANDOTTE AND DELAWARE RESERVE LINE; THENCE SOUTH 01 DEGREE 46 MINUTES 49 SECONDS EAST, WITH THE WYANDOTTE AND DELAWARE RESERVE LINE, A DISTANCE OF 1436.57 FEET; THENCE SOUTH 88 DEGREES 13 MINUTES 11 SECONDS WEST, A DISTANCE OF 321.15 FEET TO THE POINT OF BEGINNING.

## EXHIBIT B

### MAP OF TURNER LOGISTICS CENTER COMMUNITY IMPROVEMENT DISTRICT

