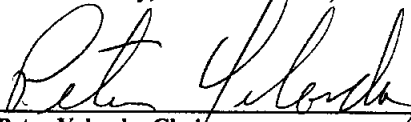


**FOURTH AMENDMENT TO
THE SUMMIT
TAX INCREMENT FINANCING PLAN
KANSAS CITY, MISSOURI
March 5, 2003**




We hereby certify that this is a true and correct copy of the Plan approved by the Tax Increment Financing Commission of Kansas City, MO on March 5, 2003.



Peter Yelorda, Chairman

10/24/03
Date



Laura Whiteper, Director

10/24/03
Date

ADDENDUM

Exhibit 1 **Location and Legal Description of the Redevelopment Area**

Exhibit 2 **Site Plans**

FOURTH AMENDMENT
TO THE
SUMMIT TAX INCREMENT FINANCING PLAN

I. Introduction

This Fourth Amendment to the Summit Tax Increment Financing Plan (the "Fourth Amendment") is intended to amend the Summit Tax Increment Financing Plan as approved by Committee Substitute for Ordinance No. 951016 on August 31, 1995, the First Amendment to the Summit Tax Increment Financing Plan as approved by Ordinance No. 001035 on August 10, 2000, the Second Amendment to the Summit Tax Increment Financing Plan as approved by Resolution No. 09-14-01 on September 12, 2001, and the Third Amendment to the Summit Tax Increment Financing Plan as approved by Resolution No. 11-10-01 on November 14, 2001 (collectively referred to herein as the "Plan"). The Fourth Amendment provides for the removal from the Redevelopment Area the properties generally bound by Kessler and Center Streets on the east, 26th Street on the south, West Pennway on the west and the north side of Pershing Road on the north. Redevelopment Project Areas 4 through 7, a portion of Project 9, and Projects 10 through 16 are eliminated from the Redevelopment Area as a result of the removal of the above referenced area. Other than those changes set forth in this Fourth Amendment, the Plan shall remain unchanged and shall remain in full force and effect.

II. Plan Text Amendments

Amendment No. 1 Section I.

Delete Section I.B., Redevelopment Area, and replace said Section I.B. in its entirety as follows:

The Redevelopment Area, as amended, includes two noncontiguous areas described as: 1) being generally bounded by Pershing Road on the north, Penn Valley Park on the east, 26th Street on the south and Central and Broadway on the west; and 2) an area generally bound by Southwest Boulevard on the west, the Kansas City Terminal Railroad Tracks and Pershing Road on the north, West Pennway on the east and 26th Street on the south (the "Redevelopment Area") in Kansas City, Jackson County, Missouri (the "City") as described in Exhibit 1 attached hereto.

III. Plan Exhibit Amendments

Amendment No. 2 Exhibit 1

Exhibit No. 1 of the Plan, entitled "Location and Legal Description of the Redevelopment Area", shall be deleted and a new, revised Exhibit No. 1, attached hereto, shall replace it.

Amendment No. 2

Exhibit No. 2 of the Plan, entitled "Site Plan", shall be deleted and a new, revised Exhibit No. 2, attached hereto, shall replace it.

EXHIBIT 2

LOCATION
AND
LEGAL DESCRIPTION OF THE REDEVELOPMENT AREA

EXHIBIT 1

SUMMIT REDEVELOPMENT AREA

LEGAL DESCRIPTION

The proposed Redevelopment Area has an irregular boundary and is generally described as being bound by Southwest Boulevard on the west, the Kansas City Terminal Railroad tracks and Pershing Road on the north, Penn Valley Park on the east and 26th Street on the south. The boundaries are more specifically described as follows:

Beginning at the point of intersection of the center line of West Pennway **Broadway** and the south right-of-way line of 26th Street; thence west along the south right-of-way line of 26th Street to the east right-of-way line of Interstate 35; thence north along the east right-of-way line of Interstate 35 to the south right-of-way line of 25th Street; thence west along the south right-of-way line of 25th Street to the west right-of-way line of Interstate 35; thence south along the west right-of-way line of Interstate 35 to the center line of 26th Street; thence west and northwesterly along the center line of 26th Street to the east line of Lot 59, Block 4, GATES ADDITION; thence northeasterly along the east lot line of Lots 59 through 48, inclusive, Block 4, GATES ADDITION; thence northwesterly along the northern lot line of Lot 48, Block 4, GATES ADDITION, to the center line of Southwest Boulevard; thence northeasterly 825 feet, more or less, along the center line of Southwest Boulevard to the south right-of-way line of the Kansas City Terminal Railroad; thence southeasterly 50 feet along a straight line; thence northeasterly along a straight line to the northwest corner of Lot 21, Block 3, GATES ADDITION; thence continuing northeasterly along a straight line 725 feet, more or less, to the east right-of-way line of Summit Street; thence south along the east right-of-way line of Summit Street to the north right-of-way line of 25th Street; thence east along the north right-of-way line of 25th Street to a point 171.28 feet west of the west line of Jefferson Street, as said street was established by ordinance No. 37-077; thence northeasterly along a straight line to a point 9 feet west of the southwest corner of the 4th bridge pillar north of 25th Street on the west side of Interstate 35 bridge; thence northeasterly along a straight line to a point on the south right-of-way line of the Kansas City Terminal 82.52 feet west of the west line of Jefferson Street, said point being on the north lot line of Lot 3, Block 9, A.J. LLOYDS SUBDIVISION; thence east along the north lot line of Lot 3, Block 9, A.J. LLOYDS SUBDIVISION the north lot line of Lot 3, Block 10, A.J. LLOYDS SUBDIVISION, and the extension of said line to the center line of West Pennway; thence

south along the center line of West Pennway to the intersection with the north lot line of ANNES LOFTS CONDOMINIUM COMMON GROUND located in the Southeast Quarter of the Southeast Quarter of Section 07-49-33; thence east along the north lot line of ANNES LOFTS CONDOMINIUM COMMON GROUND located in the Southeast Quarter of the Southeast Quarter of Section 07-49-33 to the center line of the north-south alley located between West Pennway and Washington Street; thence south along the center line of the north-south alley located between West Pennway and Washington Street to the south right-of-way line of 26th Street; thence west along the south right-of-way line of 26th Street to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

And

Beginning at the intersection of the center line of Pershing Road and the northerly extension of the west lot line of Lot 4, WALDO TRACT, a subdivision; thence south along the west lot line of Lot 4, WALDO TRACT and continuing southerly along the southerly prolongation of said west line of Lot 4 to its intersection with the northwesterly line of Kessler Boulevard; thence northerly along the westerly line of Kessler to the center line of Pershing Road; thence westerly along the center line of Pershing Road to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project Legal Descriptions

Project 1

Beginning at the intersection of the center line of Madison Avenue and the north right-of-way line of 25th Street; thence west and northwest along the north right-of-way line of 25th Street to the easterly right-of-way line of Southwest Boulevard; thence northeasterly along the easterly right-of-way line of Southwest Boulevard to the southerly right-of-way line of the Kansas City Terminal Railroad; thence northeasterly along the southerly right-of-way line of the Kansas City Terminal Railroad to the center line of Madison Street; thence south along the center line of Madison Avenue to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 2

Beginning at the intersection of the north right-of-way line of 25th Street and the west right-of-way line of Summit Street; thence west along the north right-of-way line of 25th Street to the center line of Madison Avenue; thence north along the center line of Madison Avenue to the south right-of-way line of the Kansas City Terminal Railroad; thence northeasterly along the south right-of-way line of the Kansas City Terminal Railroad to the west right-of-way line of Summit Street; thence south along the west right-of-way line of Summit Street to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 3

Beginning at a point on the north right-of-way line of 25th Street 171.28 feet west of the west line of Jefferson Street, as said street was established by ordinance No. 37-077; thence northeasterly along a straight line to a point 9 feet west of the southwest corner of the 4th bridge pillar north of 25th Street on the west side of Interstate 35 bridge; thence northeasterly along a straight line to a point on the south right-of-way line of the Kansas City Terminal 82.52 feet west of the west line of Jefferson Street, said point being on the north lot line of Lot 3, Block 9, A.J. LLOYDS SUBDIVISION; thence east along the north lot line of Lot 3, Block 9, A.J. LLOYDS SUBDIVISION the north lot line of Lot 3, Block 10, A.J. LLOYDS SUBDIVISION, and the extension of said line to the west right-of-way line of West Pennway; thence south along the west right-of-way line of West Pennway to the north right-of-way line of 25th Street; thence west along the north right of way line of 25th Street to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 8

The north 5 feet of Lot 51 and all of Lot 52, WALNUT RIDGE, and all of Lots 13 and 14 and that part of Lot 15 lying south of Pershing Road, and Lots 1 through 4, WALDO TRACT, included in and a part of Kansas City, Jackson County, Missouri.

Project 18

Beginning at the intersection with the east right-of-way line of Jefferson Street and the south right-of-way line of 25th Street; thence east along the south right-of-way line of 25th Street to the west right-of-way line of West Pennway; thence south along the west right-of-way line of West Pennway to a point 8 feet north of the north lot line of Lot 2, Block 6, A.J. LLOYD'S SUBDIVISION; thence west along a line 8 feet north of and parallel to the north lot line of Lot

2, Block 6, A.J. LLOYD'S SUBDIVISION, to the east right-of-way line of Jefferson Street; thence north along the east right-of-way line of Jefferson Street to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 19

Beginning at the west right-of-way line of West Pennway and a line 66 feet north of and parallel to the south lot line of Lot 2, Block 6, A.J. LLOYD'S SUBDIVISION, thence west along a line 66 feet north of and parallel to the south lot line of Lot 2, Block 6, A.J. LLOYD'S SUBDIVISION, to the east right-of-way line of Jefferson Street; thence north along the east right-of-way line of Jefferson Street to a point 8 feet north of the north lot line of Lot 2, Block 6, A.J. LLOYD'S SUBDIVISION; thence east along a line 8 feet north of and parallel to the north lot line of Lot 2, Block 6, A.J. LLOYD'S SUBDIVISION, the west right-of-way line of West Pennway; thence south along the west right-of-way line of West Pennway to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 20

Beginning at the intersection of the west right-of-way line of West Pennway and the north right-of-way line of 26th Street; thence west along the north right-of-way line of 26th Street to the east right-of-way line of Jefferson Street; thence north along the east right-of-way line of Jefferson Street to a point 66 feet north of the south lot line of Lot 2, Block 6, A.J. LLOYD'S SUBDIVISION; thence east along a line 66 feet north of and parallel to the south lot line of Lot 2, Block 6, A.J. LLOYD'S SUBDIVISION, to the west right-of-way line of West Pennway; thence south along the west right-of-way line of West Pennway to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 21

Beginning at the intersection of the center line of the north-south alley lying between Madison Avenue and Summit Street and the south right-of-way line of 25th Street; thence east along the south right-of-way line of 25th Street to the west right-of-way line of Summit Street; thence south along the west right-of-way line of Summit Street to the south lot line of Lot 4, Block 6, GATE'S ADDITION; thence west along the south lot line of Lot 4, Block 6, GATE'S ADDITION, to the center line of the north-south alley lying between Madison Avenue and Summit Street; thence north along the north-south alley lying between Madison Avenue and Summit Street to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 22

Beginning at the intersection of the south lot line of Lot 4, Block 6, GATE'S ADDITION, and the west right-of-way line of Summit Street; thence south along the west right-of-way line of Summit Street to the south lot line of Lot 8, Block 6, GATE'S ADDITION; thence west along the south lot line of Lot 8, Block 6, GATE'S ADDITION, to the center line of the north-south alley lying between Madison Avenue and Summit Street; thence north along the center line of the north-south alley lying between Madison Avenue and Summit Street to the westerly extension of the south lot line of Lot 4, Block 6, GATE'S ADDITION; thence east along the south lot line of Lot 4, Block 6, GATE'S ADDITION to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 23

Beginning at the intersection of the south lot line of Lot 8, Block 6, GATE'S ADDITION, and the west right-of-way line of Summit Street; thence south along the west right-of-way line of Summit Street to a line 15 feet north of and parallel to the south lot line of Lot 15, Block 6, GATE'S ADDITION; thence west along a line 15 feet north of and parallel to the south lot line of Lot 15, Block 6, GATE'S ADDITION, to the center line of the north-south alley lying between Madison Avenue and Summit Street; thence north along the center line of the north-south alley lying between Madison Avenue and Summit Street to the westerly extension of the south lot line of Lot 8, Block 6, GATE'S ADDITION; thence east along the south lot line of Lot 8, Block 6, GATE'S ADDITION to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 24

Beginning at the intersection of a line 15 feet north of and parallel to the south lot line of Lot 15, Block 6, GATE'S ADDITION, and the west right-of-way line of Summit Street; thence south and southwesterly along the east right-of-way line of Summit Street and west right-of-way line of Interstate 35 to the south lot line of Lot 21, Block 6, GATE'S ADDITION; thence west along the south lot line of Lot 21, Block 6, GATE'S ADDITION, to the center line of the north-south alley lying between Madison Avenue and Summit Street; thence north along the center line of the north-south alley lying between Madison Avenue and Summit Street to a line 15 feet north of and parallel to the south lot line of Lot 15, Block 6, GATE'S ADDITION; thence east along a line 15 feet north of and parallel of the south lot line of Lot 15, Block 6, GATE'S ADDITION to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 25

Beginning at the intersection of the east right-of-way line of Belleview Avenue and the north lot line of Lot 31, Block 5, GATE'S ADDITION; thence east along the north lot line of Lot 31, Block 5, GATE'S ADDITION, to the center line of the north-south alley lying between Belleview Avenue and Madison Avenue; thence north along the center line of the north-south alley lying between Belleview Avenue and Madison Avenue to the westerly extension of the north lot line of Lot 19, Block 5, GATE'S ADDITION; thence east along the north lot line of Lot 19, Block 5, GATE'S ADDITION, to the east lot line of Lot 19, Block 5, GATE'S ADDITION; thence south along the east lot line of Lots 19 and 20, Block 5, GATE'S ADDITION, to the south lot line of Lot 20, Block 5, GATE'S ADDITION; thence east along the north lot line of Lot 30, Block 6, GATE'S ADDITION, to the center line of the north-south alley lying between Madison Avenue and Summit Street; thence south along the center line of the north-south alley lying between Madison Avenue and Summit Street to the easterly extension of the north lot line of Lot 22, Block 6, GATE'S ADDITION; thence east along the north lot line of Lot 22, Block 6, GATE'S ADDITION to the west right-of-way line of Interstate 35; thence south along the west right-of-way line of Interstate 35 to the north right-of-way line of 26th Street; thence west along the north right-of-way line of 26th Street to the east right-of-way line of Belleview Avenue; thence north along the east right-of-way line of Belleview Avenue to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 26

Beginning at the intersection of the east right-of-way line of Madison Avenue and the north lot line of Lot 35, Block 6, GATE'S ADDITION; thence east along the north lot line of Lot 35, Block 6, GATE'S ADDITION, to the center line of the north-south alley lying between Madison Avenue and Summit Street; thence south along the center line of the north-south alley lying between Madison Avenue and Summit Street to the easterly extension of the south lot line of Lot 31, Block 6, GATE'S ADDITION; thence west along the south lot line of Lot 31, Block 6, GATE'S ADDITION, to the east right-of-way line of Madison Avenue; thence north along the east right-of-way line of Madison Avenue to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 27

Beginning at the intersection of the east right-of-way line of Madison Avenue and the north lot line of Lot 42, Block 6, GATE'S ADDITION; thence east along the north lot line of Lot 42, Block 6, GATE'S ADDITION to the center line of the north-south alley lying between Madison Avenue and Summit Street; thence south along the center line of the north-south alley lying between Madison Avenue and Summit Street to the north lot line of Lot 35, Block 6, GATE'S ADDITION; thence west along the north lot line of Lot 35, Block 6, GATE'S ADDITION, to the east right-of-way line of Madison Avenue; thence north along the east right-of-way line of Madison Avenue to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 28

Beginning at the intersection of the east right-of-way line of Madison Avenue and the north lot line of Lot 46, Block 6, GATE'S ADDITION; thence east along the north lot line of Lot 46, Block 6, GATE'S ADDITION to the center line of the north-south alley lying between Madison Avenue and Summit Street; thence south along the center line of the north-south alley lying between Madison Avenue and Summit Street to the north lot line of Lot 42, Block 6, GATE'S ADDITION; thence west along the north lot line of Lot 42, Block 6, GATE'S ADDITION, to the east right-of-way line of Madison Avenue; thence north along the east right-of-way line of Madison Avenue to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 29

Beginning at the intersection of the east right-of-way line of Madison Avenue and the south right-of-way line of 25th Street; thence east along the south right-of-way line of 25th Street to the center line of the north-south alley lying between Madison Avenue and Summit Street; thence south along the center line of the north-south alley lying between Madison Avenue and Summit Street to the north lot line of Lot 46, Block 6, GATE'S ADDITION; thence west along the north lot line of Lot 46, Block 6, GATE'S ADDITION, to the east right-of-way line of Madison Avenue; thence north along the east right-of-way line of Madison Avenue to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 30

Beginning at the intersection of the center line of the north-south alley lying between Belleview Avenue and Madison Avenue and the south right-of-way line of 25th Street; thence east along the south right-of-way line of 25th Street to the west right-of-way line of Madison Avenue;

thence south along the west right-of-way line of Madison Avenue to the south lot line of Lot 10, Block 5, GATE'S ADDITION; thence west along the south lot line of Lot 10, Block 5, GATE'S ADDITION, to the center line of the north-south alley lying between Belleview Avenue and Madison Avenue; thence north along the center line of the north-south alley lying between Belleview Avenue and Madison Avenue to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 31

Beginning at the intersection of the center line of the north-south alley lying between Belleview Avenue and Madison Avenue and the south lot line of Lot 10, Block 5, GATE'S ADDITION; thence east along the south lot line of Lot 10, Block 5, GATE'S ADDITION to the west right-of-way line of Madison Avenue; thence south along the west right-of-way line of Madison Avenue to the south lot line of Lot 18, Block 5, GATE'S ADDITION; thence west along the south lot line of Lot 18, Block 5, GATE'S ADDITION, to the center line of the north-south alley lying between Belleview Avenue and Madison Avenue; thence north along the center line of the north-south alley lying between Belleview Avenue and Madison Avenue to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 32

Beginning at the intersection of the east right-of-way line of Belleview Avenue and the south right-of-way line of 25th Street; thence east along the south right-of-way line of 25th Street to the center line of the north-south alley lying between Belleview Avenue and Madison Avenue; thence south along the center line of the north-south alley lying between Belleview Avenue and Madison Avenue to the easterly extension of a line 8 feet north of and parallel to the south lot line of Lot 40, Block 5, GATE'S ADDITION; thence west along a line 8 feet north of and parallel to the south lot line of Lot 40, Block 5, GATE'S ADDITION, to the east right-of-way line of Belleview Avenue; thence north along the east right-of-way line of Belleview Avenue to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 33

Beginning at the intersection of the south lot line of Lot 32, Block 5, GATE'S ADDITION, and the east right-of-way line of Belleview Avenue; thence north along the east right-of-way line of GATE'S ADDITION to a point 8 feet north of the south lot line of Lot 40, Block 5, GATE'S ADDITION; thence east along a line 8 feet north of and parallel to the south lot line of Lot 40, Block 5, GATE'S ADDITION to the center line of the north-south alley lying between Belleview Avenue and Madison Avenue; thence south along the center line of the north-south alley lying between Belleview Avenue and Madison Avenue to the easterly extension of the south lot line of Lot 32, Block 5, GATE'S ADDITION; thence west along the south lot line of Lot 32, Block 5, GATE'S ADDITION, to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 34

Beginning at the intersection of the north lot line of Lot 11, Block 4, GATE'S ADDITION, and the west right-of-way line of Belleview Avenue; thence south along the west right-of-way line of Belleview Avenue to the north right-of-way line of 26th Street; thence west along the north right-of-way line of 26th Street to the west lot line of Lot 20, Block 4, GATE'S ADDITION;

thence north along the west lot line of Lots 20 through 11, GATE'S ADDITION, to the north lot line of Lot 11, Block 4, GATE'S ADDITION; thence east along the north lot line of Lot 11, Block 4, GATE'S ADDITION, to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 35

Beginning at the intersection of the west right-of-way line of Belleview Avenue and the north lot line of Lot 6, Block 4, GATE'S ADDITION; thence south along the west right-of-way line of Belleview Avenue to the south lot line of Lot 10, Block 4, GATE'S ADDITION; thence west along the south lot line of Lot 10, Block 4, GATE'S ADDITION, to the west lot line of Lot 10, Block 4, GATE'S ADDITION; thence north and northeasterly along the west lot line of Lots 10 through 6, Block 4, GATE'S ADDITION, to the north lot line of Lot 6, Block 4, GATE'S ADDITION; thence east along the north lot line of Lot 6, Block 4, GATE'S ADDITION, to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 36

Beginning at the northernmost point of Lot 1, Block 4, GATE'S ADDITION, said point being on the west right-of-way line of Belleview Avenue; thence south along the west right-of-way line of Belleview Avenue to the south lot line of Lot 5, Block 4, GATE'S ADDITION; thence west along the south lot line of Lot 5, Block 4, GATE'S ADDITION, to the westerly lot line of Lot 5, Block 4, GATE'S ADDITION; thence northeasterly along the westerly lot line of Lots 5 through 1, Block 4, GATE'S ADDITION, to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 37

Beginning at the intersection of the easterly right-of-way line of Southwest Boulevard and the southerly right-of-way line of 25th Street; thence southeasterly along the southerly right-of-way line of 25th Street to the west right-of-way line of Belleview Avenue; thence south along the west right-of-way line of Belleview Avenue to the east lot line of Lot 34, Block 4, GATE'S ADDITION, thence southwesterly along the easterly lot line of Lots 34 through 37, Block 4, GATE'S ADDITION, to the southerly lot line of Lot 37, Block 4, GATE'S ADDITION; thence northwesterly along the southerly lot line of Lot 37, Block 4, GATE'S ADDITION, to the easterly right-of-way line of Southwest Boulevard; thence northeasterly along the easterly right-of-way line of Southwest Boulevard to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Project 38

Beginning at the intersection of the easterly right-of-way of Southwest Boulevard and the northerly lot line of Lot 38, Block 4, GATE'S ADDITION; thence southeasterly along the northerly lot line of Lot 38, Block 4, GATE'S ADDITION to the easterly lot line of Lot 38, Block 4, GATE'S ADDITION; thence southwesterly along the east lot line of Lots 38 through 47, Block 4, GATE'S ADDITION to the southerly lot line of Lot 47, Block 4, GATE'S ADDITION; thence northwesterly along the southerly lot line of Lot 47, Block 4, GATE'S ADDITION, to the easterly right-of-way line of Southwest Boulevard; thence northeasterly along the easterly right-of-way line of Southwest Boulevard to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

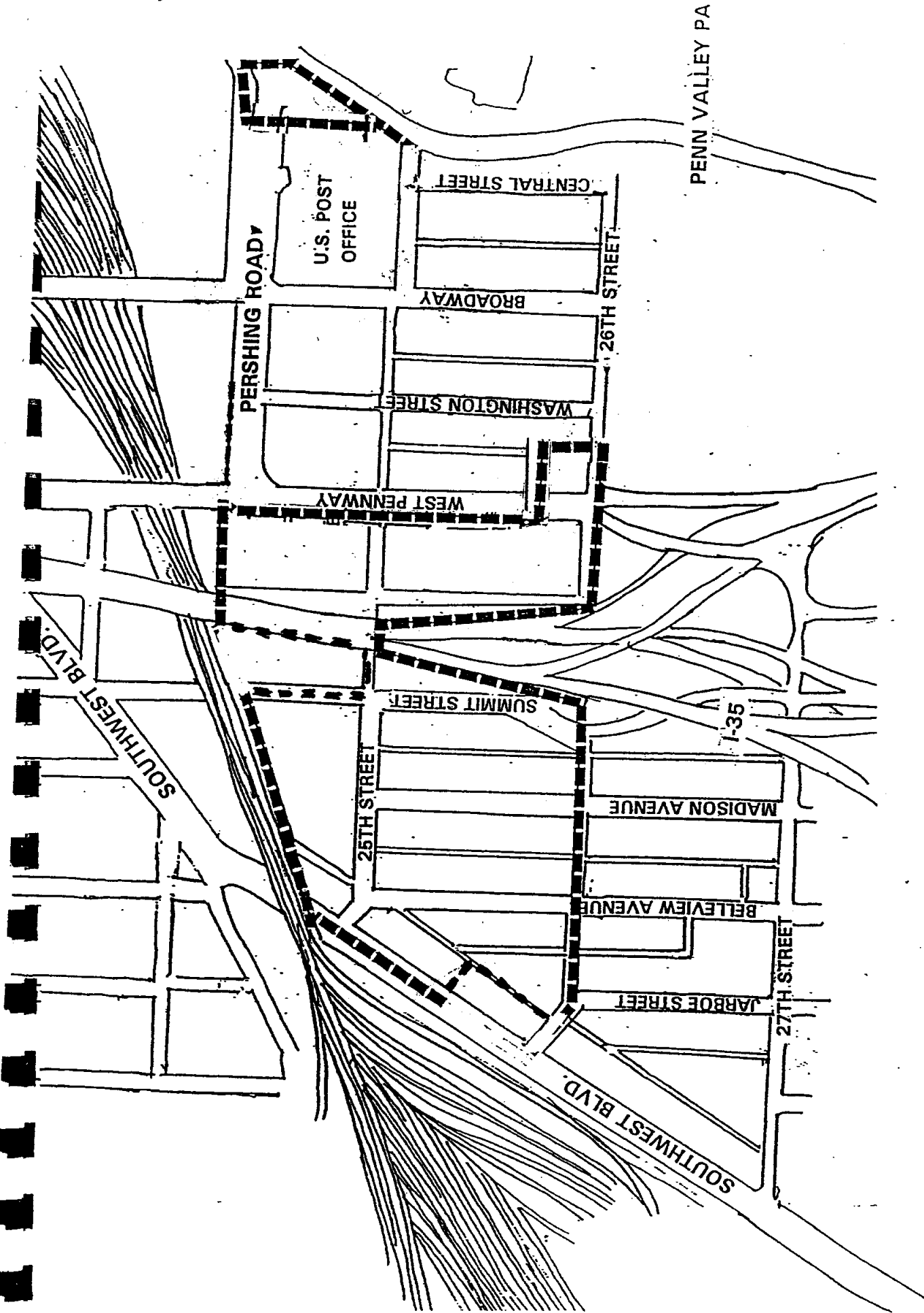
Project 39

Beginning at the intersection of the easterly right-of-way of Southwest Boulevard and the northerly lot line of Lot 48, Block 4, GATE'S ADDITION; thence southeasterly along the northerly lot line of Lot 48, Block 4, GATE'S ADDITION to the easterly lot line of Lot 48, Block 4, GATE'S ADDITION; thence southwesterly along the east lot line of Lots 48 through 50, Block 4, GATE'S ADDITION to the southerly lot line of Lot 50, Block 4, GATE'S ADDITION; thence northwesterly along the southerly lot line of Lot 50, Block 4, GATE'S ADDITION, to the easterly right-of-way line of Southwest Boulevard; thence northeasterly along the easterly right-of-way line of Southwest Boulevard to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

NOTE: The project numbers are strictly for project identification and do not represent phasing or ordering of the projects.

EXHIBIT 2

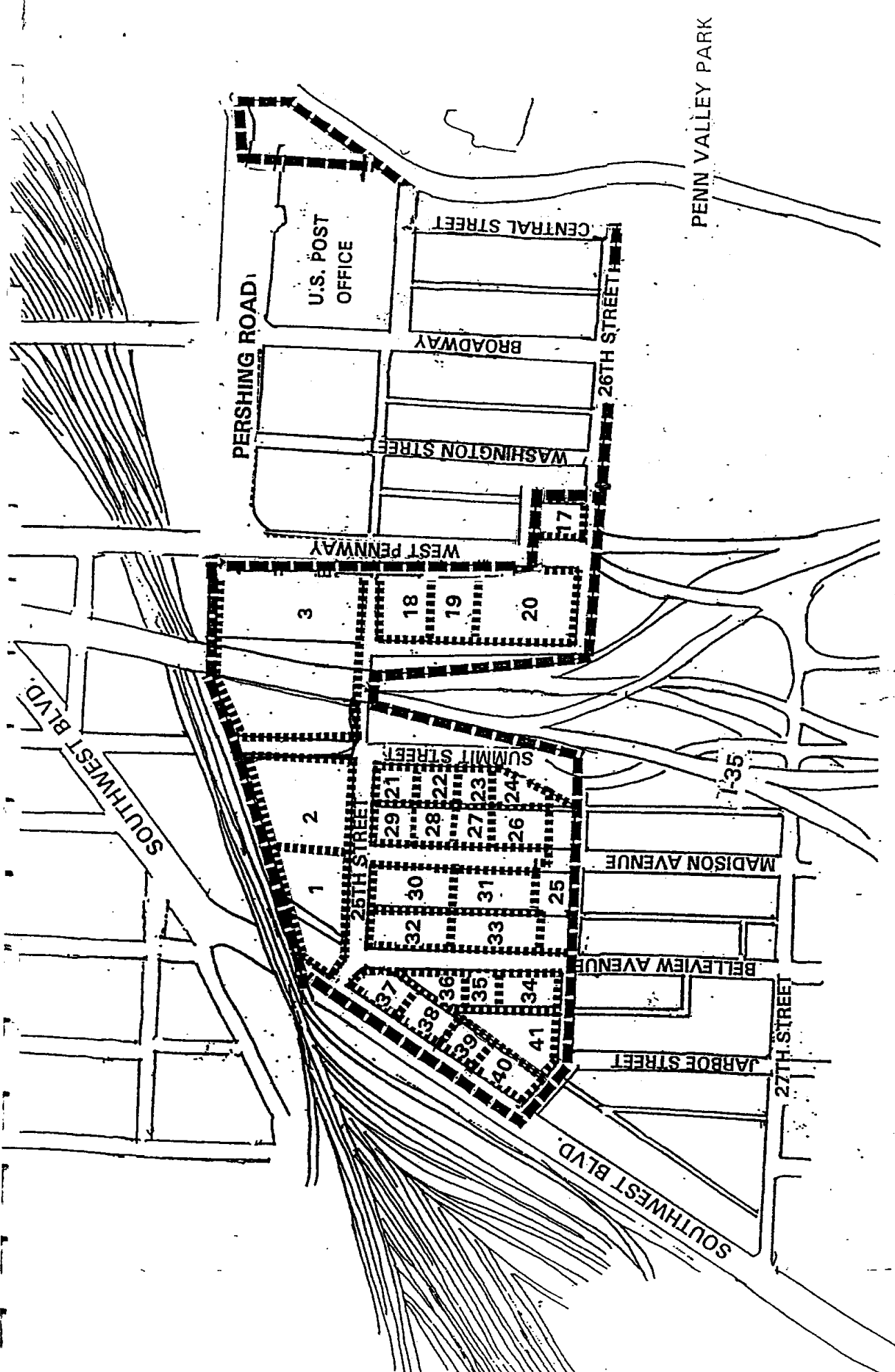
SITE PLAN



SUMMIT REDEVELOPMENT AREA

SITE PLAN

EXHIBIT 2



PENN VALLEY PARK

U.S. POST OFFICE

PERSHING ROAD

BROADWAY

WASHINGTON STREET

WEST PENNWAY

CENTRAL STREET

26TH STREET

SOUTHWEST BLVD.

1

25TH STREET

SUMMIT STREET

MADISON AVENUE

BELLEVUE AVENUE

JARBOE STREET

27TH STREET

SOUTHWEST BLVD.

SUMMIT REDEVELOPMENT AREA

PROJECT AREAS