

COMMUNITY IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND CITY COUNCIL  
ROELAND PARK, KANSAS

Dear Council Members:

I. We, the undersigned owners of record as below designated, of Lots, Parcels and Tracts of real property described as provided in Exhibits A and B, attached hereto and incorporated herein,

IMPROVEMENT DISTRICT

do hereby petition pursuant to the provisions of K.S.A. 12-6a29 et seq., as amended (the "Act")

- (1) **The general nature of the proposed project;** That the general nature of the proposed community improvement district ("CID") project, *TMM Roeland Park Center CID* ("Project"), is to reconstruction of existing Wal-Mart space into three tenant spaces; construction of a new 4,800 square-foot retail building and a new 2,800 square foot retail building; reconfiguration of the parking lot; street and sidewalk improvements; fees and miscellaneous expenses associated with the project.
- (2) **the estimated cost of the project;** That the estimated cost of the Project is Nine Million Dollars (\$9,000,000) of which the maximum CID eligible cost is Three Million Dollars (\$3,000,000).
- (3) **the proposed method of financing the project:** That the proposed Project be financed through the use of a Special Sales Tax on a Pay-As-You-Go basis, as defined in the Act.
- (4) **the proposed amount and method of assessment:** No special assessment is proposed.
- (5) **the proposed amount of community improvement district sales tax:** That the proposed amount of Community Improvement District sales tax shall be one percent (1%) for 22 years, or such lesser number of years as may be required to produce revenues sufficient for the payment of the maximum CID eligible cost identified in (2) above.
- (6) **a map of the proposed district:** That a map of the proposed CID are attached hereto as Exhibits A.
- (7) **a legal description of the proposed district:** That the legal description of the proposed Project area is attached hereto as Exhibits B.

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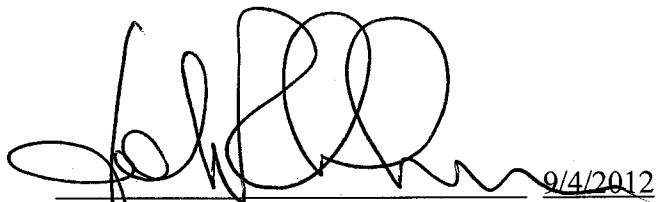
II. That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever occurs first, and that the signers consent to any assessments to the extent described therein without regard to benefits conferred by the project.

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III. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Johnson County, Kansas, the petition may be found sufficient if signed by the owners of 100% of the land area within the proposed district. The Governing Body is requested to proceed in the manner provided by statute and City policy.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of the signing.

OWNER(S) OF PROJECT AREA:  
TMM ROELAND PARK CENTER, LLC  
a Kansas limited liability company

  
By: John Rubenstein 9/4/2012

STATE OF KANSAS )  
 ) ss.  
COUNTY OF JOHNSON )

Appeared before me today, this 4 day of September, 2012, John Rubenstein  
member, personally know to me and after first being sworn did state the member  
of TMM ROELAND PARK CENTER, LLC., and that said instrument was signed and sealed on behalf  
of TMM ROELAND PARK CENTER, LLC., and that the matters set forth herein are true and correct to  
the best of his/her and TMM ROELAND PARK CENTER LLCs knowledge, information and belief,  
and acknowledge that he executed the same on behalf of the TMM ROELAND PARK CENTER, LLC.  
as its free act and deed.

Debra L. Mootz  
Notary Public

My Commission Expires:

**DEBRA L. MOOTZ**  
Notary Public - State of Kansas  
My Appt. Expires 3-2-16

EXHIBIT A



## **EXHIBIT B**

A legal description of the proposed CID is as follows: Lots 1, 2, 3 and 4, SHAW SUBDIVISION, a subdivision in the City of Roeland Park, Kansas (the "Project Area"); PLUS all of the right-of-way for Roe Boulevard adjacent to the Project Area; PLUS all of the right-of-way for West 50<sup>th</sup> Terrace adjacent to the Project Area; PLUS all of the right-of-way for Cedar Street adjacent to the Project Area; PLUS all of the right-of-way for West 52<sup>nd</sup> Terrace adjacent to the Project Area.

