

EXHIBIT B
ORDINANCE NO. SB-2786

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AN ORDINANCE MAKING FINDINGS AND ESTABLISHING A STAR BOND PROJECT DISTRICT WITHIN THE CITY OF OVERLAND PARK PURSUANT TO K.S.A. 12-17,160 *ET SEQ.*, AS AMENDED (PRAIRIEFIRE STAR BOND PROJECT).

WHEREAS, pursuant to K.S.A. 12-17,160 *et seq.*, as amended (the "STAR Bonds Financing Act"), the City of Overland Park, Kansas (the "City"), is authorized to assist in the development and redevelopment of eligible areas within and without the City in order to promote, stimulate and develop the general and economic welfare of the State of Kansas and its communities; and

WHEREAS, pursuant to the STAR Bonds Financing Act, the Governing Body of the City adopted Resolution No. 3703 (the "Resolution") on October 20, 2008, finding and determining that it is desirable to encourage the development and redevelopment of certain real property within the City located in the general vicinity of 135th Street between Lamar Avenue and Nall Avenue in the City and declared an intent to consider the establishment of a STAR bond project district at such location (the "STAR Bond Project District") for the purpose of developing a STAR bond project, as defined in the STAR Bonds Financing Act; and

WHEREAS, the Resolution directed that a public hearing on the proposed STAR Bond Project District be held on December 1, 2008, and required that the City Clerk provide for notice of such public hearing as set forth in the STAR Bonds Financing Act; and

WHEREAS, notice of the public hearing was duly given in accordance with the STAR Bonds Financing Act; and

WHEREAS, on December 1, 2008, the Governing Body of the City conducted and concluded a public hearing on the proposed STAR Bond Project District; and

WHEREAS, the Kansas Secretary of Commerce has determined that the proposed STAR Bond Project District is an "eligible area" in that it is a major commercial entertainment and tourism area, as such terms are defined in the STAR Bonds Financing Act, in accordance with the requirements of the STAR Bonds Financing Act.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF OVERLAND PARK, KANSAS:

Section 1. The Governing Body of the City hereby finds and determines that the STAR Bond Project District proposed to be developed is a STAR bond project as defined in K.S.A. 2007 Supp. 12-17,162, and amendments thereto, and that it is advisable to create the STAR Bond Project District in the City.

Section 2. The STAR Bond Project District is within the boundaries approved by the Resolution and published in the notice of the public hearing. The legal description of the STAR Bond Project District is set forth on **Exhibit A** attached hereto and incorporated herein by reference.

EXHIBIT A

LEGAL DESCRIPTION

All that part of Lot 4, Nicklaus Golf Club at Lionsgate Second Plat, and an unplatted portion of land, all lying in the Northeast Quarter of Section 32, Township 13 South, Range 25 East, in the City of Overland Park, Johnson County, Kansas, described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of Section 32, Township 13 South, Range 25 East; thence North 87 degrees 50 minutes 31 seconds East along the North line of the Northeast Quarter of said Section 32 a distance of 47.63 feet to a point; thence South 2 degrees 09 minutes 29 seconds East a distance of 100.00 feet to the point of intersection of the East right of way line of Lamar Avenue and the South right of way line of 135th Street, the POINT OF BEGINNING; thence North 87 degrees 50 minutes 31 seconds East along the South right of way line of 135th Street a distance of 2535.97 feet to a point on the West right of way line of Nall Avenue; thence South 2 degrees 05 minutes 12 seconds East along the West right of way line of Nall Avenue a distance of 1308.78 feet to a point; thence South 87 degrees 54 minutes 43 seconds West a distance of 118.86 feet to a point; thence in a Northwesterly direction along a curve to the right, having a radius of 513.00 feet, through a central angle of 25 degrees 21 minutes 59 seconds, an arc distance of 227.12 feet to a point; thence North 66 degrees 43 minutes 18 seconds West along the South right of way line of 137th Street as established by in Book 6474 at Page 292 a distance of 705.17 feet to a point; thence in a Northwesterly, Westerly and Southwesterly direction along the Southerly right of way line of said 137th Street and along a curve to the left, having a radius of 1160.00 feet, through a central angle of 55 degrees 15 minutes 27 seconds, an arc distance of 1118.73 feet to a point; thence South 58 degrees 01 minutes 15 seconds West along the Southerly right of way line of said 137th Street a distance of 467.69 feet to a point on the East right of way line of Lamar Avenue; thence North 31 degrees 58 minutes 45 seconds West along the East right of way line of Lamar Avenue a distance of 80.00 feet to a point; thence in a Southwesterly, Westerly and Northwesterly direction along the East right of way line of Lamar Avenue and along a curve to the right whose initial tangent bears South 58 degrees 01 minutes 15 seconds West, having a radius of 20.00 feet, through a central angle of 93 degrees 33 minutes 38 seconds, an arc distance of 32.66 feet to a point on compound curvature; thence in a Northeasterly direction along the East right of way line of Lamar Avenue and along a curve to the right, having a radius of 810.00 feet, through a central angle of 34 degrees 21 minutes 55 seconds, an arc distance of 485.83 feet to a point; thence North 5 degrees 56 minutes 48 seconds East along the East right of way line of Lamar Avenue a distance of 215.17 feet to a point; thence in a Northeasterly direction along the East right of way line of Lamar Avenue and along a curve to the left, having a radius of 2640.00 feet, through a central angle of 5 degrees 04 minutes 22 seconds, an arc distance of 233.74 feet to a point; thence North 5 degrees 27 minutes 38 seconds East along the East right of way line of Lamar Avenue a distance of 37.20 feet to a point; thence North 3 degrees 52 minutes 30 seconds East along the East right of way line of Lamar Avenue a distance of 63.11 feet to a point; thence North 1 degree 56 minutes 41 seconds West along the East right of way line of Lamar Avenue a distance of 134.06 feet to the POINT OF BEGINNING and containing 2,864,277 Square Feet or 61.623 Acres, more or less.

EXHIBIT B

STAR BOND PROJECT DISTRICT PLAN

The STAR bond project district shall consist of only one STAR bond project area. The buildings and facilities to be constructed or improved in the STAR bond project district may be described in a general manner as a mixed-use development consisting of some or all of the following uses: museum, prairie gardens, native wetlands, hotel, retail, residential and office as well as associated public and private infrastructure.