

(Published in *The Legal Record* on November 26, 2024)

ORDINANCE NO. 24-51

AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS MAKING FINDINGS AND ADOPTING (1) A SUBSTANTIAL CHANGE TO AN EXISTING REDEVELOPMENT DISTRICT PLAN AND (2) A REDEVELOPMENT PROJECT PLAN PURSUANT TO K.S.A. 12-1770 ET SEQ., AND AMENDMENTS THERETO.

WHEREAS, the City of Olathe, Kansas (the “City”) created a redevelopment district pursuant to K.S.A. 12-1770 *et seq.* (the “Act”), pursuant to Ordinance No. 03-70 passed by the City Council (the “Governing Body”) on August 19, 2003 (the “Redevelopment District”); and

WHEREAS, the City amended the Redevelopment District to include four project areas (Project Areas 1, 2a, 2b, and 3) by the passage of Ordinance No. 06-124 on November 28, 2006; and

WHEREAS, the City expanded the Redevelopment District by the addition of an area known as Project Area 4 (“Project Area 4”) by the passage of Ordinance No. 07-69 on July 24, 2007; and

WHEREAS, the City further expanded the Redevelopment District by the addition of an area known as Project Area 5 (“Project Area 5”) by the passage of Ordinance No. 22-37 on August 3, 2022; and

WHEREAS, the City adopted Resolution No. 24-1055 on October 15, 2024, establishing the date for a public hearing to consider the adoption of (1) a “substantial change” (as defined in the Act) to the district plan for the Redevelopment District (the “District Plan”) that involves the combination of Project Areas 2a, 2b, 3, and 4 in the Redevelopment District into a single project area to be known as “Project Area 2” and (2) the Tax Increment Financing Redevelopment Project Plan – Project Area 2 (the “Project Plan”); and

WHEREAS, notice of the public hearing was given as required by the Act, and the public hearing was held and closed on this date; and

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

Section 1. The City hereby finds that all required notices and publications relating to the substantial change to the District Plan and Project Plan were made in conformance with the Act.

Section 2. The Governing Body hereby approves the substantial change to the District Plan, generally described as follows:

Project Area 1: The buildings and facilities to be constructed or improved in Project Area 1 may be described in a general manner as a commercial development consisting of retail buildings totaling approximately 150,000 square feet and associated public and private infrastructure.

Project Area 2: The buildings and facilities to be constructed or improved in Project Area 2 may be described in a general manner as a mixed-use development consisting of some or all of the following uses: a multi-sport athletic complex for both professional and youth sports uses and events, entertainment uses, including an amusement park, retail uses, restaurant uses, and other general commercial development; hotel uses; residential uses, including multi-family residential facilities; visitor amenities and accessibility

improvements and amenities for disabled visitors; and associated public and private infrastructure.

Project Area 5: The buildings and facilities to be constructed or improved in Project Area 5 may be described in a general manner as a mixed-use development consisting of some or all of the following uses: retail, office, residential, industrial, business park/distribution facilities, hotel, conference facilities, museum/entertainment facilities, exhibition facilities, and associated public and private infrastructure.

Section 3. The City hereby adopts the Project Plan governing the redevelopment of Project Area 2, which is shown on **Exhibit A** and legally described on **Exhibit B**.

Section 4. The City finds and determines that, based on factual representations made by the Developer, the Project Plan does not require a relocation assistance plan under the Act.

Section 5. The Act authorizes the issuance by the City of bonds to finance all or a portion of the costs of implementing the Project Plan. Said bonds may be issued to reimburse expenditures made on and after the date which is sixty (60) days before the date of passage of this Ordinance, pursuant to Treasury Regulation §1.150-20 in the maximum amount of \$24,000,000.

Section 6. The Mayor, City Manager, City Clerk and other officials and employees of the City, including Gilmore & Bell, P.C., Bond Counsel, are hereby authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance.

Section 7. This Ordinance shall take effect and be in force from and after its passage by a 2/3 vote by the Governing Body, publication as provided by law, and the date of April 1, 2025.

[Balance of page intentionally left blank]

PASSED by no less than two-thirds members-elect of the Governing Body this 19th day of November, 2024.

SIGNED by the Mayor this 19th day of November, 2024.

(Seal)

John Bacon, Mayor

ATTEST:

Brenda Swearingian, City Clerk

EXHIBIT A

MAP OF REDEVELOPMENT DISTRICT AND PROJECT AREA
(following approval of proposed “substantial change” to District Plan)

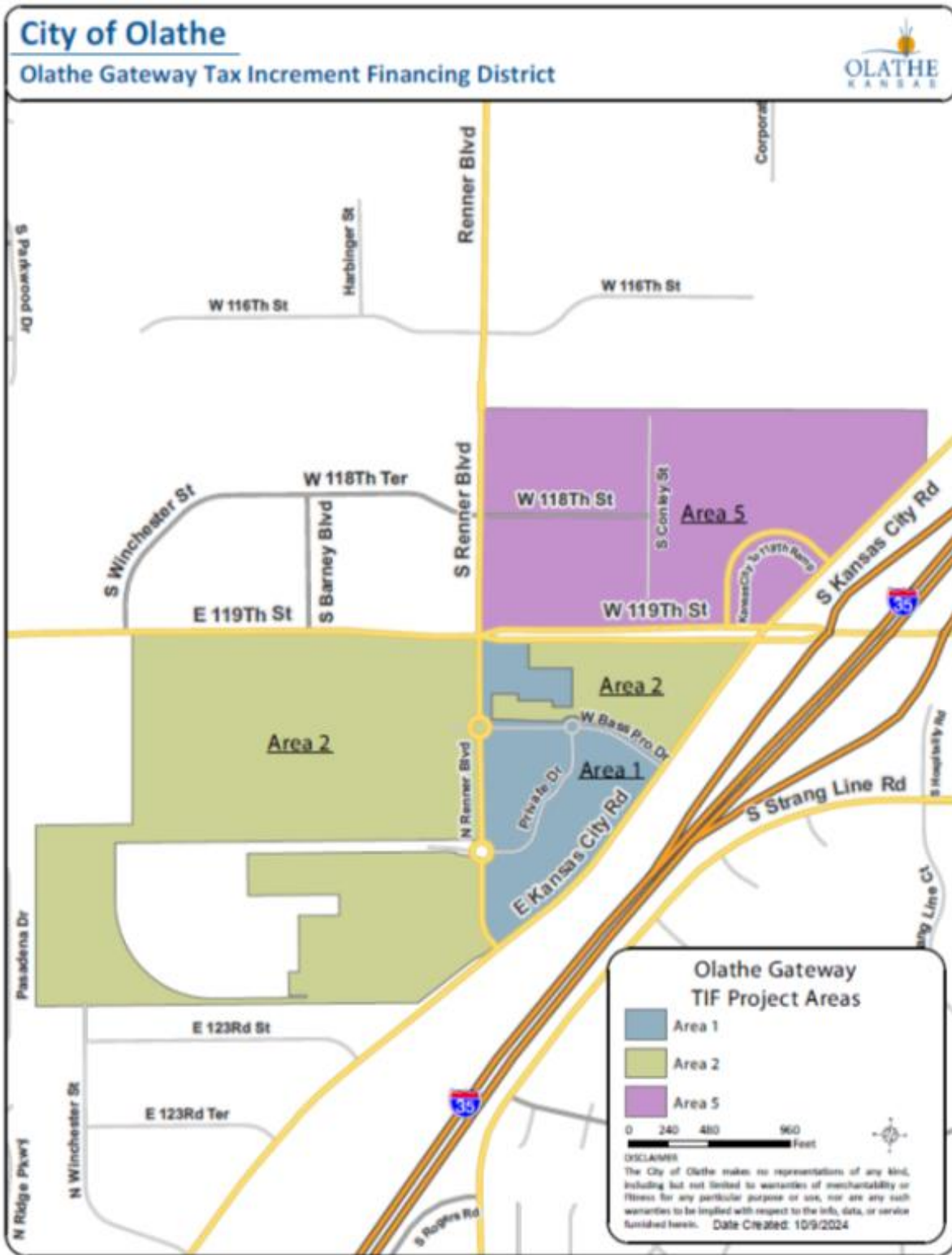


EXHIBIT B

LEGAL DESCRIPTION OF REDEVELOPMENT DISTRICT AND PROJECT AREA (following approval of proposed “substantial change” to District Plan)

Redevelopment District:

All of Olathe Entertainment District, First, Second, and Third Plats, together with an unplatted portion of land, all lying in the Northeast Quarter of Section 19 and the Northwest Quarter of Section 20, Township 13 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, described as follows:

BEGINNING at the Northeast corner of Lot 2, Olathe Entertainment District, Second Plat; thence South 33 degrees 23 minutes 56 seconds West along the East line of Olathe Entertainment District, Second Plat a distance of 779.40 feet to a point on the North line of 120th Street; thence South 56 degrees 39 minutes 39 seconds East along the North line of 120th Street right of way a distance of 1.36 feet to a point; thence South 33 degrees 20 minutes 21 seconds West along the East line of Olathe Entertainment District, First and Second Plats a distance of 692.52 feet to a point; thence in a Southwesterly direction along the Easterly line of Olathe Entertainment District, First Plat and along a curve to the right, having a radius of 1307.46 feet, through a central angle 15 degrees 56 minutes 23 seconds, an arc distance of 363.74 feet to a point; thence South 49 degrees 16 minutes 44 seconds West along the Easterly line of Olathe Entertainment District, First Plat a distance of 28.08 feet to a point; thence North 43 degrees 00 minutes 59 seconds West along the Easterly line of Olathe Entertainment District, First Plat a distance of 18.01 feet to a point; thence in a Southwesterly direction along the Easterly line of Olathe Entertainment District, First Plat and along a curve to the right whose initial tangent bears South 46 degrees 59 minutes 02 seconds West, having a radius of 1829.86 feet, through a central angle of 2 degrees 27 minutes 18 seconds, an arc distance of 78.40 feet to a point; thence South 49 degrees 26 minutes 19 seconds West along the Easterly line of Olathe Entertainment District, First Plat a distance of 279.29 feet to the Southernmost corner thereof, said point also lying on the Northwesterly right of way line of Kansas City Road (formerly known as U.S. Highway 50); thence South 45 degrees 13 minutes 43 seconds West a distance of 231.58 feet to a point; thence South 49 degrees 16 minutes 44 seconds West along the Northwesterly right of way line of said Kansas City Road a distance of 429.05 feet to a point on the North line of Rosehill North Business Park 1st Plat, a subdivision in the City of Olathe, Johnson County, Kansas, as recorded in Plat Book 66 at Page 31; thence South 87 degrees 28 minutes 07 seconds West along the North line of said Rosehill North Business Park 1st Plat a distance of 2262.76 feet to a point on the West line of the Northeast Quarter of said Section 19; thence North 2 degrees 00 minutes 17 seconds West along the West line of the Northeast Quarter of said Section 19 a distance of 1075.10 feet to the Southwest corner of Lot 1 of the final plat of Resourcenet International, a subdivision in the City of Olathe, Johnson County, Kansas, as recorded in Plat Book 93 at Page 30; thence North 87 degrees 28 minutes 58 seconds East along the South line of said Lot 1 a distance of 575.00 feet to the Southeast corner thereof; thence North 2 degrees 00 minutes 17 seconds West along the East line of said Lot 1 a distance of 1071.51 feet to a point on the South right of way line of 119th Street; thence North 87 degrees 28 minutes 54 seconds East along the South right of way line of 119th Street a distance of 1266.34 feet to a point; thence North 88 degrees 43 minutes 37 seconds East along the South right of way line of 119th Street a distance of 460.05 feet to a point; thence North 87 degrees 28 minutes 54 seconds East along the South right of way line of 119th Street a distance of 282.01 feet to a point; thence South 83 degrees 22 minutes 33 seconds East a distance of 150.84 feet to the Northwest corner of Olathe Entertainment District, Second Plat; thence North 88 degrees 11 minutes 00 seconds East along the North line of Olathe Entertainment District, Second Plat a distance of 141.31 feet to a point; thence South 1 degree 49 minutes 00 seconds East along the North line of Olathe Entertainment District, First Plat a distance of 4.00 feet to a point; thence North 88 degrees 11 minutes 00 seconds East along the North line of Olathe Entertainment District, Second Plat a distance of 369.00 feet to a point; thence North 1 degree 49 minutes 00 seconds West along the North line of Olathe Entertainment District, Second Plat a distance of 11.00 feet to a point; thence North 88 degrees 11 minutes 00 seconds East along the North line of Olathe Entertainment District, Second Plat a distance of 936.83 feet to the POINT OF BEGINNING and containing 6,545,498 Square Feet or 150.263 Acres, more or less.

AND

All that part of the South half of the Southwest quarter of Section 17, Township 13, Range 24 East in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Southwest corner of Section 17, Township 13, Range 24 East; thence N° 01 26' 24" W along the west section line of said section a distance of 1,324.80 feet to the Northwest corner of HALL'S ACRES plat; thence N 88° 13' 21" E to the west section line of Section 17, Township 13, Range 24 East; thence south along said section line at a bearing of S 3° 5' 56" E a distance of 297.05 feet to a point of Right-of-Way along S Kansas City Rd; thence southwesterly along said Right-of-Way S 42° 31' 27" W a distance of 1,434.70 feet to the south line of Section 17, Township 13, Range 24 East; thence west along said section line S 88° 11' 14" W a distance of 1,651.85 feet to the point of beginning, containing 68.71 acres more or less;

and all adjacent public right of way;

EXCEPT the following described tract:

All that part of Lot 1, Interstate Addition, a subdivision in the City of Olathe, Johnson County, Kansas described as follows:

BEGINNING at the Northeast corner of Lot 1, Interstate Addition; thence South 2 degrees 07 minutes 57 seconds East along the East line of said Lot 1 a distance of 95.00 feet to a point; thence South 87 degrees 28 minutes 07 seconds West a distance of 71.40 feet to a point; thence North 79 degrees 47 minutes 34 seconds West a distance of 58.96 feet to a point; thence South 87 degrees 28 minutes 07 seconds West a distance of 1206.99 feet to a point; thence South 2 degrees 31 minutes 53 seconds East a distance of 252.36 feet to a point; thence North 87 degrees 28 minutes 07 seconds East a distance of 544.61 feet to a point; thence South 2 degrees 31 minutes 53 seconds East a distance of 120.64 feet to a point; thence South 87 degrees 28 minutes 07 seconds West a distance of 242.54 feet to a point; thence South 2 degrees 07 minutes 57 seconds East a distance of 335.00 feet to a point; thence South 87 degrees 28 minutes 07 seconds West a distance of 60.00 feet to a point; thence South 2 degrees 07 minutes 57 seconds East a distance of 140.00 feet to a point on the South line of said Lot 1; thence South 87 degrees 28 minutes 07 seconds West along the South line of said Lot 1 a distance of 449.93 feet to a point; thence in a Northwesterly direction along the Southerly and Westerly line of said Lot 1 and along a curve to the right, having a radius of 577.71 feet, through a central angle of 90 degrees 23 minutes 57 seconds, an arc distance of 911.49 feet to a point; thence North 2 degrees 07 minutes 57 seconds West along the West line of said Lot 1 a distance of 348.26 feet to the Northwest corner thereof; thence North 87 degrees 28 minutes 07 seconds East along the North line of said Lot 1 a distance of 2123.00 feet to the POINT OF BEGINNING.

Project Area 2:

All of Olathe Entertainment District, First, Second, and Third Plats, together with an unplatted portion of land, all lying in the Northeast Quarter of Section 19 and the Northwest Quarter of Section 20, Township 13 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, described as follows:

BEGINNING at the Northeast corner of Lot 2, Olathe Entertainment District, Second Plat; thence South 33 degrees 23 minutes 56 seconds West along the East line of Olathe Entertainment District, Second Plat a distance of 779.40 feet to a point on the North line of 120th Street; thence South 56 degrees 39 minutes 39 seconds East along the North line of 120th Street right of way a distance of 1.36 feet to a point; thence South 33 degrees 20 minutes 21 seconds West along the East line of Olathe Entertainment District, First and Second Plats a distance of 692.52 feet to a point; thence in a Southwesterly direction along the Easterly line of Olathe Entertainment District, First Plat and along a curve to the right, having a radius of 1307.46 feet, through a central angle 15 degrees 56 minutes 23 seconds, an arc distance of 363.74 feet to a point; thence

South 49 degrees 16 minutes 44 seconds West along the Easterly line of Olathe Entertainment District, First Plat a distance of 28.08 feet to a point; thence North 43 degrees 00 minutes 59 seconds West along the Easterly line of Olathe Entertainment District, First Plat a distance of 18.01 feet to a point; thence in a Southwesterly direction along the Easterly line of Olathe Entertainment District, First Plat and along a curve to the right whose initial tangent bears South 46 degrees 59 minutes 02 seconds West, having a radius of 1829.86 feet, through a central angle of 2 degrees 27 minutes 18 seconds, an arc distance of 78.40 feet to a point; thence South 49 degrees 26 minutes 19 seconds West along the Easterly line of Olathe Entertainment District, First Plat a distance of 279.29 feet to the Southernmost corner thereof, said point also lying on the Northwesterly right of way line of Kansas City Road (formerly known as U.S. Highway 50); thence South 45 degrees 13 minutes 43 seconds West a distance of 231.58 feet to a point; thence South 49 degrees 16 minutes 44 seconds West along the Northwesterly right of way line of said Kansas City Road a distance of 429.05 feet to a point on the North line of Rosehill North Business Park 1st Plat, a subdivision in the City of Olathe, Johnson County, Kansas, as recorded in Plat Book 66 at Page 31; thence South 87 degrees 28 minutes 07 seconds West along the North line of said Rosehill North Business Park 1st Plat a distance of 2262.76 feet to a point on the West line of the Northeast Quarter of said Section 19; thence North 2 degrees 00 minutes 17 seconds West along the West line of the Northeast Quarter of said Section 19 a distance of 1075.10 feet to the Southwest corner of Lot 1 of the final plat of Resourcenet International, a subdivision in the City of Olathe, Johnson County, Kansas, as recorded in Plat Book 93 at Page 30; thence North 87 degrees 28 minutes 58 seconds East along the South line of said Lot 1 a distance of 575.00 feet to the Southeast corner thereof; thence North 2 degrees 00 minutes 17 seconds West along the East line of said Lot 1 a distance of 1071.51 feet to a point on the South right of way line of 119th Street; thence North 87 degrees 28 minutes 54 seconds East along the South right of way line of 119th Street a distance of 1266.34 feet to a point; thence North 88 degrees 43 minutes 37 seconds East along the South right of way line of 119th Street a distance of 460.05 feet to a point; thence North 87 degrees 28 minutes 54 seconds East along the South right of way line of 119th Street a distance of 282.01 feet to a point; thence South 83 degrees 22 minutes 33 seconds East a distance of 150.84 feet to the Northwest corner of Olathe Entertainment District, Second Plat; thence North 88 degrees 11 minutes 00 seconds East along the North line of Olathe Entertainment District, Second Plat a distance of 141.31 feet to a point; thence South 1 degree 49 minutes 00 seconds East along the North line of Olathe Entertainment District, First Plat a distance of 4.00 feet to a point; thence North 88 degrees 11 minutes 00 seconds East along the North line of Olathe Entertainment District, Second Plat a distance of 369.00 feet to a point; thence North 1 degree 49 minutes 00 seconds West along the North line of Olathe Entertainment District, Second Plat a distance of 11.00 feet to a point; thence North 88 degrees 11 minutes 00 seconds East along the North line of Olathe Entertainment District, Second Plat a distance of 936.83 feet to the POINT OF BEGINNING and containing 6,545,498 Square Feet or 150.263 Acres, more or less.

EXCEPT the following tract:

All that part of Lot 1, Interstate Addition, a subdivision in the City of Olathe, Johnson County, Kansas described as follows:

BEGINNING at the Northeast corner of Lot 1, Interstate Addition; thence South 2 degrees 07 minutes 57 seconds East along the East line of said Lot 1 a distance of 95.00 feet to a point; thence South 87 degrees 28 minutes 07 seconds West a distance of 71.40 feet to a point; thence North 79 degrees 47 minutes 34 seconds West a distance of 58.96 feet to a point; thence South 87 degrees 28 minutes 07 seconds West a distance of 1206.99 feet to a point; thence South 2 degrees 31 minutes 53 seconds East a distance of 252.36 feet to a point; thence North 87 degrees 28 minutes 07 seconds East a distance of 544.61 feet to a point; thence South 2 degrees 31 minutes 53 seconds East a distance of 120.64 feet to a point; thence South 87 degrees 28 minutes 07 seconds West a distance of 242.54 feet to a point; thence South 2 degrees 07 minutes 57 seconds East a distance of 335.00 feet to a point; thence South 87 degrees 28 minutes 07 seconds West a distance of 60.00 feet to a point; thence South 2 degrees 07 minutes 57 seconds East a distance of 140.00 feet to a point on the South line of said Lot 1; thence South 87 degrees 28 minutes 07 seconds West along the South line of said Lot 1 a distance of 449.93 feet to a point; thence in a Northwesterly direction along

the Southerly and Westerly line of said Lot 1 and along a curve to the right, having a radius of 577.71 feet, through a central angle of 90 degrees 23 minutes 57 seconds, an arc distance of 911.49 feet to a point; thence North 2 degrees 07 minutes 57 seconds West along the West line of said Lot 1 a distance of 348.26 feet to the Northwest corner thereof; thence North 87 degrees 28 minutes 07 seconds East along the North line of said Lot 1 a distance of 2123.00 feet to the POINT OF BEGINNING;

AND EXCEPT the following tract (known as Project Area 1):

All that part of Olathe Entertainment District First Plat and all that part of Olathe Entertainment District Second Plat, subdivisions lying in the Northeast Quarter of Section 19, Township 13 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, described as follows:

COMMENCING at the Northeast corner of Lot 2, Olathe Entertainment District, Second Plat; thence South 88 degrees 11 minutes 00 seconds West along the North line of said Lot 2 a distance of 936.83 feet to a point; thence South 1 degree 49 minutes 00 seconds East along the North line of said Lot 2 a distance of 11.00 feet to a point; thence South 88 degrees 11 minutes 00 seconds West along the North line of said Lot 2 a distance of 308.44 feet to the POINT OF BEGINNING; thence South 2 degrees 03 minutes 46 seconds East a distance of 125.84 feet to a point; thence North 87 degrees 56 minutes 14 seconds East a distance of 259.78 feet to a point; thence South 1 degree 49 minutes 00 seconds East a distance of 228.42 feet to a point; thence South 88 degrees 01 minutes 17 seconds West a distance of 116.70 feet to a point; thence North 1 degree 58 minutes 43 seconds West a distance of 38.04 feet to a point; thence South 88 degrees 01 minutes 17 seconds West a distance of 207.50 feet to a point; thence North 1 degree 58 minutes 43 seconds West a distance of 38.34 feet to a point; thence South 87 degrees 56 minutes 14 seconds West a distance of 155.31 feet to a point; thence South 2 degrees 07 minutes 57 seconds East a distance of 152.86 feet to a point on the North right of way line of 120th Street as established by the final plat of Olathe Entertainment District, Second Plat; thence South 46 degrees 48 minutes 27 seconds East along the North right of way line of said 120th Street a distance of 1.02 feet to a point; thence North 89 degrees 46 minutes 59 seconds East along the North right of way line of said 120th Street a distance of 398.87 feet to a point; thence in a Northeasterly direction along the North right of way line of said 120th Street and along a curve to the left, having a radius of 47.00 feet, through a central angle of 48 degrees 30 minutes 59 seconds, an arc distance of 39.80 feet to a point of reverse curvature; thence in a Northeasterly, Easterly and Southeasterly direction along the North right of way line of said 120th Street and along a curve to the right, having a radius of 61.00 feet, through a central angle of 92 degrees 17 minutes 08 seconds, an arc distance of 98.25 feet to a point of reverse curvature; thence in a Southeasterly direction along the North right of way line of said 120th Street and along a curve to the left, having a radius of 67.00 feet, through a central angle of 42 degrees 32 minutes 21 seconds, an arc distance of 49.74 feet to a point of reverse curvature; thence in a Southeasterly direction along the North right of way line of said 120th Street and along a curve to the right, having a radius of 474.24 feet, through a central angle of 15 degrees 56 minutes 05 seconds, an arc distance of 131.89 feet to a point; thence North 16 degrees 56 minutes 53 seconds East along the North right of way line of said 120th Street a distance of 12.00 feet to a point; thence in a Southeasterly direction along the North right of way line of said 120th Street and along a curve to the right whose initial tangent bears South 73 degrees 03 minutes 07 seconds East, having a radius of 486.24 feet, through a central angle of 15 degrees 30 minutes 49 seconds, an arc distance of 131.66 feet to a point; thence South 57 degrees 32 minutes 18 seconds East along the North right of way line of said 120th Street a distance of 200.10 feet to a point; thence North 77 degrees 53 minutes 48 seconds East along the North right of way line of said 120th Street a distance of 31.72 feet to a point on the Westerly right of way line of Kansas City Road as established by the final plat of Olathe Entertainment Center, Second Plat; thence South 56 degrees 39 minutes 39 seconds East a distance of 1.36 feet to a point on the Northeasterly prolongation of the Westerly right of way line of Kansas City Road as established by the final plat of Olathe Entertainment District, First Plat; thence South 33 degrees 20 minutes 21 seconds West along the Westerly right of way line of said Kansas City Road and its prolongation a distance of 692.52 feet to a point; thence in a Southwesterly direction along the Westerly right of way line of said Kansas City Road and along a curve to the right, having a radius of 1307.46 feet, through a central angle of 15 degrees 56 minutes 23 seconds, an arc distance of 363.74 feet to a point; thence South 49 degrees 16 minutes 44 seconds West along the Westerly right of way line said Kansas

City Road a distance of 28.08 feet to a point; thence North 43 degrees 00 minutes 59 seconds West along the Westerly right of way line of said Kansas City Road a distance of 18.01 feet to a point; thence in a Southwesterly direction along the Westerly right of way line of said Kansas City Road and along a curve to the right whose initial tangent bears South 46 degrees 59 minutes 02 seconds West, having a radius of 1829.86 feet, through a central angle of 2 degrees 27 minutes 18 seconds, an arc distance of 78.40 feet to a point; thence South 49 degrees 26 minutes 19 seconds West along the Westerly right of way of said Kansas City Road a distance of 279.29 feet to a point; thence North 85 degrees 38 minutes 12 seconds West along the Westerly right of way line of said Kansas City Road a distance of 28.32 feet to a point on the Easterly right of way line of Renner Road as established by the final plat of Olathe Entertainment District, First Plat; thence North 40 degrees 43 minutes 16 seconds West along the East right of way said Renner Road a distance of 2.63 feet to a point; thence in a Northwesterly direction along the East right of way line of said Renner Road and along a curve to the right, having a radius of 140.00 feet, through a central angle of 38 degrees 35 minutes 19 seconds, an arc distance of 94.29 feet to a point; thence North 2 degrees 07 minutes 57 seconds West along the East right of way line of Renner Road a distance of 309.38 feet to a point; thence North 30 degrees 12 minutes 16 seconds East along the East right of way line of said Renner Road a distance of 28.74 feet to a point; thence in a Northeasterly direction along the East right of way line of said Renner Road and along a curve to the right, having a radius of 45.00 feet, through a central angle of 54 degrees 39 minutes 09 seconds, an arc distance of 42.92 feet to a point; thence North 84 degrees 51 minutes 25 seconds East along the East right of way line of said Renner Road a distance of 46.02 feet to a point; thence North 1 degree 43 minutes 26 seconds East along the East right of way line of said Renner Road a distance of 43.54 feet to a point; thence North 88 degrees 16 minutes 32 seconds West along the East right of way line of said Renner Road a distance of 48.63 feet to a point; thence in a Northeasterly direction along the East right of way line of said Renner Road and along a curve to the right, having a radius of 45.00 feet, through a central angle of 49 degrees 06 minutes 32 seconds, an arc distance of 38.57 feet to a point; thence North 39 degrees 10 minutes 01 seconds West along the East right of way line of said Renner Road a distance of 30.71 feet to a point; thence North 2 degrees 07 minutes 57 seconds West along the East right of way line of said Renner Road a distance of 876.42 feet to a point on the East right of way line of Renner Road as established by the final plat of Olathe Entertainment District, Second Plat; thence North 87 degrees 52 minutes 03 seconds East along the East right of way line of said Renner Road a distance of 13.00 feet to a point; thence North 2 degrees 07 minutes 57 seconds West along the East right of way line of said Renner Road a distance of 259.87 feet to a point; thence North 43 degrees 04 minutes 55 seconds East along the East right of way line of said Renner Road a distance of 22.66 feet to a point on the South right of way line of 119th Street as established by the final plat of Olathe Entertainment District, Second Plat; thence North 88 degrees 11 minutes 00 seconds East along the South right of way line of said 119th Street a distance of 141.31 feet to a point; thence South 1 degree 49 minutes 00 seconds East along the South right of way line of said 119th Street a distance of 4.00 feet to a point; thence North 88 degrees 11 minutes 00 seconds East along the South right of way line of said 119th Street a distance of 60.57 feet to the POINT OF BEGINNING and containing 918,247 Square Feet or 21.080 Acres, more or less.

[Balance of page intentionally left blank]