

**CITY OF TOPEKA  
PETITION  
for the CREATION of a COMMUNITY IMPROVEMENT DISTRICT (CID)**

To the Governing Body of the City of Topeka, Kansas (the "Governing Body"):

The undersigned, being the owner(s) of record of 100% of the land area contained within the hereinafter described proposed Community Improvement District (the "District") to be located within the City of Topeka, Kansas (the "City"), do hereby request that the Governing Body create such District and authorize the construction of the District project improvements herein after set forth, all in the manner provided by K.S.A. 12-6a28 or 12-6a29, as applicable, (the "Act") and the City of Topeka CID Policy and CID Procedures. In furtherance of such request, the petitioner states as follows:

**A. General Nature of the Proposed District Project:**

The proposed District consists of development of certain privately-owned property located at the SWQ of 32nd Terrace and SW Topeka Boulevard within the City. The general nature of the proposed project is set forth in EXHIBIT "A", attached hereto and incorporated by reference herein (the "CID Project").

911 Walnut, Inc. (the "Developer") seeks financing for the CID Project contained within the proposed District in accordance with this Petition, the Act, City of Topeka CID Policy, CID Procedures, and an associated development agreement.

**B. Estimated Costs of the Proposed District Project:**

The estimated cost of the CID Project is \$2,170,664 plus associated interest and other financing costs.

**C. Proposed Method of Financing the Proposed Project:  
(including, if applicable, the issuance of bonds)**

The proposed method of financing the CID Project is from the CID Sales Tax described in paragraph E of this Petition through Pay-as-you-go financing.

**D. Proposed Amount and Method of Assessment:**

Petitioners do not propose that the CID Project be financed through the levying of assessments.

**E. Proposed Amount of CID Sales Tax, if applicable:**

Petitioners propose that the CID Project be financed through the levying of a CID sales tax in the amount of 2.0% as authorized by the Act.

**F. Map of the Proposed District:**

See attached Exhibit B.

**G. Legal Description of the Boundaries of the Proposed District:**

attached Exhibit C

Is"

## EXECUTION PAGE

IN WITNESS WHEREOF, we the undersigned have executed the above and foregoing *Petition to create a Community Improvement District*:

Name of Owner(s):

911 Walnut, Inc.

Type of Entity:

Missouri for profit corporation.

Owner's Telephone Number:

816-215-1100

Owner's Website Address:

N/A

Name of Signer:

C. Sterling Scott

Signer's Telephone Number:

See above.

Signer's Facsimile Number:

816-436-4606

Signer's Electronic Mail Address:

sterling.scott@svn.com

Signer's Mailing Address:

100 NW Englewood Rd., Kansas City, MO 64118

By executing this Petition, the undersigned represents and warrants that he or she is legally authorized to execute this Petition on behalf of the property owner named immediately above. The undersigned acknowledges that it has been given notice that its signature below may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk.

911 Walnut, Inc.

By:

Sterling Scott, Managing Director

**Exhibit A**  
**CID Project**

Land Acquisition

Demo/Site Work/Infrastructure

Design Costs (architectural and engineering)

Soft Costs (legal/commissions/financing/etc.)

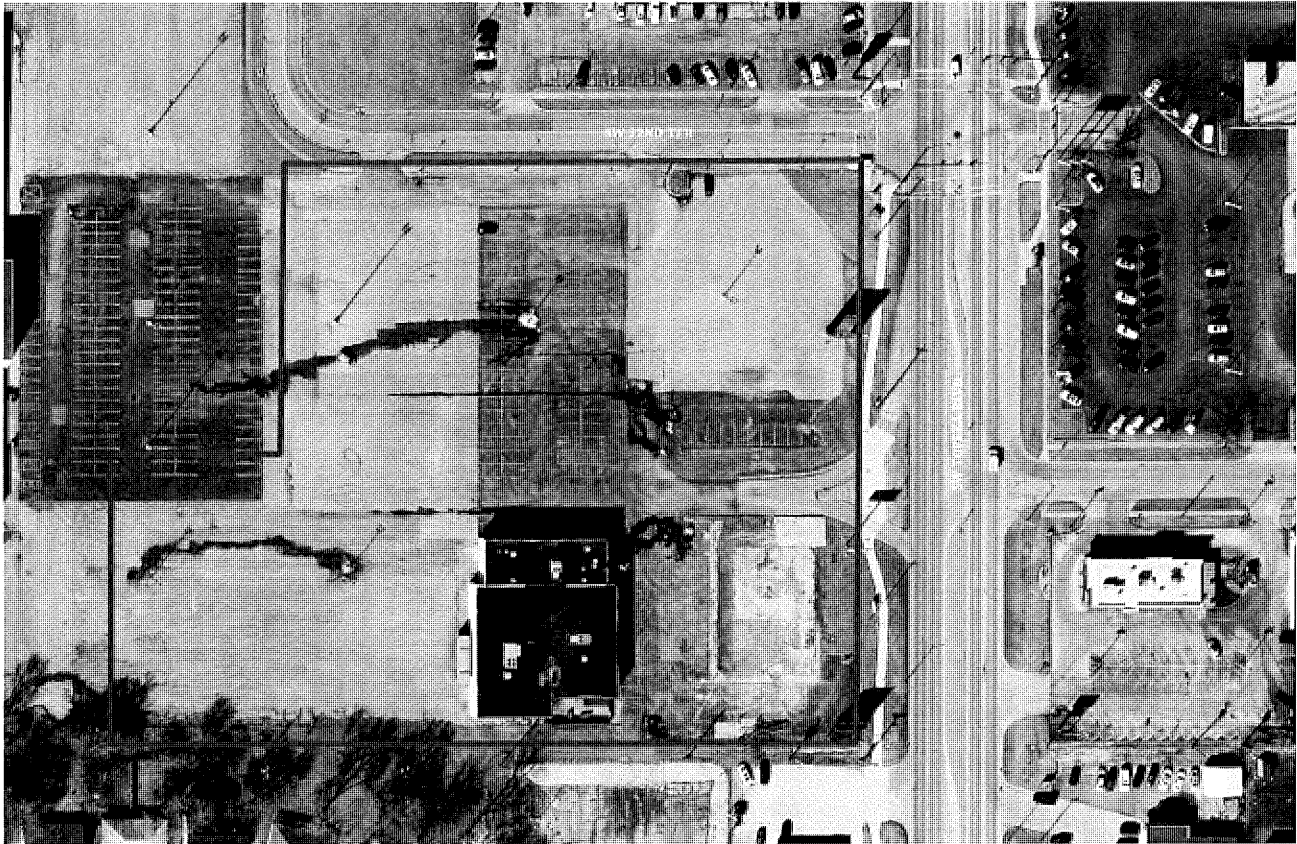
Lot 1 Building 1 Construction

Lot 2 Building 2 Construction

Lot 3 Building 3 Construction

**EXHIBIT "B"**

**GENERAL DEPICTION OF  
PROPOSED DISTRICT**



## EXHIBIT C

### LEGAL DESCRIPTION

Part of Lot 1, Nellie M. Mays Subdivision, located in the Northeast Quarter of Section 13, Township 12 South, Range 15 East of the 6th P.M., City of Topeka, Shawnee County, written by Michael A. Adams, P.S. 1126 on this 8th day of June, 2022, described as follows:

Beginning at the Southwest corner of said Lot 1, thence North 00 degrees 29 minutes 37 seconds East a distance of 413.46 feet to a point of curvature; thence on a curve to the left, having a radius of 360.00 feet, a chord which bears North 14 degrees 47 minutes 16 seconds West a distance of 189.77 feet, an arc distance of 192.04 feet to the Southwest corner of a property described in City of Topeka Ordinance No. 15830, Book 2445, Page 071, filed at the Office of the Shawnee County Clerk; thence on the South line of said property described in Book 2445, Page 071 for the following three courses: South 89 degrees 58 minutes 34 seconds East a distance of 41.92 feet; thence North 42 degrees 30 minutes 24 seconds East a distance of 36.17 feet; thence South 89 degrees 58 minutes 34 seconds East a distance of 340.00 feet to the West line of Lot 3, Arlan's Subdivision in the City of Topeka; thence South 00 degrees 34 minutes 47 seconds West a distance of 158.76 feet to the Southwest corner of said Lot 3; thence North 90 degrees 00 minutes 00 seconds East a distance of 127.32 feet to the Southeast corner of said Lot 3; thence South 00 degrees 32 minutes 51 seconds West a distance of 30.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 29.71 feet; thence South 00 degrees 28 minutes 11 seconds West a distance of 209.22 feet to the North line of Lot 1, Block 'A', Perkins Subdivision in the City of Topeka; thence South 89 degrees 58 minutes 44 seconds West a distance of 126.50 feet to the Northwest corner of said Lot 1; thence South 00 degrees 27 minutes 50 seconds West a distance of 225.17 feet to the Southwest corner of said Lot 1; thence South 89 degrees 57 minutes 42 seconds West a distance of 386.59 feet to the point of beginning. This tract contains 6.16 acres of land more or less. Said tract to be recorded as Lot 1, Block A, Nellie M. Mays Subdivision No. 2, City of Topeka, Shawnee County, Kansas.

Part of Lot 1, Nellie M. Mays Subdivision, a Replat, located in the Northeast Quarter of Section 13, Township 12 South, Range 15 East of the 6th P.M., City of Topeka, Shawnee County, Kansas, written by Travis L. Haizlip, P.S. 1724 on this 31st day of October, 2022, described as follows:

Beginning on the Northeast corner of Lot 1, Nellie M. Mays Subdivision, a Replat; thence South 00 degrees 28 minutes 11 seconds West on the East line of said Lot 1 a distance of 209.06 feet to the Northeast corner of Lot 1, Block 'A', Perkins Subdivision, thence South 89 degrees 58 minutes 44 seconds West on the North line of Lot 1, Perkins Subdivision a distance of 438.52 feet; thence North 00 degrees 28 minutes 11 seconds East a distance of 209.22 feet to the North line of Lot 1, Nellie M. Mays Subdivision, a Replat; thence North 90 degrees 00 minutes 00 seconds East on said North line a distance of 438.52 feet to the point of beginning. This tract contains 2.11 acres of land more or less. Said tract to be platted as Lot 2, Block A, Nellie M. Mays Subdivision No. 2, City of Topeka, Shawnee County, Kansas.

Lot 1, Block A, Perkins Subdivision, in the City of Topeka, Shawnee County, Kansas.