

THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") SEEKING AN INTEREST IN REAL PROPERTY FOR PURPOSES OF HOUSING THE OFFICE OF THE DISTRICT.

WHEREAS; the District is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.140, et seq., RSMo., as amended (the "Act"); and is transacting business and exercising powers granted by the Act;

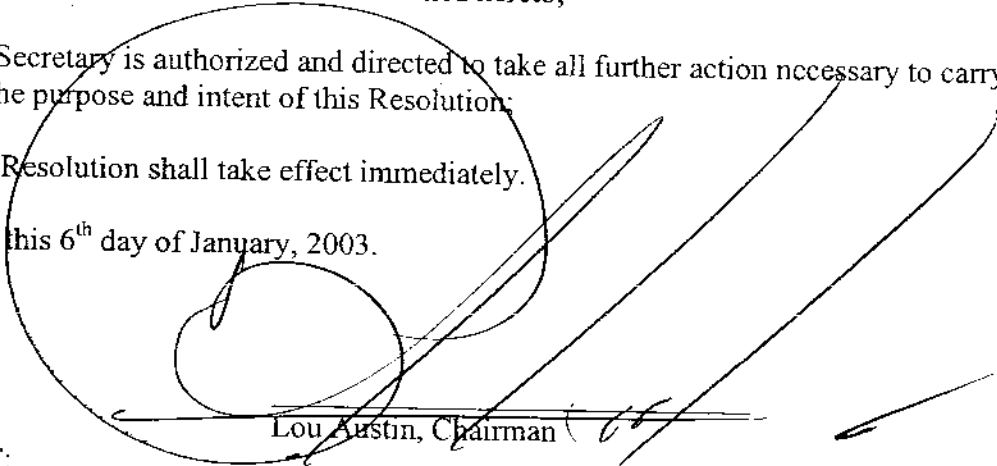
WHEREAS, pursuant to Section 67.1461 of the Act, the District may rent, lease or otherwise acquire an interest in real property;

WHEREAS, pursuant to the District Procurement Policies and Procedures, adopted on December 2, 2002, by Resolution 2002-18, the District has determined to rent, lease or otherwise acquire an interest in real property for purposes of housing the office of the District.

NOW THEREFORE BE IT RESOLVED, by the Board of Directors of the 3-Trails Community Improvement District:

1. That the District shall seek to rent, lease or otherwise acquire an interest in real property for purposes of housing the office of the District;
2. That public notice and a request for proposals shall be issued in substantially the same form as Exhibit A and Exhibit B attached hereto;
3. The Secretary is authorized and directed to take all further action necessary to carry out the purpose and intent of this Resolution;
4. This Resolution shall take effect immediately.

Adopted this 6th day of January, 2003.


Lou Austin, Chairman

ATTEST:


Craig Fischman, Secretary

EXHIBIT A

PUBLIC NOTICE FOR DISTRICT OFFICE RENTAL
NOTICE OF REQUEST FOR PROPOSALS BY
THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT

Notice is hereby given that:

- A. The 3-Trails Community Improvement District ("District") has issued a Request for Proposals ("RFP") seeking rental property for the District's office.
- B. A copy of the RFP may be obtained at the office of the District: 5912 East Bannister Road, Kansas City, Missouri.
- C. RFPs will be available Monday-Friday, 9:00-5:00 p.m.
- D. Responses to the RFP must be submitted to the District no later than 3:00 p.m. Wednesday, January 29, 2003.

EXHIBIT B

RFP FOR RENTAL PROPERTY

**THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT
5912 EAST BANNISTER ROAD, KANSAS CITY, MISSOURI 64134**

January 6, 2003

Request for Proposals (RFP)

Rental Property for District Office

Deadline for Proposals: 3:00 p.m. Wednesday, January 29, 2003

Proposal Inquiries: All questions about this Request for Proposals (RFP) should be submitted in writing to:

Craig Fischman, Secretary
The 3-Trails Community Improvement District
c/o Urban Retail Properties
5600 Bannister Road, Suite 150
Kansas City, Missouri 64137
Fax No.: 816-767-1247

The deadline for receipt of questions is 3:00 p.m. Thursday, January 23, 2003. The 3-Trails Community Improvement District (the "District") will address inquiries in writing, received by the deadline, if they are determined to be vital to the selection process. Verbal agreements or instructions from any source are not authorized or binding on the District.

Purpose:

The purpose of this RFP is to seek proposals from individuals, agencies, or organizations to provide real property suitable for rental by the District for the District's office. The office of the District will be used primarily to: hold District meetings; store District documents and other materials; hold events and gatherings pertaining to the District; conduct general business of the District; and, other purposes deemed appropriate by the District.

General Requirements:

In order to be considered, a proposal must include:

1. The monthly rental rate for the proposed District office.
2. The lease term desired by the proposer.
3. The total usable square footage of such property, which shall be between 2,000 and 5,000 square feet of usable space.
4. The location of such property.
5. Whether such property is located within the boundaries of the District.
6. Times when such property will be available for viewing by Members of the Board of Directors of the District.
7. Whether the Proposal is submitted by an officer, employee, or Director of the District.
8. The proposer's relationship if any, with any officer, employee or Director of the District.

Terms and Conditions:

1. The District shall not be responsible for nor pay for any costs incurred by the proposer in the preparation of the proposal submitted in response to this RFP.
2. The District shall be under no obligation to contact applicants for clarification of their proposals, but it shall reserve the right to do so at any time prior to the acceptance of any proposal.
3. The District reserves the right to reject any and all proposals submitted in response to this RFP. In addition, the distribution of this RFP shall not commit the District to rent, lease or otherwise acquire an interest in real property for purposes of housing the District office.
4. If the District chooses to accept a proposal submitted under this RFP, the successful applicant shall be notified by letter.
5. Public announcements or news releases pertaining to the acceptance of any such proposal shall not be made without the written permission of the District.
6. The District shall not be responsible for any work performed by the successful applicant prior to the effective date of any agreement pertaining to rental, leasing or acquisition of any interest in real property for purposes of housing the District office.

Application Procedures:

1. An original and seven (7) identical copies of a formal proposal must be received at the office of the District no later than 3:00 p.m. on Wednesday, January 29, 2003. Proposals received after this deadline will not be considered for review. Each application shall include a cover letter of no more than one page summarizing the application submitted. The original documents must be submitted unbound and in such a manner as to facilitate photocopying.
2. Unique qualities or services: each application must include a description of those qualities and/or services the applicant deems will uniquely support the District in its objectives of issuing the RFP.
3. Requirements of the District by the Applicant: Each application shall include an itemization of general and specific requirements that the applicant intends to include in any agreement involving the District with respect to the RFP. By providing an attached draft agreement, along with an application responding to the RFP, the applicant may satisfy this requirement.
4. Personnel and Partners: Provide a listing of the individuals who will have financial interests and/or responsibilities with respect to this RFP, their titles, qualifications and summarized financial interests.
5. Additional Information: Include any additional information deemed by the applicant to be necessary to fully inform the District of all relevant matters related to this RFP.
6. Each application shall include a notarized signature of the applicant.