



SEIGFREID BINGHAM LEVY SELZER & GEE

REAL ESTATE CREDENTIALS AND EXPERIENCE

Seigfreid, Bingham, Levy, Selzer & Gee, P.C. is a mid-sized, AV-rated, full service law firm located in downtown Kansas City, Missouri. The firm was founded in 1974 by William Burrell, James Seigfreid and Larry Bingham, and was known as Burrell, Seigfreid & Bingham until 1990, at which time the firm merged with 6 attorneys from the firm of Rich, Granoff, Levy & Gee.

We provide a wide range of legal services for a broad spectrum of clients, including those connected with the areas of real estate, construction, economic development and public finance. Our services include general representation, business planning, corporate, taxation, employment, regulatory compliance, litigation and all aspects of real estate and commercial transactions.

REAL ESTATE CREDENTIALS AND EXPERIENCE

Our firm has extensive experience with commercial real estate, economic development (including tax increment financing (TIF)) and construction matters. We have extensive, on-going experience with a wide variety of public agencies and officials, such as city councils, planning commissions and the TIF Commission, and have represented the interests of the City of St. Joseph, Missouri; the City of Milan, Missouri; Jackson County, Missouri; the University of Missouri and the State of Kansas in various legal matters. We have represented both buyers and sellers of commercial real estate, landlords and tenants of commercial and industrial properties, developers and financiers of various types of commercial, industrial and residential real properties, and educational and governmental entities in variety of real estate, development and construction activities. Recent representative real estate and development matters we have handled are as follows:

- We represent Hunt Midwest Real Estate Development, Inc., which is owned by the Lamar Hunt family, also the owner of the Kansas City Chiefs. Hunt Midwest owns and operates SubTropolis, the world's largest underground business park, and is also a significant developer in the Kansas City area of surface industrial park and residential properties. Our continuing representation of this client includes work on land sales, general leasing matters and economic development matters, including assisting it with its inclusion within Kansas City's enterprise zone and within several TIF plan areas.
- We represented the developer of the Manor Square (now Westport Center) shopping center in mid-town Kansas City in connection with its acquisition, construction, rehabilitation and leasing of that property, and continue to represent the current owner of the center in leasing and other legal matters.



SEIGFREID BINGHAM
LEVY SELZER & GEE

- We represented Continental Disc Corporation in connection with its acquisition of a new plant site in the Heartland Meadows project in Liberty, Missouri (a TIF financed development) and served as its borrower's counsel with respect to the purchase of TIF bonds for infrastructure improvements necessary for the plant.
- We represent The Garney Companies, a Kansas City based contractor, in its development of the Briarcliff mixed residential, retail and commercial development on 69 Highway in north Kansas City in connection with its TIF bond financing, and worked closely with bond counsel and TIF Commission counsel on the financing for that development.
- We represent Chouteau Development Company, LLC, the developer of the Chouteau Crossing Shopping Center, a retail shopping center at I-35 and Chouteau Trafficway in Kansas City, Missouri anchored by a Festival Foods grocery store. This project was named by the Kansas City Economic Development Corporation as a 2002 Cornerstone Award Winner in the Retail/Entertainment category.
- We serve as general legal counsel for JFJ Real Estate Limited Partnership, the owner of commercial and residential properties in Missouri, Kansas, Florida and Illinois. We are currently representing JFJ in its development of W Lofts, a 17-unit loft condominium project located in the Crossroads district in downtown Kansas City.
- We represented the Health Midwest health care system in a number of real estate sale and leasing transactions, including the sale of the Menorah Medical Center hospital and medical office building complex at 49th and Rockhill in Kansas City, Missouri to the Stowers Institute for Medical Research, a nonprofit research organization. We also developed numerous lease forms for use by Health Midwest Office Facilities Corporation in the leasing of space in its medical office buildings. In addition, we represented a number of Health Midwest hospitals in their utilization of the Kansas City Industrial Development Authority as an issuer for certain health care related bond issues, and we represented Health Midwest in the adoption of the Health Midwest Partners For Change TIF plan, and continue to represent the interests of HCA in such TIF plan after HCA's acquisition of the Health Midwest hospitals.
- We represent QuikTrip Corporation in the purchase of real estate and the development and construction of convenience stores throughout the Kansas City metropolitan area, including the representation of QuikTrip before a wide variety of city councils and planning commissions in the area.
- We represented Onyx Group Commercial Real Estate L.L.C., the co-developer of shopping centers in Olathe, Overland Park and Shawnee, Kansas anchored by Super Target stores, which representation included the preparation of real estate contract and easement documents, and negotiating directly with counsel for Target Stores.



SEIGFREID BINGHAM LEVY SELZER & GEE

- We represented JPI Investment Company, L.P., a Texas-based developer, in all aspects of its development of the Jefferson on the Plaza apartment complex, located on the east side of the Plaza shopping district in mid-town Kansas City, including the developer's application to and agreement with the City of Kansas City, Missouri regarding the issuance of a Chapter 353 tax abatement for the project.
- We represented Katz Residential Services, Inc. (now known as Dunes Residential Services, Inc.) in the acquisition and refinancing of two 300-unit apartment complexes in Dallas, Texas, and are currently representing it in the acquisition and development of an apartment complex project in Lenexa, Kansas.
- We represent the City of St. Joseph, Missouri in the development and implementation of contracts and other documents for use in the purchase of real estate, the bidding and performance of construction contracts, the hiring of title insurance, survey, environmental, demolition and other service professionals, and other activities related to economic development by the City.
- We represented Wal-Mart Stores, Inc. in several real estate tax appeals to the State Tax Commission of Missouri involving retail properties owned by Wal-Mart in Jackson, Buchanan and Cass Counties, Missouri.
- We represented TransAm Trucking, Inc., an Olathe, Kansas-based trucking company, as borrower's counsel with respect to the issuance of Industrial Revenue Bonds by the City of Olathe, Kansas to finance the cost of the acquisition, construction and equipping of TransAm's truck terminal facility on 169 Highway in Olathe, Kansas.
- We served as local counsel for Fricker Properties, LLC, a San Francisco-based real estate company, in the acquisition of the Sterling Court Apartments located at Highway 40 and Sterling Avenue in Kansas City, Missouri.
- We represented Metro Christian Fellowship of Kansas City, a local church, in the acquisition and rezoning of an office building complex located on 29 acres in south Kansas City, Missouri for conversion into the church's new sanctuary, offices and school.
- We serve as general legal counsel to Fisca Oil Co., Inc. the owner and operator of gas stations and convenience stores throughout the United States, and have represented the company in the sale of former gas station properties in Missouri, Texas, Alabama, Iowa, Wisconsin and Illinois.



SEIGFREID BINGHAM LEVY SELZER & GEE

CAPABILITIES AND SUPPORT SERVICES

Our firm is fully staffed with paralegals, legal assistants and other support personnel who have access to numerous technological and other resources required to staff real estate and development projects.

In addition, our firm has developed working relationships with and has been exposed to many other service professionals connected with real estate and economic development projects, such as title insurance companies, surveyors, engineers, architects, environmental auditors, contractors and appraisers, and we would be able to provide you with references and recommendations based on our past experience. In connection with our extensive experience in construction law, we have also supervised and coordinated teams of professionals on behalf of our clients.

FEES

The bulk of the real estate work in our firm that is performed by shareholders is performed by Ken Spain, Gary Brouillette, Bob Bartunek, Jim Tilden, Steve Kyle and Lance Formwalt. We also utilize associates and paralegals at lower billing rates whenever possible to provide more cost-effective services to the client. We bill in accordance with our standard hourly rates, but we would welcome the opportunity to discuss alternative fee arrangements, based on the size, nature and complexity of the transaction or the needs of the client.

We have built our reputation as a cost-effective, business-oriented, full-service firm by (i) operating in a practical, results-oriented manner; (ii) providing services through the most cost-effective method, utilizing associates and paralegals, supervised by the appropriate shareholders, to the benefit of our clients; and (iii) not utilizing more than the necessary number of attorneys to work on any particular project.

We welcome the opportunity to further discuss our services with you. Also, further information regarding our firm is available on our web site at www.sblsg.com.

Seigfreid, Bingham, Levy, Selzer & Gee
2800 Commerce Tower
911 Main Street
Kansas City, Missouri 64105
Telephone (816) 421-4460
Facsimile (816) 474-3447
www.sblsg.com