

**DST**  
DST REALTY, INC.

127 WEST 10TH STREET  
KANSAS CITY, MISSOURI 64105  
(816) 556-8200

April 9, 1987

Mr. Albert P. Mauro  
Vice President and Secretary  
Kansas City Southern Industries, Inc.  
114 West 11th Street  
Kansas City, Missouri 64105

Re: City Steam Conversion

Dear Mr. Mauro:

DST Realty, Inc., together with its ownership through Downtown Investors, is the owner of the below listed office buildings in downtown Kansas City, Missouri, all of which are presently served by Kansas City Power & Light central steam generation:

<u>Building</u>	<u>Year Built</u>	<u>Rentable Sq. Ft.</u>	<u>1986 Steam Cost</u>
Centennial	1950	162,030	\$111,903.00
Board of Trade	1921	164,691	196,140.00
Dwight Building	1904	128,474	included with Board of Trade
Insurance Exchange expanded	1907 1930	<u>71,500</u>	<u>29,873.00</u>
		526,695	\$337,916.00

A review of the possible methods of conversion to alternate steam sources for these properties indicates that the most feasible alternative is electric steam boiler conversions. Due to the magnitude of this required change and the fact the electrical installation is more feasible due to installation and ventilation and flueing considerations required for a gas conversion, a program for electrical conversion would be very urgently needed.

We would therefore join in supporting the proposed Kansas City Power & Light electric steam boiler conversion program under consideration at this time. Thank you for your support in this important matter to our downtown business community.

Sincerely,

*J. Philip Kirk, Jr.*  
J. Philip Kirk, Jr.  
President

Exhibit No. 47  
Date 4-10-87 Case No. 11086139  
JPK:mg Reporter Bye

OFFICIAL CASE FILE  
KANSAS CITY PUBLIC SERVICE COMMISSION