

**BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI**

**In the Matter of the Application of)
The Cathedral Square Corporation,)
a Missouri Non-Profit Corporation,)
For a Variance from Kansas City)
Power & Light Company’s)
General Rules and Regulations)
Requiring Individual Metering)
)
The Cathedral Square Corporation,)
)
 Petitioner,)
)
and)
)
Kansas City Power & Light Company,)
)
 Respondent.)**

Case No. _____

**APPLICATION FOR VARIANCE
FROM KANSAS CITY POWER & LIGHT COMPANY’S
GENERAL RULES AND REGULATIONS REQUIRING INDIVIDUAL METERING**

COMES NOW, The Cathedral Square Corporation, a Missouri Non-Profit Corporation, (“CSC”), by and through its undersigned legal counsel, and for its *Application for Variance From Kansas City Power & Light Company’s General Rules and Regulations Requiring Individual Metering* (the “Application”), hereby petitions the Public Service Commission of the State of Missouri for a variance from Kansas City Power & Light Company’s General Rules and Regulations requiring individual metering, and in support thereof, states and alleges the following:

1. The Cathedral Square Corporation (“CSC”), is a Missouri Non-Profit Corporation, active and in good standing with the office of the Missouri Secretary of State. A copy of the Certificate of Good Standing issued by the Secretary of State is attached hereto as Exhibit A.

2. CSC exists and operates exclusively for charitable purposes, as set forth in its Articles of Incorporation filed with the office of the Missouri Secretary of State, a certified copy of which is attached hereto and incorporated herein by reference as Exhibit B.

3. Pursuant to its Articles of Incorporation, the purpose or purposes for which CSC exists is primarily:

(a) To provide, on a non-profit basis, rental housing and related facilities and services for lower income families, pursuant to Section 202 of the National Housing Act;

(b) To plan, construct, operate, maintain, rehabilitate, alter, convert, and improve rental housing and related facilities and services on a non-profit basis, for lower income families and elderly and handicapped families and elderly and handicapped persons; and

(c) To engage in programs and activities conducive to the physical, social and psychological well being of the aged, handicapped, lower and moderate income, and disadvantaged persons and families, and which will beneficially contribute to their health, security, happiness and general welfare.

4. The principal place of business of CSC is, in care of its property manager, Yarco Company, Inc., at 7920 Ward Parkway, Kansas City, Missouri, 64114. The telephone number for CSC is (816) 471-6555 and its facsimile number is (816) 421-1279. Pleadings, notices, orders and other correspondence concerning this Application should be addressed to:

Shawn E. Stewart, Esq.
Stewart Law Firm, L.C.
4505 Madison Avenue
Kansas City, Missouri 64111
Telephone: (816) 751-0517
Facsimile: (816) 751-0518
Email: shawn@stewartlawfirm-kc.com

5. CSC holds title to the real property and its 12-story residential apartment building (sometimes referred to herein as “Tower” or “Cathedral Square Towers”), located at 444 W. 12th Street in downtown Kansas City, Jackson County, Missouri.

6. The legal description of the CSC property subject to this Application is as follows:

All that part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6, Township 49, Range 33, described as follows: beginning at the intersection of the East line of Washington and the South line of 11th; thence East along the South line of 11th, 129 feet; thence South 270 feet to the North line of 12th Street; thence West along the North line of 12th, 129 feet to its intersection with the East line of Washington; thence North along the East line of Washington; thence North along the East line of Washington, 270 feet to the point of beginning, all in Kansas City, Jackson County, Missouri.

7. CSC began construction of the 156 apartment unit building known as Cathedral Square Towers in 1977, and in January 1979, upon completion of the project, the first resident moved into the building.

8. CSC has, for more than 32 years, operated the Cathedral Square Towers to provide housing opportunities to qualified low-income seniors. The Cathedral Square Towers has been uniquely designed for its residents, featuring affordable rent, secure facilities, recreational opportunities, and access to local amenities.

9. During the construction of the Cathedral Square Towers in 1977, CSC did voluntarily elect to install separate electric meters for each of the 156 residential apartment units, which meters are still in operation to date, although CSC was not required to do so by any local, state or federal regulations, and not required by any tariff of Respondent.

10. Recently, Energy Solutions Professionals, LLC (“ESP”) has been contracted to perform and provide an Investment Grade Energy Audit of the Cathedral Square Towers building.

11. In connection with the Investment Grade Energy Audit, ESP determined that energy efficiency improvements should be made to the Cathedral Square Towers building, which improvements would include the elimination and removal of the individual electric meters and consolidating the electricity metering into a single master electric meter for the entire building.

12. CSC has been, and will continue to be, responsible for the maintenance, repair, and replacement of the Cathedral Square Towers building and its utilities, including having full responsibility for the payment of the bills for electric service to the Tower.

13. Pursuant to the Missouri Code of State Regulations, “each residential and commercial unit in a multiple-occupancy building construction of which has begun after *June 1, 1981* shall have installed a separate electric meter for each residential or commercial unit.” See Mo. Code Regs. Ann. Tit 4, section 240-20.050(2).

14. The State of Missouri Public Commission (the “Commission”) has defined when construction begins for purposes of the rules, as follows: “Construction begins when the footings are poured.” See Mo. Code Regs. Ann. Tit 4, section 240-20.050(1)(D).

15. The Commission has ruled, on numerous cases, that Rule 4 CSR 240-20.050 does not apply to buildings that were constructed prior to June 1, 1981. Therefore, because the footings for the Building were poured before June 1, 1981, no variance from the separate metering requirement of 4 CSR 240-20.050 is required to master meter the apartment units of the Cathedral Square Towers building.

16. However, the KCPL tariff on file with the Commission, *P.S.C. MO No.2, Second Revised Sheet No. 1.19*, Sections 5.01 and 5.03, provide that, except in limited circumstances, the company will not supply electric service to a customer for resale or redistribution by the customer.

17. The Commission has granted variances from KCPL's tariffs in the past. In three recent cases, EE-2003-0199¹ and EE-2003-0282² and EE-2006-0123³, the Commission granted variances from Section 5.03 of KCPL's tariff to allow for the master metering of service to apartment and/or condominium buildings in Kansas City.

18. CSC requested authorization from Respondent Kansas City Power & Light Company ("KCPL"), the public utility, to allow the consolidation of the individual meters into a single master meter.

¹ *In the Matter of the Application of Kansas City Power & Light Company for a Variance from the Separate Meter Requirement*, Order Granting Variance, March 27, 2003.

² *In the Matter of the Application of Kansas City Power & Light Company for a Variance from the Commission's Rule, and Kansas City Power & Light Company's Tariff, that Require Separate Metering for a New Building Located at Bishop Spencer Place, 4301 Madison Avenue, Kansas City, Missouri*, Order Granting Variance, May 13, 2003.

³ *In the Matter of the Application of WST, Inc., a Missouri Corporation, for a Variance from Kansas City Power & Light Company's General Rules and Regulations Requiring Individual Metering*, Order Granting Variance, October 19, 2005.

19. KCPL, responding to CSC's request for the meter consolidation authorization, stated:

“We agree the MO rule 4 CSR 240-20.050 does not apply to the Cathedral Square Towers building because of the date in which it has been stated it was built. However, the company rules and regulations do apply and we do not believe Cathedral Square Towers meets any of the exceptions to these rules. Since we do not find any of the exceptions apply we are unable to allow a meter consolidation without a waiver to the company rules and regulations.”

20. Section 4 CSR 240-20.050(5) authorizes the Commission to grant the requested variance, for good cause shown, as follows:

Any person or entity affected by this rule may file an application with the commission seeking a variance from all or parts of this rule (4 CSR 240-20.050) and for good cause shown, variances may be granted . . .

21. In *In the Matter of the Application of Union Electric Company, d/b/a AmerenUE, for a Metering Variance to Serve Brentmoor at Oaktree*, Case No. EE-2004-0267, the Commission's Electric Meter Variance Committee addressed five questions in its recommendations for that case:

1. Is individual metering of the multiple-occupancy building required by 4 CSR 240-20.050?
2. Do the occupant(s) of each unit have control over a portion of the electric energy used in such unit?

3. With respect to such portion of electric energy used in such unit, do the long-run benefits to the electric consumers in such building exceed the costs of purchasing and installing separate meters?

4. Would the granting of a variance be consistent with the goals of PURPA to increase conservation of electric energy, increase efficiency in the use of facilities and resources by electric utilities, and establish equitable retail rates for electric consumers?

5. Would the granting of a variance be in the public interest because it furthers a public policy objective in conjunction with other federal, state, or local government programs, such as subsidizing housing costs for low-income residents or promoting economic development in certain urban areas?

22. In response to the first question set forth by the Commission in *In re Union Electric Company, EE-2004-0267*, “Is individual metering of the multiple-occupancy building required by 4 CSR 240-20.050?”, CSC states that the answer is clearly no. The building on CSC’s property was constructed in 1977, and first occupied in 1979, well before the relevant date of June 1, 1981 included in 4 CSR 240-20.050(2).

23. In response to the second question set forth by the Commission in *In re Union Electric Company, EE-2004-0267* “Do the occupants of each unit have control over a portion of the electric energy used in such unit?”, CSC states yes. The tenants of each unit will control the use of all electric energy used in such unit for heating and cooling, lighting, any kitchen appliances and all other uses.

24. In response to the third question set forth by the Commission in *In re Union Electric Company, EE-2004-0267*, “Do the long-run benefits to the electric consumers in such building exceed the costs of purchasing and installing separate meters?”, CSC states that the separate meters have already been purchased and installed, but the long-run benefits to the electric consumers in the building exceed the costs of maintaining and continuing the operation of the separate meters, and the electric consumers would be benefitted by having those individual meters replaced by a single master meter.

25. ESP and CSC have estimated that having separate meters for each apartment unit - as opposed to master metering the Tower - results in additional annual costs of more than \$37,000 above what a single master electric meter would cost CSC, for meter charges, fees, administrative costs and the rate savings.

26. The economic savings that will result from meter consolidation will be used by CSC to pay for electrical energy-efficiency improvements to the Tower, which will benefit the Tower’s residents. There will be new lighting in the common areas and in the individual units, and CSC is installing new high-efficiency chillers to cool the Tower complex. The annual savings from the meter consolidation will pay for over \$300,000 in electrical energy efficient improvements. Therefore, the long-run benefits to the electric consumers in the Tower will exceed the costs of maintaining, operating and continuing the separate individual meters currently in place.

27. In response to the fourth question raised by the Committee in the *Brentmoor* case, “Would the granting of a variance be consistent with the goals of PURPA to increase conservation of electric energy, increase efficiency in the use of facilities and resources by

electric utilities, and establish equitable retail rates for electric consumers?”, CSC states yes to each of the foregoing.

28. CSC contemplates that it would receive one bill from KCPL, and CSC would in turn pay that bill in full. Currently, the residents never see, review, or pay for their utility bills, and therefore, the individual metering is insignificant in furthering the goals of PURPA to increase conservation of electric energy, increase efficiency in the use of facilities and resources by electric utilities, or establish equitable retail rates for electric consumers.

29. Conversely, the single master electric meter would be consistent with the goals of PURPA to increase conservation of electric energy, increase efficiency in the use of facilities and resources by electric utilities, and establish equitable retail rates for electric consumers due to the reduction in the overall costs for the electric as a result of the elimination of 156 meter charges by KCPL; the elimination of administrative costs to CSC; and a substantial rate savings to CSC and ultimately the tenants as a result of going from the residential rate classification to a medium general service rate classification with the master meter. As a result, the granting of the variance from KCPL’s tariff would be consistent with the goals of PURPA.

30. In response to the fifth question raised by the Committee in the *Brentmoor* case, “Would the granting of a variance be in the public interest because it furthers a public policy objective in conjunction with other federal, state, or local government programs, such as subsidizing housing costs for low-income residents or promoting economic development in certain urban areas?”, CSC states yes. The granting of the variance from KCPL’s tariff would be in the public interest because it furthers a public policy objective in conjunction with other federal, state or local government programs, such as promoting the provision of quality living communities for lower income families; elderly and handicapped families; elderly and

handicapped persons; and disadvantaged persons and families. The purpose for the existence of the Cathedral Square Towers precisely accomplishes the public policy objective: the subsidizing of housing costs for low-income residents.

31. The residents of the Cathedral Square Towers are elderly and desire a worry-free living environment. They do not review the utility bills, nor is their rent determined by their usage of electricity. There is no upside to the individual electric meters – only a downside in increased costs to the non-profit charitable organization of CSC. In this case, the consumers of electricity are no more or less likely to restrict their use of that resource if they have individual electric meters.

32. Because the tenants do not currently pay for their usage of electricity with the individual meters, they do not currently have a monetary incentive to conserve electricity, even with the individual meters. The users are generally conscious of their use of electricity and while they may not have a clear monetary incentive to conserve electricity, seniors are generally not wasteful in their use of electricity, and overall they consume far less electricity than other age groups of the public in general.

33. It is vitally important for CSC to either fix or replace its aging equipment in the Cathedral Square Towers, and to take steps that will dramatically reduce operating costs, specifically energy consuming systems such as the individual electric metering system. Decreasing the non-profit CSC's overhead costs in the operation of the housing facility for low-income seniors, which the variance will do, will help to ensure that CSC continues to be able to provide these essential services to the community of Kansas City, Missouri.

34. Replacing and consolidating the individual electric metering system with a single master meter will provide CSC with the opportunity to reduce its operating costs through the savings experienced from the meter consolidation to reinvest in its property and to make capital improvements using future savings incurred through the meter consolidation.

35. Section 5.03 of the KCPL tariff, *P.S.C. MO No.2, Second Sheet No. 1.19 and Second Sheet No. 1.20* does allow for exceptions to its individual metering requirement, including operations catering predominately to transients, such as hotels, motels and hospitals; and operations where the individual dwelling quarters are not equipped with kitchen and bathroom facilities, such as recognized rooming houses, dormitories, *old folks homes*, orphanages and eleemosynary institutions. While the Cathedral Square Towers are equipped with kitchen and bathroom facilities, its use is, in fact, very similar to an “old folks home” and the other uses set forth in the exception, and a convincing argument could be made that the use by low-income elderly seniors in the Cathedral Square Towers should be included in one of the exceptions to the KCPL tariff; and if not, should be included by the granting of this variance.


36. Pursuant to 4 CSR 240-20.050(5), CSC has shown good cause for the granting of the variance in this Application.

WHEREFORE, for the foregoing reasons, The Cathedral Square Corporation respectfully requests that the Commission issue its order:

- (a) Determining that separate metering for residential units at the Cathedral Square Towers building located at 444 W. 12th Street in Kansas City, Missouri is not required by 4 CSR 240-20.050; and
- (b) Granting a variance from the applicable tariffs of KCPL on individual metering with respect to the Cathedral Square Towers building, including those tariffs set forth in Sections 5.01 and 5.03 of the *General Rules and Regulations Applying to Electric Service*, filed with the Commission by KCPL on January 19, 1981 as *Kansas City Power & Light Company, P.S.C. MO No. 2, Second Sheet No. 1.19 and Second Sheet No. 1.20*, so as to permit the installation of a master meter, and consolidating the existing individual meters, for the entire Cathedral Square Towers building located at 444 W. 12th Street in Kansas City, Missouri; and
- (c) For such other and further relief as may be just and proper.

Respectfully submitted,

STEWARTLAW FIRM, L.C.

By: 
SHAWN E. STEWART #49202
4505 Madison Avenue
Kansas City, Missouri 64111
Telephone: (816) 751-0517
Facsimile: (816) 751-0518
Email: shawn@stewartlawfirm-kc.com

ATTORNEYS FOR PETITIONER

EXHIBIT A

STATE OF MISSOURI



Robin Carnahan
Secretary of State

CORPORATION DIVISION
CERTIFICATE OF GOOD STANDING

I, ROBIN CARNAHAN, Secretary of the State of Missouri, do hereby certify that the records in my office and in my care and custody reveal that

THE CATHEDRAL SQUARE CORPORATION
N00013381

was created under the laws of this State on the 27th day of December, 1972, and is in good standing, having fully complied with all requirements of this office.

IN TESTIMONY WHEREOF, I have set my hand and imprinted the GREAT SEAL of the State of Missouri, on this, the 21st day of September, 2011

A handwritten signature in cursive script that reads "Robin Carnahan".

Secretary of State



EXHIBIT B



N00013381

CERTIFICATE OF CORPORATE RECORDS

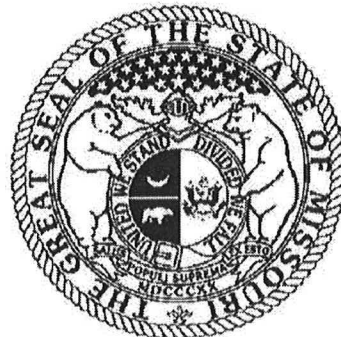
THE CATHEDRAL SQUARE CORPORATION

I, ROBIN CARNAHAN, Secretary of the State of Missouri and Keeper of the Great Seal thereof, do hereby certify that the annexed pages contain a full, true and complete copy of the original documents on file and of record in this office for which certification has been requested.

IN TESTIMONY WHEREOF, I have set my hand and imprinted the GREAT SEAL of the State of Missouri, on this, the 21st day of September, 2011

Robin Carnahan

Secretary of State



ARTICLES OF INCORPORATION
OF
THE CATHEDRAL SQUARE CORPORATION

UNDER THE
GENERAL NOT FOR PROFIT CORPORATION ACT

HONORABLE JAMES C. KIRKPATRICK
SECRETARY OF STATE
STATE OF MISSOURI
JEFFERSON CITY, MISSOURI 65101

We, the undersigned,

Most Reverend Charles H. Helmsing, D.D. 300 East 36th St.
Kansas City, Mo.
64111

Monsignor Bernard J. Koenig 6415 Holmes
Kansas City, Mo.
64131

Reverend Robert N. Deming 416 West 12th St.
Kansas City, Mo.
64105

being natural persons of the age of twenty-one years or more and citizens of the United States, for the purpose of forming a corporation under the "General Not For Profit Corporation Act" of the State of Missouri, do hereby adopt the following Articles of Incorporation:

1. The name of the corporation is:

THE CATHEDRAL SQUARE CORPORATION

2. The period of duration of the corporation is perpetual.

3. The address of its initial Registered Office in the State of Missouri is: 416 West 12th Street, in the City of Kansas City, County of Jackson; and the name of its initial Registered Agent at said address is Reverend Robert N. Deming.

4. The first Board of Directors shall be three (3) in number, their names and addresses being as follows:

Most Reverend Charles H. Helmsing, D.D. 300 East 36th Street
Kansas City, Missouri
64111

Monsignor Bernard J. Koenig

6415 Holmes
Kansas City, Missouri 64131

Reverend Robert N. Deming

416 West 12th Street
Kansas City, Missouri 64105

5. The purpose or purposes for which the corporation is organized are:

(a) To provide, on a non-profit basis, rental housing and related facilities and services for lower income families, pursuant to Section 236 of the National Housing Act.

(b) To plan, construct, operate, maintain, rehabilitate, alter, convert, and improve rental housing and related facilities and services on a non-profit basis, for lower income families and elderly and handicapped families and elderly and handicapped persons.

To engage in programs and activities conducive to the physical, social and psychological well being of the aged, handicapped, lower and moderate income, and disadvantaged persons and families, and which will beneficially contribute to their health, security, happiness and general welfare.

(c) To acquire by gift or purchase, hold, sell, convey, assign, mortgage, or lease any property, real or personal, necessary or incident to the providing of the aforementioned rental housing and related facilities and services; to borrow money and issue evidences of indebtedness in furtherance of any or all of the objects of its business; and to secure loans by mortgage, deed of trust, pledge or other lien.

(d) To apply for, obtain and contract with any Federal agency for a direct loan or loans or other financial aid in the form of mortgage insurance or otherwise for the provision of rental housing and related facilities and services for the low and moderate income families and for the elderly and handicapped families and elderly and handicapped persons.

(e) To engage in any kind of activity, and to enter

into, perform and carry out contracts of any kind, necessary or in connection with, or incidental to the accomplishment of any one or more of the non-profit purposes of the corporation.

(f) To have, hold, use and enjoy all corporate powers, privileges, rights and franchises permitted by law, without limitation because of specification of rights, powers and privileges herein contained.

6. The corporation formed hereby is authorized to do and perform all acts reasonably necessary to accomplish the purposes of the Corporation, including the execution of a Regulatory Agreement with the Federal Housing Commissioner and of such other instruments and undertakings as may be necessary to enable the corporation to secure the benefits of financing with the assistance of mortgage insurance under the provisions of the National Housing Act. Such Regulatory Agreement and other instruments and undertakings shall remain binding upon the Corporation, its successors and assigns, so long as a mortgage on the Corporation's property is insured or held by the Federal Housing Commissioner.

7. The Corporation shall have no members.

8. The affairs of the Corporation shall be managed by the Board of Directors. They shall be named and shall serve until their successors are named and qualify in accordance with the By-Laws.

9. The Board of Directors shall have one vote each in any annual or special meeting.

10. Amendment of these Articles of Incorporation may be adopted at any annual or special meeting of the Board of Directors upon receiving the vote of a majority of the Directors in office, provided however, so long as a mortgage on the corporation's property is insured or held by the United States

of America, or there is existent any agreement as provided in Paragraph 6 hereof, these Articles may not be amended without the prior written approval of the United States of America.

11. The corporation shall operate exclusively for charitable purposes. The corporation shall neither have nor exercise any power, nor shall it directly or indirectly engage in any activity that would (1) prevent it from obtaining exemption from federal income taxation as a corporation described in Section 501(c)(3) of the 1954 Internal Revenue Code or such section as it may be amended, or a corresponding provision of a prior law, or (2) cause it to lose such exempt status or (3) cause it to prevent it from obtaining tax exempt status under the Constitution and Laws of the State of Missouri or (4) prevent it from obtaining tax exempt status or (5) cause it to lose such exempt status under the Constitution and Laws of the State of Missouri.

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distribution in furtherance of the purposes set forth in paragraph 5 hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting, to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal

Revenue Law) or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law). Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational, religious, or scientific purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law), as the Board of Directors shall determine. Any of such assets not so disposed of shall be disposed of by the Circuit Court of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

12. By-Laws of this corporation may be adopted by the Board of Directors at any regular meeting or any meeting called for that purpose, and may contain any provision or regulation for the management of the affairs of the corporation not inconsistent with these Articles, and so long as they are not inconsistent with any Regulatory Agreement entered into between the corporation and the Federal Housing Commissioner, or any agreement entered into under the provisions of paragraph 6 hereof.

13. The annual meeting shall be held on the first day of December of each year.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 19____, at Kansas

City, Missouri.

THE INCORPORATORS:

C. H. Helmsing
Most Reverend Charles H. Helmsing, D.D.

Bernard J. Koenig
Monsignor Bernard J. Koenig

Robert N. Deming
Reverend Robert N. Deming

STATE OF MISSOURI)
COUNTY OF JACKSON) SS.:

I, EDWARD L. FITZGERALD, a Notary Public, do hereby certify that on the 22 day of December, 1972, Most Reverend Charles H. Helmsing, D.D., Monsignor Bernard J. Koenig, and Reverend Robert N. Deming, personally appeared before me and being first duly sworn by me, severally acknowledged that they signed as their free act and deed the foregoing document in the respective capacities therein set forth and declared that the statements therein contained are true to their best knowledge and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.

Edward L. Fitzgerald
Notary Public



My Commission Expires:

October 5, 1975

EDWARD L. FITZGERALD M.C.E. 10/5/75

FILED AND CERTIFICATE OF
INCORPORATION ISSUED

DEC 22 1972

James [Signature]
Secretary of State

No. NP-15381



STATE of MISSOURI
JAMES C. KIRKPATRICK, Secretary of State
CORPORATION DIVISION

Certificate of Incorporation
A General Not For Profit Corporation

WHEREAS, duplicate originals of Articles of Incorporation of _____
THE CATHEDRAL SQUARE CORPORATION

have been received and filed in the office of the Secretary of State and which Articles, in all respects, comply with the requirements of The General Not For Profit Corporation Law of Missouri:

NOW, THEREFORE, I, JAMES C. KIRKPATRICK, Secretary of State of the State of Missouri, by virtue of the authority vested in me, do hereby certify and declare _____
THE CATHEDRAL SQUARE CORPORATION

a body corporate, duly organized this day, that it is entitled to all rights and privileges granted corporations organized under The General Not For Profit Corporation Law of Missouri; that the address of its initial Registered Office in Missouri is _____
416 West 12th Street, Kansas City _____;

and that its period of existence is _____



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the GREAT SEAL of the State of Missouri, at the City of Jefferson, this **27th** day of **December**, 19**72**

James Kirkpatrick
Secretary of State

RECEIVED OF: **THE CATHEDRAL SQUARE CORPORATION**
Ten and no/100-----Dollars, \$ **10.00**

For Credit of General Revenue Fund, on Account of Incorporation Tax and Fee.

No. **NP-15381**

Dorothy Mae Miller
Deputy Collector of Revenue