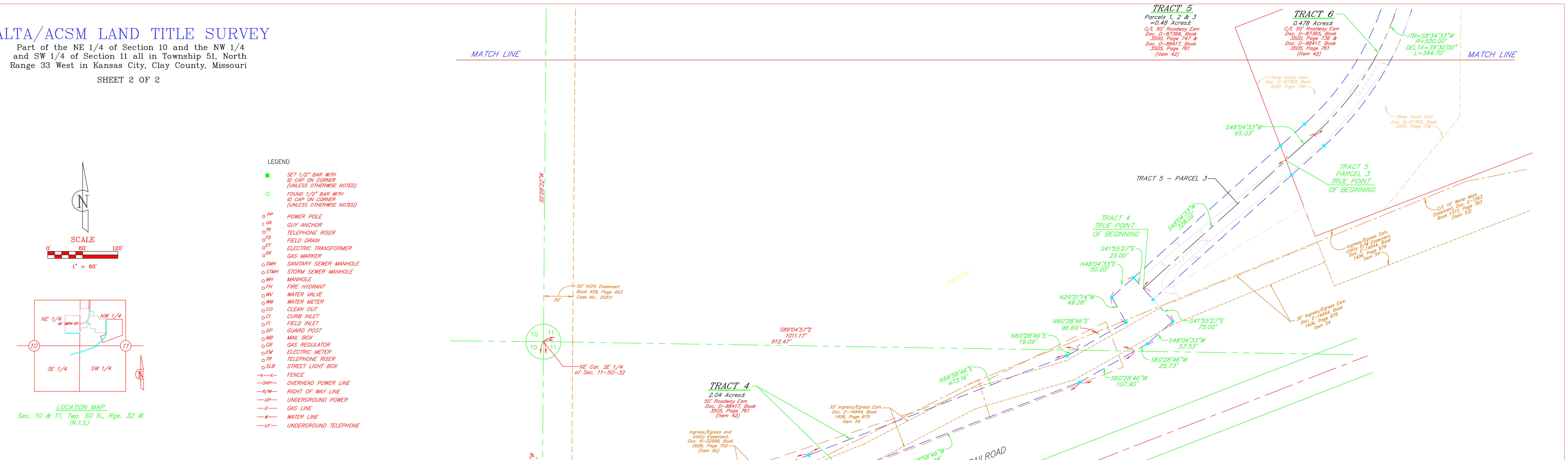
ALTA/ACSM LAND TITLE SURVEY

Part of the NE 1/4 of Section 10 and the NW 1/4 and SW 1/4 of Section 11 all in Township 51, North Range 33 West in Kansas City, Clay County, Missouri

SHEET 2 OF 2



DESCRIPTION:

That portion of the following tracts of land lying above the top of the Winterset Ledge of Limestone Rock.

TRACT 1:

All of TRACT B of TRACT 41, GREAT MIDWEST INDUSTRIAL PARK DISTRICT IV, a subdivision in Kansas City, Clay County, Missouri, created pursuant to that certain lot split Certificate of Survey, prepared by John F. Lutjen & Associates, Inc., executed on November 16, 1999, approved by the City Plan Commission of the City of Kansas City, Missouri, on November 17, 1999, under File No. LS 9986, and recorded on November 18, 1999, under Document No. P 77178, in Cabinet E, at Sleeve 123, in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty, together with the East 1/2 of vacated N. Lewis Avenue, vacated by Ordinance No. 011263, recorded on November 16, 2001, under Document No. Q-80641. Containing 9.89 acres, more or less.

TRACT 2:

All of TRACT A of TRACT 42, GREAT MIDWEST INDUSTRIAL PARK DISTRICT IV, a subdivision in Kansas City, Clay County, Missouri, created pursuant to that certain lot split Certificate of Survey, prepared by John F. Lutjen & Associates, Inc., executed on November 16, 1999, approved by the City Plan Commission of the City of Kansas City, Missouri, on November 17, 1999, under File No. LS 9985, and recorded on November 18, 1999, under Document No. P 77177, in Cabinet E, at Sleeve 121, in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty. Containing 8.34 acres, more or less.

TRACT 3:

Lots 6, 7, 8 and 9, HUNT MIDWEST BUSINESS PARK – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof. Containing 28.95 acres, more or less.

TRACT 4:

Easement for Access, established by the instrument filed December 27, 2001, as Document No. Q-88417, over the following described land:

Part of the Northwest Quarter and Southwest Quarter of Section 11 and the Southeast Quarter of Section 10, all in Township 50 North, Range 32 West of the Fifth Principal Meridian in Kansas City, Clay County, Missouri, described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence South 0°28'22" West, along the West line of said Northwest Quarter, 1984.98 feet; thence South 89°31'38" East, 653.67 feet; thence North 88°22'53" East, 822.22 feet; thence Southerly along a curve to the right, having an initial tangent bearing of South 06°52'45" West, with a radius of 500.00 feet, a central angle of 01°41'49", and an arc distance of 14.81 feet; thence continuing Southerly along said curve to the right, having an initial tangent bearing of South 08°34'33" West, with a radius of 500.00 feet, a central angle of 39°30'00", and an arc distance of 344.70 feet; thence South 48°04'33" West, 65.03 feet; thence South 48°04'33" West, 328.02 feet to the True Point of Beginning; thence South 41°55'27" East, 75.00 feet; thence South 48°04'33" West, 57.53 feet; thence South 60°28'46" West, 25.73 feet to a point on the North line of the Southwest Quarter of said Section 11 that is South 89°04'57" East, 1011.17 feet from the Northwest corner of said Southwest Quarter as measured along said North line; thence South 60°28'46" West, 107.90 feet; thence South 68°58'46" West, 476.88 feet; thence Southwesterly on a curve to the right, being tangent to the last described course, with a radius of 5664.65 feet, a central angle of 05°03'49", and an arc distance of 500.61 feet to a point on the West line of said Southwest Quarter that is South 0°22'36" West, 399.13 feet from the Northwest corner of said Southwest Quarter as measured along said West line; thence continuing Southwesterly on said curve, having a radius of 5664.65 feet, a central angle of 04°06'14", and an arc distance of 405.75 feet; thence South 48°16'41" West, 30.00 feet to the Northerly right-of-way of the Burlington Northern Railroad; thence Southwesterly along said Northerly right-of-way line, on a curve to the right, having an initial tangent bearing of South 78°24'33" West, with a radius of 5679.65 feet, a central angle of 01°00'32", and an arc distance of 100.00 feet; thence North 10°34'55" West, 65.00 feet; thence Northeasterly on a curve to the left, having an initial tangent bearing of North 79°25'05" East, with a radius of 5614.65 feet, a central angle of 05°31'29", and an arc distance of 541.40 feet to a point on the West line of said Southwest Quarter that is South 0°22'36" West, 347.01 feet from the Northwest corner of said Southwest Quarter as measured along said West line; thence continuing Northeasterly on said curve, having a radius of 5614.65 feet, with a central angle of 04°54'50", and an arc distance of 481.54 feet; thence North 68°58'46" East, 473.16 feet; thence North 60°28'46" East, 19.09 feet to a point on the North line of said Southwest Quarter that is South 89°04'57" East, 912.47 feet from the Northwest corner of said Northwest Quarter as measured along said North line; thence North 60°28'46" East, 96.69 feet; thence North 29°31'14" West, 49.28 feet; thence North 48°04'33" East, 50.00 feet; thence South 41°55'27" East, 25.00 feet to the Point of Beginning. Containing 2.04 acres, more or less.

TRACT 5:

Easement for access, established by the instrument filed December 20, 2001, as Document No. Q-87366 and by the instrument filed December 27, 2001 as Document No. Q-884177, over the following described land:

Three (3) parcels of land 50.00 feet in width through part of the Northwest Quarter of Section 11, Township 50 North, Range 32 West of the Fifth Principal Meridian in Kansas City, Clay County, Missouri, lying 25.00 feet on each side of the following described Centerline: Commencing at the Northwest corner of said Northwest Quarter; thence South 0°28'22" West, along the West line of said Northwest Quarter, 1984.98 feet; thence South 89°31'38" East, 653.67 feet; thence North 88°22'53" East, 822.22 feet to a point hereinafter referred to as Point "A", said point being also the True Point of Beginning of Parcel 1; thence Northerly along a curve to the left, having an initial tangent bearing of North 06°52'45" East, with a radius of 500.00 feet, a central angle of 07°34'23", and an arc distance of 66.09 feet; thence North 0°41'38" West, 12.16 feet to the Point of Termination of said Parcel 1; The Northerly limits of said Easement are to be lengthened or shortened as necessary to terminate on Grantors Property Line.

Parcel 2: Beginning at said Point "A"; thence Southerly along a curve to the right, having an initial tangent bearing of South 06°52'45" West, with a radius of 500.00 feet, a central angle of 01°41'49", and an arc distance of 14.81 feet to the Point of Termination of said Parcel 2. The Southerly limits of said Easement are to be lengthened or shortened as necessary to terminate on Grantors Property Line.

Parcel 3: Commencing at said Point "A"; thence Southerly along a curve to the right, having an initial tangent bearing of South 06°52'45" West, with a radius of 500.00 feet, a central angle of 01°41'49", and an arc distance of 14.81 feet; thence continuing Southerly along said curve to the right, having an initial tangent bearing of South 08°34'33" West, with a radius of 500.00 feet, a central angle of 39°30'00", and an arc distance of 344.70 feet; thence South 48°04'33" West, 65.03 feet to the True Point of Beginning of said Parcel 3; thence South 48°04'33" West, 328.02 feet to the Point of Termination of said Easement. The Northerly limits of said Easement are to be lengthened or shortened as necessary to terminate on Grantors Property Line.

Parcels 1, 2 and 3 contain a total of 0.48 acres, more or less.

TRACT 6:

Non-exclusive roadway easement agreement for access, established by the instrument filed December 20, 2001, as Document No. Q-87365, and by the instrument filed December 27, 2001, as Document No. Q-88417, over the following described land:

A tract of land 50.00 feet in width through part of the Northwest Quarter of Section 11, Township 50 North, Range 32 West of the Fifth Principal Meridian in Kansas City, Clay County, Missouri, lying 25.00 feet on each side of the following described Centerline: Commencing at the Northwest corner of said Northwest Quarter; thence South 0°28'22" West, along the West line of said Northwest Quarter, 1984.98 feet; thence South 89°31'38" East, 653.67 feet; thence North 88°22'53" East, 822.22 feet; thence Southerly along a curve to the right, having an initial tangent bearing of South 06°52'45" West, with a radius of 500.00 feet, a central angle of 01°41'49", and an arc distance of 14.81 feet to the True Point of Beginning; thence continuing Southerly along said curve to the right, having an initial tangent bearing of South 08°34'33" West, with a radius of 500.00 feet, a central angle of 39°30'00", and an arc distance of 344.70 feet; thence South 48°04'33" West, 65.03 feet to the Point of Termination of said Centerline. The Northerly and Southerly limits of said Easement are to be lengthened or shortened as necessary to terminate on Grantors Property Line. Containing 0.47 acres, more or less.

TRACT 7:

Easement for access, established by the instrument filed December 27, 2001, as Document No. Q-88417, over the following described land:

A tract of land 50.00 feet in width through part of the Northwest Quarter of Section 11, Township 50 North, Range 32 West of the Fifth Principal Meridian in Kansas City, Clay County, Missouri, lying 25.00 feet on each side of the following described Centerline: Commencing at the Northwest corner of said Northwest Quarter; thence South 0°28'22" West, along the West line of said Northwest Quarter, 1984.98 feet; thence South 89°31'38" East, 653.67 feet; thence North 88°22'53" East, 822.22 feet; thence Northerly along a curve to the left, having an initial tangent bearing of North 06°52'45" East, with a radius of 500.00 feet, a central angle of 07°34'23", and an arc distance of 66.09 feet; thence North 0°41'38" West, 12.16 feet to the True Point of Beginning; thence North 0°41'38" West, 677.70 feet; thence South 89°17'45" East, 50.09 feet to the Point of Termination of said Centerline. The Northerly and Southerly limits of said Easement are to be lengthened or shortened as necessary to terminate on Grantors Property Line. Containing 0.84 acres, more or less.

TRACT 8:

Easement for access, established by the instrument filed December 27, 2001, as Document No. Q-88417, over the following described land:

Part of the Northwest Quarter of Section 11, Township 50 North, Range 32 West of the Fifth Principal Meridian in Kansas City, Clay County, Missouri, described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence South 0°28'22" West, along the West line of said Northwest Quarter, 1264.57 feet; thence South 89°31'39" East, 394.49 feet to the True Point of Beginning of the tract to be herein described; thence Northeasterly along a curve to the left, having an initial tangent bearing of North 47°49'26" East, with a radius of 530.00, a central angle of 04°19'31", and an arc distance of 40.01 feet; thence South 44°18'27" East, 235.08 feet; thence North 89°17'45" West, 133.00 feet; thence Northeasterly along a curve to the left, having an initial tangent bearing of North 51°59'18" East, with a radius of 675.00 feet, a central angle of 04°35'53", and an arc distance of 54.17 feet; thence North 44°18'27" West, 144.77 feet to the True Point of Beginning. Containing 0.29 acres, more or less.

TRACT 9:

Exclusive easement for temporary parking, established by the instrument filed December 27, 2001, as Document No. Q-88419, over the following described land:

That part of Lot 10, HUNT MIDWEST BUSINESS PARK – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof, described as follows:

Part of the Northwest Quarter of Section 11, Township 50 North, Range 32 West of the Fifth Principal Meridian in Kansas City, Clay County, Missouri, described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence South 0°28'22" West, on the West line of said Northwest Quarter, 663.84 feet; thence South 89°31'38" East, 566.25 feet to the True Point of Beginning of the tract to be herein described; thence South 0°42'01" West, 213.02 feet; thence Southerly on a curve to the right, being tangent to the last described course, with a radius of 530.00 feet, a central angle of 05°33'20", and an arc distance of 51.39 feet; thence South 89°17'59" East, 202.49 feet; thence North 0°42'01" East, 264.33 feet; thence North 89°17'59" West, 200.00 feet to the True Point of Beginning. Containing 1.22 acres, more or less.

GENERAL NOTES:

1. Information for this survey was taken from Chicago Title Insurance Company Commitment No. 020063726, dated September 15, 2006 at 8:00 a.m.
2. Bearings shown hereon are based on the Missouri State Plane Grid System, NAD 1983, West Zone.
3. According to "Flood Insurance Rate Map" Community Panel No. 290173 0080B, dated August 5, 1986 as published by the Federal Emergency Management Agency, this tract lies within Zone C (areas of minimal flooding).
4. There is no observable evidence of earth moving work, building construction or building additions within recent months.
5. There are no changes in street right-of-way lines either completed or proposed. There is no observable evidence of recent street or sidewalk construction or repairs.
6. There is no observable evidence of site being used as a solid waste dump, sump or sanitary landfill.
7. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
8. This property is zoned MZA/US MZap/US. In this zone buildings or structures shall not exceed twelve (12) stories and shall not exceed 120 feet in height. There shall be no front or side yard in this district, except when the district abuts or adjoins a district R-1, R-2, R-3, R-4, R-4-0, R-5 or R-5-0 within the same block and on the same side of the street.

Title Report Items

Items 18, 19, 20, and 21 – Easements and building setback lines on Tract I labeled "Per Plat" refer to the recorded plat of Great Midwest Industrial Park as recorded in Cabinet E at Sleeve 96, in the office of the Recorder of Deeds in Clay County, Missouri.

Items 22, 23 and 24 – Easements and building setback lines on Tract II labeled "Per Plat" refer to the recorded plat of Great Midwest Industrial Park as recorded in Cabinet E at Sleeve 96, in the office of the Recorder of Deeds in Clay County, Missouri.

Items 25, 26 and 27 – Easements and building setback lines on Tract III labeled "Per Plat" refer to the recorded plat of Great Midwest Industrial Park as recorded in Cabinet F at Sleeve 96, in the office of the Recorder of Deeds in Clay County, Missouri.

Item 28 – Declaration of Restriction as recorded in Book 2361 at Page 156 does affect subject tract. (Nothing to plot).

Item 29 – Declaration of Covenants and Restrictions as recorded in Book 1525 at Page 834 as amended by Document No. P-80012 and further modified by Document No. Q-88420 does affect subject tract. (Nothing to plot).

Item 30 – Declaration of Covenants and Restrictions as recorded in Book 2590 at Page 553 does not affect subject tract.

Item 31 – Memorandum of Agreement as recorded in Book 2715 at Page 359 does affect subject tract. (Nothing to plot).

Items 32 and 48 –Same document. Report of Commissioners as recorded in Book 459 at Page 493, affects Lots 6, 7 and 8 of Tract 3 and is shown on the survey.

Item 33 – Easement Conveyance as recorded in Book 1544 at Page 720 does affect subject property and is shown on the survey.

Item 34 – Easement Conveyance as recorded in Book 3254 at Page 857, affects Tract 2 and is shown on the survey.

Item 35 – Corporation Easement as recorded in Book 1048 at Page 697 affects subject property and is shown on the survey.

Item 36 – Corporation Easement as recorded in Book 1342 at Page 181 affects Lots 6, 7 and 8 of Tract 3 and is shown on the survey.

Item 37 – Easement Conveyance as recorded in Book 2461 at Page 864, does not affect the subject property.

Item 38 – Deed of Trust as recorded in Book 297 at Page 278, does not affect subject property.

Item 39 – Storm Drainage Easement as recorded in Book 3386 at Page 643 affects Lot 6 of Tract 3 and is shown on the survey.

Item 40 – Special Warranty Deed recorded as Document No. Q-88412 does affect subject property. (Nothing to plot).

Item 41 – Airshaft Facilities Easement Agreement recorded as Document No. Q-88416 does affect subject property and is shown on the survey.

Item 42 – Non-exclusive Roadway and Cross Access Easements Agreement recorded as Document No. Q-88417 does affect subject property and is shown on the survey.

Item 43 – Roadway Easement Agreement recorded as Document No. Q-88418 does affect subject property and is shown on the survey.

Item 44 – Covenant to Maintain Storm Water Detention Facility recorded as Document No. Q-88409, does affect subject property. (Nothing to plot).

Item 45 – No copy of unrecorded document furnished.

Item 46 – Memorandum of Agreement recorded as Document No. Q-71615, does affect subject property. (Nothing to plot).

Item 47 – Short Form Mining Lease recorded as Document No. Q-88421 does affect subject property and is shown on the survey.

Item 49 – Easement for Water Mains and Fire Hydrants as recorded in Book 1145 at Page 739, does affect subject property and is shown on the survey.

Item 50 – Declaration of Underground Roadway Access recorded as Document No. N-22999 as recorded in Book 2626 at Page 752 does affect subject property. (Nothing to plot.)

Item 51 – Reciprocal Easement Agreement as recorded in Book 1366 at Page 365 does affect subject property. (Nothing to plot.)

Item 52 – Easement for Water Main and Appurtenances as recorded in Book 1145 at Page 739 does affect Tract 5 and is shown on this survey.

Item 53 – Easement for Water main and Appurtenances as recorded in Book 1377 at Page 783 does affect subject property and is shown on the survey.

Item 54 – Grant of Easement and Release as recorded in Book 1406 at Page 879 does affect subject property and is shown on the survey.

Item 55 – Declaration of Restriction recorded as Document No. D-96327 as recorded in Book 1366 at Page 355 affects Tract 6. (Nothing to plot.)

Item 56 – Corporation Warranty Deed recorded as Document No. E-14943 as recorded in Book 1406 at Page 875 affects Tract 6. (Nothing to plot.)

Item 57 – Temporary Parking Easement Agreement recorded as Document No. Q-88419 does affect subject property and is shown on the survey.

Item 58 – Easement Conveyance recorded as Document No. S-70287 as recorded in Book 4613 at Page 426, does affect subject property and is shown on the survey.

Item 59 – Easement Conveyance recorded as Document No. T-07561 as recorded in Book 4840 at Page 40, affects subject property. Easement is 10 feet wide over cable installed. Line needs to be located to show easement.

Item 60 – Easement Conveyance recorded as Document No. 2005006006 as recorded in Book 4903 at Page 44, affects subject property and is shown on the survey.

Item 61 – Easement Conveyance recorded as Document No. 2005050087 as recorded in Book 5174 at Page 136, affects subject property. Easement is 10 feet wide over cable installed. Line needs to be located to show easement.

SURVEYORS CERTIFICATION

With respect to this survey, the undersigned, a registered land surveyor, in and for the state of Missouri, hereby certifies as follows to (a) North American Terminals Mangement, Inc., (b) Chicago Title Insurance Company, each of whom may rely on this certification;

(1) this survey was prepared by the undersigned and actually made on the ground on November 17, 2006 and is correct according to the record description of the land which is the same as described in that certain title insurance commitment from Chicago Title Insurance Company, dated September 15, 2006.

(2) this survey correctly and accurately shows (i) the type, gross square footage, dimensions, bulk and location of all buildings, structures and other improvements; the number, size, kind and layout of all loading docks, if any; the number, size and kind of parking spaces required under applicable law; the number, size kind and layout of all parking spaces at the property, and the distances of all of the foregoing from the applicable property lines, none of which violate any applicable building or zoning requirements, (ii) all set back, height and other building restriction lines disclosed by recorded subdivision plans and documents or set forth in any applicable zoning or building code and the buildings, structures and other improvements lie within the boundary lines of the subject property and within such set back, height and other building restriction lines, (iii) the location of all utilities servicing the subject property and all such utility services required for the operation of the property either enter the subject property through adjoining public streets or the survey shows the point of entry and location of any utilities that pass through or are located on adjoining private land, (iv) the location of all water courses, water bodies, lot lines and monuments; (v) all storm drainage systems for the collection and disposal of roof and surface drainage; (vi) all easements, rights-of-way, servitudes and covenants and restrictions referenced in the title commitment have been plotted hereon or otherwise noted as to their effect on the property; and (vii) any applicable zoning districts in which the property is located and the boundaries thereof;

(3) the property is contiguous along its entire common boundaries and is enclosed within the perimeters thereof; all component parcels of the property are contiguous and there are no gaps or gores;

(4) except as shown hereon, there are no (i) easements or uses benefiting or burdening the property; (ii) rights of way across the land (iii) any other easement or right of way of which the undersigned has been advised, (iv) no party walls, (v) no encroachments upon adjoining property, streets, alleys by any of the buildings, structures, or other improvements on the property, (vi) no encroachment on the land by building, structures or improvements situated on adjoining property; and (vii) buildings, structures or improvements situated on the property that are located over or on any easements or utility lines; (viii) cemeteries or family burial grounds; or (ix) railroad tracks and siding;

(5) unless specifically noted hereon, the property does not lie within any area designated under any federal, state or municipal regulations as a flood plain, wetland or aquifer district or any other special district such as, but not limited to, any historical, parking or conservancy district or any area subject to a moratorium or rationing of water, sewer or other utility services;

(6) the property is located within an area having a flood zone designation "C" by the Secretary of Housing and Urban Development (which is not a special flood hazardous area inundated by 100 year flood) on Flood Insurance Rate Map No. 290173 0080B, with a date of identification of August 5, 1986, for Kansas City, Missouri, which is the current Flood Insurance Rate Map for the community in which the property is situated;

(7) all access to and egress from the property is shown and (i) the property has direct access to and from NE 38th Street and N. Kentucky Avenue, which is a duly dedicated and accepted paved public street or highway with right-of-way lines that are completely contiguous to the perimeter lines of the property along the entire right-of-way as shown, (ii) are in accordance with applicable governmental requirements, and (iii) all necessary approvals therefor have been obtained;

(8) there are no violations of any setback, height or building line requirements created by applicable zoning laws or recorded restrictive covenants;

(9) drainage of surface or other water; municipal water service, sanitary sewer, storm sewer, and telephone, electric and gas services are available to the property at the lot lines and in the locations indicated hereon and are adequate to serve the current and proposed use of the improvements without the need for easements across the land of others;

(10) the boundary line dimensions as shown hereon form a mathematically closed figure within 0.1 foot;

(11) the property does not constitute an illegal subdivision of land under applicable laws;

(12) the property does not serve any adjoining property for drainage, utilities or egress or ingress;

(13) the street address of the subject property is shown on the Survey.

(14) this survey was made in accordance with (i) the minimum standard detail requirements for ALTA/ASCM land title surveys established by ALTA, ACSM and NSPS in 1999 and (ii) the accuracy standards of ALTA and ASCM for the Survey Area and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 15, and 16 of Table A of such standards.

Date

W. James Schowe RLS 1989

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