

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: AT THE SOUTHEAST COMER OF THE NORTHEAST QUARTER SAID SECTION 6; THENCE NORTH 88° 57'01", WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 2,648.30 FEET TO THE SOUTHWEST COMER OF SAID NORTHEAST QUARTER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 88°56'40" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 122.16 FEET; THENCE NORTH 01°03'20" EAST, 48.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NW TIFFANY SPRINGS ROAD AS ESTABLISHED IN BOOK 1089, AT PAGE 486 (SAID DOCUMENT ESTABLISHED RIGHT OF WAY FOR NW TIFFANY SPRINGS ROAD AND N AMBASSADOR ROAD); THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TEN COURSES: THENCE NORTH 88°56'40" WEST, 1,152.61 FEET; THENCE NORTH 85°07'45" WEST, 270.47 FEET; THENCE NORTH 88°56'40" WEST, 205.57 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 83°29'36" AND AN ARC DISTANCE OF 52.46 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,137.00 FEET, A CENTRAL ANGLE '00°45'24" AND AN ARC DISTANCE OF 15.02 FEET; THENCE SOUTH 84°02'39" WEST, 104.00 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 06°13'59" EAST WITH A RADIUS OF 1,033.00 FEET, A CENTRAL ANGLE OF 00°19'21" AND AN ARC DISTANCE OF 5.81 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 96°57'59" AND AN ARC DISTANCE OF 60.93 FEET; THENCE NORTH 88°56'40" WEST, 450.03 FEET; THENCE SOUTH 87°38'12" WEST, 134.99 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NW SKYVIEW AVENUE (MISSOURI HIGHWAY W) AS ESTABLISHED BY BOOK 672 AT PAGE 680; THENCE NORTHEASTERLY (DEPARTING AFORESAID NORTHERLY RIGHT OF WAY LINE OF NW TIFFANY SPRINGS ROAD) ALONG SAID EASTERLY RIGHT OF WAY LINE, THE FOLLOWING FOUR (4) COURSES: THENCE NORTH 07°21'16" EAST, 17.70 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,085.92 FEET, A CENTRAL ANGLE OF 16°28'08" AND AN ARC DISTANCE OF 312.13 FEET; THENCE NORTH 66°10'36" WEST, 25.00 FEET; THENCE NORTH 23°49'24" EAST, 536.93 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTH AMBASSADOR ROAD AS ESTABLISHED IN BOOK 1145, AT PAGE 644 (SAID DOCUMENT ESTABLISHED RIGHT OF WAY FOR N AMBASSADOR ROAD AND NW SKYVIEW AVENUE); THENCE EASTERLY (DEPARTING AFORESAID EASTERLY RIGHT OF WAY LINE) ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 75°38'22" EAST WITH A RADIUS OF 1,169.00 FEET, A CENTRAL ANGLE OF 07°22'16" AND AN ARC DISTANCE OF 150.39 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID NW SKYVIEW AVENUE AS ESTABLISHED BY SAID BOOK 1145 AT PAGE 644; THENCE SOUTH 43°22'30" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 38.61 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 03°45'13" EAST WITH A RADIUS OF 1,146.00 FEET, A CENTRAL ANGLE OF 13°21 '50" AND AN ARC DISTANCE 267.30 FEET; THENCE SOUTH 17°07'03" EAST,

ALONG SAID WESTERLY RIGHT OF WAY LINE, 161.32 FEET; THENCE NORTH 72°52'57" EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID NW SKYVIEW AVENUE AS ESTABLISHED BY SAID BOOK 1145 AT PAGE 644, 110.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID NW SKYVIEW AVENUE AS ESTABLISHED BY SAID BOOK 1145 AT PAGE 644; THENCE NORTH 17°07'03" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 161.32 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,036.00 FEET, A CENTRAL ANGLE OF 13°35'46" AND AN ARC DISTANCE OF 245.84 FEET; THENCE NORTH 43°25'52" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 34.59 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID N AMBASSADOR ROAD AS ESTABLISHED BY SAID BOOK 1145 AT PAGE 644; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 89°07'39" EAST WITH A RADIUS OF 1,152.00 FEET, A CENTRAL ANGLE OF 18°05'05" AND AN ARC DISTANCE OF 363.62 FEET; THENCE NORTH 71°02'33" EAST, 131.67 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 84°28'24" AND AN ARC DISTANCE OF 1,518.57 FEET; THENCE SOUTH 24°29' 02" EAST, 30.34 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 02°34'34" AND AN ARC DISTANCE OF 43.61 FEET; THENCE SOUTH 12°11'38" EAST, 16.41 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N. AMBASSADOR ROAD AS ESTABLISHED BY AFORESAID DOCUMENT RECORDED IN BOOK 1089 AT PAGE 486; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; THENCE CONTINUING SOUTH 12°11' 38" EAST, 105.60 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 14°41'18" EAST WITH A RADIUS OF 957.00 FEET, A CENTRAL ANGLE OF 10°32'00" AND AN ARC DISTANCE OF 175.94 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 95°12'40" AND AN ARC DISTANCE OF 59.82 FEET TO THE POINT OF BEGINNING. CONTAINING 41.38 ACRES, MORE OR LESS.