

## **A. LEGAL DESCRIPTION OF THE REDEVELOPMENT AREA**

The redevelopment area is an irregularly shaped area generally located Easterly of the centerline of Interstate Highway No. 29; Westerly of N Platte Purchase Drive; Northerly of Missouri State Highway No. 152 in the middle and on the Easterly side; Southerly of Tiffany Springs Parkway on the Westerly side and Southerly of NW 108th on the Easterly side, and Westerly of the Easterly line of Platte County, all located in Kansas City, Platte County, Missouri, being bounded and described as follows:

Beginning at the intersection of the centerline of Tiffany Springs Parkway, as now established, and the centerline of NW Skyview Avenue, as now established; thence Southerly along the centerline of said NW Skyview Avenue to a point on the North line of the Northwest Quarter of Section 6, Township 51 North, Range 33 West; thence continuing Southerly along the centerline of said NW Skyview Avenue a distance of 1423.24 feet to a point perpendicular to the Northwest Corner of Tract 1, Tiffany Springs, Case No. 9831-GP-11, a Planned Development in Kansas City, Platte County, Missouri; thence perpendicular to the last described course a distance of 35.00 feet to the Easterly right-of-way line of Skyview Avenue, said point being the Northwest Corner of Tract 1 as shown on the Amended Preliminary Development Plan of Tiffany Springs, dated May 28, 2003; thence Easterly along the North line of Tract 1 on a curve to the left, having a radius of 1091.00 feet, an arc length of 614.18 feet; thence continuing North along the North line of Tract 1 a distance of 131.66 feet; thence continuing Easterly and Southerly along a curve to the right, being tangent to the last described course, having a radius of 1091.00 feet, and arc length of 2093.48 feet to a point on the South Line of the Northwest Quarter of said Section 6; thence East along said South line and along the North Line of the Southeast Quarter of said Section 6 and the South line of the Northeast Quarter of the said Section 6, to the East Line of said Northeast Quarter; thence North 00°25'39" East along said East line, 52.26 feet to the North right of way line of Tiffany Springs Road and the South line of Tiffany Estates, a subdivision of land in said Kansas City, thence Northeasterly along the last said two lines along a curve to the left having an initial tangent bearing of North 80°02'34" East with a radius of 660.00 feet, a central angle of 40°00'50" and an arc distance of 460.93 feet; thence North 40°01'40" East, along the last said two lines, 100.03 feet; thence Northeasterly along a curve to the right being tangent to the last described course, with a radius of 740.00 feet, a central angle of 30°35'56" and an arc distance of 395.20 feet to the Northeast corner of said plat; thence South 88°12'46" East along the Easterly extension of the North line of said plat, 1,799.17 feet to the West Line of the Northeast Quarter of Section 5, Township 51 North Range 33 West; thence North 00°24'47" East, along said West line, 1,832.88 feet to the Northeast Corner thereof; thence North 90°00'00" East along the South line of the Southwest Quarter of Section 32, Township 52 North, Range 33 West, 32.75 feet to the Southeast corner thereof; thence North 00°40'23" East, along the East line of said Southwest Quarter 721.33 feet to a point on a line that is the Westerly extension of the North line of Genesis Place Estates; thence North 89°53'22" East, along said Westerly extension line and along said North plat line 2,629.04 feet to the Northeast corner thereof, said point also being on the East line of the Southeast Quarter of last said Section 32; thence South 00°32'08" West, along said East line, 718.91 feet to the Southeast corner of said Southeast Quarter; thence North 89°57'30" East, along the South line of the Southwest Quarter of Section 33, Township 52 North, Range 33 West, 2,636.08 feet to the Southeast corner of said Southwest Quarter; thence North 00°31'20" East, along the West line of the Southeast Quarter of said Section 33, 2,637.19

feet to the Northwest corner of said Southeast Quarter; thence North  $00^{\circ}15'51''$  West along the West line of the Northeast Quarter of said Section 33, 2,638.27 feet to the Northwest corner of said Northeast Quarter; thence North  $89^{\circ}37'26''$  East along the North line of said Northeast Quarter, 2,690.13 feet to the Northeast corner of said Northeast Quarter; thence North  $00^{\circ}32'08''$  East, along the East line of the Southeast Quarter of Section 28, Township 52 North, Range 33 West, 2,639.75 feet to the Northeast corner of said Southeast Quarter; thence South  $89^{\circ}53'22''$  East, along the North line of the Fractional Southwest Quarter of Section 27, Township 52 North, Range 33 West (Platte County), 634.01 feet to the Fractional Northeast Quarter of said Section 27 and a point on the East line of Platte County, Missouri and the West line of Clay County, Missouri; thence South  $00^{\circ}35'09''$  West, along the East line of said Fractional Southwest Quarter and along last said County lines, 2649.60 feet to the Northeast corner of the Fractional Northwest Quarter of Section 34, Township 51 North, Range 33 West; thence South  $00^{\circ}35'09''$  West, along the East line of said Fractional Northwest Quarter and along last said County lines, 2635.02 feet to a point on the North line of NE 100th Street (Maple Woods Parkway); thence South  $89^{\circ}44'54''$  West, along said North line, 522.43 feet; thence Northwesterly along said North line, along a curve to the left having an initial tangent bearing of North  $42^{\circ}01'02''$  West with a radius of 150.00 feet, a central angle of  $29^{\circ}30'51''$  and an arc distance of 77.27 feet; thence North  $89^{\circ}19'31''$  West, along said North line, 46.00 feet to the East line of the Northeast Quarter of aforesaid Section 33; thence North  $00^{\circ}36'36''$  East, 1,156.61 feet; thence South  $89^{\circ}42'31''$  West, 683.94 feet; thence South  $00^{\circ}15'00''$  East, 1,298.72 feet to the South line of the Northeast Quarter of said Section 33; thence North  $89^{\circ}45'22''$  East, along said South line, 664.44 feet to the Northeast corner of the Southeast Quarter of said Section 33; thence South  $00^{\circ}44'42''$  West, along the East line of said Southeast Quarter and along the centerline of N Platte Purchase Drive, 2,407.26 feet; thence Southerly along said centerline, along a curve to the right being tangent to the last described course with a radius of 351.33 feet, a central angle of  $31^{\circ}42'54''$  and an arc distance of 194.47 feet; thence South  $32^{\circ}27'36''$  West, along said centerline, 65.73 feet to the North line of the Fractional Northwest Quarter of Section 3, Township 51 North, Range 33 West (Platte County); thence North  $89^{\circ}44'04''$  East, along said North line, 743.64 feet to the Northeast corner of said Fractional Northwest Quarter and a point on the East line of Platte County, Missouri and the West line of Clay County, Missouri; thence South  $01^{\circ}44'29''$  West, along the East line of said fractional Northwest Quarter and along said County lines, 2,540.80 feet to the Northeast corner of the Fractional Southwest Quarter of said Section 3; thence South  $00^{\circ}47'24''$  West, along the East line of said Fractional Southwest Quarter and along said County lines, 1,106.73 feet to a point on the Northerly right of way line of Missouri State Highway No. 152 as now established; thence South  $75^{\circ}32'42''$  West, along said Northerly right of way line, 548.22 feet; thence South  $47^{\circ}36'56''$  West, along said Northerly right of way line, 626.42 feet; thence South  $41^{\circ}07'10''$  West, along said Northerly right of way line, 330.06 feet; thence Westerly along said Northerly right of way line, along a curve to the right having an initial tangent bearing of South  $64^{\circ}18'53''$  West with a radius of 3,669.71 feet, a central angle of  $26^{\circ}28'49''$  and an arc distance of 1,696.02 feet; thence North  $89^{\circ}12'18''$  West, along said Northerly right of way line, 516.57 feet to the East line of the Southwest Quarter of Section 4, Township 51 North, Range 33 West; thence North  $00^{\circ}28'56''$  East along said East line, 2,280.66 feet to the Northeast corner of said Southwest Quarter; thence North  $89^{\circ}44'57''$  West along the North line of said Southwest Quarter, 2,005.06 feet to the Easterly line of Genesis Village First Plat, a subdivision of land in said Kansas City; thence South  $00^{\circ}05'27''$  West, along said Easterly line, 280.31 feet to the Southeast corner thereof; thence North  $89^{\circ}44'03''$  West along the Southerly line of said plat and

the Westerly extension thereof, 250.00 feet to the Southwesterly right of way line of Tiffany Springs Road as now established; thence Northwesterly along said Southwesterly right of way line, along a curve to the right having an initial tangent bearing of North 52°07'00" West with a radius of 3,080.00 feet, a central angle of 09°08'40" and an arc distance of 491.57 feet; to a point on the East line of the Northeast Quarter of Section 5, Township 51 North, Range 33 West; thence South 00°30'19" West, along said East line of the Northeast Quarter of said Section 5, 33.85 feet to the Northeast corner of the Southeast Quarter of said Section 5; thence South 00°05'00" West, along the West line of said Southeast Quarter 2,258.05 feet to a point on the Northerly right-of-way line of Missouri Highway 152, as now established; thence North 89°10'59" West, along said right-of-way line, 4.50 feet; thence North 86°52'40" West, continuing along said right-of-way line, 621.50 feet; thence South 86°03'12" West, continuing along said right-of-way line, 602.08 feet; thence North 75°08'49" West, continuing along said right-of-way line, 206.16 feet; thence North 85°22'52" West, continuing along said right-of-way line, 316.70 feet; thence South 01°03'15" West, 392.71 feet to a point on the North line of the Southeast Quarter of said Section 8; thence North 88°56'45" West along said North line, 210.57 feet to the Northwest corner of Lot 1, Ramona Villa, a subdivision of land in said Platte County; thence South 00°25'56" West, along the Westerly line of said Lot 1, 600.00 feet to the Southwest corner thereof, being also a point on the Northerly line of Lot 1, Garden Village, a subdivision of land in said Platte County; thence North 88°55'47" West, along the North line of said Garden Village, 126.55 feet to the Northwest corner thereof; thence South 12°26'40" West, along the Westerly line of said Garden Village, 348.94 feet; thence South 00°25'56" West, continuing along said Westerly line, 100.39 feet; thence South 88°56'45" East, continuing along said Westerly line, 199.18 feet; thence South 00°25'56" West, continuing along said Westerly line and also being along the Westerly line of Cosada Villa, a subdivision of land in said Platte County, 1,089.47 feet to the Northeast corner of Barry Near Green Hills, a subdivision of land in said Platte County; thence North 88°41'42" West, along the North line of said Barry Near Green Hills, 368.08 feet to the Northwest corner thereof; thence South 00°25'56" West, along the West line of said Barry Near Green Hills, 376.18 feet to a point on the Northerly right-of-way line of Northwest Barry Road, as now established; thence North 82°50'49" East, along said right-of-way line, 64.77 feet; thence South 01°18'18" West, continuing along said right-of-way line, 45.00 feet; thence South 88°41'42" East, continuing along said right-of-way line, 444.55 feet; thence South 01°18'18" West, 110.00 feet to a point on the Southerly right-of-way line of said Northwest Barry Road; thence South 88°41'42" East, along said right-of-way line, 261.11 feet to the Northwest corner of Tract I, Rock Of Ages Evangelical Lutheran Church, a subdivision of land in said Platte County; thence South 00°30'44" West, along said West line, 619.98 feet to the Southwest corner thereof, being also a point on the North line of Lot 2, Line Hills, a subdivision of land in said Platte County; thence North 88°41'41" West, along said North line, 1,065.59 feet to a point on the Westerly right-of-way line of Green Hills Road, as now established; thence South 00°25'49" West, along said right-of-way line, 117.01 feet; thence North 88°41'53" West, 190.00 feet; thence North 00°25'49" East, 45.00 feet; thence North 15°54'40" East, 149.82 feet; thence North 88°41'53" West, 319.70 feet to a point on the Easterly line of The Coves – Second Plat, a subdivision of land in said Platte County; thence North 55°41'47" West, along said Easterly line, 305.44 feet; thence North 19°41'38" West, continuing along said Easterly line, 217.01 feet; thence North 00°25'49" East, continuing along said Easterly line, 146.62 feet to a point on the Southerly right-of-way line of said Northwest Barry Road; thence North 89°46'35" East, along said right-of-way line, 192.64 feet; thence North 00°28'11" East, along the Westerly

line of Barry Plaza – Second Plat, and its Southerly prolongation, 602.47 feet to the Northwest corner thereof; thence North 89°38'57" East, along the Northerly line of said Barry Plaza – Second Plat, 329.99 feet to the Northeast corner thereof; thence Southerly, along the Easterly line of said Barry Plaza – Second Plat, along a curve to the right, having an initial tangent bearing of South 11°07'45" West, with a radius of 275.00 feet, a central angle of 13°55'12" and an arc distance of 66.81 feet; thence South 25°02'57" West, continuing along said Easterly line, 53.70 feet; thence Southerly continuing along said Easterly line, along a curve to the left, being tangent to the last described course, with a radius of 526.50 feet, a central angle of 15°48'15" and an arc distance of 145.23 feet; thence Southerly, continuing along said Easterly line, along a curve to the right, having a common tangent with the last described course, with a radius of 489.00 feet, a central angle of 05°41'51" and an arc distance of 48.63 feet; thence Southerly, continuing along said Easterly line, along a curve to the left, having a common tangent with the last described course, with a radius of 311.00 feet, a central angle of 14°28'22" and an arc distance of 78.56 feet; thence South 00°28'11" West, 83.07 feet to a point on the Northerly right-of-way line of said Northwest Barry Road; thence North 89°46'40" East, along said right-of-way line and its Easterly prolongation, 418.97 feet to a point on the West line of the Northeast Quarter of said Section 8; thence North 00°25'56" East, along said West line, 756.58 feet; thence South 89°56'33" West, 262.27 feet to a point on the Easterly line of Tract B, said Barry Plaza – Fourth Plat; thence North 00°03'27" West, along said Easterly line, 17.50 feet; thence South 89°56'33" West, 50.00 feet to a point on the Westerly line of said Tract B, being also a point on the Easterly line of Lot 12A, said Barry Plaza – Seventh Plat; thence South 00°03'27" East, along said Easterly line, 27.00 feet to the Southeast corner of said Lot 12A; thence South 89°56'33" West, along the Southerly line of said Lot 12A, 86.97 feet; thence North 00°03'27" West, along the Westerly line of said Lot 12A, 183.74 feet; thence South 89°56'33" West, continuing along said Westerly line, 167.03 feet; thence North 00°03'27" West, continuing along said Westerly line, 134.48 feet; thence North 89°31'49" West, continuing along said Westerly line, 25.60 feet; thence North 00°28'11" East, continuing along said Westerly line, 232.90 feet to the Northwest corner thereof; thence North 89°56'33" East, along the Northerly line of said Lot 12A and its Easterly prolongation, 327.46 feet to a point on the Easterly line of said Tract B; thence North 00°03'27" West, along said Easterly line, and also along the Easterly line of Tract B, Barry Plaza – Fifth Plat, 695.69 feet to the Northeast corner of said Tract B, said Barry Plaza – Fifth Plat, being also a point on the Southerly line of Lot 9A, said Barry Plaza – Fifth Plat; thence North 89°56'33" East, along said Southerly line, 172.84 feet to a point on the Westerly right-of-way line of Green Hills Road, as now established; thence North 00°25'56" East, along said right-of-way line, 288.71 feet; thence North 38°57'24" West, continuing along said right-of-way line, 71.54 feet to a point on the Southerly right-of-way line of said Missouri Highway 152; thence North 79°02'23" West, along said right-of-way line, 400.00 feet; thence North 00°49'01" East, 301.38 feet to a point on the centerline of said Missouri Highway 152; thence North 89°10'59" West, along said centerline, 503.85 feet; thence North 00°23'01" East, 197.25 feet to the North right-of-way line of said Missouri Highway 152; thence South 80°17'58" West, along said Northerly right of way line, 204.93 feet; thence North 89°10'47" West, along said Northerly right of way line, 1,331.75 feet; thence North 89°01'13" West, along said Northerly right of way line, 1,322.44 feet to a point on the East line of the West half of the Southeast Quarter of aforesaid Section 6, Township 51 North, Range 33 West; thence South 00°25'27" West, along said East line, 160.32 feet to the centerline of said Missouri State Highway No. 152; thence North 89°00'06" West, along said centerline, 1,322.65 feet to the East line of the Southwest Quarter of

Section 7, Township 51 North Range 33 West; thence South along said East Line to the Northeast corner of the Northwest Quarter of Section 7; thence South along the East line of said Northwest Quarter to the Easterly Extension of the North Lot line of Lot 1, Boardwalk Square Second Plat, a subdivision of land in said Kansas City; thence N 90°00'00" West on the North Line of said Lot 1, 295.00 feet to the Northwest corner of said Lot 1; thence South 00°34'35" West on the West Line of said Lot 1, 265.00 feet to the North Line of Lot 8, Boardwalk Square; thence North 90°00'00" West on said North Line, 264.55 feet; thence South 51°30'00" West on said North Line, 208.83 feet; thence North 90°00'00" West on the North Line of Lots 7 and 8, Boardwalk Square, 493.39 feet; thence North 69°24'02" West, 284.23 feet to an angle point on the North line of said Lot 7; thence North 90°00'00" West on said North Line and its Westerly prolongation to the centerline of Interstate Highway No. 29; thence North and Northwesterly along the centerline of Interstate Highway No. 29 to the intersection with the Southwesterly extension of the Northwest lot line of Lot 12J, Block 12, Executive Hills North Blocks 12 and 26, thence Northeasterly along said Southwesterly extension and along said Northwest Lot line to the Northeastern Lot line of said Lot 12J; thence Southeasterly 138.27 feet along the Northeasterly Lot line of said Lot 12J to the Northwesterly Lot line of Lot 12H, said Block 12, Executive Hills North Blocks 12 and 26; thence Northeasterly along said Northwestern Lot line to the Northern Lot line of said Lot 12H; thence Southeasterly and Northeasterly along the Northern Lot line of said Lot 12H to the centerline of N Executive Hills Boulevard as now established; thence Northwesterly and Northeasterly along said centerline to the centerline of Tiffany Spring Parkway as now established; thence Easterly along the centerline of Tiffany Springs Parkway to the Point of Beginning, said point being the intersection of the centerline of Tiffany Springs Parkway and the centerline of NW Skyview Avenue.

Except all property that is included in the following plats located within the above description: Autumn Ridge First Plat, Autumn Ridge Second Plat, Autumn Ridge Third Plat, Autumn Ridge Fourth Plat, Autumn Ridge Fifth Plat, Autumn Ridge 6th Plat, Autumn Ridge Seventh Plat, Autumn Ridge Eighth Plat, Prairie Hills North, Genesis Place Estates First Plat, Genesis Crossing First Plat, Genesis Village First Plat, Genesis Trails First Plat, Genesis Place First Plat, Fountain Hills First Plat, Fountain Hills Fourth Plat, Fountain Hills Sixth Plat, Fountain Hills Seventh Plat, Tiffany Place First Plat and Tiffany Place Second Plat.