



File #: 240489

ORDINANCE NO. 240489

Approving the plat of Berkley Riverfront East, an addition in Jackson County, Missouri, on approximately 28 acres generally located at the northeast corner of Front Street and Interstate 29/35, creating one lot to allow for renovation of the existing casino to a mixed use development that includes retail and a hotel; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2021-00014)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Berkley Riverfront East, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 4. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

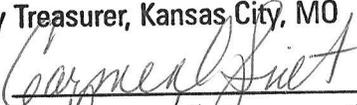
Section 5. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on May 22, 2024.

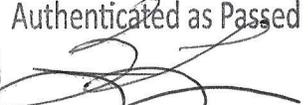
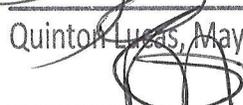
Approved as to form:


Eduard Alegre
Associate City Attorney

This is to certify that General Taxes for 20~~23~~, and all prior years, as well as special assessments for local improvements currently due if any, on property described have been paid.

City Treasurer, Kansas City, MO
By 
Dated, December 13, 2024



Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk
JUN 13 2024
Date Passed



City Planning & Development

Development Management Division

414 E. 12th Street
Kansas City, Missouri 64106

816-513-8801

Date: December 23, 2024
To: Jackson County Recorder of Deeds
From: Matthew Barnes
Subject: Exhibit A- Berkley Riverfront East Final Plat

To Whom It May Concern,

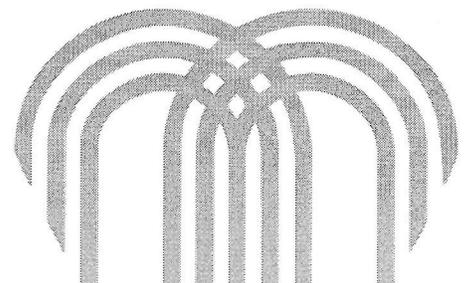
There are no covenants required to maintain stormwater or BMPs on this site. The controlling Ordinance (No. 240489), adopted by the City Council on June 13, 2024, includes language referencing "Exhibit A" in Section 3. However, no covenants are required for this Final Plat, and no exhibit is provided.

Please consider this letter as the updated "Exhibit A."

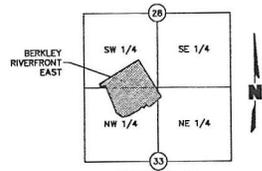
Thank you,

Matthew W. Barnes

Lead Planner



FINAL PLAT OF
BERKLEY RIVERFRONT EAST
SW 1/4, SEC. 28 - Twp. 50 N. - Rge. 33 W.
NW & NE 1/4, SEC. 33 - Twp. 50 N. - Rge. 33 W.
KANSAS CITY, JACKSON COUNTY, MISSOURI



LOCATION MAP
Sec. 28 & 33, Twp. 50 N., Rge. 33 W.
(N.T.S.)

PLAT DEDICATION: BERKLEY RIVERFRONT EAST	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: N/A	
RECORD AS: PLAT	

ACCESS EASEMENT ID	BEARING	DISTANCE
AE L1	N83°15'00"E	142.80'
AE L2	N83°29'51"E	55.22'
AE L3	S73°48'31"E	63.23'
AE L4	S38°11'07"E	80.31'
AE L5	S50°29'22"W	93.19'
AE L6	S19°12'48"E	344.81'
AE L7	S19°12'48"E	12.55'
AE L8	N83°28'11"E	96.83'
AE L9	N83°28'11"E	53.64'
AE L10	N44°49'32"E	125.49'
AE L11	S58°28'09"E	68.80'
AE L12	N51°32'49"E	381.87'
AE L13	N83°15'00"E	35.87'
AE L14	N83°29'51"E	53.82'
AE L15	S73°48'31"E	63.84'
AE L16	S38°11'07"E	82.67'
AE L17	S50°29'22"W	75.95'
AE L18	S19°12'48"E	344.81'
AE L19	S19°12'48"E	12.55'
AE L20	N83°28'11"E	96.83'
AE L21	N83°28'11"E	53.64'
AE L22	N44°49'32"E	125.49'
AE L23	S58°28'09"E	68.80'

ACCESS EASEMENT ID	RADIUS	DISTANCE
AE C1	100.00'	35.34'
AE C2	30.00'	11.88'
AE C3	24.00'	14.97'
AE C4	107.00'	130.48'
AE C5	82.00'	47.78'
AE C6	118.00'	68.75'
AE C7	152.00'	258.17'
AE C8	13.00'	10.34'
AE C9	27.00'	21.46'
AE C10	38.00'	23.84'
AE C11	52.00'	15.70'
AE C12	140.00'	187.51'
AE C13	47.72'	58.31'
AE C14	82.00'	28.98'
AE C15	10.00'	3.95'
AE C16	8.00'	3.73'
AE C17	125.00'	152.43'
AE C18	100.00'	58.27'
AE C19	100.00'	58.27'
AE C20	170.00'	208.75'
AE C21	31.00'	24.68'
AE C22	9.00'	7.18'
AE C23	58.00'	35.13'
AE C24	34.00'	10.27'
AE C25	122.00'	183.40'

SURVEYORS NOTES:

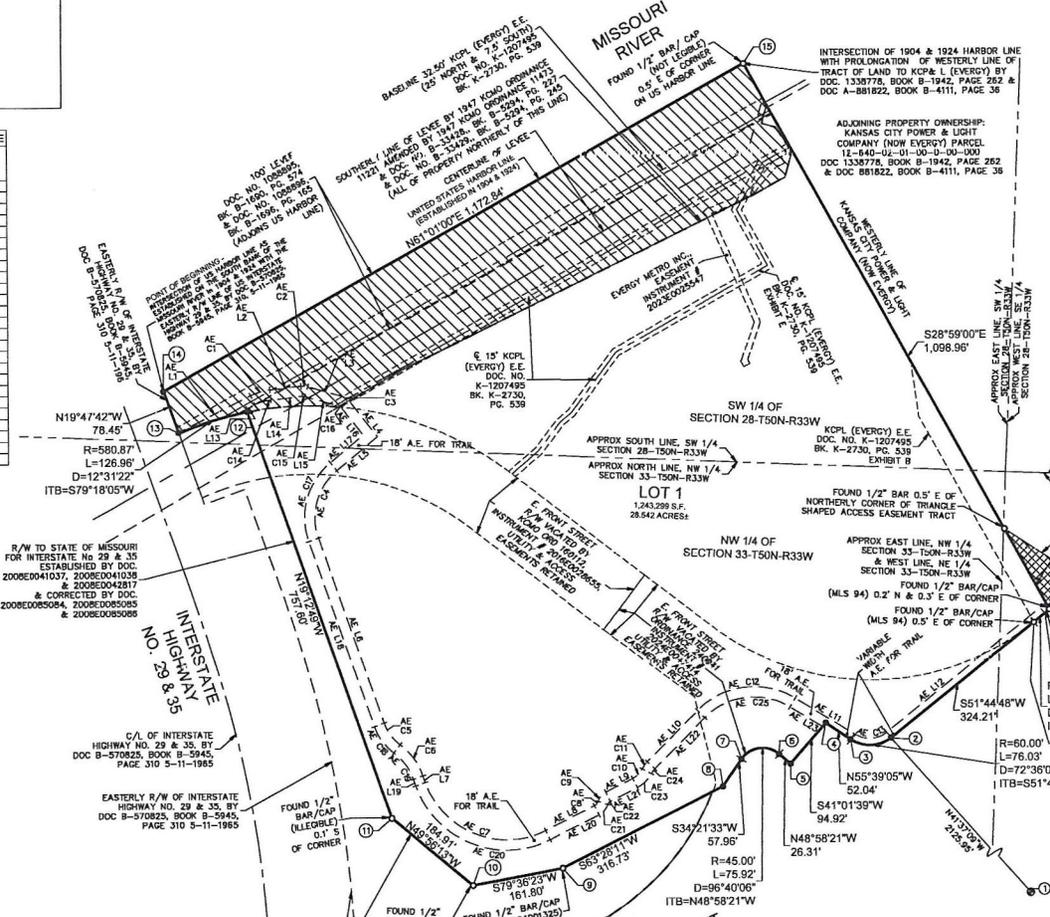
- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1031898-KCTY, EFFECTIVE SEPTEMBER 4, 2024 AT 8:00 A.M.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "A-100" WITH A GRID FACTOR OF 0.9999010. ALL COORDINATES SHOWN ARE IN METERS.
- ORDINANCE 160112 VACATED FRONT STREET, RETAINING UTILITY AND ACCESS EASEMENTS AS RECORDED IN INSTRUMENT NO. 2019E008585 AND ORDINANCE 24001 RECORDED AS INSTRUMENT NO. 2024E004717 VACATED FRONT STREET, WITH THE FOLLOWING 3 CONDITIONS TO: 1) RETAIN A UTILITY EASEMENT & PROTECT FACILITIES FOR AT&T LOCATED IN RIGHT-OF-WAY 2) RETAIN A UTILITY EASEMENT AND PROTECT FACILITIES FOR EVERGY LOCATED IN RIGHT-OF-WAY 3) RETAIN UTILITY EASEMENT, PROTECT FACILITIES AND PROVIDE ACCESS FOR PARKAS CITY, MISSOURI WATER SERVICES LOCATED IN RIGHT-OF-WAY.
- ALL WATER, SEWER AND STORM EASEMENTS SHALL BE RESERVED PRIOR TO TRANSFER OR SALE OF PROPERTY.

PLAN LEGEND

- E.E. POWER/ELECTRIC EASEMENT
- R RADIUS
- L ARC DISTANCE
- D DELTA / CENTRAL ANGLE
- I.T.B. INITIAL TANGENT BEARING
- C/L CENTERLINE
- R/W RIGHT OF WAY
- FOUND MONUMENT
- MD DNR SURVEY MONUMENT
- SET 1/2" IRON BAR WITH PLASTIC CAP TO BE SET UPON COMPLETION OF CONSTRUCTION.

LAND DATA	AREA
TOTAL LAND AREA	28,542 ACRES±
LAND AREA FOR PROPOSED EXISTING RIGHT-OF-WAY	0 ACRES±
NET LAND AREA	28,542 ACRES±
PLAT DATA	
NUMBER OF LOTS	1
NUMBER OF TRACTS	0

DEVELOPER:
PORT AUTHORITY OF KANSAS CITY
110 BERKLEY PLAZA
KANSAS CITY, MO 64120



THIS PLAT AND SURVEY OF BERKLEY RIVERFRONT EAST WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY THAT THE PLAT OF BERKLEY RIVERFRONT EAST SUBDIVISION IS BASED ON AN ACCURATE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO GLS 366
JASON S. ROUDERUSH, MO PLS 2002014092
DECEMBER 09, 2024
JRO@OLSSON.COM

04-27-2021 1ST SURVEY/ITAL
06-20-2021 2ND SURVEY/ITAL
06-28-2024 3RD SURVEY/ITAL
10-43-2024 4TH SURVEY/ITAL
10-17-2024 5TH SURVEY/ITAL
12-11-2024 6TH SURVEY/ITAL
03-08-2025 7TH SURVEY/ITAL
12-09-2024 Final Plat

Drawn by: MRS/ELB
Reviewed by: JRO/OLSSON
Checked by: JRO/OLSSON
Approved by: JRO/OLSSON
Printed on: 010-2805
File name: "PLAT_0202405.dwg"

Olsson, Land Surveying, MO REG. NO. 114, MO Certificate of Authority 021926
1301 Burlington Street, Suite 100
North Kansas City, MO 64116
www.olsson.com

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

12/26/2024 3:09 PM

NON-STANDARD FEE: EXEMPT FEE: \$33.00 6 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2024E0087848

Book: Page:
Diana Smith, Recorder of Deeds

Jackson County
Recorder of Deeds
Exempt Document

This document has been recorded under exempt status
pursuant to RSMo 59.310.4.

This certificate has been added to your document in
compliance with the laws of the State of Missouri.



Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

This page has been recorded as a permanent part of your document. Please do not remove.

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

12/26/2024 3:09 PM

NON-STANDARD FEE: EXEMPT FEE: \$116.00 5 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2024E0087849

Book: 221 Page: 50

Diana Smith, Recorder of Deeds

Jackson County
Recorder of Deeds
Exempt Document

This document has been recorded under exempt status
pursuant to RSMo 59.310.4.

This certificate has been added to your document in
compliance with the laws of the State of Missouri.



Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

This page has been recorded as a permanent part of your document. Please do not remove.

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

12/26/2024 3:09 PM

FEE: \$48.00 10 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2024E0087850

Book: Page:

Diana Smith, Recorder of Deeds

Title of Document: RELEASE OF LEASEHOLD DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING

Date of Document: December 12, 2024

Grantor: Deutsche Bank AG New York Branch, as Collateral Agent

Address: 1 Columbus Circle, New York, NY 10019

Grantee: Bally's Kansas City, LLC, a Missouri limited liability company (f/k/a IOC-Kansas City, Inc., a Missouri corporation)

Address: 100 Twin River Road, Lincoln, Rhode Island 02865

Legal Description: SEE EXHIBIT A ATTACHED

Reference Book and Pages: Instrument No. 2022E0084007

PLEASE RETURN RECORDED DOCUMENT TO:

Karen Ritter, Esq.
Latham & Watkins LLP
1271 Avenue of the Americas
New York, NY 10020

Deed of Release
(FULL)

This Deed of Release Witness, that Deutsche Bank AG New York Branch, as Collateral Agent (“Beneficiary”), owner and holder of that certain Leasehold Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing, executed by IOC-Kansas City, Inc., a Missouri corporation (now known as Bally’s Kansas City, LLC, a Missouri limited liability company), with an address at 100 Twin River Road, Lincoln, Rhode Island, 02865, to SCOTT SEITTER, ESQ., having an address at 4520 Main Street, Suite 1600, Kansas City, MO 64111, as trustee, for the benefit of Beneficiary, with an address at 1 Columbus Circle, New York, NY 10019, dated as of September 8, 2022 and recorded on September 9, 2022, as Instrument Number 2022E0084007, in the Official Records of Jackson County, Missouri (the “Deed of Trust”), t does hereby acknowledge satisfaction of said Deed of Trust and release, remise and quit claim the property therein and hereinafter described from the effect of the same, to wit:

Legal Description attached as Exhibit A.

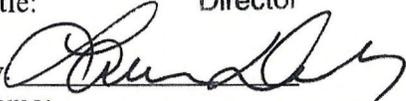
This Deed of Release is made without recourse, representation or warranty of any kind (express or implied).

[Signature hereto follows on next page.]

IN WITNESS WHEREOF, these presents have been executed pursuant to due authority, this 12th day of December, 2024.

DEUTSCHE BANK AG NEW YORK BRANCH,
as Collateral Agent and Beneficiary

By: 
Name: Philip Tancorra
Title: Director

By: 
Name: Lauren Danbury
Title: Vice President

Jackson County MO – Release of Deed of Trust

Confidential

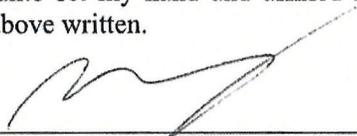
ACKNOWLEDGMENT

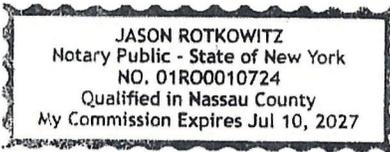
State of New York)
) ss.:
County of NASSAU)

On the 12th day of December in the year 2024 before me, the undersigned, personally appeared Philip Tancorra and Lauren Denbury, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on said instrument, such individuals, and the person or entity upon behalf of which such individuals acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in New York, the day and year last above written.

(Seal)


Notary Public in and for Said County and State
Printed Name of Notary Public: Jason Rotkowitz
My Commission Expires: July 10, 2027



Jackson County MO – Release of Deed of Trust

EXHIBIT A

Legal Description

Subleasehold Estate created by that certain Sublease dated March 12, 1993, executed by The Port Authority of Kansas City, Missouri, a body corporate and politic, Sublessor, and Hilton Hotels Corporation, a Delaware corporation, Sublessee, as amended by that certain Amended and Restated Lease Agreement dated August 21, 1995, notice of which is given by instrument denominated Memorandum of Lease filed August 23, 1995 as Document No. K-1207494 in Book K-2730 at page 532, as amended by the unrecorded First Amendment to Amended and Restated Lease Agreement dated October 31, 1995, as further amended by the unrecorded Second Amendment to Amended and Restated Lease Agreement dated June 10, 1996, last assigned to IOC-Kansas City, Inc., a Missouri corporation, by the Assignment and Assumption Agreement dated June 6, 2000, notice of which is given by the Memorandum of Assignment and Assumption Agreement (Lease Agreement) by and between Hilton Hotels Corporation, a Delaware corporation and Flamingo Hilton Riverboat Casino, L.P., a Missouri limited partnership, collectively referred to as Assignor, and Isle of Capri Casinos, Inc., a Delaware corporation, as Assignee and IOC- Kansas City, Inc., a Missouri corporation, as Operating Assignee, dated and filed June 6, 2000 as Document No. 2000K-31191.

TRACTS A-L A-2 AND A-4

ALL THAT PART OF FRACTIONAL SECTION 28 AND FRACTIONAL SECTION 33. IN TOWNSHIP 50 NORTH, RANGE 33 WEST, AS ORIGINALLY SURVEYED BY THE UNITED STATES, AND CERTAIN ACCREDIT LAND, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE UNITED STATES HARBOR LINE, AS ESTABLISHED ON THE SOUTH BANK OF THE MISSOURI RIVER IN 1904 AND 1924, AND THE EAST RIGHT-OF-WAY LINE OF U.S. INTERSTATE ROUTES 29 AND 35, AS RECORDED IN BOOK B-5945, PAGE 310, AS DOCUMENT NO. B-570825, DATED MAY 11, 1965. THENCE SOUTH 19°47'42" EAST ALONG THAT RIGHT-OF-WAY LINE, A DISTANCE OF 198.70 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF RELOCATED RIVER FRONT ROAD, AS RECORDED IN ORDINANCE NO. 42446, DATED MARCH 30, 1973. THE POINT OF BEGINNING ALSO BEING A POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 61°35'24" AND A RADIUS OF 460.87 FEET. THE RADIUS POINT BEARS SOUTH 24°06'56" EAST; THENCE SOUTHEASTERLY, SOUTHWESTERLY ALL NORTHWESTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF RELOCATED RIVER FRONT ROAD, AS RECORDED IN ORDINANCE NO. 42446, DATED MARCH 30, 1973 AND IN BOOK K-436, PAGE 730, DATED APRIL 12, 1973, AS DOCUMENT NO. K-194186, THE FOLLOWING 8 COURSES;

1. SOUTHEASTERLY ALONG THE ARC OF THAT CURVE, A DISTANCE OF 495.41 FEET;

2. SOUTH 52°31'32" EAST, A DISTANCE OF 449.20 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 4°40' 10" AND A RADIUS OF 580.87 FEET;
3. SOUTHEASTERLY ALONG THE ARC OF THAT CURVE, A DISTANCE OF 47.34 FEET;
4. SOUTH 14°03'53" EAST, A DISTANCE OF 155.67 FEET TO A POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 37°59' 11" AND A RADIUS OF 460.87 FEET, THE RADIUS POINT BEARS NORTH 69°51'40" WEST;
5. SOUTHWESTERLY ALONG THE ARC OF THAT CURVE, A DISTANCE OF 305.55 FEET;
6. SOUTH 67°22'36" WEST, A DISTANCE OF 248.91 FEET TO A POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°54'37" AND A RADIUS OF 140.19 FEET, THE RADIUS POINT BEARS NORTH 31°52'21" WEST;
7. WESTERLY ALONG THE ARC OF THAT CURVE, A DISTANT OF 219.99 FEET:
8. NORTH 27°55'08" WEST, A DISTANCE OF 60.58 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. INTERSTATE ROUTES 29 AND 35, ALSO BEING A POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°47'05" AND A RADIUS OF 2059.86 FEET, THE RADIUS BEARS SOUTH 85°59'23" WEST.

THENCE NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. INTERSTATE ROUTES 29 AND 35 THE FOLLOWING 5 COURSES;

1. NORTHWESTERLY ALONG THE ARC OF THAT CURVE, A DISTANCE OF 459.63 FEET TO A POINT THAT IS 150 FEET DISTANT NORTHEASTERLY FROM AND CONCENTRIC WITH U.S. INTERSTATE ROUTES 29 AND 35 CENTERLINE, AND BEING A POINT OF CURVE OF A SPIRAL CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 3 DEGREES 00 MINUTES 00 SECONDS AND AN INFINITE RADIUS;
2. NORTHWESTERLY ALONG THE ARC OF THAT SPIRAL CURVE. A DISTANCE OF 207.16 FEET, MORE OR LESS, TO A POINT BEING 150 FEET DISTANCE NORTHEASTERLY FROM AND CONCENTRIC WITH U.S. INTERSTATE ROUTES 29 AND 35 CENTERLINE.
3. NORTH 19 DEGREES 47 MINUTES 42 SECONDS WEST, A DISTANCE OF 109.38 FEET;
4. SOUTH 70 DEGREES 12 MINUTES 18 SECONDS WEST, A DISTANCE OF 75.00 FEET;
5. NORTH 19 DEGREES 47 MINUTES 42 SECONDS WEST, A DISTANCE OF 12.31 FEET TO THE POINT OF BEGINNING. (A-1)

AND

ALL THAT PART OF FRACTIONAL SECTION 28 AND FRACTIONAL SECTION 33, IN TOWNSHIP 50 NORTH, RANGE 33 WEST, AS ORIGINALLY SURVEYED BY THE UNITED STATES, AND CERTAIN ACCREDIT LANDS (PART OF THE LAND MAY ALSO LIE WITHIN PARTS OF LOTS 51 AND 52, HURCK'S SUBDIVISION OF GUINOTTE BLUFF, ACCORDING TO THE RECORDED PLAT THEREOF) ALL OF SAID LAND BEING IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE UNITED STATES HARBOR LINE, AS ESTABLISHED ON THE SOUTH BANK OF THE MISSOURI RIVER IN 1904 AND 1924, AND THE EAST RIGHT-OF-WAY LINE OF U.S. INTERSTATE ROUTES 29 AND 35, AS RECORDED IN BOOK B-5945, PAGE 310, AS DOCUMENT NO. B-570825, DATED MAY 11, 1965; THENCE NORTH $61^{\circ}01'00''$ EAST ALONG THAT HARBOR LINE, A DISTANCE OF 1172.84 FEET TO THE NORTHWESTERLY PROLONGATION OF THE WEST LINE OF A TRACT OF LAND CONVEYED TO THE KANSAS CITY POWER AND LIGHT COMPANY BY BOOK B-1942, PAGE 262, AS DOCUMENT NO. 1338778, AND BY BOOK B-4111, PAGE 36, AS DOCUMENT NO. A-881822; THENCE SOUTH 28 DEGREES 59 MINUTES 00 SECONDS EAST ALONG THE WEST LINE, A DISTANCE OF 1098.96 FEET; THENCE SOUTH 48 DEGREES 39 MINUTES 06 SECONDS WEST, A DISTANCE OF 10.79 FEET TO A POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $78^{\circ}49'22''$ AND A RADIUS OF 460.78 FEET, BEING A POINT ON THE NORTH RIGHT-OF-WAY OF RELOCATED RIVER FRONT ROAD AS RECORDED IN BOOK K-436, PAGE 730, AS DOCUMENT NO. K-194186; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RELOCATED RIVER FRONT ROAD AS RECORDED IN BOOK K-436, PAGE 730, DATED APRIL 12, 1973, AND IN ORDINANCE NO. 42446, DATED MARCH 30, 1973, THE FOLLOWING 3 COURSES.

1. SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF THAT CURVE, A DISTANCE OF 634.03 FEET;

2. NORTH $52^{\circ}31'32''$ WEST, A DISTANCE OF 449.20 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $60^{\circ}41'46''$ AND RADIUS OF 580.87 FEET;

3. NORTHWESTERLY ALONG THE ARC OF THAT CURVE, A DISTANCE OF 615.34 FEET TO THE EAST RIGHT-OF-WAY LINE U.S. INTERSTATE ROUTES 29 AND 35; THENCE NORTH $19^{\circ}47'42''$ WEST, ALONG THAT RIGHT-OF-WAY LINE, A DISTANCE OF 78.43 FEET TO THE POINT OF BEGINNING. (A-2)

AND

A TRACT OF LAND LOCATED IN FRACTIONAL SECTIONS 28 AND 33, TOWNSHIP 50 NORTH, RANGE 33 WEST, IN KANSAS CITY, JACKSON COUNTY, MISSOURI BEING PART OF THAT TRACT DEVOTED FOR PUBLIC USE FOR STREET PURPOSES FOR RELOCATION OF RIVER FRONT ROAD AT PASEO RIVER BRIDGE CONNECTION TO

INTERSTATE ROUTES I-29 AND I-35. IN KANSAS CITY, JACKSON COUNTY, MISSOURI BY ORDINANCE #42446 PASSED MARCH 30, 1973, SAID TRACT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTH HALF OF SAID SECTION 33; THENCE S02-28-37W, ALONG THE EAST LINE OF SAID SECTION 33, 203.62 FEET; THENCE N87-31-23W, 3218.26 FEET, TO THE TRACT HEREIN DESCRIBED; THENCE S37-29-03W, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT, 120.00 FEET, TO THE SOUTHEASTERLY CORNER THEREOF; THENCE N52-30-57W, ALONG THE SOUTHERLY LINE OF SAID TRACT, 298.65 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 460.87 FEET, AN ARC DISTANCE OF 369.52 FEET, TO THE EASTERLY RIGHT-OF-WAY OF PASEO RIVER BRIDGE CONNECTION; THENCE N19-12-49W, ALONG SAID EASTERLY RIGHT-OF-WAY, 47.28 FEET, TO THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN ORDINANCE NUMBER 11221, DATED AUGUST 18, 1947 AND AMENDED BY ORDINANCE NUMBER 11473, DATED NOVEMBER 17, 1947; THENCE N60-20-42E, ALONG SAID SOUTHERLY LINE, 157.43 FEET, TO THE NORTHERLY LINE OF SAID RIVER FRONT ROAD TRACT; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG SAID NORTHERLY LINE ON A CURVE TO THE RIGHT WITH AN INITIAL TANGENT BEARING OF S84-43-01E WITH A RADIUS OF 580.87 FEET AN ARC DISTANCE OF 32 CONTINUING ALONG SAID NORTHERLY LINE, 298.65 FEET, TO THE POINT OF BEGINNING. (A-4)

EXCEPTING FROM THE ENTIRETY OF THE FOREGOING:

1. ANY PART IN PUBLIC STREETS AND ROADWAYS NOT HAVING BEEN VACATED; AND
2. ANY PORTION OF THAT TRACT OF LAND COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33, THENCE SOUTH 02°28'37" WEST ALONG THE EAST LINE OF SAID SECTION 33 A DISTANCE OF 578.93 FEET, THENCE NORTH 87°31'23" WEST A DISTANCE OF 3,083.87 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF I-29/I-35, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE SOUTH 63°28'04" WEST 297.67 FEET, THENCE SOUTH 79°36'23" WEST 161.80 FEET, THENCE NORTH 49°56'13" WEST 184.91 FEET, THENCE NORTH 19°12'49" WEST 636.01 FEET, THENCE SOUTHWESTERLY TO THE LEFT ON THE ARC OF A CURVE HAVING A RADIUS OF 460.87 FEET, FROM AN INITIAL TANGENT BEARING OF SOUTH 81°32'49" WEST, A DISTANCE OF 125.17 FEET, THENCE SOUTH 19°45'19" EAST 13.31 FEET, THENCE NORTH 70°14'41" EAST 75 FEET, THENCE SOUTH 19°45'19" EAST 107.76 FEET TO THE SPIRAL TANGENT OF A SPIRALED CURVE TO THE RIGHT (BEING OFFSET 150' TO THE EAST OF A 3°00'00" SPIRALED CURVE TO THE RIGHT HAVING A RADIUS OF 1905.58 FEET, A TOTAL INTERIOR ANGLE OF 21°35'00" INCLUDING THE 200' LONG SPIRAL CURVES ON EACH END) HAVING A CORD BEARING OF S18°44'12"E., A LONG CORD DISTANCE OF 207.84 TO THE POINT ARC OF SAID CIRCULAR CURVE T, FROM AN INITIAL TANGENT BEARING OF SOUTH 16°45'19" EAST, A DISTANCE OF 459.99

FEET, THENCE SOUTH 28°49'33" EAST 60.47 FEET, THENCE EASTERLY TO THE LEFT ON THE ARC OF A CURVE HAVING A RADIUS OF 140.19 FEET, FROM AN INITIAL TANGENT BEARING OF SOUTH 31°55'06" EAST, A DISTANCE OF 219.99 FEET, THENCE NORTH 67°25'01" EAST 248.91 FEET, THENCE NORTHEASTERLY TO THE LEFT ON THE ARC OF A CURVE HAVING A RADIUS OF 460.81 FEET, FROM AN INITIAL TANGENT BEARING OF NORTH 58°10'11" EAST, A DISTANCE OF 288.65 FEET TO THE POINT OF BEGINNING, CONTAINING 132,267 SQUARE FEET (3.04 ACRES), MORE OR LESS, UNLESS OTHERWISE INCLUDED WITHIN THAT TRACT OF LAND COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE AFOREMENTIONED SECTION 33: THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 33 WITH A BEARING OF N.02°28'37"E., A DISTANCE OF 2612.68 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE SOUTHWEST WITH A BEARING OF S.83°42'57"W., A DISTANCE OF 2446.62 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF FRONT STREET AND THE NORTH PROPERTY LINE OF THE BNSF RAILROAD: THENCE NORTHWEST WITH A BEARING OF N.33°45'56"W., A DISTANCE OF 158.12 FEET; THENCE WEST ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S.48°40'29"W., A RADIUS OF 460.87 FEET AN ARC LENGTH OF 34.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWEST WITH A BEARING OF S.52°25'27"W., A DISTANCE OF 329.51 FEET; THENCE WEST WITH A BEARING OF N.85°19'09"W., A DISTANCE OF 59.56 FEET; THENCE SOUTHWEST WITH A BEARING OF S.48°25'39"W., A DISTANCE OF 127.00 FEET; THENCE SOUTHWEST WITH A BEARING OF S.52°35'33"W., A DISTANCE OF 155.64 FEET; THENCE SOUTHWEST WITH A BEARING OF S.68°37'00"W., A DISTANCE OF 200.10 FEET; THENCE SOUTHWEST WITH A BEARING OF S.82°50'41"W., A DISTANCE OF 203.35 FEET; THENCE NORTHWEST WITH A BEARING OF N.81°09'55"W., A DISTANCE OF 110.87 FEET; THENCE NORTHWEST WITH A BEARING OF N.35°36'03"W., A DISTANCE OF 154.66 FEET; THENCE SOUTHEAST WITH A BEARING OF S.49°56'13"E., A DISTANCE OF 184.91 FEET; THENCE NORTHEAST WITH A BEARING OF N.79°36'23"E., A DISTANCE OF 161.80 FEET; THENCE NORTHEAST WITH A BEARING OF N.63°28'04"E., A DISTANCE OF 297.67 FEET; THENCE NORTHEAST ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N.22°17'06"E., A RADIUS OF 460.87 FEET, AN ARC LENGTH OF 16.90 FEET; THENCE NORTHWEST WITH A BEARING OF N.14°30'06"W., A DISTANCE OF 155.89 FEET; THENCE NORTHWEST ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N.57°11'07"W, A RADIUS OF 580.87 FEET, AN ARC LENGTH OF 47.34 FEET; THENCE NORTHWEST WITH A BEARING OF N.52°30'57"W., A DISTANCE OF 150.55 FEET; THENCE NORTHEAST WITH A BEARING OF N.37°29'03"E., A DISTANCE OF 120.00 FEET; THENCE SOUTHEAST WITH A BEARING OF S.52°30'57"E., A DISTANCE OF 150.55 FEET; THENCE SOUTHEAST ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 460.87 FEET, AN ARC LENGTH OF 599.90 FEET TO THE POINT OF BEGINNING.

TRACT A-3

SERVICE ACCESS EASEMENT

APPURTENANT EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF TRACT A-2, AS ESTABLISHED BY THE NON-EXCLUSIVE ACCESS EASEMENT AGREEMENT BETWEEN KANSAS CITY POWER & LIGHT COMPANY, HILTON KANSAS CITY CORPORATION AND THE PORT AUTHORITY OF KANSAS CITY RECORDED AUGUST 23, 1995, AS DOCUMENT NO. K- 1207497, IN BOOK K-2730, AT PAGE 567, OVER THE FOLLOWING DESCRIBED LAND, TO-WIT: A TRACT OF LAND IN FRACTIONAL SECTION 33, IN TOWNSHIP 50 NORTH, RANGE 33 WEST, AS ORIGINALLY SURVEYED BY THE UNITED STATES AND CERTAIN ACCREDITED LANDS (PART OF THE LAND MAY ALSO LIE WITHIN PARTS OF LOTS 51 AND 52, HURCK'S SUBDIVISION OF GUINOTTE BLUFF, ACCORDING TO THE RECORDED PLAT THEREOF) ALL OF SAID LAND BEING IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE UNITED STATES HARBOR LINE, AS ESTABLISHED ON THE SOUTH BANK OF THE MISSOURI RIVER IN 1904 AND 1924, AND THE EAST RIGHT-OF-WAY LINE OF U.S. INTERSTATE ROUTES 29 AND 35, AS RECORDED IN BOOK B-5945, PAGE 310, DOCUMENT NO. B-570825, DATED MAY 11, 1965; THENCE NORTH 61°01'00" EAST ALONG THAT HARBOR LINE, A DISTANCE OF 1172.84 FEET TO THE NORTHWESTERLY PROLONGATION OF THE WEST LINE OF A TRACT OF LAND CONVEYED TO THE KANSAS CITY POWER AND LIGHT COMPANY BY BOOK B-1942, PAGE 262, AS DOCUMENT NO. 1338778, AND BY BOOK B-4111, PAGE 36, AS DOCUMENT NO. A-881822; THENCE SOUTH 28°59'00" EAST ALONG THAT WEST LINE, A DISTANCE OF 937.77 FEET TO A POINT 175.00 FEET NORTHWESTERLY FROM THE NORTHERLY RIGHT-OF-WAY LINE OF RIVER FRONT ROAD, BEING THE POINT OF BEGINNING. THENCE SOUTH 56°52'23" EAST, A DISTANCE OF 177.56 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIVER FRONT ROAD; THENCE SOUTH 48°44'55" WEST ALONG THAT RIGHT-OF-WAY LINE, A DISTANCE OF 85.00 FEET TO THE PREVIOUSLY DESCRIBED WEST LINE OF THAT TRACT OF LAND CONVEYED TO THE KANSAS CITY POWER AND LIGHT COMPANY; THENCE NORTH 28°59'00" WEST AL T TRACT OF LAND, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

Property Address: 1800 East Front Street, Kansas City, MO 64120

[End of Exhibit A]