

NOTES:

1. ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.
2. SERVICE LINES SHALL HAVE A COVER OF NOT LESS THAN FOUR (4) FT NOR MORE THAN FIVE (5) FT, UNLESS OBSTRUCTIONS REQUIRE DEEPER EXCAVATION FOR CLEARANCE.
3. WHERE SERVICE LINES MUST CROSS OVER SEWERS, STORM DRAINS, OR SANITARY SEWERS, THE SERVICE LINE MUST BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE SERVICE LINE IS AT LEAST 18" ABOVE THE TOP OF THE SEWER. THIS VERTICAL SEPARATION MUST BE MAINTAINED FOR THAT PORTION OF THE SERVICE LINE LOCATED WITHIN 10 FT HORIZONTALLY OF ANY SEWER OR SEWER LINE THAT IT CROSSES. SAID 10 FT TO BE MEASURED AS THE NORMAL DISTANCE FROM THE SERVICE LINE TO THE SEWER.

LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- NEW HDPE STORM SEWER
- NEW PVC SDR-26 SANITARY SEWER SERVICE
- NEW 4" DIP CLASS 52 DOMESTIC WATER SERVICE
- MILL AND OVERLAY ASPHALT PAVEMENT
- FULL DEPTH PAVEMENT REPLACEMENT FOR UTILITY TRENCH

First American Title commitment No. NCS-775670-KCTY - Schedule "A" Property Description:

TRACT 1:
ALL THAT PART OF BLOCK 32, WEST KANSAS ADDITION NO. 1, A SUBDIVISION OF LAND, AND ALL THAT PART OF LOTS 1 THROUGH 5, BOTH INCLUSIVE, BLOCK 8, PACIFIC PLACE, A SUBDIVISION OF LAND, TOGETHER WITH PART OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOT 1, BLOCK 8, IN SAID PACIFIC PLACE, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 32, BEING THE POINT OF INTERSECTION OF THE SOUTH LINE OF 9TH STREET AND THE WEST LINE OF LIBERTY STREET, AS SAID STREETS ARE NOW ESTABLISHED; THENCE SOUTH 0° 38' 33" WEST ALONG THE WEST LINE OF SAID LIBERTY STREET 190.11 FEET TO THE NORTHWESTERLY LINE OF A 20 FOOT WIDE ALLEY LYING BETWEEN BLOCKS 2 AND 8 IN SAID PACIFIC PLACE; THENCE SOUTH 60° 25' 25" WEST ALONG SAID NORTHWESTERLY LINE 113.21 FEET; THENCE NORTH 29° 40' 07" WEST ALONG THE SOUTHWESTERLY LINE OF AN EXISTING 6 STORY BRICK BUILDING 17.45 FEET; THENCE SOUTH 89° 25' 25" WEST ALONG THE SOUTH LINE OF SAID BUILDING AND ALONG THE WESTERLY PROLONGATION THEREOF, 22.60 FEET; THENCE NORTH 0° 40' 26" EAST ALONG THE WEST LINE OF A CONCRETE DOCK FOR SAID BUILDING AND ALONG THE SOUTHERLY PROLONGATION THEREOF, 91.50 FEET; THENCE NORTH 89° 29' 17" EAST ALONG THE NORTH LINE OF SAID 6 STORY BUILDING 37.15 FEET; THENCE NORTH 0° 34' 16" EAST ALONG THE WEST LINE OF AN EXISTING 5 STORY BRICK BUILDING, 31.52 FEET TO THE CENTER LINE OF AN EXISTING BRICK WALL IN SAID 5 STORY BRICK BUILDING; THENCE NORTH 89° 15' 18" EAST ALONG SAID CENTER LINE 18.78 FEET; THENCE NORTH 0° 52' 34" EAST ALONG SAID CENTER LINE 108.41 FEET TO THE SOUTH LINE OF SAID 9TH STREET; THENCE SOUTH 89° 16' 25" EAST ALONG THE SOUTH LINE OF SAID 9TH STREET 72.85 FEET TO THE POINT OF BEGINNING.

TRACT 2:
THE EAST 261.71 FEET OF BLOCK 32 AND THE EAST 74.29 FEET OF THE WEST 122.29 FEET OF SAID BLOCK 32, WEST KANSAS ADDITION NO. 1, A SUBDIVISION OF LAND AND LOTS 1 THRU 5, BOTH INCLUSIVE, BLOCK 8, PACIFIC PLACE, A SUBDIVISION OF LAND, TOGETHER WITH ALL OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOT 1, BLOCK 8, IN SAID PACIFIC PLACE, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF 9TH STREET 48.0 FEET EAST OF THE EAST LINE OF WYOMING STREET, AS BOTH STREETS ARE NOW ESTABLISHED; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID WYOMING STREET 125.42 FEET (MEASURED -125.00 FEET PLAT) TO THE SOUTH LINE OF BLOCK 32 IN SAID WEST KANSAS ADDITION NO. 1; THENCE EAST ALONG SAID SOUTH LINE 154.00 FEET; THENCE SOUTH ALONG THE NORTHWESTERLY LINE OF THE WEST LINE OF LOTS 1 THRU 5, BLOCK 8, IN SAID PACIFIC PLACE, AND ALONG SAID WEST LINE 169.35 FEET TO THE NORTHWESTERLY LINE OF THE 20-FOOT WIDE ALLEY LYING BETWEEN BLOCKS 2 AND 8 IN SAID PACIFIC PLACE; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE 207.33 FEET TO THE WEST LINE OF LIBERTY STREET, AS NOW ESTABLISHED; THENCE NORTH ALONG SAID WEST LINE 190.11 FEET TO THE SOUTH LINE OF SAID 9TH STREET; THENCE WEST ALONG SAID SOUTH LINE 336.45 FEET (DEED 336.00 FEET) TO THE POINT OF BEGINNING. EXCEPT THE FOLLOWING DESCRIBED TRACTS: ALL THAT PART OF BLOCK 32, WEST KANSAS ADDITION NO. 1, A SUBDIVISION OF LAND, AND ALL THAT PART OF LOTS 1 THROUGH 5, BOTH INCLUSIVE, BLOCK 8, PACIFIC PLACE, A SUBDIVISION OF LAND, TOGETHER WITH PART OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOT 1, BLOCK 8, IN SAID PACIFIC PLACE, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 32, BEING THE POINT OF INTERSECTION OF THE SOUTH LINE OF 9TH STREET AND THE WEST LINE OF LIBERTY STREET, AS SAID STREETS ARE NOW ESTABLISHED; THENCE SOUTH 38° 33" WEST ALONG THE WEST LINE OF SAID LIBERTY STREET 190.11 FEET TO THE NORTHWESTERLY LINE OF A 20 FOOT WIDE ALLEY LYING BETWEEN BLOCKS 2 AND 8 IN SAID PACIFIC PLACE; THENCE SOUTH 60° 25' 25" WEST ALONG SAID NORTHWESTERLY LINE 113.21 FEET; THENCE NORTH 29° 40' 07" WEST ALONG THE SOUTHWESTERLY LINE OF AN EXISTING 6 STORY BRICK BUILDING 17.45 FEET; THENCE SOUTH 89° 25' 25" WEST ALONG THE SOUTH LINE OF SAID BUILDING AND ALONG THE WESTERLY PROLONGATION THEREOF, 22.60 FEET; THENCE NORTH 0° 40' 26" EAST ALONG THE WEST LINE OF A CONCRETE DOCK FOR SAID BUILDING AND ALONG THE SOUTHERLY PROLONGATION THEREOF, 91.50 FEET; THENCE NORTH 89° 29' 17" EAST ALONG THE NORTH LINE OF SAID 6 STORY BUILDING 37.15 FEET; THENCE NORTH 0° 34' 16" EAST ALONG THE WEST LINE OF AN EXISTING 5 STORY BRICK BUILDING, 31.52 FEET TO THE CENTER LINE OF AN EXISTING BRICK WALL IN SAID 5 STORY BRICK BUILDING; THENCE NORTH 89° 15' 18" EAST ALONG SAID CENTER LINE 18.78 FEET; THENCE NORTH 0° 52' 34" EAST ALONG SAID CENTER LINE 108.41 FEET TO THE SOUTH LINE OF SAID 9TH STREET; THENCE SOUTH 89° 16' 25" EAST ALONG THE SOUTH LINE OF SAID 9TH STREET 72.85 FEET TO THE POINT OF BEGINNING. AND THE WEST 70.80 FEET OF THE EAST 261.71 FEET, BLOCK 32, AND THE EAST 74.29 FEET OF THE WEST 122.29 FEET OF SAID BLOCK 32, WEST KANSAS ADDITION NO. 1, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

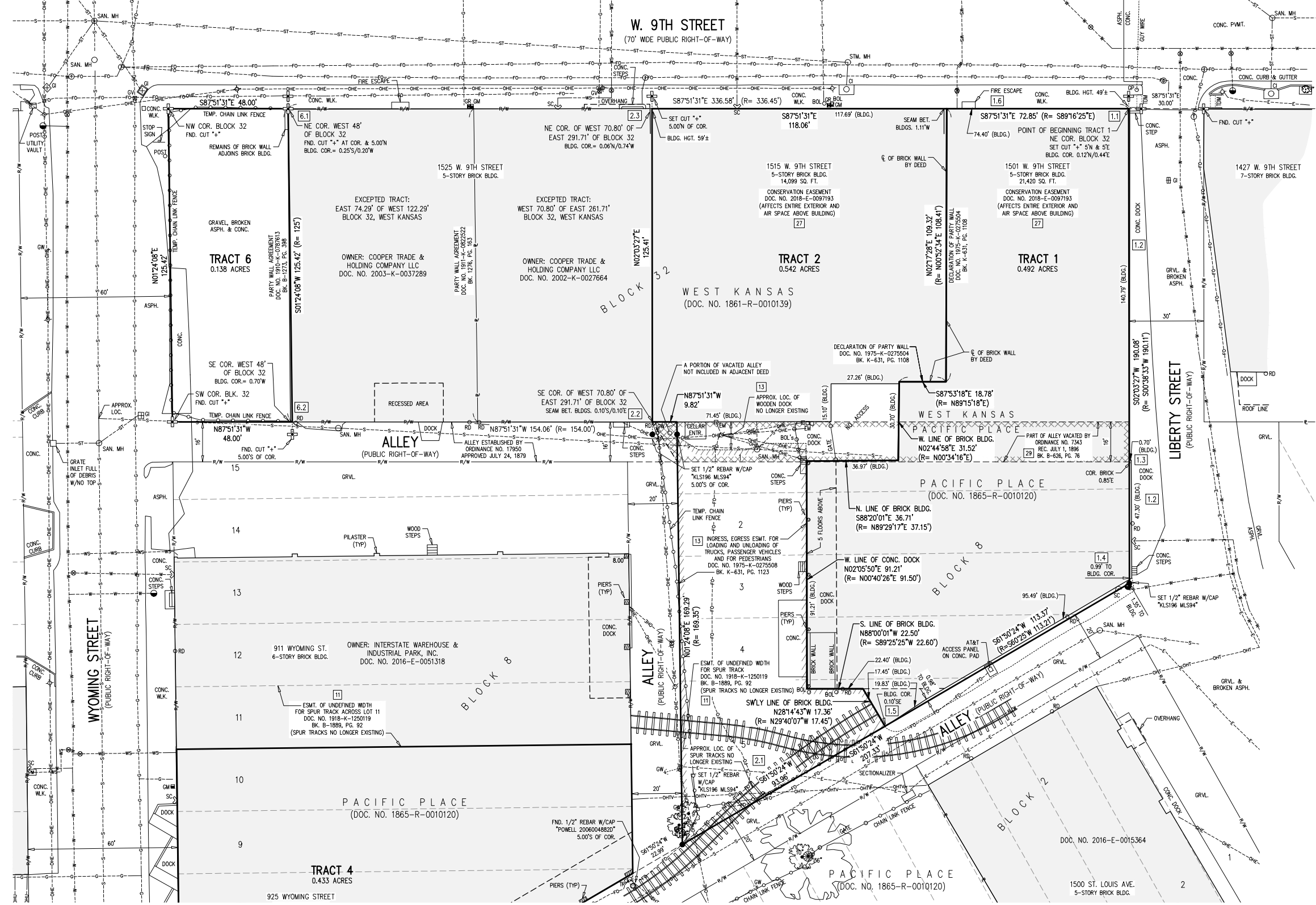
TRACT 6:
THE WEST 48 FEET OF BLOCK 32, WEST KANSAS, COMMONLY CALLED WEST KANSAS ADDITION NO. 1, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

WEST BOTTOMS FLATS

Civil Drawing

ALTA / NSPS LAND TITLE SURVEY

PART OF BLOCK 32, WEST KANSAS AND PART OF BLOCKS 2, 7 AND 8, PACIFIC PLACE KANSAS CITY, JACKSON COUNTY, MISSOURI



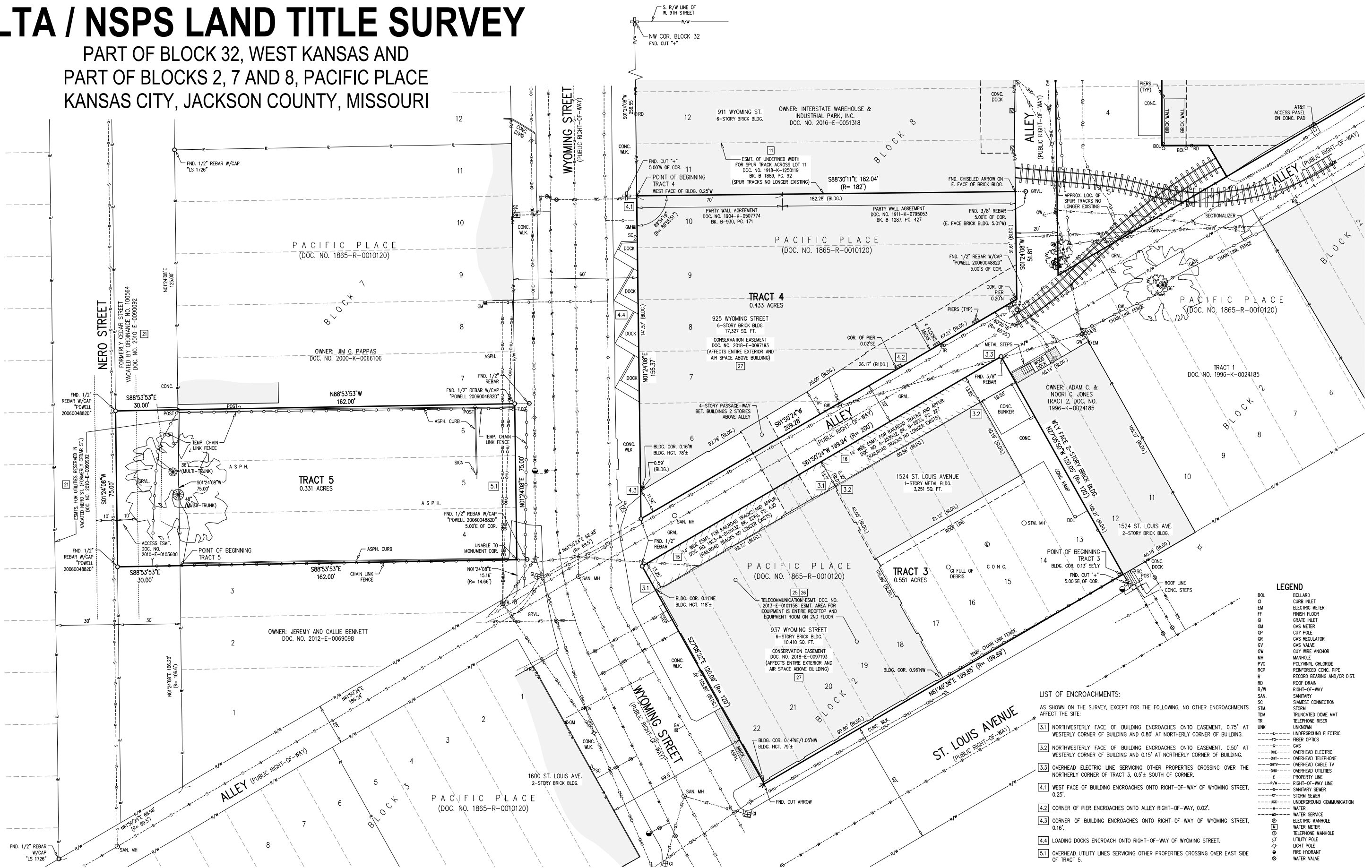
- LIST OF ENCROACHMENTS:**
AS SHOWN ON THE SURVEY, EXCEPT FOR THE FOLLOWING, NO OTHER ENCROACHMENTS AFFECT THE SITE:
- 1.1 NORTHEAST CORNER OF BRICK BUILDING ENDOACHES ONTO THE RIGHT-OF-WAY OF W. 9TH STREET, 0.12' AND ONTO THE RIGHT-OF-WAY OF LIBERTY STREET, 0.44'.
 - 1.2 CONCRETE DOCK ENDOACHES ONTO THE RIGHT-OF-WAY OF LIBERTY STREET.
 - 1.3 CORNER OF BRICK BUILDING ENDOACHES ONTO THE RIGHT-OF-WAY OF LIBERTY STREET, 0.85'.
 - 1.4 SOUTHEAST CORNER OF BRICK BUILDING ENDOACHES ONTO THE RIGHT-OF-WAY OF LIBERTY STREET, 0.99'.
 - 1.5 SOUTHERLY CORNER OF BRICK BUILDING ENDOACHES ONTO ALLEY RIGHT-OF-WAY, 0.10'.
 - 1.6 FIRE ESCAPE ENDOACHES ONTO THE RIGHT-OF-WAY OF W. 9TH STREET.
 - 2.1 OVERHEAD AND UNDERGROUND UTILITIES SERVICING OTHER PROPERTIES CROSSING THROUGH THE SOUTH SIDE OF TRACT 2.
 - 2.2 SOUTH FACE OF BRICK AT JOINT BETWEEN BUILDINGS ENDOACHES ONTO ALLEY RIGHT-OF-WAY, 0.10'.
 - 2.3 NORTHWEST CORNER OF BRICK BUILDING ENDOACHES ONTO THE RIGHT-OF-WAY OF W. 9TH STREET, 0.06' AND ONTO ADJOINING PROPERTY, 0.74'.
 - 6.1 NORTHWEST CORNER OF BRICK BUILDING ENDOACHES ONTO TRACT 6, 0.20'.
 - 6.2 SOUTHWEST CORNER OF BRICK BUILDING ENDOACHES ONTO TRACT 6, 0.70'.

LEGEND

BOL	BOLLARD
CI	CURB INLET
EM	ELECTRIC METER
FF	FINISH FLOOR
GI	GRATE INLET
GM	GAS METER
GP	GUY POLE
GR	GAS REGULATOR
GV	GAS VALVE
GW	GUY WIRE ANCHOR
MH	MANHOLE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONC. PIPE
R	RECORD BEARING AND/OR DIST.
RD	ROAD
R/W	RIGHT-OF-WAY
SAN.	SANITARY
SC	SPANISH CONNECTION
STM.	STORM
TM	TRUNCATED DOME MAT
TR	TELEPHONE RISER
UNK.	UNKNOWN
---	UNDERGROUND ELECTRIC
---	FIBER OPTICS
---	GAS
---	OVERHEAD ELECTRIC
---	OVERHEAD TELEPHONE
---	OVERHEAD CABLE TV
---	OVERHEAD UTILITIES
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SANITARY SEWER
---	STORM SEWER
---	UNDERGROUND COMMUNICATION
---	WATER
---	WATER SERVICE
---	ELECTRIC MANHOLE
---	WATER METER
---	TELEPHONE MANHOLE
---	UTILITY POLE
---	LIGHT POLE
---	FIRE HYDRANT
---	WATER VALVE

ALTA / NSPS LAND TITLE SURVEY

PART OF BLOCK 32, WEST KANSAS AND
PART OF BLOCKS 2, 7 AND 8, PACIFIC PLACE
KANSAS CITY, JACKSON COUNTY, MISSOURI



LEGEND

- BOL BOLLARD
- CI CURB INLET
- EM ELECTRIC METER
- FF FINISH FLOOR
- GI GRATE INLET
- GM GAS METER
- GP GUY POLE
- GR GAS REGULATOR
- GV GAS VALVE
- GW GUY WIRE ANCHOR
- MH MANHOLE
- PC POLYVINYL CHLORIDE
- RCP REINFORCED CONC. PIPE
- R RECORD BEARING AND/OR DIST.
- RD ROOF DRAIN
- R/W RIGHT-OF-WAY
- SAN SANITARY
- SC SIEMENSE CONNECTION
- STM STORM
- TRM TRUNCATED DOME MAT
- TR TELEPHONE RISER
- UNK UNKNOWN
- UE UNDERGROUND ELECTRIC
- FO FIBER OPTICS
- GA GAS
- OE OVERHEAD ELECTRIC
- OT OVERHEAD TELEPHONE
- OC OVERHEAD CABLE TV
- OU OVERHEAD UTILITIES
- PL PROPERTY LINE
- R/W RIGHT-OF-WAY LINE
- SS SANITARY SEWER
- ST STORM SEWER
- UC UNDERGROUND COMMUNICATION
- W WATER
- WS WATER SERVICE
- EM ELECTRIC MANHOLE
- TM TELEPHONE MANHOLE
- UL UTILITY POLE
- LP LIGHT POLE
- FI FIRE HYDRANT
- WV WATER VALVE

LIST OF ENCROACHMENTS:

- AS SHOWN ON THE SURVEY, EXCEPT FOR THE FOLLOWING, NO OTHER ENCROACHMENTS AFFECT THE SITE:
- [3.1] NORTHWESTERLY FACE OF BUILDING ENDOACHES ONTO EASEMENT, 0.75' AT WESTERLY CORNER OF BUILDING AND 0.80' AT NORTHERLY CORNER OF BUILDING.
 - [3.2] NORTHWESTERLY FACE OF BUILDING ENDOACHES ONTO EASEMENT, 0.50' AT WESTERLY CORNER OF BUILDING AND 0.15' AT NORTHERLY CORNER OF BUILDING.
 - [3.3] OVERHEAD ELECTRIC LINE SERVICING OTHER PROPERTIES CROSSING OVER THE NORTHERLY CORNER OF TRACT 3, 0.5'± SOUTH OF CORNER.
 - [4.1] WEST FACE OF BUILDING ENDOACHES ONTO RIGHT-OF-WAY OF WYOMING STREET, 0.25'.
 - [4.2] CORNER OF PIER ENDOACHES ONTO ALLEY RIGHT-OF-WAY, 0.02'.
 - [4.3] CORNER OF BUILDING ENDOACHES ONTO RIGHT-OF-WAY OF WYOMING STREET, 0.16'.
 - [4.4] LOADING DOCKS ENDOACH ONTO RIGHT-OF-WAY OF WYOMING STREET.
 - [5.1] OVERHEAD UTILITY LINES SERVICING OTHER PROPERTIES CROSSING OVER EAST SIDE OF TRACT 5.

WEST BOTTOMS FLATS



WEST BOTTOMS FLATS

BEFORE AND AFTER PHOTOS



WEST BOTTOMS FLATS

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WEST BOTTOMS FLATS

BEFORE AND AFTER PHOTOS



WEST BOTTOMS FLATS

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