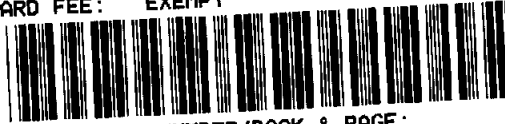


RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

04/15/2011 03:09:39 PM

INSTRUMENT TYPE: PLAT FEE: \$116.00 3 Pages
NON-STANDARD FEE: EXEMPT



INSTRUMENT NUMBER/BOOK & PAGE:

2011E0035636

Book: 136 Page: 66
ROBERT T. KELLY, DIRECTOR, 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.



Robert T. Kelly, Recorder of Deeds

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

308 W. Kansas, Suite 104
Independence, MO 64050

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



DIVISION OF FINANCE
COLLECTION DEPARTMENT

JACKSON COUNTY COURTHOUSE
415 EAST 12TH STREET (FIRST FLOOR)
KANSAS CITY, MISSOURI 64108

TAXPAYER SERVICES (816) 881-3232
BUSINESS TAXES (816) 881-3188

TAX CERTIFICATE FOR PLAT

INSTRUCTIONS TO TAXPAYER

1. Have Part I of this Tax Certificate completed by the Mapping Section of the Assessment Department.
2. Take to Taxpayer Services at either the Kansas City or Independence Courthouse. They will complete Parts II and III.
3. You cannot record your plat until these steps are completed.

PART I: TO BE COMPLETED BY ASSESSMENT DEPARTMENT
(Use one form for each parcel number)

Legal Description: (RTS OR SUB) _____

Current County Parcel/ID # 30-210-05-02

BY Andrea Kelley DATE 4/11/11

10 '09 '08

PART II: TO BE COMPLETED BY COLLECTION DEPARTMENT

(Return to Mapping Section, Assessment Department if unable to follow payment history back three years. Attach documentation if paid. Attach bill if taxes due).

YEAR	AMOUNT DUE	DATE PAID	VERIFIED BY
2010	-0-	12-16-10	<i>[Signature]</i>
2009	-0-	12-28-09	<i>[Signature]</i>
2008	-0-	5-1-09	<i>[Signature]</i>

PART III: TO BE COMPLETED BY AUTHORIZED COLLECTION DEPARTMENT SUPERVISOR

(This is to certify, that according to the records of the Collection Department, the State, County and School Taxes for Real Property have been paid in full for 100908 and all prior years for the above described property.)

4-15-11 *[Signature]*
DATE SUPERVISOR

2011E0035636-1

Filed for Record in the City of
April 15, 2011
At 3:00 o'clock P.M.
Recorded in Book 236, At Page 66
Instrument Number 2011E0035636
By *Thomas W. Clemons*
Director Recorder of Deeds
Deputy
Recorder's Fee \$ 843299.240

Center Line of Right of Way

E. ARMOUR BLVD. (100' R/W)
C.O. No. 9958 6-24-1898

A Final Condominium Plat in The Northwest Quarter,
Northeast Quarter, Section 20, Township
49 North, Range 33 West, Kansas City,
Jackson County, Missouri.

GABRIEL CONDOMINIUM

STREET DEDICATION: The streets shown on this plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

PLAT DEDICATION: The undersigned owners of the herein described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as **GABRIEL CONDOMINIUM**.

RIGHT OF EGRESS: The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Service for the delivery of mail, provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

MONY IN LIEU OF PARKLAND: The Developer elects to pay the City of Kansas City, Missouri, a sum of \$3,993,111 in lieu of required parkland dedication for 36 Residential Condominium units pursuant to Section 66-128 Code of Ordinances of the City of Kansas City, Missouri.

BUILDING LINES: Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

IN TESTIMONY WHEREOF, Condo Couture, Limited Partnership, a Nevada limited partnership company, have caused these presents to be signed by its General Partner this 23 day of February, 2011.

Nicole L. Earb - General Partner

STATE OF CALIFORNIA
COUNTY OF KANSAS
On February 22, 2011 before me, MIKE MURRILL, personally appeared Nicole L. Earb,

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

My Commission expires: Nov 01, 2012

Notary Public
Print Name MIKE MURRILL

CITY PLANNING COMMISSION
Approved: April 6, 2010

City Engineer - Gregory J. Rokos, P.E.
Director - Stacey J. Harris, P.E.

Assistant Secretary - John Eckardt

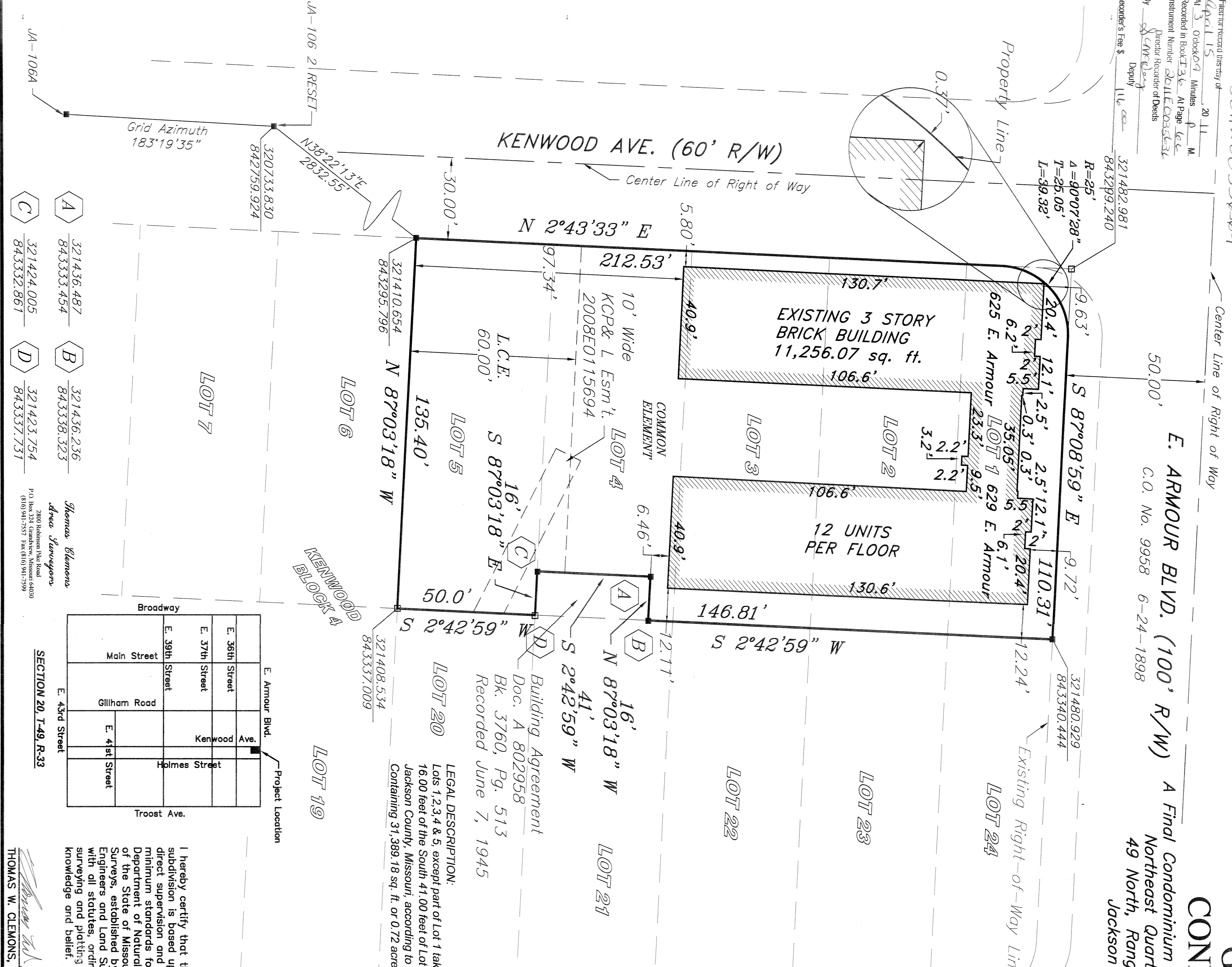
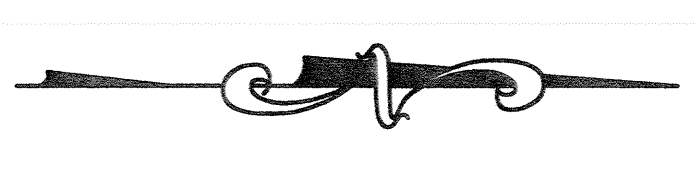
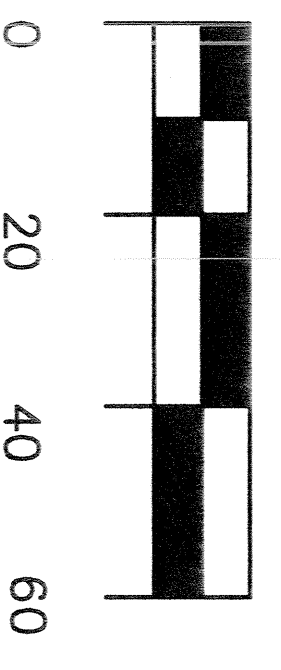
CONVINCED: This is to certify that this plat was submitted to and approved by the City Council of Kansas City, Missouri by Ordinance No. 1023 duly authenticated as passed this 19 day of March, 2010.

City Clerk - Vickie Thompson

PREPARED FOR/ DEVELOPER:
Condo Couture, Limited Partnership,
a Nevada Limited Partnership,
70190 Chappel Road
Rancho Mirage, CA 92270
760-324-1151

Andrea Kelley GIS 4/14/11
Andrea Kelley GIS

SCALE: 1"=20'
DATE: FEBRUARY 5, 2010



JA-106 2 RESET
Grid Azimuth 183°19'35"
320733.830
842759.924
N38°22'13"E
2632.55'
321436.487
843333.454
321424.005
843332.867
321436.236
843338.323
321423.754
843337.731

SECTION 20, T-49, R-33

E. 36th Street	E. Armour Blvd.
E. 37th Street	Kenwood Ave.
E. 39th Street	Holmes Street
Main Street	
Gillham Road	
E. 43rd Street	
Troost Ave.	

LEGAL DESCRIPTION:
Lots 1, 2, 3, 4 & 5, except part of Lot 1 taken for Armour Boulevard and except the East 16.00 feet of the South 41.00 feet of Lot 4, BLOCK 4, KENWOOD, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
Containing 31,389.18 sq. ft. or 0.72 acres more or less.

LEGEND
■ EXISTING IRON ROD
□ SET 1/2" IRON ROD & CAP
▨ EDGE OF BUILDING
▨ LIMITED COMMON ELEMENTS (SEE NOTE 4)
▨ COMMON ELEMENT (SEE NOTE 4)

I hereby certify that the within Plat of "GABRIEL CONDOMINIUM" subdivision is based upon an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current minimum standards for property boundary surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. 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.

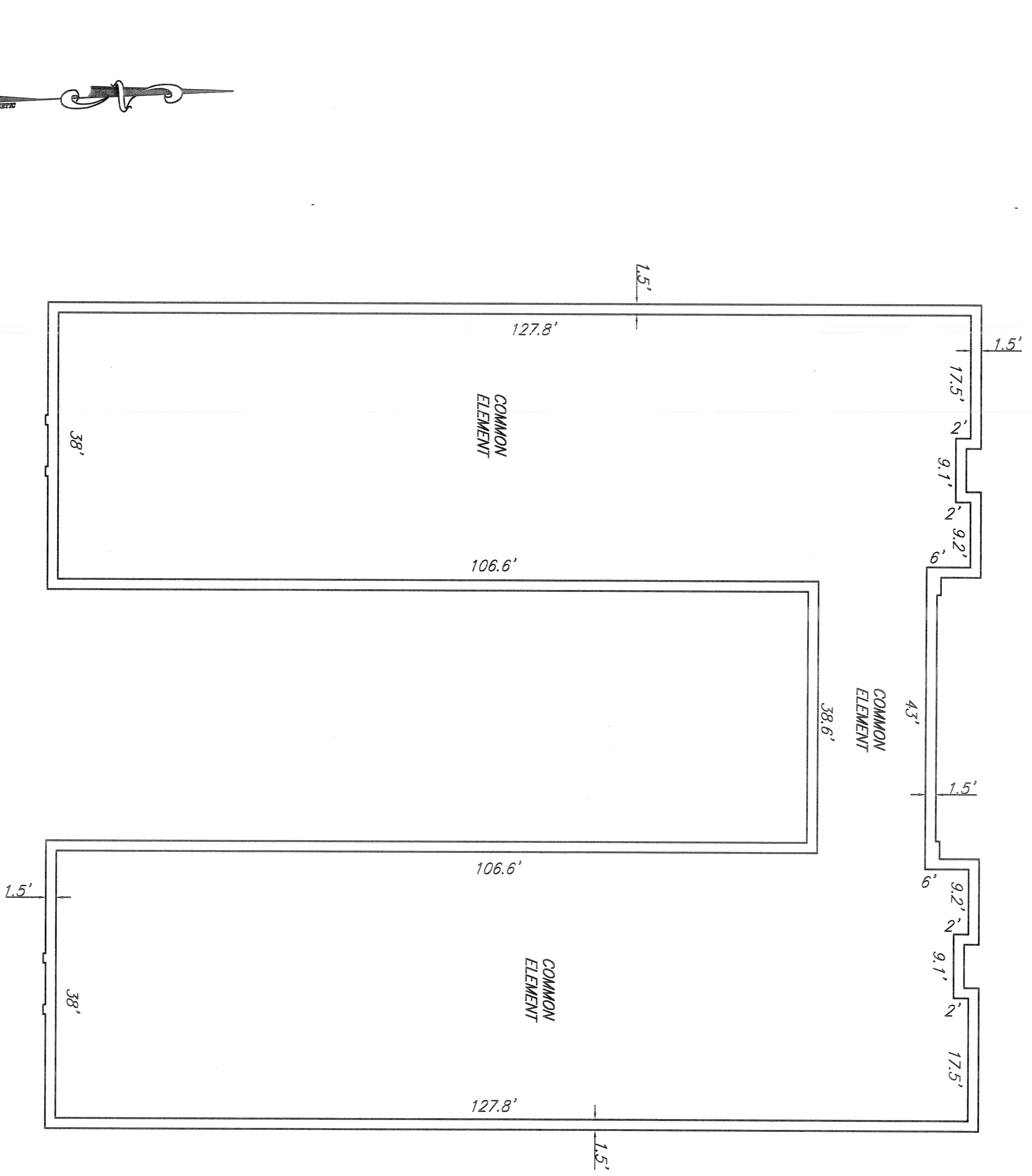
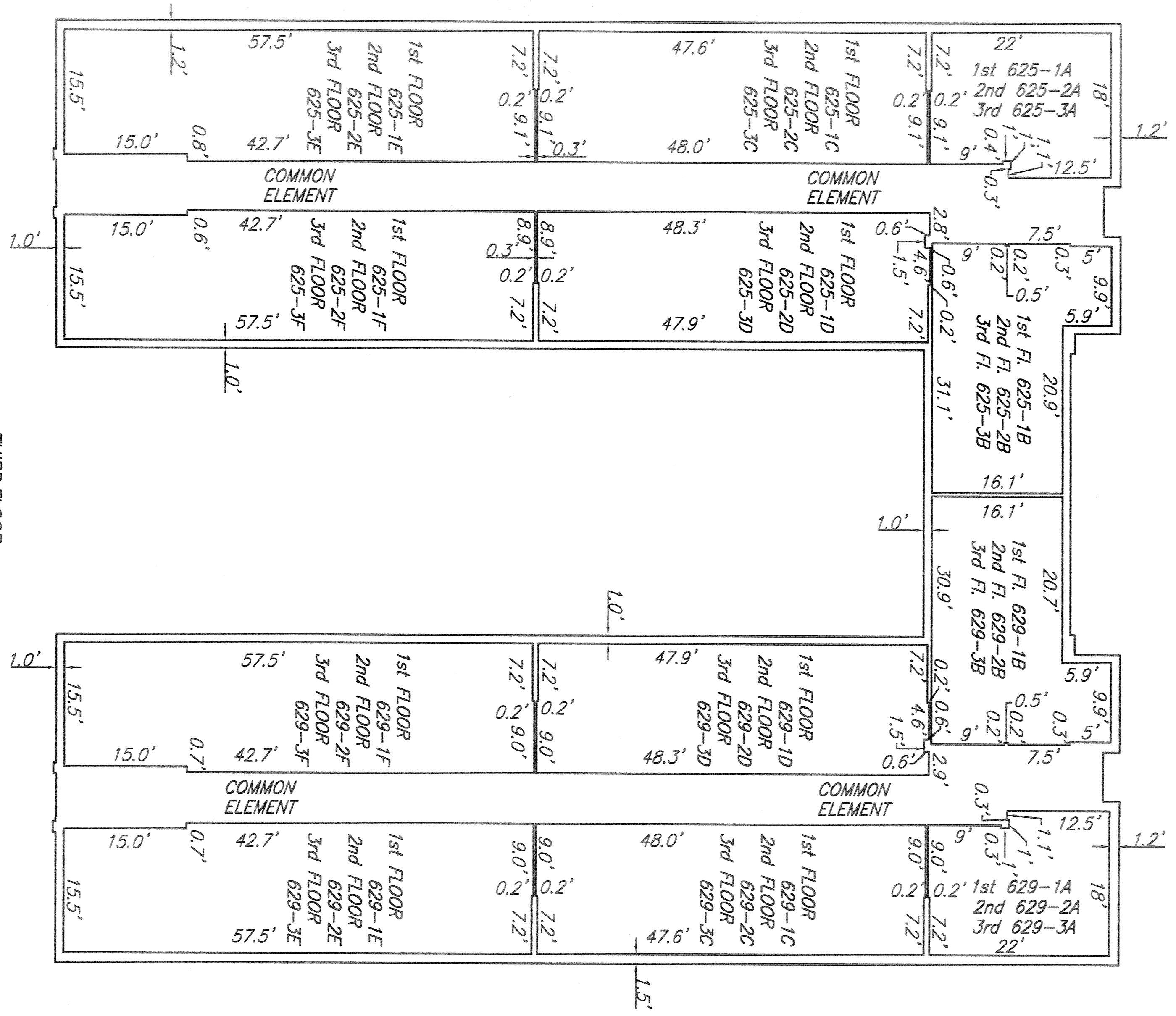
This is a Class C Urban Property.
Street grades previously established as follows:
Kenwood Avenue: May 20, 1898 by Ordinance Number 9777
E. Armour Boulevard: May 19, 1905 by Ordinance Number 28728

All bearings and coordinates shown are based on the Missouri State Plane Grid System, NAD-1983, West Zone, using a combined grid factor of 0.9999027. Coordinates are in meters.

DIMENSIONS TO BUILDING CORNERS ARE RIGHT ANGLES TO THE PROPERTY LINES.

2011E0035636-2

36 Condominiums Units
GABRIEL
CONDOMINIUM
 A Final Condominium Plat in The Northwest Quarter,
 Northeast Quarter, Section 20, Township
 49 North, Range 33 West, Kansas City,
 Jackson County, Missouri.

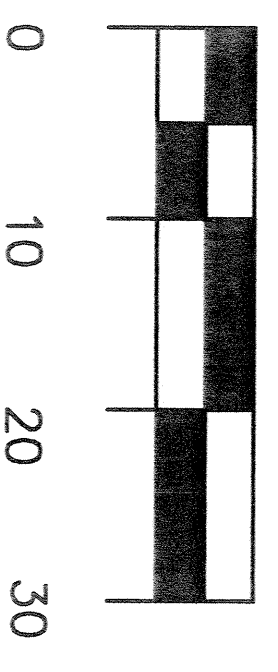


THIRD FLOOR
 CEILING ELEVATION 270.43
 FLOOR ELEVATION 262.06

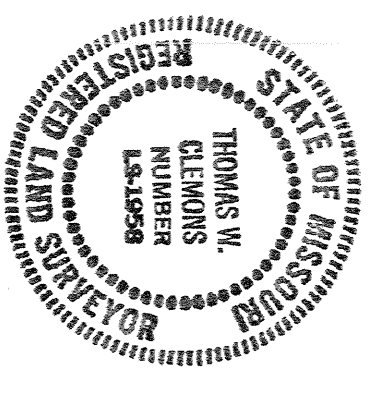
SECOND FLOOR
 CEILING ELEVATION 260.91
 FLOOR ELEVATION 252.54

FIRST FLOOR
 CEILING ELEVATION 251.39
 FLOOR ELEVATION 243.02

BENCH MARK
 KCMO Index 2073
 S.E. Cor. Armour & Kenwood,
 a Chiseled "square KC" on NE
 corner bottom step, entrance to
 porch of 629 E. Armour Blvd.
 which is second entrance to
 same bldg east of Kenwood.
 KCMO Datum Elev. 236.647



SCALE: 1"=10'
 DATE: AUGUST 13, 2009



Thomas W. Clemons
 d/b/a Surveyors
 2800 Robinson Pike Road
 P.O. Box 324 Grandview, Mo. 64030
 (816) 941-7557 Fax (816) 941-7599

THOMAS W. CLEMONS, MO. P.L.S. 1958