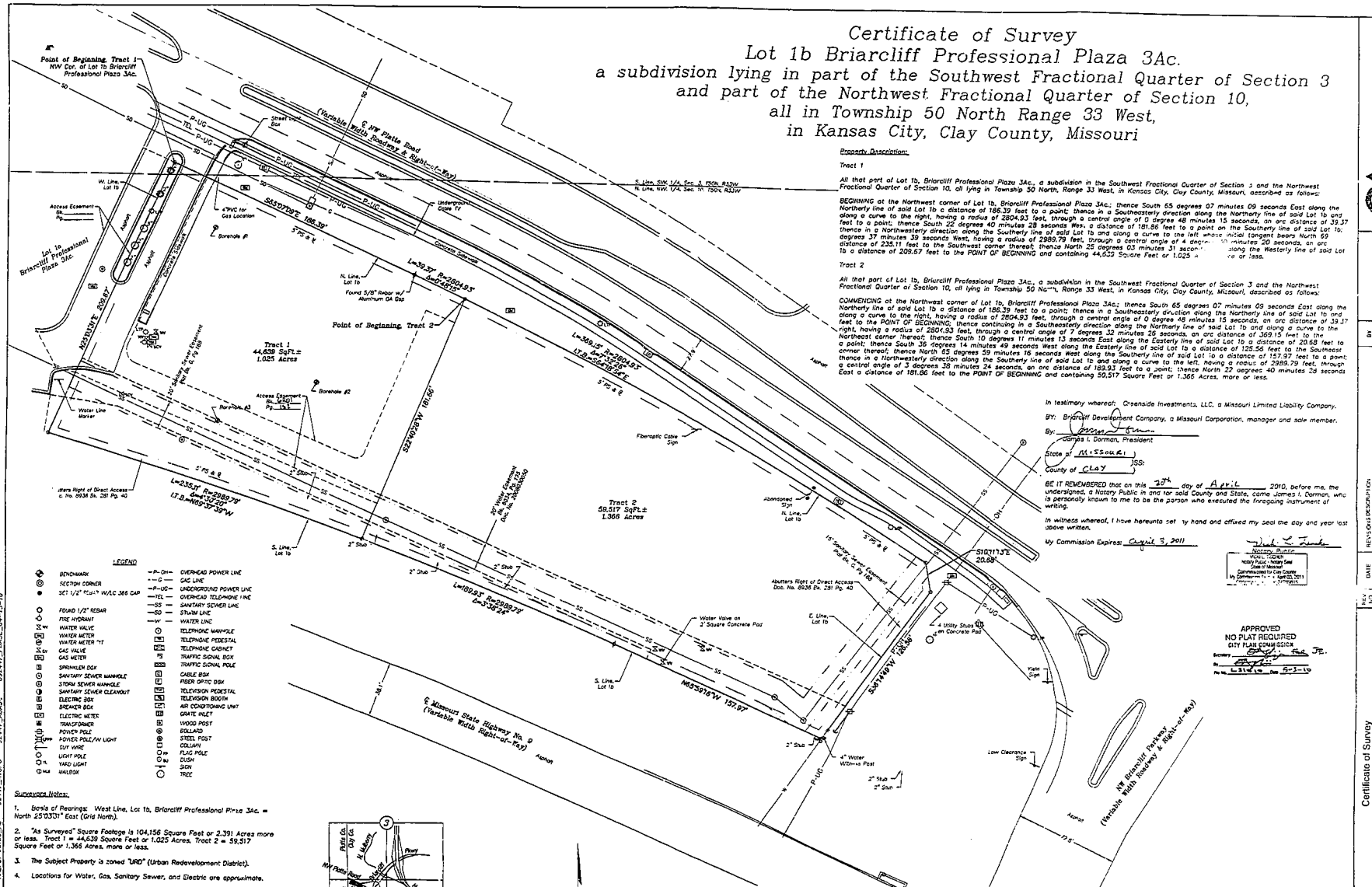
Certificate of Survey
Lot 1b Briarcliff Professional Plaza 3Ac.
a subdivision lying in part of the Southwest Fractional Quarter of Section 3 and part of the Northwest Fractional Quarter of Section 10, all in Township 50 North Range 33 West, in Kansas City, Clay County, Missouri



Property Description:

Tract 1

All that part of Lot 1b, Briarcliff Professional Plaza 3Ac., a subdivision in the Southwest Fractional Quarter of Section 3 and the Northwest Fractional Quarter of Section 10, all lying in Township 50 North, Range 33 West, in Kansas City, Clay County, Missouri, described as follows:

BEGINNING at the Northwest corner of Lot 1b, Briarcliff Professional Plaza 3Ac.; thence South 65 degrees 07 minutes 09 seconds East along the Northerly line of said Lot 1b a distance of 186.39 feet to a point; thence in a Southeasterly direction along the Northerly line of said Lot 1b and along a curve to the right, having a radius of 2804.93 feet, through a central angle of 0 degree 48 minutes 15 seconds, an arc distance of 39.37 feet to a point; thence South 22 degrees 40 minutes 28 seconds West, a distance of 181.86 feet to a point on the Southerly line of said Lot 1b; thence in a Northwesterly direction along the Southerly line of said Lot 1b and along a curve to the left whose initial tangent bears North 69 degrees 37 minutes 39 seconds West, having a radius of 2989.79 feet, through a central angle of 4 degrees 12 minutes 20 seconds, an arc distance of 235.11 feet to the Southwest corner thereof; thence North 25 degrees 03 minutes 31 seconds West along the Westerly line of said Lot 1b a distance of 209.67 feet to the POINT OF BEGINNING and containing 44,632 Square Feet or 1.025 Acres, more or less.

Tract 2

All that part of Lot 1b, Briarcliff Professional Plaza 3Ac., a subdivision in the Southwest Fractional Quarter of Section 3 and the Northwest Fractional Quarter of Section 10, all lying in Township 50 North, Range 33 West, in Kansas City, Clay County, Missouri, described as follows:

COMMENCING at the Northwest corner of Lot 1b, Briarcliff Professional Plaza 3Ac.; thence South 65 degrees 07 minutes 09 seconds East along the Northerly line of said Lot 1b a distance of 186.39 feet to a point; thence in a Southeasterly direction along the Northerly line of said Lot 1b and along a curve to the right, having a radius of 2804.93 feet, through a central angle of 0 degree 48 minutes 15 seconds, an arc distance of 39.37 feet to the POINT OF BEGINNING; thence continuing in a Southeasterly direction along the Northerly line of said Lot 1b and along a curve to the right, having a radius of 2804.93 feet, through a central angle of 7 degrees 32 minutes 26 seconds, an arc distance of 369.15 feet to the Northeast corner thereof; thence South 10 degrees 11 minutes 13 seconds East along the Easterly line of said Lot 1b a distance of 20.68 feet to a point; thence South 36 degrees 14 minutes 49 seconds West along the Easterly line of said Lot 1b a distance of 128.56 feet to the Southeast corner thereof; thence North 65 degrees 59 minutes 16 seconds West along the Southerly line of said Lot 1b a distance of 157.97 feet to a point; thence in a Northwesterly direction along the Southerly line of said Lot 1b and along a curve to the left, having a radius of 2989.79 feet, through a central angle of 3 degrees 38 minutes 24 seconds, an arc distance of 189.93 feet to a point; thence North 22 degrees 40 minutes 28 seconds East a distance of 181.86 feet to the POINT OF BEGINNING and containing 59,517 Square Feet or 1.366 Acres, more or less.

In testimony whereof: Greenside Investments, LLC, a Missouri Limited Liability Company.

BY: Briarcliff Development Company, a Missouri Corporation, manager and sole member.

By: James I. Dorman, President

State of MISSOURI)SS:
County of CLAY

BE IT REMEMBERED that on this 23rd day of April 2010, before me, the undersigned, a Notary Public in and for said County and State, came James I. Dorman, who is personally known to me to be the person who executed the foregoing instrument of writing.

In witness whereof, I have hereunto set my hand and affixed my seal the day and year last above written.

My Commission Expires: August 3, 2011

Notary Public
VICKIE L. FISCHER
Notary Public - Notary Seal
State of Missouri
Commissioned for Clay County
My Commission Expires: April 03, 2011
Commission # 07404017

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
Secretary
By
Date 6-3-10

LEGEND

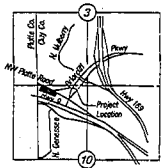
BENCHMARK	OVERHEAD POWER LINE
SECTION CORNER	GAS LINE
SET 1/2" REBAR W/LC 366 CAP	UNDERGROUND POWER LINE
FOUND 1/2" REBAR	OVERHEAD TELEPHONE LINE
FIRE HYDRANT	SANITARY SEWER LINE
WATER VALVE	STORM LINE
WATER METER	WATER LINE
WATER METER "T"	TELEPHONE MANHOLE
GAS VALVE	TELEPHONE PEDESTAL
GAS METER	TELEPHONE CABINET
SPRINKLER BOX	TRAFFIC SIGNAL BOX
SANITARY SEWER MANHOLE	TRAFFIC SIGNAL POLE
STORM SEWER MANHOLE	CABLE BOX
SANITARY SEWER CLEANOUT	FIBER OPTIC BOX
ELECTRIC BOX	TELEVISION PEDESTAL
BREAKER BOX	TELEVISION BOOTH
ELECTRIC METER	AIR CONDITIONING UNIT
TRANSFORMER	GRATE INLET
POWER POLE	WOOD POST
POWER POLE/W LIGHT	BOLLARD
GUY WIRE	STEEL POST
LIGHT POLE	COLUMN
YARD LIGHT	FLAG POLE
MAILBOX	DISH
	SIGN
	TREE

Surveyors Notes:

1. Basis of Bearings: West Line, Lot 1b, Briarcliff Professional Plaza 3Ac. = North 25°33'31" East (Grid North).
2. "As Surveyed" Square Footage is 104,156 Square Feet or 2.391 Acres more or less. Tract 1 = 44,639 Square Feet or 1.025 Acres, Tract 2 = 59,517 Square Feet or 1.366 Acres, more or less.
3. The Subject Property is zoned "URD" (Urban Redevelopment District).
4. Locations for Water, Gas, Sanitary Sewer, and Electric are approximate.
5. Easements #12 (Book 5980, Page 132) and #16 (Book 6207, Page 65) of Title Commitment #KC-17-6970-10, as furnished by Integrity Land Title Company, Inc., effective date March 3, 2010 at 8:01 AM, are blanket in nature and apply to the entire subject property.

PREPARED FOR:
Greenside Investments, L.L.C.
Briarcliff Development Company
-151 N. Mulberry Drive, Suite 205
Kansas City, Missouri 64116
Telephone (816) 741-8540

PREPARED BY:
Olsson Associates
7301 W. 133rd Street, Suite 200
Overland Park, Kansas 66213
Telephone (913) 381-1170



S. 1/2, Sec. 3 & N. 1/2, Sec. 10, T.50N., R.33W.
VICINITY MAP
Scale: 1" = 2000'

N
1" = 30'
0' 15' 30' 60'
SCALE IN FEET

I hereby certify that this "Certificate of Survey" is based on 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 Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors, and that the results of said survey are represented on this drawing to the best of my professional knowledge and belief.

STATE OF MISSOURI
MICHAEL E. BOGINA
NO. L-2641
Michael E. Bogina, PLS 2641
Olsson Associates LC-366

Recorded in Clay County, Missouri
Date and Time: 05/03/2010 at 02:36:30 PM
Instrument Number: 2010013982
Book: H Page: 7
Instrument Type: SURV
Page Count: 1
Recording Fee: 986.00 S

Director GREENSIDE INVESTMENTS
Director BRIARCLIFF PROFESSIONAL PLAZA 3AC

Richard T. Sawyer, Recorder

OLSSON ASSOCIATES
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170
FAX 913.381.1174
www.olsson.com

REV NO	DATE	REVISIONS DESCRIPTION	BY
1	04.15.10	Revised Tract 1 Acreage	JASB
2	04.22.10	Revised Tract 1 Acreage & Added Tract 2	JASB

REVISIONS

Certificate of Survey
Briarcliff Development Company
Lot 1b, Briarcliff Professional Plaza 3Ac.
Kansas City, Missouri
2010

Sheet by	JASB
Checked by	MEB
approved by	MEB
QA/QC by	MEB
project No.	1015-2412
drawing No.	92447_LS.DWG
date	04.15.10

SHEET 1 of 1

DWG: F:\PROJECTS\009-244_SITE\Final_Plat\92447_LS.dwg USER: mbrown
DATE: Apr 29, 2010 3:01pm XREFS: 92100_AL 92447_XTOPO 92447_XBASE 092447_PBASE_04-15-10