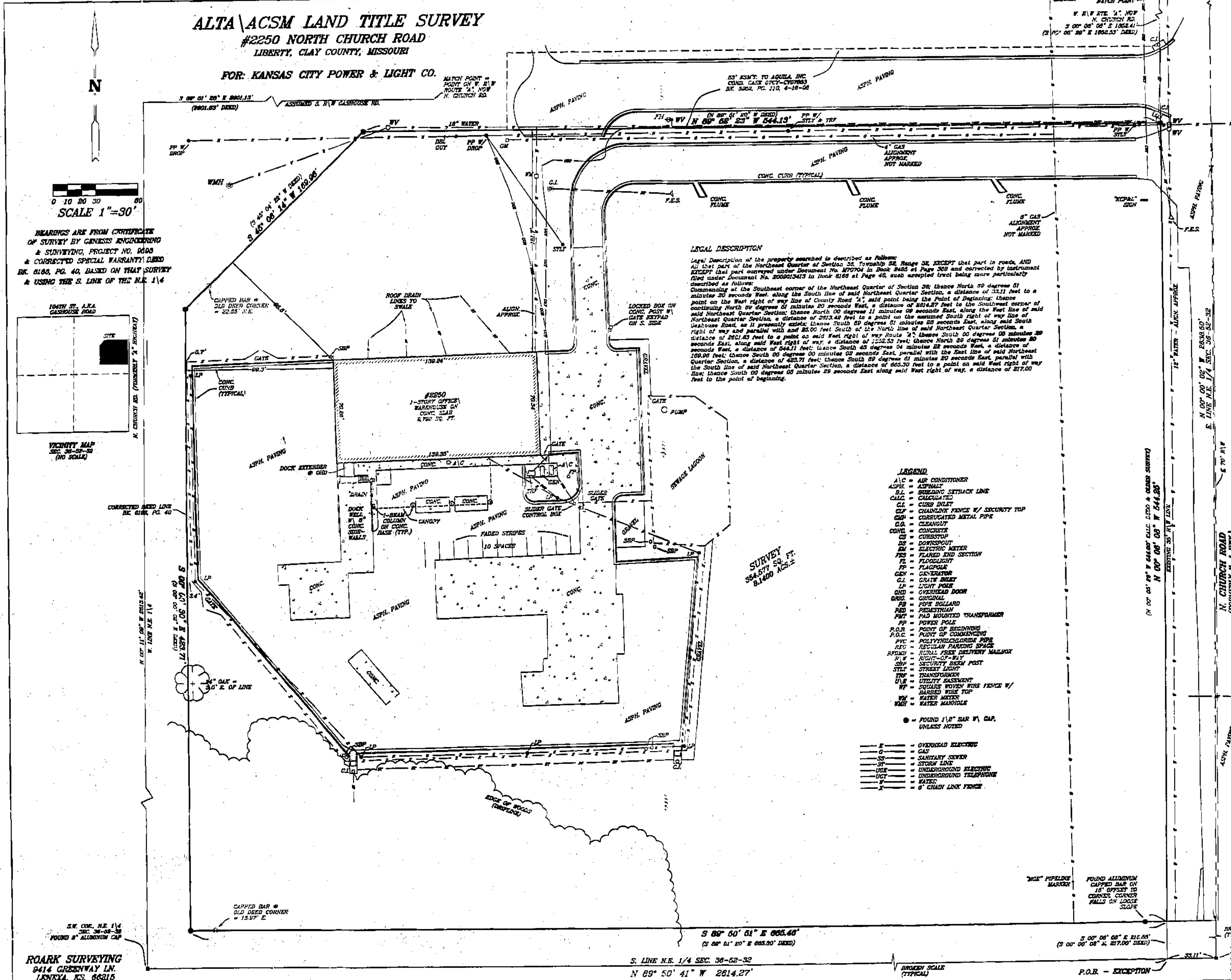
ALTA\ACSM LAND TITLE SURVEY

#2250 NORTH CHURCH ROAD

LIBERTY, CLAY COUNTY, MISSOURI

FOR: KANSAS CITY POWER & LIGHT CO.



LEGAL DESCRIPTION

Legal Description of the property searched is described as follows:
All that part of the Northeast Quarter of Section 36, Township 52, Range 32, EXCEPT that part in roads, AND EXCEPT that part conveyed under Document No. M70704 in Book 8485 at Page 388 and corrected by instrument filed under Document No. 2009013413 in Book 6166 at Page 40, such excepted tract being more particularly described as follows:
Commencing at the Southeast corner of the Northeast Quarter of Section 36; thence North 89 degrees 51 minutes 20 seconds West, along the South line of said Northeast Quarter Section, a distance of 33.11 feet to a point on the West right of way line of County Road "A", said point being the Point of Beginning; thence continuing North 89 degrees 51 minutes 20 seconds West, a distance of 2614.27 feet to the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 11 minutes 09 seconds East, along the West line of said Northeast Quarter Section, a distance of 2613.42 feet to a point on the assumed South right of way line of Gashouse Road, as it presently exists; thence South 89 degrees 51 minutes 28 seconds East, along said South right of way and parallel with and 25.00 feet South of the North line of said Northeast Quarter Section, a distance of 2601.63 feet to a point on said West right of way Route "A"; thence South 00 degrees 05 minutes 39 seconds East, along said West right of way, a distance of 1852.53 feet; thence North 89 degrees 51 minutes 20 seconds West, a distance of 544.11 feet; thence South 45 degrees 04 minutes 22 seconds West, a distance of 169.98 feet; thence South 00 degrees 00 minutes 02 seconds East, parallel with the East line of said Northeast Quarter Section, a distance of 483.71 feet; thence South 89 degrees 51 minutes 20 seconds East, parallel with the South line of said Northeast Quarter Section, a distance of 665.30 feet to a point on said West right of way line; thence South 00 degrees 05 minutes 29 seconds East along said West right of way, a distance of 217.00 feet to the point of beginning.

Recorded in Clay County, Missouri
Date and Time: 09/11/2009 at 12:30:12 PM
Instrument Number: 2009033781
Book: G Page: 194
Instrument Type SURV
Page Count 1
Recording Fee $48.00 S
Grantor AQUILA INC
Grantee AQUILA INC
Robert T Sevier, Recorder

Title information taken from Chicago Title Insurance Company, Ownership and Encumbrance Report No. 020090014, effective date: August 11, 2009, at 8:00 AM.

Property is affected by the following:

Warranty Deed recorded Nov. 12, 1993 in Book 2299 at Page 196, purporting to convey all of the N.E. 1/4 of Sec. 36-52-32, Except Highway Right of way to MPS Properties, Inc.

A Special Warranty Deed in Book 8485 at Page 388 from MPS Properties, Inc. to Dernie Louise Steker, recorded Sept. 19, 1996, conveying all of the N.E. 1/4 of Sec. 36-52-32, Except this property, going out to the West line shown hereon as "Corrected Deed line, Bk. 6166, Pg. 40". Book 8485, Page 388 contained an error in the description which was corrected by Special Warranty Deed (Correction) recorded April 23, 2009 as Instrument No. 2009013413 in Book 6166 at Page 40.

Blanket Easement granted to Public Central Pipeline Co. as set forth in the instrument recorded Feb. 14, 1936 in Book 310 at Page 155, and later assigned to Panhandle Eastern Pipeline Co. and then Gas Service Co. with Last Doc. in Book 700 at Page 665.

Easement granted to the Missouri Power & Light Company as set forth in the instrument recorded September 23, 1955 in Book 558 at Page 331. Document not furnished. 1955 Survey by Genesis shows a Gas Pipeline Easement with the same recording information for a Pipeline to the Northwest of this property.

Right of way, easements and appurtenances for highway granted to the State of Missouri for "A" Highway, in Book 471, Page 4, Quitclaimed to the City of Liberty, Missouri, recorded Sept. 19, 2007 as Document No. 2007029011 in Book 5813 at Page 36.

Easement as condemned and taken through action filed in the Circuit Court of Clay County, Missouri under Case No. 07CY-CV07853, recorded April 18, 2008 as Document No. 2008013151 in Book 5952 at Page 110.

Access Easement Agreement by and between MPS Properties, Inc. a Missouri corporation and Dernie Louise Steker, filed Sept. 19, 1996 as Document No. M-70705 in Book 8485 at Page 391. This Agreement lapsed on Sept. 19, 1997 per Paragraph 3 of the Agreement.

Zoning = R-1A - Suburban residential District. Building setbacks in this district are: 60' Front, 100' Rear and 25' Sides. Max Height = 35', or, 2-1/2 stories.

On-Site Parking count = 10 Regular spaces in yard.

All underground utilities shown hereon are as located by the respective utilities, or plans, and should be verified prior to any excavation.

This property lies within Flood Zone "C", areas of minimal flooding (No shading), as determined by the Federal Emergency Management Agency, and shown on F.I.R.M. Rate Map No. 290096 0004 B, Revised February 1, 1983.

To: Aquila, Inc., Kansas City Power & Light and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7 (a)(b1), 8, 9, 10, and 11 (b) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Missouri, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: 9-3-09

Daniel R. Roark LS - 1805

STATE OF MISSOURI
DANIEL R. ROARK
NUMBER LS-001805
REGISTERED LAND SURVEYOR

9-3-09

#09-029A

ROARK SURVEYING
9414 GREENWAY LN.
LENEXA, KS. 66215
913-888-8269

Ck. G
11-3-09
Cm.