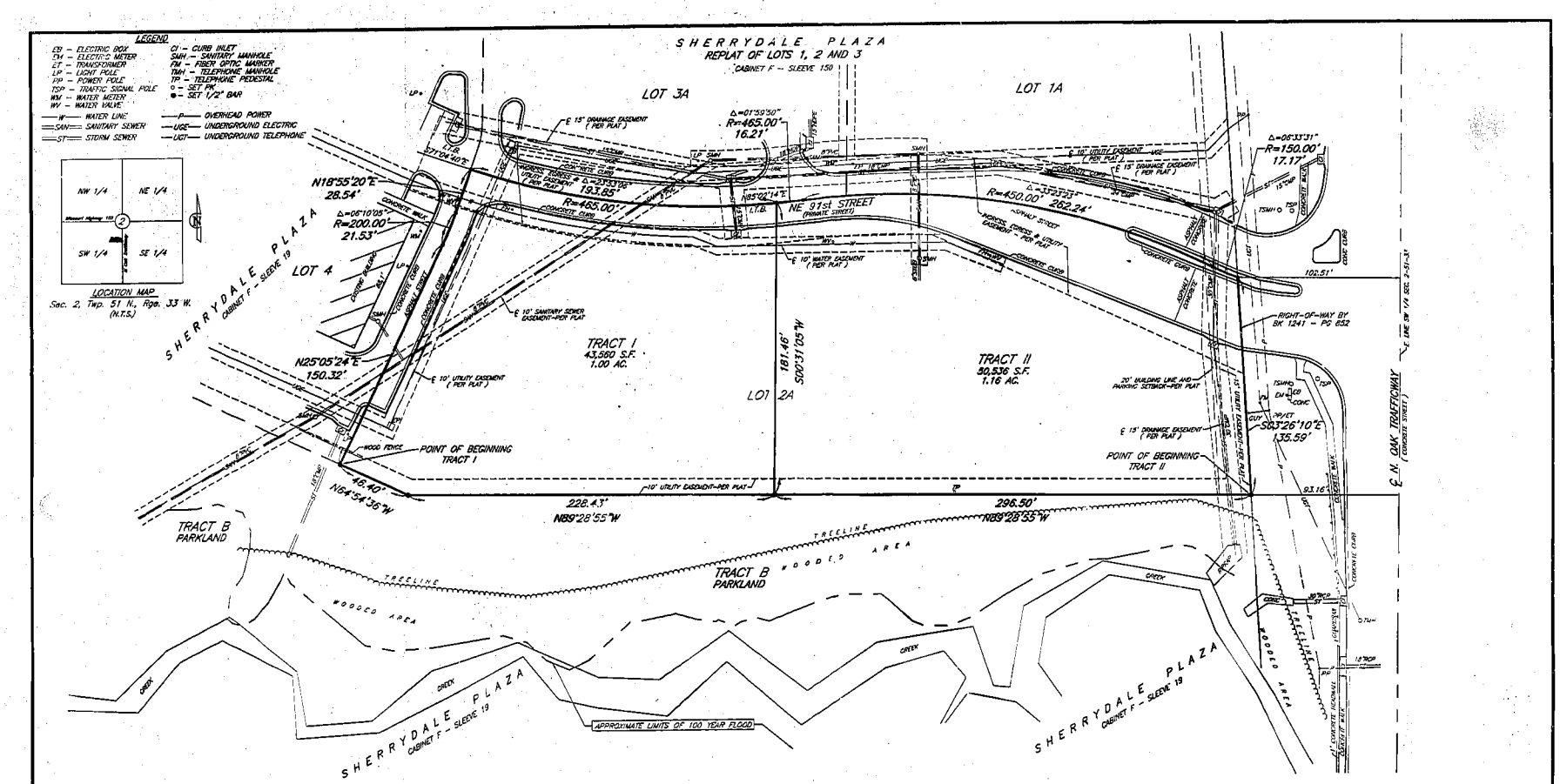

TRACT I

All that part of Lot 2A, SHERRYDALE PLAZA, REPLAT OF LOTS 1, 2 AND 3, a subdivision of land in the Southwest Quarter of Section 2, Township 51 North, Range 33 West, of the 5th Principal Meridian, in Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the Southwest corner of said Lot 2A; thence North 25°05'24" East, along the Westerly line of said Lot 2A, 150.32 feet; thence Northerly, continuing along said Westerly line, along a curve to the left, being tangent to the last described course, with a radius of 200.00 feet, a central angle of 06°10'05" and an arc distance of 21.53 feet; thence North 18°55'20" East, continuing along said Westerly line, 28.54 feet, to the Northwest corner of thereof; thence Easterly, along the Northerly line of said Lot 2A, along a curve to the left, having an initial tangent bearing of South 71°04'40" East, with a radius of 465.00 feet, a central angle of 23°53'06" and an arc distance of 193.85 feet; thence South 00°31'05" West, 181.46 feet, to a point on the South line of said Lot 2A; thence North 89°28'55" West, along said South line, 228.43 feet; thence North 64°54'36" West, continuing along said South line, 46.40 feet to the Point of Beginning. Containing 43,560 square feet or 1.00 acres, more or less.

TRACT II

All that part of Lot 2A, SHERRYDALE PLAZA, REPLAT OF LOTS 1, 2 AND 3, a subdivision of land in the Southwest Quarter of Section 2, Township 51 North, Range 33 West, of the 5th Principal Meridian, in Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the Southwest corner of said Lot 2A; thence North 89°28'55" West, along the South line of said Lot 2A, 296.50 feet; thence North 00°31'05" East, 181.46 feet, to a point on the Northerly line of said Lot 2A; thence Easterly, along said Northerly line, along a curve to the left, having an initial tangent bearing of North 85°02'14" East, with a radius of 465.00 feet, a central angle of 01°59'50" and an arc distance of 16.21 feet; thence Easterly, continuing along said Northerly line, along a curve to the right, having a common tangent with the last described course with a radius of 450.00 feet, a central angle of 33°23'23" and an arc distance of 262.24 feet; thence Southeasterly, continuing along said Northerly line, along a curve to the left, having a common tangent with the last described course, with a radius of 150.00 feet, a central angle of 06°33'31" and an arc distance of 17.17 feet, to a point on the Westerly right-of-way line of North Oak Trafficway, as now established; thence South 03°26'10" East, along said right-of-way line, 135.59 feet to the Point of Beginning. Containing 50,536 square feet or 1.16 acres, more or less.

IN WITNESS WHEREOF: 152 Development, L.L.C., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 15th day of September, 2009.

152 Development, L.L.C.
a Missouri Corporation

Andrew Danner Assistant Manager

STATE OF Missouri
COUNTY OF Platte } SS

Be it remembered that on this 15th day of September 2009, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Andrew Danner, to me personally known, who being by me duly sworn, did say that he is the Assistant Manger of 152 Development, L.L.C. a Missouri Corporation and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors, and that said Andrew Danner acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

Chandra Marie Freitas
Notary Public

My Commission Expires: Aug. 4, 2012

CHANDRA MARIE FREITAS
Notary Public - Notary Seal
STATE OF MISSOURI
Clinton County
My Commission Expires: Aug. 4, 2012
Commission # 08613848

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
By: [signature]
Date: 9-22-09

Survey Notes:

1. There are no buildings, driveways, sanitary sewer service lines or cable tv lines on this site.
2. There is a gas line running East-West approximately 200' North of the site.

I HEREBY CERTIFY: that Lot SpR No. 0925 of the SHERRYDALE PLAZA, REPLAT OF LOTS 1, 2 AND 3 subdivision 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 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 subdivisions to the best of my professional knowledge and belief.

9-15-09
Date

Jason Schulte
NUMBER PLS-2002014092
MISSOURI
2002014092

CERTIFICATE OF SURVEY

LOT 2A – SHERRYDALE PLAZA REPLAT OF LOTS 1, 2 AND 3

KANSAS CITY, CLAY COUNTY, MISSOURI

Date of Survey
08-10-09
Revised
08-15-09
08-26-09
09-15-09

Recorded in Clay County, Missouri
Date and Time: 09/23/2009 at 09:39:21 AM
Instrument Number: 2009055268
Book: 0
Page: 0
Instrument Type: SURV
Page Count: 1
Recording Fee: $18.00
Electronically Recorded
Certain SHERRYDALE PLAZA REPLAT
Robert T. Sanders, Recorder

Surveyed By:	K.P.
Reviewed By:	J.R.
Drafted By:	J.L.L.
Lutjen Project No.:	09060

LUTJEN

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Kansas City, MO 64151
816.587.4300
816.587.1300 fax
www.lutjen.com

surveying
planning
engineering
landscape architecture

Sheet No.:
1 of 1

Location: S:\Survey\SHERRYDALE\LOT SPLIT\SHERRYDALE-LOT2A-LOT SPLIT.dwg