

THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT

**RESOLUTION OF THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT
APPROVING LEVY OF SPECIAL ASSESSMENTS**

WHEREAS, the Board of Directors of the 3-Trails Community Improvement District (the "District") desires to levy a special assessment against real property benefited within the District (the "CID Special Assessment") for the purpose of providing revenue for certain costs to be incurred by the District as described in the Petition to Authorize the 3-Trails Community Improvement District to Levy Special Assessment (the "Special Assessment Petition"), a copy of which is attached as Exhibit A;

WHEREAS, pursuant to the Special Assessment Petition, such special assessments shall be allocated among the Lots in an annual amount not to exceed \$0.62 per \$100 of assessed value; provided, however, the maximum amount shall be adjusted annually beginning in 2002 pursuant to the Construction Cost Index published by the Engineering News Record (the "Cost Index") (or, if not available, then by another reasonable index selected by the board of directors of the District);

WHEREAS, the Cost Index from July 2001 to July 2002 was 3.1%; and,

WHEREAS, the Cost Index from July 2002 to July 2003 was 1.4%;

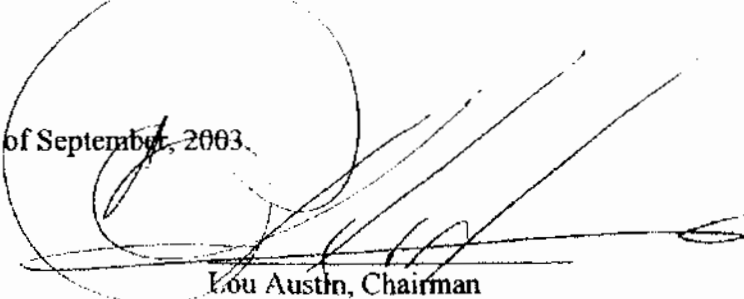
NOW, THEREFORE, BE IT RESOLVED, the Board of Directors of the 3-Trails Community Improvement District, as follows:

Section 1. Property Benefited. It is found that each tract, lot, and parcel of real property which located within the District and listed on the attached petitions (each "Tract") will be benefited by the financing of the Eligible Services (as defined in the Petition forming the District) and the operation of the District.

Section 2. CID Special Assessment. The CID Special Assessment is hereby levied against each Tract in the amount of Sixty-Five Cents (\$.65) per one hundred dollars (\$100) of assessed value of each such Tract.

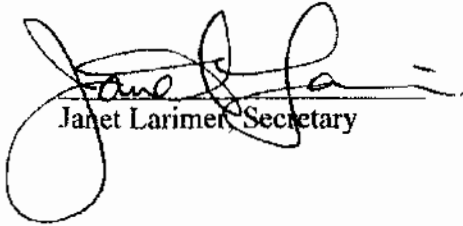
Section 3. Collection of Assessments. The officers of the District are authorized and directed to take all such actions as are necessary or desirable to cause the Collector of Jackson County, Missouri to bill and to collect the CID Special Assessment as provided in this resolution and in the Special Assessment Petition.

Adopted this 8th day of September, 2003.



Lou Austin, Chairman

ATTEST:



Janet Larimer, Secretary



3-Trails
Community Improvement District

EXHIBIT A

SPECIAL ASSESSMENT PETITION

Petition for Levy of Special Assessment

The 3-Trails Community Improvement District (the "District") shall be authorized to levy special assessments against real property benefited within the District for the purpose of providing revenue for costs incurred by the District for:

1. the preparation and implementation of a master plan, including the implementation of a comprehensive image and marketing plan;
2. administration and operations, including employing and/or contracting for personnel and services;
3. providing maintenance of public areas within the District;
4. providing transportation within the District; and
5. advocating and providing assistance to attract further investment within the District;

all as set out in the Petition to establish the District.

The special assessments may be levied annually against each tract, lot or parcel of real property within the District (collectively, the "Lots").

The cost of the services and/or projects shall be equally allocated among the Lots in an annual amount not to exceed \$0.62 per \$100 dollars of assessed value; provided, however, the maximum amount shall be adjusted annually beginning in 2002 pursuant to the Construction Cost Index published by the Engineering News Record (or, if not available, then by another reasonable index selected by the board of directors of the District).

The authorization to levy the special assessment shall expire on December 31, 2005.

The Lots located in the District that will receive special benefit from these services and/or projects are more particularly described as follows:

Block No. 01
Map ID No. 01

The Schumacher Group, Ltd.
5906 East Bannister Road
Kansas City, MO 64134

Tax Parcel ID # 49-620-02-56-00-0-00-000

Legal Description:

Lot 1-A and Lot 1-B, AUSTIN HILLS WEST, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, EXCEPT the South 8 feet of the property in question for road purposes.

Block No. 01
Map ID No. 02

SKC Properties, L.L.C.
5902 East Bannister Road
Kansas City, MO 64134

Tax Parcel ID # 49-620-02-55-00-0-00-000

Legal Description:

Lot 2, except for the South thirteen feet thereof deeded to the City of Kansas City, AUSTIN HILLS WEST, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Block No. 01
Map ID No. 03

WHLNB Real Estate Limited
600 Las Colinas Blvd., 1900
Irving, TX 75039

Tax Parcel ID # 49-620-02-60-00-0-00-000

Legal Description:

TRACT 1:

Unit 2, HILLCREST CONDOMINIUM, a condominium in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, (said Unit 2, HILLCREST CONDOMINIUM hereinafter in this Tract 1 called the "Condominium Parcel"); together with: An eighty and eighteen hundredths percent (80.18%) interest in the Common Elements (as defined in the Condominium Declaration dated July 28, 1988, executed by Real Properties Holding, Inc., a Missouri Corporation, filed for record October 4, 1988, in the Office of the Director of Records in and for Jackson County, Missouri, at Kansas City (the "Office of the Director of Records") as Document No. K-849184 (the "Condominium Declaration"). Together with non-exclusive easements as more fully defined therein.

TRACT 2:

Lot 1, and Tract A, BENJAMIN OFFICE PARK, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, EXCLUDING the building located thereon.

Block No. 01
Map ID No. 04

The Hillcrest Condominium Owners'
8900 State Line Road, 333
Leawood, KS 66206

Tax Parcel ID # 49-620-02-59-00-0-00-000

Legal Description:

The Common Elements as shown on the recorded plat of HILLCREST CONDOMINIUM, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Block No. 01
Map ID No. 05

Hillcrest Bank
5800 East Bannister Road
Kansas City, MO 64155

Tax Parcel ID # 49-620-02-59-00-0-01-001

Legal Description:

Unit 1, HILLCREST CONDOMINIUM, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Block No. 01
Map ID No. 06

Area A Partners, L.P.
8900 State Line Road, Suite 333
Leawood, KS 66206-1992

Tax Parcel ID # 49-620-02-66-00-0-00-000

Legal Description:

All of Lots 1 and 2, BENJAMIN PLAZA FIFTH PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, said Lots 1 and 2 being all of said BENJAMIN PLAZA FIFTH PLAT.

Legal Description as Defined By Surveyor:

Lot 2C, REPLAT OF LOT 2, BENJAMIN PLAZA FIFTH PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Block No. 01
Map ID No. 07

Area A Partners, L.P.
8900 State Line Road, Suite 333
Leawood, KS 66206-1992

Tax Parcel ID # 49-620-02-05-00-0-00-000

Legal Description:

All of Lots 1 and 2, BENJAMIN PLAZA FIFTH PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, said Lots 1 and 2 being all of said BENJAMIN PLAZA FIFTH PLAT.

Legal Description as Defined By Surveyor:

Lot 2D, REPLAT OF LOT 2, BENJAMIN PLAZA FIFTH PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Block No. 01
Map ID No. 08

Carlson J. Charles- Trustee
19601 North 27th Avenue, 4th Floor
Phoenix, Az. 85027

Tax Parcel ID # 49-620-02-68-00-0-00-000

Legal Description:

All that part of Lot 2B, REPLAT OF LOT 2, BENJAMIN PLAZA FIFTH PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Commencing at the Northeast corner of said Lot 2B; thence S. 2°10'12" W. along the East line of said Lot 2B, a distance of 94.79 feet to the Point of Beginning of the tract of land to be herein described; thence continuing S. 2°10'12" W. along said East line, a distance of 160.74 feet to the Southeast corner of said Lot 2B; thence N. 73°53'18" W. along the Southerly line of said Lot 2B, a distance of 579.36 feet, to the Southwest corner thereof; thence Northeasterly along a curve to the right and along the West line of said Lot 2B and along the Easterly right-of-way line of Hillcrest Road, as now established, having an initial tangent bearing of N. 19°41'07" E., a radius of 945 feet and a central angle of 1°42'53", an arc distance of 28.28 feet; thence N. 21°24'00" E. tangent to the last described curve and along said West line and along said Easterly right-of-way line a distance of 114.29 feet to the most West, Northwest corner of said Lot 2B; thence S. 73°53'18" E. along the North line of said Lot 2B, a distance of 147.50 feet; thence S. 16°06'42" W., 31.25 feet; thence S. 73°53'18" E., parallel with the Northerly line of said Lot 2B, a distance of 104.68 feet; thence generally Southerly along a curve to the left, having a radius of 1,000 feet and a central angle of 1°08'06", an arc distance of 19.81 feet; thence S. 73°53'18" E., parallel with said Northerly line, a distance of 27.52 feet; thence N. 16°07'02" E., 25.44 feet; thence S. 73°53'18" E., parallel with the Northerly line of said Lot 2B, a distance of 247.91 feet to the Point of Beginning. A/K/A Tract A on Certificate of Survey filed June 20, 1997 as Document No. 97-K30540. Together with easements for ingress and egress contained with the Declarations of Easements, Covenants and Restrictions filed August 1, 1994, as Document No. K-1152448 in Book K-2591 at Page 9, and the Easement Agreement and Restrictive Covenants filed as Document No. K-995912 in Book K-2178 at Page 143.

Together with rights, if any, contained in an easement for water main and appurtenance granted to Kansas City, by instrument filed March 2, 1992 as Document No. K-1012426 in Book 2216, at Page 135 as shown on the recorded plat and sewer easement granted to Kansas City by instrument filed March 5, 1992 as Document No. K-1012757 at Book 2216, Page 2112, as shown on the recorded plat.

Block No. 01
Map ID No. 09

Bannister Boat, L.L.C.
9200 Glenwood, Suite 100
Overland Park, Kansas 66212

Tax Parcel ID # 49-620-02-67-00-0-00-000

Legal Description:

All that part of Lot 2B, REPLAT OF LOT 2, BENJAMIN PLAZA FIFTH PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 2B; thence S. $2^{\circ}10'12''$ W. along the East line of said Lot 2B, a distance of 94.79 feet; thence N. $73^{\circ}53'18''$ W., parallel with the Northerly line of said Lot 2B, a distance of 247.91 feet; thence S. $16^{\circ}07'02''$ W., 25.44 feet; thence N. $73^{\circ}53'18''$ W., parallel with the Northerly line of said Lot 2B, a distance of 27.52 feet; thence generally Southerly along a curve to the right, having a radius of 1,000 feet and a central angle of $1^{\circ}08'06''$, an arc distance of 19.81 feet; thence N. $73^{\circ}53'18''$ W. parallel with the Northerly line of said Lot 2B, a distance of 104.68 feet; thence N. $16^{\circ}06'42''$ E., 31.25 feet to a point on the Northerly line of said Lot 2B; thence S. $73^{\circ}53'18''$ E., along said Northerly line, a distance of 120.50 feet; thence N. $16^{\circ}06'42''$ E., along a jog in said Northerly line, a distance of 106 feet; thence S. $73^{\circ}53'18''$ E. along the Northerly line of said Lot 2B, a distance of 237.08 feet to the Point of Beginning. A/K/A Tract B on Certificate of Survey filed June 30, 1997 as Document No. 97K-30540.

Block No. 01
Map ID No. 10

Area A Partners, L.P.
8900 State Line Road, Suite 333
Leawood, KS 66206-1992

Tax Parcel ID # 49-620-02-63-00-0-00-000

Legal Description:

All of Lots 1 and 2, BENJAMIN PLAZA FIFTH PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, said Lots 1 and 2 being all of said BENJAMIN PLAZA FIFTH PLAT.

Legal Description as Defined By Surveyor:

Lot 2A, REPLAT OF LOT 2, BENJAMIN PLAZA FIFTH PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Block No. 01
Map ID No. 11

Area A Partners, L.P.
8900 State Line Road, Suite 333
Leawood, KS 66206-1992

Tax Parcel ID # 49-620-02-61-00-0-00-000

Legal Description:

All of Lots 1 and 2, BENJAMIN PLAZA FIFTH PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, said Lots 1 and 2 being all of said BENJAMIN PLAZA FIFTH PLAT.

Legal Description as Defined By Surveyor:

Lot 1, BENJAMIN PLAZA FIFTH PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Block No. 01
Map ID No. 12

The City of Kansas City
414 East 12th Street
Kansas City, MO 64106

Tax Parcel ID # 49-620-02-54-04-0-00-000

Legal Descriptions

From Document No. K-1060221, Recorded in Book K-2338 at Page 1784

The North 70 feet of that part of Lot 4, subdivision of SECHREST ESTATE, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof made a part of the Commissioners Report in Cause No. 24821, Mary Amanda Talley, et. al., verses William Zimmerman, in the Circuit Court of Jackson County, Missouri, at Independence, of record in the Recorder's Office at Kansas City in Book B-1405 at Page 171 as Document No. 846683, situated in Kansas City, Jackson County, Missouri, more particularly described as follows: Beginning 786 feet North and 209.09 feet East of the Southwest corner of said Lot 4; thence East 209.09 feet; thence North 534.81 feet to the North line of said Lot 4; thence West 209.09 feet; thence South 534.89 feet to the Point of Beginning subject to the rights of the public to use the Northerly 20 feet in the street. Grantor hereby reserves unto himself, his successors, heirs and assigns, easements for ingress and egress over the Easterly 20 feet and the Westerly 30 feet of the above described property.

From Document No. K-1112959, Recorded in Book K-2284 at Page 1118

The South 200 feet of the North 270 feet of that part of Lot 4, subdivision of SECHREST ESTATE, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, made a part of the Commissioners Report in Cause No. 24821, Mary Amanda Talley, et al., verses William Zimmerman, in the Circuit Court of Jackson County, Missouri, at Independence, of record in the Recorder's Office at Kansas City in Book B-1405 at Page 171 as Document No. 846683, situated in Kansas City, Jackson County, Missouri, more particularly described as follows: Beginning 786 feet North and 239.09 feet East of the Southwest corner of said Lot 4; thence East 179.09 feet; thence North 534.81 feet to the North line of said Lot 4; thence West 179.09 feet; thence South 534.89 feet to the Point of Beginning. Grantor hereby reserves unto themselves, their successors, heirs and assigns, an easement for ingress and egress over the Easterly 20 feet of the above described property.

Block No. 01
Map ID No. 12 (Continued)

From Document No. K-1112960, Recorded in Book K-2284 at Page 1121

The North 70 feet of that part of Lot 4, subdivision of SECHREST ESTATE, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof made a part of the Commissioners Report in Cause No. 24821, Mary Amanda Talley, et al., verses William Zimmerman, in the Circuit Court of Jackson County, Missouri, at Independence, of record in the Recorder's Office at Kansas City in Book B-1405 at Page 171 as Document No. 846683, situated in Kansas City, Jackson County, Missouri, more particularly described as follows: Beginning 786 feet North of the Southwest corner of said Lot 4; thence East 209.09 feet; thence North 534.89 feet to the North line of said Lot 4; thence West 209.09 feet; thence South 534.89 feet to the Point of Beginning, subject to the rights of the public to use the Northerly 20 feet in street. Grantor hereby reserved unto himself, his successors, heirs and assigns, easements for ingress and egress over the Westerly 20 feet and the Easterly 30 feet of the above described property.

Block No. 02
Map ID No. 01

City of Kansas City
414 East 12th Street
Kansas City, MO 64106

Tax Parcel ID # 49-510-01-02-00-0-00-000

Legal Description:

A tract of land in the Southeast Quarter of the Northeast Quarter of Section 26, Township 48, Range 33 West, in Kansas City, Jackson County, Missouri, more particularly described as follows:

Beginning on the North line of Bannister Road at a point 40 feet North of a point in the South line of the Southeast Quarter of the Northeast Quarter of Section 26, Township 48, Range 33, said point being 350 feet West of the Southeast corner of said Quarter-Quarter Section; thence North parallel to the East line of said Quarter-Quarter Section a distance of 250 feet; thence West parallel to the South line of said Quarter-Quarter Section, a distance of 125.0 feet; thence South parallel to the East line of said Quarter-Quarter Section a distance of 250 feet to a point 40 feet North of the South line of said Quarter-Quarter Section; thence East on a line parallel to the said South line a distance of 125 feet to the Point of Beginning.

Block No. 02
Map ID No. 02-VI
Map ID No. 02-I
Map ID No. 02-VIII
Map ID No. 02-IX
Map ID No. 02-X

McCandless Joint Venture, Inc.
730 3rd Avenue
New York, NY 10017

Tax Parcel ID # 49-510-01-10-00-0-00-000 as to Map ID No. 02-VI
49-510-01-15-00-0-00-000 as to Map ID No. 02-I
49-510-01-08-00-0-00-000 as to Map ID No. 02-VIII
49-510-01-07-00-0-00-000 as to Map ID No. 02-IX
49-510-01-18-00-0-00-000 as to Map ID No. 02-X

Legal Description:

Tracts I, VI, VIII, IX and X, REPLAT OF BANNISTER MALL, TRACTS I THRU X, INCLUSIVE, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof recorded in the office of the Recorder of Deeds for Jackson County, Missouri, at Kansas City, on January 10, 1991, as Document No. K-954752.

Block No. 02
Map ID No. 03-VII

Red Lobster
6770 Lake Ellenor Drive
Orlando, FL 32809

Tax Parcel ID # 49-510-01-09-01-0-00-000

Surveyors Suggested Legal Description:

Tract VII, REPLAT OF BANNISTER MALL, TRACTS I THRU X, INCLUSIVE, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof recorded in the office of the Recorder of Deeds for Jackson County, Missouri, at Kansas City, on January 10, 1991, as Document No. K-954752.

Block No. 02
Map ID No. 04-II

Sears Roebuck and Company
3333 Beverly Road
Hoffman Estates, IL 60179

Tax Parcel ID # 49-510-01-06-02-0-00-000

Surveyors Suggested Legal Description:

Tract II, REPLAT OF BANNISTER MALL, TRACTS I THRU X, INCLUSIVE, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof recorded in the office of the Recorder of Deeds for Jackson County, Missouri, at Kansas City, on January 10, 1991, as Document No. K-954752.

Block No. 02
Map ID No. 05-IV

J.C. Penney Properties, Inc.
P.O. Box 10001 (2053)
Dallas, TX 75301-1217

Tax Parcel ID # 49-510-01-16-00-0-00-000

Surveyors Suggested Legal Description:

Tract IV, REPLAT OF BANNISTER MALL, TRACTS I THRU X, INCLUSIVE, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof recorded in the office of the Recorder of Deeds for Jackson County, Missouri, at Kansas City, on January 10, 1991, as Document No. K-954752.

Block No. 02
Map ID No. 06-V

Dillard Department Stores, Inc.
4501 North Beach Street
Fort Worth, Texas 76137

Tax Parcel ID # 49-510-01-17-00-0-00-000

Surveyors Suggested Legal Description:

Tract V, REPLAT OF BANNISTER MALL, TRACTS I THRU X, INCLUSIVE, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof recorded in the office of the Recorder of Deeds for Jackson County, Missouri, at Kansas City, on January 10, 1991, as Document No. K-954752.

Block No. 02
Map ID No. 07-III

The May Department Stores Company
611 Olive Street, Suite 1300
St. Louis, Mo. 63101-1721

Tax Parcel ID # 49-510-01-14-00-0-00-000

Surveyors Suggested Legal Description:

Tract III, REPLAT OF BANNISTER MALL, TRACTS I THRU X, INCLUSIVE, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof recorded in the office of the Recorder of Deeds for Jackson County, Missouri, at Kansas City, on January 10, 1991, as Document No. K-954752.

Block No. 03
Map ID No. 01

KC Benjamin L.L.C.
2220 North Meridian Street
Indianapolis, IN 46208

Tax Parcel ID # 49-620-01-18-00-0-00-000

Legal Description:

Lot 1, BENJAMIN PLAZA, THIRD PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Block No. 03
Map ID No. 02

BP Development, L.P.
8900 State Line Road
Leawood, KS 66206

Tax Parcel ID # 49-620-01-19-00-0-00-000

Legal Description:

All that part of the Southwest Quarter of Section 24 and that part of the Northwest Quarter of Section 25, all in Township 48, Range 33, in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 25; thence South $86^{\circ}50'48''$ East along the South line of said Quarter-Quarter Section, a distance of 1,286.81 feet to a point on the North right-of-way line of 93rd Street, as now established; thence North $2^{\circ}10'57''$ East, 40 feet to the point of beginning of a tract of land to be herein described; thence continuing North $2^{\circ}10'57''$ East, 440.45 feet to an angle point; thence North $41^{\circ}49'51''$ West, 84.85 feet; thence North $86^{\circ}49'51''$ West, 220.05 feet; thence North $2^{\circ}09'42''$ East and parallel with the West line of said Northwest Quarter-Quarter Section, a distance of 670.10 feet; thence South $86^{\circ}49'51''$ East, 266.41 feet; thence North $3^{\circ}10'09''$ East, 110.50 feet to a point on the North line of the Northwest Quarter of the Northwest Quarter of said Section 25; thence continuing North $3^{\circ}10'09''$ East, 90 feet; thence South $86^{\circ}49'51''$ East, 79 feet to an angle point therein; thence South $60^{\circ}15'57''$ East, 44.72 feet; thence South $86^{\circ}49'51''$ East, 286.54 feet; thence North $2^{\circ}14'29''$ East, 830 feet; thence North $86^{\circ}49'51''$ West, 230 feet to an angle point therein; thence South $48^{\circ}10'09''$ West, 127.28 feet; thence North $86^{\circ}49'51''$ West, 39.26 feet to a point on the East line of the Southwest Quarter of the Southwest Quarter of said Section 24; thence continuing North $86^{\circ}49'51''$ West, 180.74 feet; thence North $3^{\circ}10'09''$ East, 150.66 feet; thence North $86^{\circ}47'53''$ West, 136.37 feet; thence North $3^{\circ}12'07''$ East, 3.57 feet to a point of curvature; thence Northwesterly along a curve to the left, tangent to

the last described course, having a radius of 225 feet, and a central angle of $38^{\circ}48'24''$, an arc distance of 152.39 feet to a point on a curve; thence Northeasterly along a curve to the right, having an initial tangent bearing of North $43^{\circ}37'47''$ East and a radius of 1,845 feet; a central angle of $2^{\circ}09'06''$, an arc distance of 69.29 feet; thence South $41^{\circ}48'00''$ East, 171.78 feet to an angle point therein; thence South $86^{\circ}47'53''$ East, 195.50 feet to a point on the East line of said Quarter-Quarter Section; thence continuing South $86^{\circ}47'53''$ East, 370.75 feet; thence South $2^{\circ}14'29''$ West, 1,015.37 feet to a point on the North right-of-way line of 91st Street, as now established; thence North $86^{\circ}49'52''$ West, 20 feet distant North of and parallel with the South line of the Southeast Quarter of the Southwest Quarter of said Section 24, and along said North right-of-way line, a distance of 369.86 feet to a point on the West line of said Quarter-Quarter Section; thence South $2^{\circ}11'30''$ West along the West line of said Quarter-Quarter Section being also the West right-of-way line of said 91st Street, a distance of 20 feet to the Southwest corner thereof; thence South $2^{\circ}10'42''$ West along the East line of the Northwest Quarter of said Section 25 and along said West right-of-way line, a distance of 20 feet; thence South $86^{\circ}49'52''$ East, 20 feet distant South of and parallel with the North line of the Northeast Quarter of the Northwest Quarter of said Section 25, a distance of 330.75 feet; thence South $2^{\circ}10'57''$ West, 1,260.97 feet, to a point; thence North $86^{\circ}50'48''$ West, 40 feet distant North of and parallel with the South line of said Quarter-Quarter Section, a distance of 366.47 feet to the point of beginning. Containing 18.450 acres, more or less.

Please Note: This legal description describes much more property than Parcel No. 02 as shown on the accompanying map (See Sheet No. 8 of 15). However Parcel No. 02 appears to be one portion of this legally described property that has not transferred ownership due to the subsequent recorded plats. To clarify the legal description of this parcel, see the Surveyors Suggested Legal Description as shown below.

Surveyors Suggested Legal Description for Parcel No. 02:

All that part of the unplatted portion shown as being surrounded by Tract B, BENJAMIN PLAZA THIRD PLAT, a subdivision in the city of Kansas City, Jackson County, Missouri, according to the recorded plat thereof, all being in the Northeast Quarter of the Northwest Quarter of Section 25, Township 48N., Range 33W., in said City, County and State, being more particularly described as follows:

Commencing at the most East, Southeast corner of said Tract B, being also a point on the Northerly right-of-way line of 93rd Street as now established, said point being 40 feet Northerly of the Southerly line of said Section 25 as measured perpendicular thereto; thence North 86 degrees 50 minutes 48 seconds West along the Southerly line of said Tract B and along the Northerly right-of-way line of said 93rd Street, 40 feet Northerly of and parallel with the Southerly line of said Section 25, a distance of 86.69 feet to the Point of Beginning of the tract of land to be herein described; thence continuing North 86 degrees 50 minutes 48 seconds West along the last described course, a distance of 234.99 feet to the most West, Southeast corner of said Tract B; thence Northerly, Northeasterly, Easterly and Southerly along the Westerly, Northerly and Easterly lines of the unplatted portion being surrounded by said Tract B, the following courses and distances; thence North 02 degrees 14 minutes 29 seconds East, 529.86 feet to an angle point therein; thence North 47 degrees 14 minutes 29 seconds East, 213.13 feet;

thence Northeasterly, Easterly, Southeasterly and Southerly along a curve to the right, tangent to the last described course, having a radius of 50.00 feet and a central angle of 133 degrees 17 minutes 17 seconds, an arc length of 116.32 feet; thence South 00 degrees 31 minutes 46 seconds West, tangent to the last described course, a distance of 615.19 feet; thence Southerly and Southwesterly along a curve to the right, tangent to the last described course, having a radius of 40.00 feet and a central angle of 60 degrees 50 minutes 08 seconds, an arc length of 42.47 feet to the Point of Beginning.
Containing 156,392 square feet or 3.590 acres, more or less.

Block No. 03
Map ID No. 03 and Map ID No. 04

BP-SP Associates, L.L.C.
8900 State Line Road, Suite 333
Leawood, KS 66206

Tax Parcel ID # 49-620-01-14-00-0-00-000 as to Map ID No. 03
Tax Parcel ID # 49-620-01-17-00-0-00-000 as to Map ID No. 04

Legal Description:

TRACT B and Lot 2, BENJAMIN PLAZA THIRD PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Block No. 03
Map ID No. 05

BP-SP Associates, L.L.C.
8900 State Line Road, Suite 333
Leawood, KS 66206

Tax Parcel ID # 49-620-01-15-00-0-00-000

Legal Description:

Lot 2, BENJAMIN PLAZA SECOND PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Block No. 03
Map ID No. 06

BP-SP Associates, L.L.C.
8900 State Line Road, Suite 333
Leawood, KS 66206

Tax Parcel ID # 49-620-01-21-00-0-00-000

Legal Description:

"LOT 3B", OF THE CERTIFICATE OF SURVEY FOR LOT SPLIT 3, BENJAMIN PLAZA THIRD PLAT, a subdivision in Kansas City, Jackson County, Missouri, (said Certificate of Survey having been recorded on August 24, 1990 as Document No. K-938308, in Book S-3, at Page 71) said "LOT 3B" being more particularly described as follows:

All that part of Lot 3, BENJAMIN PLAZA THIRD PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 3, being a point on the Easterly right-of-way line of Hillcrest Road, as now established; thence Northerly along said Easterly right-of-way line and along the Westerly line of said Lot 3 and along a curve to the right, having an initial tangent bearing of North 8 degrees 58 minutes 33 seconds East, a radius of 3,945 feet and a central angle of 4 degrees 12 minutes 30 seconds, an arc distance of 289.75 feet; thence South 76 degrees 48 minutes 57 seconds East, a distance of 28.50 feet; thence South 62 degrees 44 minutes 37 seconds East, a distance of 29.04 feet; thence South 79 degrees 21 minutes 00 seconds East, a distance of 97.00 feet; thence South 86 degrees 42 minutes 35 seconds East, a distance of 25.21 feet; thence South 79 degrees 21 minutes 00 seconds East, a distance of 23.33 feet to a point on the Easterly line of said Lot 3; thence South 10 degrees 39 minutes 00 seconds West along said Easterly line, a distance of 242.13 feet; thence Southwesterly, Westerly and Northwesterly along the Southeasterly line of said Lot 3 and along a curve to the right, tangent to the last described course, having a radius of 40 feet and a central angle of 87 degrees 49 minutes 00 seconds, an arc distance of 61.31 feet; thence North 81 degrees 32 minutes 00 seconds West along the Southerly line of said Lot 3, tangent to the last described curve, a distance of 145.79 feet; thence Northwesterly along said Southerly line and along a curve to the right, tangent to the last described course, having a radius of 40 feet and a central angle of 29 degrees 07 minutes 28 seconds, an arc distance of 20.33 feet to the point of beginning.

Block No. 03
Map ID No. 07

BP-SP Associates, L.L.C.
8900 State Line Road, Suite 333
Leawood, KS 66206

Tax Parcel ID # 49-620-01-20-00-0-00-000

Legal Description:

"LOT 3A" OF THE CERTIFICATE OF SURVEY FOR LOT SPLIT, BENJAMIN PLAZA THIRD PLAT, a subdivision in Kansas City, Jackson County, Missouri (said Certificate of Survey having been recorded on August 24, 1990, as Document No. K-938308, in Book S-3, at Page 71) said "LOT 3A" being more particularly described as follows:

All that part of Lot 3, BENJAMIN PLAZA THIRD PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 3; thence Northeasterly, Easterly, and Southeasterly along the Northerly line of said Lot 3 and along a curve to the right, having an initial tangent bearing of North 54 degrees 54 minutes 40 seconds East, a radius of 40 feet and a central angle of 49 degrees 02 minutes 40 seconds, an arc distance of 34.24 feet to a point of reverse curvature; thence Easterly along said Northerly line and along a curve to the left, having a common tangent with the last described curve, a radius of 380 feet and a central angle of 13 degrees 32 minutes 11 seconds, an arc distance of 89.78 feet to a point of reverse curvature; thence Easterly and Southeasterly along the Northeasterly line of said Lot 3 and along a curve to the right, having a common tangent with the last described curve, a radius of 40 feet and a central angle of 83 degrees 25 minutes 50 seconds, an arc distance of 58.25 feet; thence South 6 degrees 09 minutes 00 seconds East along the Easterly line of said Lot 3, tangent to the last described curve, a distance of 27.05 feet; thence Southeasterly, Southerly and Southwesterly, along said Easterly line and along a curve to the right, tangent to the last described course, having a radius of 360 feet and a central angle of 16 degrees 48 minutes 00 seconds, an arc distance of 105.56 feet; thence South 10 degrees 39 minutes 00 seconds West along said Easterly line, tangent to the last described curve, a distance of 52.57 feet; thence North 79 degrees 21 minutes 00 seconds West, a distance of 23.33 feet; thence North 86 degrees 42 minutes 35 seconds West, a distance of 25.21 feet; thence North 79 degrees 21 minutes 00 seconds West, a distance of 97.00 feet; thence North 62 degrees 44 minutes 37 seconds West, a distance of 29.04 feet; thence North 76 degrees 48 minutes 57 seconds West, a distance of 28.50 feet to a point on the Westerly line of said Lot 3, being also a point on the Easterly right-of-way line of Hillcrest Road, as now established; thence Northerly along said Easterly right-of-way line and along said Westerly line and along a curve to the right, having an initial tangent bearing of North 13 degrees 11 minutes 02 seconds East, a radius of 3,945 feet and a central angle of 2 degrees 42 minutes 58 seconds, an arc distance of 187.01 feet to the point of beginning.

Block No. 04
Map ID No. 01

B P Development, L.P.
8900 State Line Road, Suite 333
Leawood, Ks. 66206

Tax Parcel ID # 49-130-02-29-00-0-00-000

Surveyors Suggested Legal Description:

Lot 2, BENJAMIN PLAZA, FIRST PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Block No. 04
Map ID No. 02

Toys "R" Us
225 Summit Avenue
Montvale, New Jersey 07645-1523

Tax Parcel ID # 49-130-02-28-00-0-00-000

Legal Description:

All that part of Tract VI, BANNISTER MALL, a subdivision according to the recorded plat thereof, together with a portion of vacated Hillcrest Road and other lands all in Section 23 and 24, Township 48, Range 33, in Kansas City, Jackson County, Missouri, all more particularly described as follows:

Commencing at the Southeast corner of said Tract VI; thence North $2^{\circ}09'42''$ East, along the East line of said Tract VI, being also the West right-of-way line of said vacated Hillcrest Road, a distance of 30.70 feet to a point on the South line of the Southeast Quarter of said Section 23; thence North $2^{\circ}14'29''$ East along said vacated West right-of-way line and said East line, 257.40 feet to the point of beginning of the tract of land to be herein described; thence North $61^{\circ}36'09''$ West, 90.91 feet; thence North $28^{\circ}23'51''$ East, 14.59 feet; thence North $61^{\circ}36'09''$ West, 136.08 feet on the North line of Tract III of said BANNISTER MALL; thence continuing North $61^{\circ}36'09''$ West, 149.58 feet; thence North $2^{\circ}30'57''$ West, 43.91 feet; thence Northerly and Northeasterly along a curve to the right, tangent from the last described course, having a radius of 90 feet, and a central angle of $30^{\circ}54'48''$, an arc distance of 48.56 feet; thence North $28^{\circ}23'51''$ East and parallel with the Northwesterly line of said Tract VI, 229.67 feet; thence South $61^{\circ}36'09''$ East, 250.74 feet to a point on the East line of said Tract VI, being also a point on the West right-of-way line of said vacated Hillcrest Road; thence continuing South $61^{\circ}36'09''$ East, 55.70 feet to a point on the East line of the Southeast Quarter of said Section 23; thence continuing South $61^{\circ}36'09''$ East, 30.56 feet; thence North $28^{\circ}23'51''$ East, 5.84 feet to a point on the East right-of-way line of said vacated Hillcrest Road; thence continuing North $28^{\circ}23'51''$ East, 40.39 feet; thence South $61^{\circ}36'09''$ East, 304.47 feet; thence South $23^{\circ}14'08''$ West, 121.75 feet; thence South $66^{\circ}45'52''$ East, 126.30 feet; thence Northerly along a curve to the

right, having an initial tangent bearing of North 19°41'52" East, and a radius of 4095.50 feet, a central angle of 0°25'21", an arc distance of 30.21 feet; thence South 69°52'46" East, 40.50 feet; thence Southeasterly, along a curve to the left, having an initial tangent bearing of South 20°07'14" West, and a radius of 4055.00 feet, and a central angle of 3°08'48", an arc distance of 222.70 feet; thence North 73°27'00" West, 88.15 feet; thence Westerly and Southwesterly along a curve to the left, tangent from the last described course, having a radius of 301.67 feet, and a central angle of 27°43'55", an arc distance of 146.01 feet; thence North 61°36'09" West, 134.35 feet to a point on the East right-of-way line of said vacated Hillcrest Road; thence continuing North 61°36'09" West, 33.42 feet to a point on the West line of the Southwest Quarter of said Section 24, said point being, North 2°14'29" East, 232.81 feet from the Southwest corner thereof; thence continuing North 61°36'09" West, 55.70 feet to the point of beginning. Containing 6.000 acres, more or less.

Block No. 04
Map ID No. 03

BP-SP Associates, L.L.C.
8900 State Line Road, Suite 333
Leawood, KS 66206

Tax Parcel ID # 49-130-02-27-00-0-00-000

Legal Description:

Tract H, BENJAMIN PLAZA FIRST PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Block No. 04
Map ID No. 04

B P Development, L.P.
8900 State Line Road, Suite 333
Leawood, Ks. 66206

Tax Parcel ID # 49-130-02-31-00-0-00-000

Surveyors Suggested Legal Description:

Lot 3, BENJAMIN PLAZA, FIRST PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Block No. 04
Map ID No. 05-A

BP-SP Associates, L.L.C.
8900 State Line Road, Suite 333
Leawood, KS 66206

Tax Parcel ID # 49-130-02-33-00-0-00-000

Legal Description:

Lot 3, AMENDED PLAT OF BENJAMIN PLAZA FOURTH PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, Except that part described as follows:

A portion of Lot 3, AMENDED PLAT OF BENJAMIN PLAZA FOURTH PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 3, being also on the Northwestern right-of-way line of Hillcrest Road, as now established; thence the following courses and distances along the Southwesterly and Northwestern line of said Lot 3, being also the Northeasterly and Southeasterly line of Tract H, BENJAMIN PLAZA FIRST PLAT, a subdivision in said City, County, and State, according to the recorded plat thereof; thence Westerly and Northwesternly along a curve to the right, having an initial tangent bearing of South 88 degrees 07 minutes 53 seconds West, a radius of 40 feet and a central angle of 27 degrees 16 minutes 29 seconds, an arc distance of 19.04 feet; thence North 64 degrees 35 minutes 38 seconds West, tangent to the last described curve, 98.38 feet; thence Northwesternly, Northerly and Northeasterly along a curve to the right, tangent to the last described course, having a radius of 25 feet and a central angle of 91 degrees 06 minutes 22 seconds, an arc distance of 39.75 feet to a point of compound curvature; thence continuing Northeasterly along a curve to the right, having a common tangent with the last described curve, a radius of 2097 feet and a central angle of 4 degrees 51 minutes 49 seconds, an arc distance of 178.01 feet; thence South 58 degrees 37 minutes 26 seconds East, 142 feet to a point on the Southeasterly line of said Lot 3; thence Southwesterly along a curve to the left and along said Southeasterly line and along the Northwestern right-of-way line of said Hillcrest Road, having a radius of 1955 feet and a central angle of 5 degrees 23 minutes 59 seconds, an arc distance of 184.25 feet to the Point of Beginning.

Block No. 04
Map ID No. 05-B

BP-SP Associates, L.L.C.
8900 State Line Road, Suite 333
Leawood, KS 66206

Tax Parcel ID # 49-130-02-33-00-0-00-000

Surveyors Suggested Legal Description:

A portion of Lot 3, AMENDED PLAT OF BENJAMIN PLAZA FOURTH PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 3, being also on the Northwesterly right-of-way line of Hillcrest Road, as now established; thence the following courses and distances along the Southwesterly and Northwesterly line of said Lot 3, being also the Northeasterly and Southeasterly line of Tract H, BENJAMIN PLAZA FIRST PLAT, a subdivision in said City, County, and State, according to the recorded plat thereof; thence Westerly and Northwesterly along a curve to the right, having an initial tangent bearing of South 88 degrees 07 minutes 53 seconds West, a radius of 40 feet and a central angle of 27 degrees 16 minutes 29 seconds, an arc distance of 19.04 feet; thence North 64 degrees 35 minutes 38 seconds West, tangent to the last described curve, 98.38 feet; thence Northwesterly, Northerly and Northeasterly along a curve to the right, tangent to the last described course, having a radius of 25 feet and a central angle of 91 degrees 06 minutes 22 seconds, an arc distance of 39.75 feet to a point of compound curvature; thence continuing Northeasterly along a curve to the right, having a common tangent with the last described curve, a radius of 2097 feet and a central angle of 4 degrees 51 minutes 49 seconds, an arc distance of 178.01 feet; thence South 58 degrees 37 minutes 26 seconds East, 142 feet to a point on the Southeasterly line of said Lot 3; thence Southwesterly along a curve to the left and along said Southeasterly line and along the Northwesterly right-of-way line of said Hillcrest Road, having a radius of 1955 feet and a central angle of 5 degrees 23 minutes 59 seconds, an arc distance of 184.25 feet to the Point of Beginning.

Block No. 04
Map ID No. 06

BIT Holdings Thirty-Five, Inc.
2 Hopkins Plaza, Suite 804
Baltimore, MD 21201

Tax Parcel ID # 49-130-02-34-00-0-00-000

Legal Description:

All that part of the Southwest Quarter of Section 24, Township 48, Range 33 in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the most Easterly, Northeast corner of Tract H, BENJAMIN PLAZA FIRST PLAT, a subdivision in said City, County and State, according to the recorded plat thereof, being also a point on the Westerly right-of-way line of Hillcrest Road, as now established; thence Northeasterly along said Westerly right-of-way line, having an initial tangent bearing of North $25^{\circ}58'34''$ East, a radius of 1955 and a central angle of $8^{\circ}58'38''$, an arc distance of 306.31 feet to the Point of Beginning of the tract of land to be herein described; thence North $55^{\circ}02'48''$ West, 123.69 feet; thence South $36^{\circ}32'31''$ West, 10.37 feet; thence North $53^{\circ}27'29''$ West, 15.94 feet; thence Northwesterly, Westerly, and Southwesterly along a curve to the left, tangent to the last described course, having a radius of 2 feet and a central angle of $91^{\circ}54'53''$, an arc distance of 3.21 feet to a point of compound curvature; thence Southwesterly along a curve to the left, having a common tangent with the last described curve, a radius of 2,097 feet and a central angle of $0^{\circ}46'06''$, an arc distance of 28.12 feet to a point on the Northerly line of said BENJAMIN PLAZA FIRST PLAT; thence the following courses and distances along said Northerly line; thence North $61^{\circ}36'09''$ West, 267.47 feet; thence Northwesterly, Northerly, and Northeasterly along a curve to the right, tangent to the last described course having a radius of 25 feet and a central angle of $90^{\circ}00'00''$, an arc distance of 39.27 feet; thence North $28^{\circ}23'51''$ East, 60.10 feet; thence North $61^{\circ}36'09''$ West, 75.00 feet to a point on the East line of Lot 1 of said BENJAMIN PLAZA FIRST PLAT; thence North $28^{\circ}23'51''$ East along the Easterly line of said Lot 1 and its Northeasterly prolongation, a distance of 110.45 feet; thence Northeasterly along a curve to the left, tangent to the last described course, having a radius of 200 feet and a central angle of $20^{\circ}55'00''$, an arc distance of 73.01 feet; thence North $7^{\circ}28'51''$ East, tangent to the last described curve, 148.85 feet; thence Northeasterly and Easterly along a curve to the right, tangent to the last described course, having a radius of 145 feet and a central angle of $86^{\circ}16'35''$, an arc distance of 218.34 feet; thence South $86^{\circ}14'34''$ East, tangent to the last described curve, 208.16 feet to a point on the Easterly line of Lot 1 of said BENJAMIN PLAZA FIRST PLAT; thence North $52^{\circ}03'14''$ East along said Easterly line, 60 feet to the Northeast corner thereof; thence North $78^{\circ}01'37''$ East, 111.10 feet; thence North $59^{\circ}50'41''$ East, 7.38 feet; thence South $03^{\circ}12'07''$ West, 207.35 feet; thence North $86^{\circ}47'53''$ West, 77.50 feet; thence South $3^{\circ}12'07''$ West, 24.65 feet; thence North $86^{\circ}47'53''$ West, 10.50 feet; thence South $3^{\circ}12'07''$ West, 71.94 feet; thence North $86^{\circ}47'53''$ West, 0.26 feet; thence South $3^{\circ}12'07''$ West, 70 feet; thence South $86^{\circ}47'53''$ East, 37.35 feet; thence North $49^{\circ}21'20''$ East, 280.14 feet; thence North $40^{\circ}38'40''$ West, 102.91 feet; thence North $41^{\circ}20'21''$ East, 43.42 feet; thence North $60^{\circ}16'19''$ East, 173.64 feet; thence South $40^{\circ}38'40''$ East, 91.83 feet; thence Southwesterly along a curve to the left, having an initial tangent bearing of South $52^{\circ}13'02''$ West, a radius of 1000 feet and a central angle of $2^{\circ}51'42''$, an arc distance of 49.95 feet; thence South $49^{\circ}21'20''$ West, tangent to

the last described curve, 3.34 feet; thence South $40^{\circ}38'40''$ East, 141.70 feet; thence North $55^{\circ}18'00''$ East, 7.52 feet; thence South $34^{\circ}42'00''$ East, 40.50 feet to a point on the Westerly right-of-way line of said Hillcrest Road; thence South $55^{\circ}18'00''$ West along said Westerly right-of-way line, 121.43 feet; thence Southwesterly along a curve to the left and along said Westerly right-of-way line, tangent to the last described course, having a radius of 1955 feet and a central angle of $20^{\circ}20'48''$, an arc distance of 694.25 feet to the Point of Beginning commonly known as Lot 2 of the Amended Plat of Benjamin Plaza Fourth Plat recorded August 29, 1991 as Document No. K-987254 in the Office of the Recorder of Jackson County, Missouri. Containing 9.965 acres or 434,067 square feet, more or less.

Block No. 04
Map ID No. 07

B P Development, L.P.
8900 State Line Road, Suite 333
Leawood, Ks. 66206

Tax Parcel ID # 49-130-02-26-00-0-00-000

Surveyors Suggested Legal Description:

Lot 1, AMENDED PLAT OF LOT 1 BENJAMIN PLAZA, FIRST PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Block No. 4
Map ID No. 08

Penn Properties Holding, L.L.C.
8900 State Line Road
Leawood, KS 66206

Tax Parcel ID # 49-130-02-35-00-0-00-000

Legal Description:

Lot 1, AMENDED PLAT OF BENJAMIN PLAZA FOURTH PLAT, a subdivision in Kansas City, Jackson County, Missouri.

Formerly described as follows:

All that part of the Southwest Quarter of Section 24, Township 48, Range 33 in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the most Easterly, Northeast corner of BENJAMIN PLAZA FIRST PLAT, a subdivision in said City, County, and State, according to the recorded plat thereof, being also a point on the Westerly right-of-way line of Hillcrest Road, as now established; thence Northeasterly along the Westerly right-of-way line of said Hillcrest Road, having an initial tangent bearing of North 25°58'34" East, a radius of 1955 and a central angle of 29°19'26", an arc distance of 1000.56 feet; thence North 55°18'00" East along said Westerly right-of-way, 121.43 feet to the Point of Beginning of the tract of land to be herein described; thence North 34°42'00" West and no longer along said Westerly right-of-way line, a distance of 40.50 feet; thence South 55°18'00" West, 7.52 feet; thence North 40°38'40" West, 141.70 feet; thence North 49°21'20" East, 3.34 feet; thence Northeasterly along a curve to the right, tangent to the last described course, having a radius of 1000 feet and a central angle of 2°51'42", an arc distance of 49.95 feet; thence North 40°38'40" East, 91.82 feet; thence South 60°16'19" West, 173.64 feet; thence South 41°21'20" West, 43.42 feet; thence South 40°38'40" East, 102.91 feet; thence South 49°21'20" West, 280.14 feet; thence North 86°47'53" West, 37.35 feet; thence North 3°12'07" East, 70 feet; thence South 86°47'53" East, 0.26 feet; thence North 3°12'07" East, 71.94 feet; thence South 86°47'53" East, 10.50 feet; thence North 3°12'07" East, 24.65 feet; thence South 86°47'53" East, 77.50 feet; thence North 3°12'07" East, 207.34 feet; thence North 59°50'41" East, 154.90 feet; thence North 66°32'57" East, 104.23 feet; thence North 44°18'33" East, 158.47 feet to a point on the Southerly line of Tract 1 of BENJAMIN ACRES SECOND PLAT, a subdivision in said City, County, and State, according to the recorded plat thereof; thence the following courses and distances along said Southerly line; thence South 86°44'14" East (S. 86°57'06" E., Platted), 179.49 feet; thence North 3°15'44" East (N. 3°02'34" E., Platted), 42 feet; thence South 86°44'14" East (S. 86°57'06" E., Platted), 75 feet; thence South 3°15'46" West and no longer along said Southerly line, a distance of 125.48 feet; thence South 51°06'00" East, 143.72 feet to a point on the Westerly right-of-way line of said Hillcrest Road; thence Southwesterly along a curve to the right and along said Westerly right-of-way line, having an initial tangent bearing of South 37°15'18" West, a radius of 1045 feet and a central angle of 18°02'42", an arc distance of 329.12 feet; thence South 55°18'00" West along said Westerly right-of-way line, tangent to the last described curve, a distance of 86.55 feet to the Point of Beginning. Containing 4.498 acres, more or less.

Block No. 4
Map ID No. 09-A
Map ID No. 09-B
Map ID No. 09-C

Benjamin Enterprises
15612 Overbrook Lane
Overland Park, KS 66224 (As to Map ID No. 09-A and Map ID No. 09-C)

Howard Benjamin
15612 Overbrook Lane
Overland Park, KS 66224 (As to Map ID No. 09-B)

Tax Parcel ID # 49-130-02-14-02-0-00-000 as to Map ID No. 09-A
49-130-02-17-00-0-00-000 as to Map ID No. 09-B
49-130-02-16-00-0-00-000 as to Map ID No. 09-C

Legal Description:

The West 47 acres of the North 1/2 of Section 24, Township 48, Range 33, except that part thereof taken for interstate Route No. 435, and except any part thereof in streets roads or ways, in Kansas City, Jackson County, Missouri.

Please Note: This legal description describes much more property than the combined total of Parcels No. 09-A, 09-B and 09-C as shown on the accompanying map (See Sheet No. 10 of 15). However these Parcels appear to be one portion of this legally described property that has not transferred ownership due to the subsequent recorded plats.

Block No. 04
Map ID No. 10

Kansas City Hotels, Inc.
6101 East 87th Street
Kansas City, MO 64138

Tax Parcel ID # 49-130-02-15-00-0-00-000

Legal Description:

All of Tract 1, BENJAMIN ACRES, SECOND PLAT, a subdivision in Kansas City, Jackson County, Missouri, except that part conveyed to the City of Kansas City, Missouri for 87th Street by Document No. K-903159 recorded in Book K-1972 at page 585.

Block No. 04
Map ID No. 11-A
Map ID No. 11-B

Howard D. Benjamin Trust
15612 Overbrook Lane
Overland Park, KS 66224

Tax Parcel ID # 49-130-02-09-00-0-00-000 as to Map ID No. 11-A
Tax Parcel ID # 49-130-02-20-01-0-00-000 as to Map ID No. 11-B

Legal Description:

Lot 1, MOBIL ADDITION, Lot 2, SUBDIVISION OF SECHREST ESTATE, Both Subdivisions of land, according to the recorded plats thereof, and other lands, being portions of the Southwest Quarter of Section 24, and the Northwest Quarter of Section 25, all in Township 48, Range 33 in Kansas City, Jackson County, Missouri, and all more particularly described as follows: Beginning at the Northwest corner of said Lot 1, MOBIL ADDITION; thence South $86^{\circ}45'54''$ East (this and all other bearings relating to the North line of the Southwest Quarter of said Section 24 being South $86^{\circ}45'54''$ East) a distance of 175 feet to the Northeast corner thereof; thence North $3^{\circ}15'46''$ East, along the prolongation North of the East line of said Lot 1, being also a jog in the South line of 87th Street, as now established, a distance of 10 feet; thence South $86^{\circ}45'54''$ East, along said South line of 87th Street, a distance of 410.28 feet to its intersection with the Westerly right-of-way line of the Kansas City Southern Railway Company as now established; thence Southerly along said Westerly right-of-way line the following courses and distances:

Thence South $8^{\circ}24'31''$ West, 200.16 feet; thence South $18^{\circ}18'44''$ East, 220 feet; thence South $38^{\circ}13'30''$ East, 264.25 feet; thence South $18^{\circ}18'44''$ East, 23.93 feet; thence South $2^{\circ}08'29''$ West, 655.81 feet to a point on the South line of the North Half of said Southwest Quarter of Section 24; South $86^{\circ}47'53''$ East, along said South line, being also a jog in said Westerly right-of-way line, a distance of 278.53 feet; thence South $18^{\circ}18'44''$ East, 140.64 feet; thence Southerly along a curve to the right, from the last described course as a tangent, having a radius of 2814.93 feet, and a central angle of $15^{\circ}44'36''$, an arc distance of 773.47 feet (a long chord of 771.04 feet) to a point on the East line of said Southwest Quarter of Section 24; thence South $2^{\circ}08'29''$ West along said East line, and no longer along said Westerly right-of-way line, a distance of 419.62 feet to a point on the North line of 91st Street, as now established; thence North $86^{\circ}49'52''$ West along said North line 1323.00 feet to a point on the West line of the Southeast Quarter of the Southwest Quarter of said Section 24; thence South $2^{\circ}11'30''$ West along said West line, 20 feet to the Southwest corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section, being also the Northwest corner of the East Half of the Northwest Quarter of said Section 25; thence South $2^{\circ}10'42''$ West along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, 20 feet to the Northwest corner of said Lot 2, SUBDIVISION OF SECHREST ESTATE; thence South $86^{\circ}49'52''$ East along the North line of said Lot 2, 330.75 feet to the Northeast corner thereof; thence South $2^{\circ}10'58''$ West along the East line of Lot 2, 1280.97 feet (1281.10 feet platted) to the Southeast corner thereof; thence North $86^{\circ}50'48''$ West along the South line of said Lot 2, 330.65 feet to the Southwest corner thereof; thence South $2^{\circ}10'42''$ West along the prolongation South of the West line of said Lot 2, being also the East line of the Northwest Quarter of the Northwest Quarter of said Section 25, a distance of 20 feet to the Southeast corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence North $86^{\circ}50'48''$ West

along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, 902.63 feet; thence North $2^{\circ}09'42''$ East, parallel with the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, 350 feet; thence North $86^{\circ}50'48''$ West, parallel with the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, 220 feet; thence South $2^{\circ}09'42''$ West, parallel with the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, 345 feet to a point on the North line of 93rd Street, as now established; thence North $86^{\circ}50'48''$ West, along said North line, and parallel with the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, a distance of 170 feet to a point on the East line of Hillcrest Road, as now established; thence North $2^{\circ}09'42''$ East, along said East line and parallel with the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, a distance of 1316.43 feet to a point on the North line of said Section 25, being also the South line of said Section 24; thence North $2^{\circ}14'29''$ East, along said East line of Hillcrest Road, and parallel with the West line of said Section 24, a distance of 226.50 feet; thence South $86^{\circ}29'52''$ East, parallel with the South line of said Section 24, a distance of 906.36 feet; thence North $32^{\circ}27'36''$ West, 316.77 feet; thence North $86^{\circ}49'52''$ West, parallel with the South line of said Section 24, a distance of 726 feet to a point on said East line of Hillcrest Road; thence North $2^{\circ}14'29''$ East along said East line, 572.81 feet to a point on a jog in the Easterly line of U.S. Interstate Route No. 435, as now established; thence running generally Northeasterly along said Easterly line the following courses and distances: thence South $88^{\circ}35'54''$ East, 42.07 feet; thence North $1^{\circ}30'38''$ East, 159.21 feet; thence North $10^{\circ}52'18''$ East, 99.62 feet; thence North $19^{\circ}11'12''$ East, 187.42 feet; thence North $28^{\circ}23'51''$ East, 570 feet; thence North $38^{\circ}19'26''$ East, 36.77 feet; thence South $33^{\circ}07'32''$ East, and no longer along said Easterly right-of-way line, a distance of 414.63 feet; thence South $83^{\circ}31'33''$ East, 98.25 feet; thence North $78^{\circ}01'37''$ East, 111.10 feet; thence North $59^{\circ}50'41''$ East, 162.28 feet; thence North $66^{\circ}32'57''$ East, 104.23 feet; thence North $44^{\circ}18'33''$ East, 158.47 feet to a point on the South line of BENJAMIN ACRES, SECOND PLAT, a subdivision in said City, County, and State, according to the recorded plat thereof; thence South $86^{\circ}44'14''$ East (South $86^{\circ}57'06''$ East, platted), along said South line, 179.49 feet; thence North $3^{\circ}15'46''$ East (North $3^{\circ}02'54''$ East, platted), along a jog in said South line, 42 feet; thence South $86^{\circ}44'14''$ East (South $86^{\circ}57'06''$ East, platted), along said South line, 95 feet to the Southeast corner thereof; thence North $3^{\circ}15'46''$ East (North $3^{\circ}02'54''$ East, platted), along the East line of said plat 318 feet; thence North $86^{\circ}44'14''$ West (North $86^{\circ}57'06''$ West, platted) along a jog in said East line, 145 feet; thence North $3^{\circ}15'46''$ East (North $3^{\circ}02'54''$ East, platted) wholly along said East line, being also partly along the West line of said Lot 1, MOBIL ADDITION, a distance of 105.05 feet; thence North $86^{\circ}45'54''$ West, along a jog in said plat line, 10 feet; thence North $3^{\circ}15'46''$ East along said plat line 140 feet to the point of beginning. Containing 153.252 acres, more or less.

Please Note: This legal description describes much more property than the combined total of Parcels No. 11-A and 11-B as shown on the accompanying map (See Sheet No. 10 of 15). However these Parcels appear to be one portion of this legally described property that has not transferred ownership due to the subsequent recorded plats.

Block No. 05
Map ID No. 01

Howard D. Benjamin Trust
15612 Overbrook Lane
Overland Park, KS 66224

Tax Parcel ID # 49-130-03-01-00-0-00-000

Legal Description:

Lot 1, MOBIL ADDITION, Lot 2, SUBDIVISION OF SECHREST ESTATE, Both Subdivisions of land, according to the recorded plats thereof, and other lands, being portions of the Southwest Quarter of Section 24, and the Northwest Quarter of Section 25, all in Township 48, Range 33 in Kansas City, Jackson County, Missouri, and all more particularly described as follows: Beginning at the Northwest corner of said Lot 1, MOBIL ADDITION; thence South $86^{\circ}45'54''$ East (this and all other bearings relating to the North line of the Southwest Quarter of said Section 24 being South $86^{\circ}45'54''$ East) a distance of 175 feet to the Northeast corner thereof; thence North $3^{\circ}15'46''$ East, along the prolongation North of the East line of said Lot 1, being also a jog in the South line of 87th Street, as now established, a distance of 10 feet; thence South $86^{\circ}45'54''$ East, along said South line of 87th Street, a distance of 410.28 feet to its intersection with the Westerly right-of-way line of the Kansas City Southern Railway Company as now established; thence Southerly along said Westerly right-of-way line the following courses and distances:

Thence South $8^{\circ}24'31''$ West, 200.16 feet; thence South $18^{\circ}18'44''$ East, 220 feet; thence South $38^{\circ}13'30''$ East, 264.25 feet; thence South $18^{\circ}18'44''$ East, 23.93 feet; thence South $2^{\circ}08'29''$ West, 655.81 feet to a point on the South line of the North Half of said Southwest Quarter of Section 24; South $86^{\circ}47'53''$ East, along said South line, being also a jog in said Westerly right-of-way line, a distance of 278.53 feet; thence South $18^{\circ}18'44''$ East, 140.64 feet; thence Southerly along a curve to the right, from the last described course as a tangent, having a radius of 2814.93 feet, and a central angle of $15^{\circ}44'36''$, an arc distance of 773.47 feet (a long chord of 771.04 feet) to a point on the East line of said Southwest Quarter of Section 24; thence South $2^{\circ}08'29''$ West along said East line, and no longer along said Westerly right-of-way line, a distance of 419.62 feet to a point on the North line of 91st Street, as now established; thence North $86^{\circ}49'52''$ West along said North line 1323.00 feet to a point on the West line of the Southeast Quarter of the Southwest Quarter of said Section 24; thence South $2^{\circ}11'30''$ West along said West line, 20 feet to the Southwest corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section, being also the Northwest corner of the East Half of the Northwest Quarter of said Section 25; thence South $2^{\circ}10'42''$ West along the West line of said $\frac{1}{2}$ $\frac{1}{4}$ Section, 20 feet to the Northwest corner of said Lot 2, SUBDIVISION OF SECHREST ESTATE; thence South $86^{\circ}49'52''$ East along the North line of said Lot 2, 330.75 feet to the Northeast corner thereof; thence South $2^{\circ}10'58''$ West along the East line of Lot 2, 1280.97 feet (1281.10 feet platted) to the Southeast corner thereof; thence North $86^{\circ}50'48''$ West along the South line of said Lot 2, 330.65 feet to the Southwest corner thereof; thence South $2^{\circ}10'42''$ West along the prolongation South of the West line of said Lot 2, being also the East line of the Northwest Quarter of the Northwest Quarter of said Section 25, a

distance of 20 feet to the Southeast corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence North $86^{\circ}50'48''$ West along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, 902.63 feet; thence North $2^{\circ}09'42''$ East, parallel with the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, 350 feet; thence North $86^{\circ}50'48''$ West, parallel with the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, 220 feet; thence South $2^{\circ}09'42''$ West, parallel with the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, 345 feet to a point on the North line of 93rd Street, as now established; thence North $86^{\circ}50'48''$ West, along said North line, and parallel with the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, a distance of 170 feet to a point on the East line of Hillcrest Road, as now established; thence North $2^{\circ}09'42''$ East, along said East line and parallel with the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, a distance of 1316.43 feet to a point on the North line of said Section 25, being also the South line of said Section 24; thence North $2^{\circ}14'29''$ East, along said East line of Hillcrest Road, and parallel with the West line of said Section 24, a distance of 226.50 feet; thence South $86^{\circ}29'52''$ East, parallel with the South line of said Section 24, a distance of 906.36 feet; thence North $32^{\circ}27'36''$ West, 316.77 feet; thence North $86^{\circ}49'52''$ West, parallel with the South line of said Section 24, a distance of 726 feet to a point on said East line of Hillcrest Road; thence North $2^{\circ}14'29''$ East along said East line, 572.81 feet to a point on a jog in the Easterly line of U.S. Interstate Route No. 435, as now established; thence running generally Northeasterly along said Easterly line the following courses and distances: thence South $88^{\circ}35'54''$ East, 42.07 feet; thence North $1^{\circ}30'38''$ East, 159.21 feet; thence North $10^{\circ}52'18''$ East, 99.62 feet; thence North $19^{\circ}11'12''$ East, 187.42 feet; thence North $28^{\circ}23'51''$ East, 570 feet; thence North $38^{\circ}19'26''$ East, 36.77 feet; thence South $33^{\circ}07'32''$ East, and no longer along said Easterly right-of-way line, a distance of 414.63 feet; thence South $83^{\circ}31'33''$ East, 98.25 feet; thence North $78^{\circ}01'37''$ East, 111.10 feet; thence North $59^{\circ}50'41''$ East, 162.28 feet; thence North $66^{\circ}32'57''$ East, 104.23 feet; thence North $44^{\circ}18'33''$ East, 158.47 feet to a point on the South line of BENJAMIN ACRES, SECOND PLAT, a subdivision in said City, County, and State, according to the recorded plat thereof; thence South $86^{\circ}44'14''$ East (South $86^{\circ}57'06''$ East, platted), along said South line, 179.49 feet; thence North $3^{\circ}15'46''$ East (North $3^{\circ}02'54''$ East, platted), along a jog in said South line, 42 feet; thence South $86^{\circ}44'14''$ East (South $86^{\circ}57'06''$ East, platted), along said South line, 95 feet to the Southeast corner thereof; thence North $3^{\circ}15'46''$ East (North $3^{\circ}02'54''$ East, platted), along the East line of said plat 318 feet; thence North $86^{\circ}44'14''$ West (North $86^{\circ}57'06''$ West, platted) along a jog in said East line, 145 feet; thence North $3^{\circ}15'46''$ East (North $3^{\circ}02'54''$ East, platted) wholly along said East line, being also partly along the West line of said Lot 1, MOBIL ADDITION, a distance of 105.05 feet; thence North $86^{\circ}45'54''$ West, along a jog in said plat line, 10 feet; thence North $3^{\circ}15'46''$ East along said plat line 140 feet to the point of beginning. Containing 153.252 acres, more or less.

Please Note: This legal description describes much more property than the combined total of Parcel No. 01 as shown on the accompanying map (See Sheet No. 12 of 15). However this Parcel appears to be one portion of this legally described property that has not transferred ownership due to the subsequent recorded plats.

Block No. 05
Map ID No. 02

B.P. Development L.P.
8900 State Line Road, Suite 333
Leawood, Kansas 66206

Tax Parcel ID # 49-130-03-05-00-0-00-000

Surveyors Suggested Legal Description:

All that part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 48N., Range 33W., in the city of Kansas City, Jackson County, Missouri, the tract of land to be herein described lies Easterly of Tract B, BENJAMIN PLAZA THIRD PLAT and Southerly of Tract C, BENJAMIN PLAZA SECOND PLAT, each being recorded subdivisions in said City, County and State, more particularly described as follows:

Beginning at the Northeast corner of said Tract B, BENJAMIN PLAZA THIRD PLAT, being also a point on the Southerly line of said Tract C, BENJAMIN PLAZA SECOND PLAT; thence South 87 degrees 45 minutes 31 seconds East along the Southerly line of said Tract C, a distance of 92.19 feet to the Southeast corner of said Tract C; thence South 2 degrees 14 minutes 29 seconds West, 62.57 feet to a point on the Northerly right-of-way line of 91st Street, as now established, said point being 20 feet Northerly of the Southerly line of said Quarter-Quarter Section; thence North 86 degrees 49 minutes 52 seconds West along the Northerly right-of-way line of said 91st Street, 20 feet Northerly of and parallel with the Southerly line of said Quarter-Quarter Section, a distance of 92.14 feet to a point on the Easterly line of said Tract B, BENJAMIN PLAZA THIRD PLAT; thence North 2 degrees 10 minutes 58 seconds East along the Easterly line thereof, a distance of 61.08 feet to the Point of Beginning. Containing 5,698 square feet or 0.131 acres, more or less.

Block No. 05
Map ID No. 03

Walmart Real Estate Business Tract
1301 Southeast 10th Street
Bentonville, AR 72716-0555

Tax Parcel ID # 49-130-03-06-00-0-00-000

Surveyors Suggested Legal Description:

"TRACT C-1" OF THE CERTIFICATE OF SURVEY FOR LOT SPLIT TRACT C, BENJAMIN PLAZA SECOND PLAT, a subdivision in Kansas City, Jackson County, Missouri (Said Certificate of Survey having been recorded on March 13, 1991, as Document No. K-962389, in Book S-3, at Page 85) said "TRACT C-1" being more particularly described as follows:

All that part of TRACT C, BENJAMIN PLAZA SECOND PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the most Northerly corner of said Tract C, being also a point on the Easterly right-of-way line of Hillcrest Road, as now established; thence the following courses and distances along the Northerly line of said Tract C; thence Southeasterly and Southerly along a curve to the right, having an initial tangent bearing of South 38 degrees 43 minutes 14 seconds East, a radius of 260 feet and a central angle of 35 degrees 33 minutes 31 seconds, an arc distance of 161.36 feet; thence South 87 degrees 45 minutes 31 seconds East, 171.82 feet; thence South 2 degrees 14 minutes 29 seconds West, 72.31 feet; thence South 87 degrees 45 minutes 31 seconds East, 515.24 feet to the Northeast corner thereof; thence the following courses and distances along the Easterly line of said Tract C; thence South 42 degrees 45 minutes 31 seconds East, 77.23 feet; thence South 13 degrees 02 minutes 43 seconds East, 197.64 feet; thence South 2 degrees 14 minutes 29 seconds West, 371.67 feet; thence South 21 degrees 53 minutes 42 seconds West, 214 feet to the most Southeast corner thereof; thence the following courses and distances along the Southerly line of said Tract C; thence North 87 degrees 45 minutes 31 seconds West, 353.24 feet; thence North 2 degrees 14 minutes 29 seconds East, 15.00 feet; thence North 87 degrees 45 minutes 31 seconds West, 151.56 feet; thence South 2 degrees 14 minutes 29 seconds West, 218.23 feet; thence North 87 degrees 45 minutes 31 seconds West, 593.24 feet; thence North 10 degrees 39 minutes 00 seconds East, 16.76 feet; thence Northerly along a curve to the left, tangent to the last described course, having a radius of 375 feet and a central angle of 16 degrees 48 minutes 00 seconds, an arc distance of 109.96 feet; thence North 6 degrees 09 minutes 00 seconds West, tangent to the last described curve, 94.29 feet; thence South 83 degrees 50 minutes 58 seconds West, 6.95 feet; thence Westerly along a curve to the right, tangent to the last described course, having a radius of 350 feet and a central angle of 22 degrees 42 minutes 00 seconds, an arc distance of 138.67 feet; thence North 73 degrees 27 minutes 00 seconds West, tangent to the last described curve, 12.61 feet to the Southwest corner thereof, being also a point on the Easterly right-of-way line of said Hillcrest Road; thence Northeasterly along the Westerly

line of said Tract C and along said Easterly right-of-way line and along a curve to the right, having an initial tangent bearing of North 16 degrees 33 minutes 00 seconds East, a radius of 3,945 feet and a central angle of 4 degrees 31 minutes 00 seconds East, an arc distance of 310.99 feet; thence North 21 degrees 04 minutes 00 seconds East along said Westerly line and along said Easterly right-of-way line, tangent to the last described curve 92.56 feet; thence Northeasterly along a curve to the right and along said Westerly line and said Easterly right-of-way line, tangent to the last described courses having a radius of 1,845 feet and a central angle of 10 degrees 08 minutes 37 seconds, an arc distance of 326.64 feet; thence South 87 degrees 45 minutes 31 seconds East and no longer along said Westerly line and said Easterly right-of-way line, a distance of 145.12 feet; thence Northeasterly along a curve to the left, tangent to the last described course, having a radius of 85 feet and a central angle of 55 degrees 00 minutes 00 seconds, an arc distance of 81.59 feet; thence North 37 degrees 14 minutes 29 seconds East, tangent to the last described curve, 55.56 feet; thence Northeasterly and Northerly along a curve to the left, tangent to the last described course, having a radius of 100 feet and a central angle of 35 degrees 00 minutes 00 seconds (26 degrees 13 minutes 19 seconds, Plat), an arc distance of 61.09 feet (45.77, Plat); thence North 2 degrees 14 minutes 29 seconds East (N. 4 degrees 15 minutes 50 seconds E., Plat), tangent to the last described curve, 17.90 feet (33.19', Plat); thence Northerly and Northwesterly along a curve to the left, tangent to the last described course, having a radius of 230 feet and a central angle of 27 degrees 51 minutes 54 seconds, an arc distance of 111.86 feet; thence Northwesterly along a curve to the left, having a common tangent to the last described curve, a radius of 40 feet and a central angle of 73 degrees 37 minutes 49 seconds, an arc distance of 51.40 feet to a point on the Westerly line of said Tract C and the Easterly right-of-way line of said Hillcrest Road; thence Northeasterly along a curve to the right and along said Westerly line and said Easterly right-of-way line, having an initial tangent bearing of North 41 degrees 56 minutes 43 seconds East, a radius of 1,845 feet and a central angle of 1 degree 44 minutes 07 seconds, an arc distance of 55.88 feet to the Point of Beginning.

Block No. 05
Map ID No. 04

Conoco, Inc.
P.O. Box 1267
Ponca City, OK 74602-1267

Tax Parcel ID # 49-130-03-07-00-0-00-000

Surveyors Suggested Legal Description:

"TRACT C-2" OF THE CERTIFICATE OF SURVEY FOR LOT SPLIT, TRACT C, BENJAMIN PLAZA SECOND PLAT, a subdivision in Kansas City, Jackson County, Missouri, (Said Certificate of Survey having been recorded on March 13, 1991, as Document No. K-962389, in Book S-3, at Page 85) said "TRACT C-2" being more particularly described as follows:

All that part of TRACT C, BENJAMIN PLAZA SECOND PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Commencing at the most Northerly corner of Tract C of said BENJAMIN PLAZA SECOND PLAT, thence Southwesterly along the Westerly line of said Tract C, being also the Easterly right-of-way line of Hillcrest Road, as now established, having an initial tangent bearing of South 43 degrees 40 minutes 49 seconds West, a radius of 1,845 feet and a central angle of 1 degrees 44 minutes 07 seconds, an arc distance of 55.88 feet to the Point of Beginning of the tract of land to be herein described; thence Northeasterly, Easterly and Southeasterly along a curve to the right and no longer along said Easterly right-of-way line, having an initial tangent bearing of North 80 degrees 44 minutes 45 seconds East, a radius of 40 feet and a central angle of 73 degrees 37 minutes 49 seconds, an arc distance of 51.40 feet; thence continuing Southeasterly along a curve to the right, having a common tangent with the last described curve, a radius of 230 feet and a central angle of 27 degrees 51 minutes 54 seconds, an arc distance of 111.86 feet; thence South 2 degrees 14 minutes 29 seconds West (S. 4 degrees 15 minutes 50 seconds W., Plat), tangent to the last described curve, 17.90 feet (33.19 feet, Plat); thence Southerly and Southwesterly along a curve to the right, tangent to the last described course, having a radius of 100 feet and a central angle of 35 degrees 00 minutes 00 seconds (26 degrees 13 minutes 19 seconds, Plat), an arc distance of 61.09 feet (45.77', Plat); thence South 37 degrees 14 minutes 29 seconds West, tangent to the last described curve, 55.56 feet; thence Southwesterly along a curve to the right, tangent to the last described course, having a radius of 85 feet and a central angle of 55 degrees 00 minutes 00 seconds, an arc distance of 81.59 feet; thence North 87 degrees 45 minutes 31 seconds West, tangent to the last described curve, a distance of 145.12 feet to a point on the Easterly right-of-way line of said Hillcrest Road, being also a point on the Westerly line of said Tract C; thence Northeasterly along said Easterly right-of-way line and said Westerly line, having an initial tangent bearing of North 31 degrees 12 minutes 37 seconds East, a radius of 1,845 feet and a central angle of 10 degrees 44 minutes 05 seconds, an arc distance of 345.68 feet to the Point of Beginning.

Block No. 05
Map ID No. 05
Map ID No. 06

B.P. Development L.P.
8900 State Line Road
Leawood, Kansas 66206

Tax Parcel ID # 49-130-03-03-00-0-00-000 as to Map ID No. 5
Tax Parcel ID # 49-130-03-02-00-0-00-000 as to Map ID No. 6

PLEASE NOTE:

The following legal descriptions, PARCEL P-1 and THE REMAINDER OF PARCEL 29-A describes much more property than Parcel 05 and 06 as shown on the accompanying map (See Sheet No 13 of 15 for location). However, Parcels 05 and 06 appear to be that portion of this legally described property that has not transferred ownership due to the subsequent recorded plats.

Legal Description, PARCEL P-1:

All that part of the Southwest Quarter of Section 24 and that part of the Northwest Quarter of Section 25, all in Township 48, Range 33, in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 25; thence South $86^{\circ}50'48''$ East along the South line of said Quarter-Quarter Section, a distance of 1,286.81 feet to a point on the North right-of-way line of 93rd Street, as now established; thence North $2^{\circ}10'57''$ East, 40 feet to the point of beginning of a tract of land to be herein described; thence continuing North $2^{\circ}10'57''$ East, 440.45 feet to an angle point; thence North $41^{\circ}49'51''$ West, 84.85 feet; thence North $86^{\circ}49'51''$ West, 220.05 feet; thence North $2^{\circ}09'42''$ East and parallel with the West line of said Northwest Quarter-Quarter Section, a distance of 670.10 feet; thence South $86^{\circ}49'51''$ East, 266.41 feet; thence North $3^{\circ}10'09''$ East, 110.50 feet to a point on the North line of the Northwest Quarter of the Northwest Quarter of said Section 25; thence continuing North $3^{\circ}10'09''$ East, 90 feet; thence South $86^{\circ}49'51''$ East, 79 feet to an angle point therein; thence South $60^{\circ}15'57''$ East, 44.72 feet; thence South $86^{\circ}49'51''$ East, 286.54 feet; thence North $2^{\circ}14'29''$ East, 830 feet; thence North $86^{\circ}49'51''$ West, 230 feet to an angle point therein; thence South $48^{\circ}10'09''$ West, 127.28 feet; thence North $86^{\circ}49'51''$ West, 39.26 feet to a point on the East line of the Southwest Quarter of the Southwest Quarter of said Section 24; thence continuing North $86^{\circ}49'51''$ West, 180.74 feet; thence North $3^{\circ}10'09''$ East, 150.66 feet; thence North $86^{\circ}47'53''$ West, 136.37 feet; thence North $3^{\circ}12'07''$ East, 3.57 feet to a point of curvature; thence Northwesterly along a curve to the left, tangent to the last described course, having a radius of 225 feet, and a central angle of $38^{\circ}48'24''$, an arc distance of 152.39 feet to a point on a curve; thence Northeasterly along a curve to the right, having an initial tangent bearing of North $43^{\circ}37'47''$ East and a radius of 1,845 feet; a central angle of $2^{\circ}09'06''$, an arc distance of 69.29 feet; thence South $41^{\circ}48'00''$ East, 171.78 feet to an

angle point therein; thence South $86^{\circ}47'53''$ East, 195.50 feet to a point on the East line of said Quarter-Quarter Section; thence continuing South $86^{\circ}47'53''$ East, 370.75 feet; thence South $2^{\circ}14'29''$ West, 1,015.37 feet to a point on the North right-of-way line of 91st Street, as now established; thence North $86^{\circ}49'52''$ West, 20 feet distant North of and parallel with the South line of the Southeast Quarter of the Southwest Quarter of said Section 24, and along said North right-of-way line, a distance of 369.86 feet to a point on the West line of said Quarter-Quarter Section; thence South $2^{\circ}11'30''$ West along the West line of said Quarter-Quarter Section being also the West right-of-way line of said 91st Street, a distance of 20 feet to the Southwest corner thereof; thence South $2^{\circ}10'42''$ West along the East line of the Northwest Quarter of said Section 25 and along said West right-of-way line, a distance of 20 feet; thence South $86^{\circ}49'52''$ East, 20 feet distant South of and parallel with the North line of the Northeast Quarter of the Northwest Quarter of said Section 25, a distance of 330.75 feet; thence South $2^{\circ}10'57''$ West, 1,260.97 feet, to a point; thence North $86^{\circ}50'48''$ West, 40 feet distant North of and parallel with the South line of said Quarter-Quarter Section, a distance of 366.47 feet to the point of beginning. Containing 18.450 acres, more or less.

Legal Description, THE REMAINDER OF PARCEL 29-A:

All that part of the Southwest Quarter of Section 24 and that part of the Northwest Quarter of Section 25, all in Township 48, Range 33, in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 25; thence South $86^{\circ}50'48''$ East along the South line of said Quarter-Quarter Section, a distance of 420 feet to a point on the North right-of-way line of 93rd Street, as now established; thence North $2^{\circ}09'42''$ East and parallel with the West line of said Quarter-Quarter Section, a distance of 91.72 feet to the point of beginning of the tract of land to be herein described; thence continuing North $2^{\circ}09'42''$ East and parallel with said West line, 258.28 feet; thence South $86^{\circ}50'48''$ East and parallel with the South line of said Quarter-Quarter Section, a distance of 110 feet; thence North $2^{\circ}09'42''$ East and parallel with said West line, 797.79 feet to an angle point therein; thence North $2^{\circ}12'25''$ East, 173.50 feet to a point on the North line of said Quarter-Quarter Section, being also a point on the South line of the Southwest Quarter of the Southwest Quarter of said Section 24; thence continuing North $2^{\circ}12'25''$ East, 226.50 feet; thence South $86^{\circ}49'52''$ East, and parallel with the South line of said Southwest Quarter-Quarter Section, a distance of 405.36 feet; thence North $32^{\circ}27'40''$ West, 316.77 feet; thence North $86^{\circ}49'52''$ West, and parallel with South line of said Southwest Quarter-Quarter Section, a distance of 154.68 feet to a point on a curve; thence Northeasterly along a curve to the right, having an initial tangent bearing of North $21^{\circ}21'36''$ East, and a radius of 1,845 feet, a central angle of $22^{\circ}15'11''$, an arc distance of 717.12 feet, to a point of reverse curvature; thence Southeasterly and Southerly along a curve to the right, having an initial tangent bearing of South $35^{\circ}36'17''$ East, and a radius of 225 feet, a central angle at $38^{\circ}48'24''$, an arc distance of 152.39 feet; thence South $3^{\circ}12'07''$ West and tangent to the last described curve, a distance of 3.56 feet; thence South $86^{\circ}47'53''$ East, and parallel with the North line of said Southwest Quarter-Quarter Section, a distance of 136.37 feet; thence South $3^{\circ}10'09''$ West, 150.66 feet; thence South $86^{\circ}49'51''$ East to a point on the West line of the Southeast Quarter of the Southwest Quarter of said Section 24, a distance of 180.74 feet; thence continuing South $86^{\circ}49'51''$ East, 39.26 feet; thence North $48^{\circ}10'09''$ East,

127.28 feet; thence South $86^{\circ}49'51''$ East, 230 feet; thence South $2^{\circ}14'29''$ West, 830 feet; thence North $86^{\circ}49'51''$ West, 286.54 feet; thence North $60^{\circ}15'57''$ West, 44.72 feet; thence North $86^{\circ}49'51''$ West, 33.87 feet to a point on the East line of said Southwest Quarter-Quarter Section; thence continuing North $86^{\circ}49'51''$ West, 45.13 feet; thence South $3^{\circ}10'09''$ West, 90.0 feet to a point on the North line of said Northwest Quarter of the Northwest Quarter of said Section 25; thence continuing South $3^{\circ}10'09''$ West, 110.50 feet; thence North $86^{\circ}49'51''$ West, 266.41 feet; thence South $2^{\circ}09'42''$ West and parallel with the West line of said Northwest Quarter-Quarter Section, a distance of 670.10 feet; thence South $86^{\circ}49'51''$ East, 220.05 feet; thence South $41^{\circ}49'51''$ East, 84.85 feet; thence South $2^{\circ}10'57''$ West, 440.45 feet; thence North $86^{\circ}50'48''$ West, 40 feet distant North of and parallel with the South line of said Northwest Quarter-Quarter Section, a distance of 624.82 feet to a point of curvature; thence Northwesterly along a curve to the right, tangent to the last described course, having a radius of 160 feet, and a central angle of $12^{\circ}57'30''$, an arc distance of 36.19 feet; thence North $73^{\circ}53'18''$ West, and tangent to the last described curve, a distance of 212.43 feet, to the point of beginning. Containing 38,449 acres, more or less.

PLEASE NOTE:

To clarify the legal descriptions of Parcels 05 and 06 as shown above, the following legal descriptions are included hereon.

Surveyors Suggested Legal Description of Parcel 05:

Lot 1, BENJAMIN PLAZA SECOND PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Surveyors Suggested Legal Description of Parcel 06:

All that part of the South half of the Southwest Quarter of Section 24, Township 48N., Range 33W., in the city of Kansas City, Jackson County, Missouri, being more particularly described as follows:

Beginning at the most Northerly Northwest corner of Lot 1, BENJAMIN PLAZA SECOND PLAT, a subdivision in City, County and State, according to the recorded plat thereof, being also a point on the Easterly right-of-way line of Hillcrest Road, as now established; thence Northeasterly along the Easterly right-of-way line of said Hillcrest Road, along a curve to the right, having an initial tangent bearing of North 44 degrees 42 minutes 26 seconds East, a radius of 1,845.00 feet and a central angle of 01 degrees 04 minutes 27 seconds, an arc length of 34.59 feet; thence South 41 degrees 48 minutes 00 seconds East, no longer along said Easterly right-of-way line, a distance of 171.77 feet; thence South 86 degrees 47 minutes 53 seconds East, 566.26 feet; thence South 02 degrees 14 minutes 29 seconds West, 116.92 feet; thence South 42 degrees 45 minutes 31 seconds East, 25.85 feet to the Northeast corner of Tract C, as shown on said BENJAMIN PLAZA SECOND PLAT; thence North 87 degrees 45 minutes 31 seconds West along the Northerly line of said Tract C, a distance of 486.67 feet to the most Southerly Southeast corner of said Lot 1; thence Northerly, Westerly and Northwesterly along the Easterly, Northerly and Northeasterly lines of said Lot 1, the following courses and distances; thence

North 25 degrees 19 minutes 48 seconds West, 29.33 feet; thence North 02 degrees 14 minutes 29 seconds East, 61.31 feet; thence North 87 degrees 45 minutes 31 seconds West, 125.38 feet; thence Northwesterly along a curve to the right, tangent to the last described course, having a radius of 40.00 feet and a central angle of 76 degrees 03 minutes 47 seconds, an arc length of 53.10 feet to a point of reverse curvature; thence Northwesterly along a curve to the left, tangent to the last described curve, having a radius of 290.00 feet and a central angle of 25 degrees 05 minutes 36 seconds, an arc length of 127.01 feet to a point of reverse curvature; thence Northwesterly along a curve to the right, tangent to the last described curve, having a radius of 40.00 feet and a central angle of 20 degrees 24 minutes 13 seconds, an arc length of 14.24 feet to the Point of Beginning. Containing 83,286 square feet or 1.912 acres, more or less.