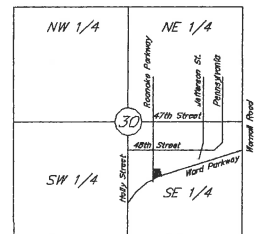
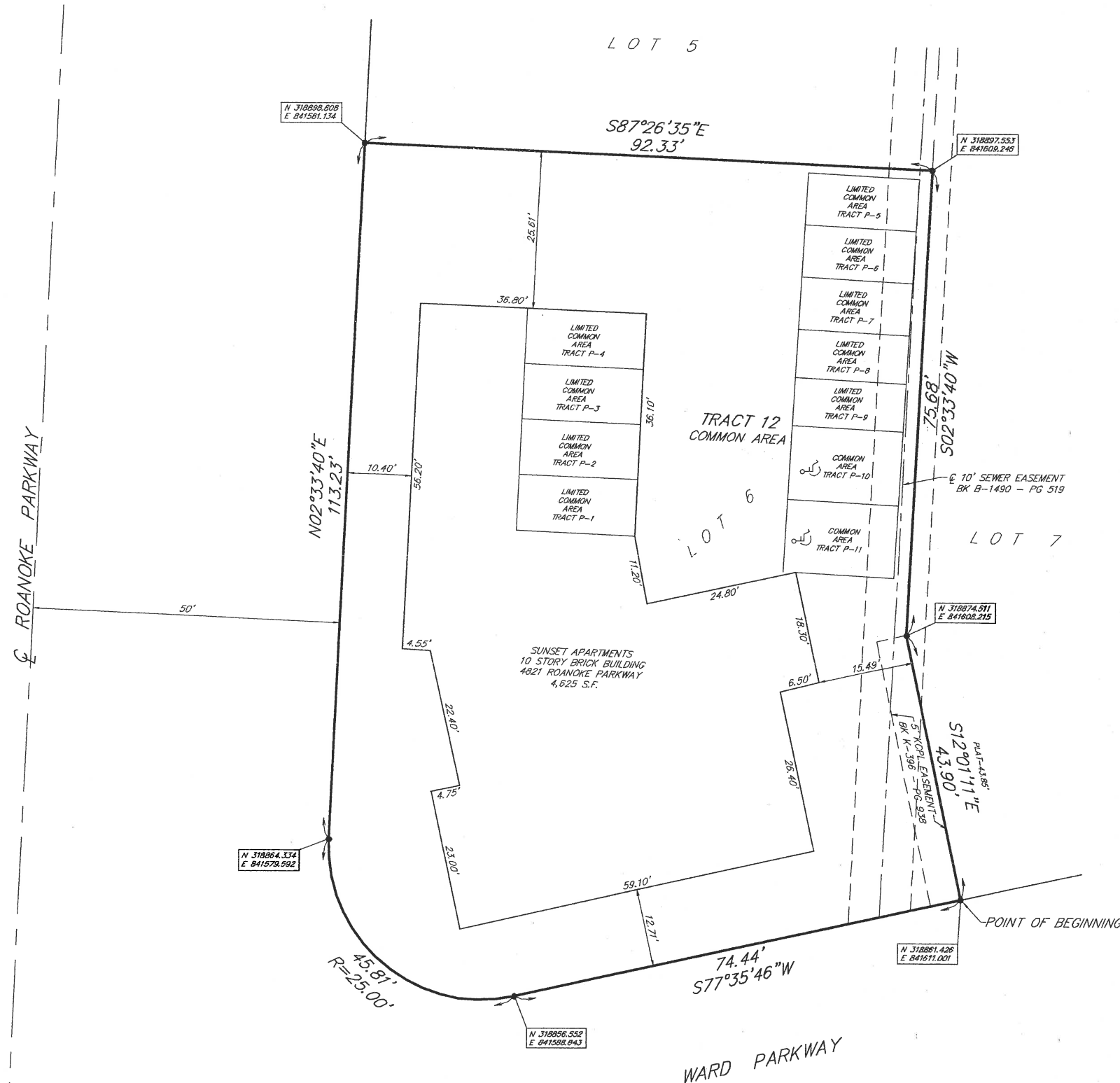


2005 K 000 3135

Filed for Record this 18th day of January 2005 at 10:39 A.M. in Book 443, Page 16. Instrument Number 2005K003135 Director of Records
 By S. McElhwan Deputy
 Recorder's Fee \$ 291.00

FINAL PLAT OF
SUNSET CONDOMINIUM
 SE 1/4 - SEC. 30 - TWP. 49 N. - RGE. 33 W.
 KANSAS CITY, JACKSON COUNTY, MISSOURI
 SHEET 1 OF 5



• - SET 1/2" BAR

STATE PLANE TRAVERSE TABLE

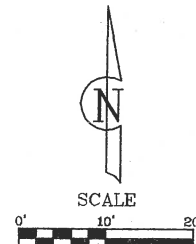
| STATION | BEARING | DISTANCE (FEET) | NORTHING | EASTING |
|---------------|-------------|-----------------|------------|------------|
| KC MON JA-112 | ---- | ---- | 318196.055 | 842825.436 |
| SE PLAT COR | N61°16'56"W | 4543.60' | 318861.426 | 841611.001 |

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF .9999066. COORDINATES ARE IN METERS.

This plat and survey of SUNSET CONDOMINIUM were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of SUNSET CONDOMINIUM subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Date 11-08-04
 Signed W. James Schowe
 W. James Schowe PLS #1989



John F. Lutjen & ASSOCIATES, INC.
 Civil Engineers - Land Surveyors
 Landscape Architects
 8350 N. St. Clair Ave.
 Kansas City, Missouri 64151
 Phone: 816-887-4360
 Fax: 816-887-1886

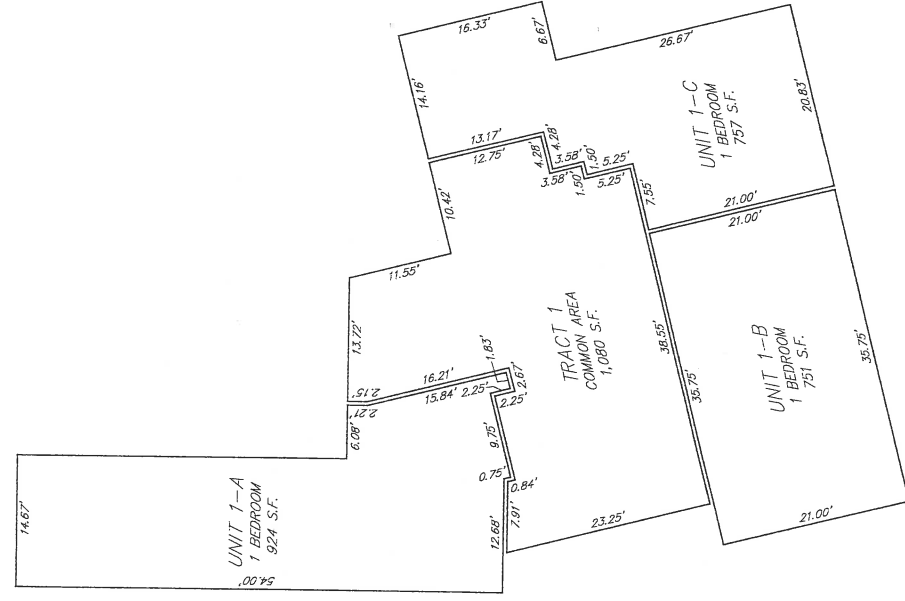
DATE: 08-12-04 Job No. - 04056 File Name - SSETPLAT

\\SURVEY\SUNSET CONDO\SSETPLAT

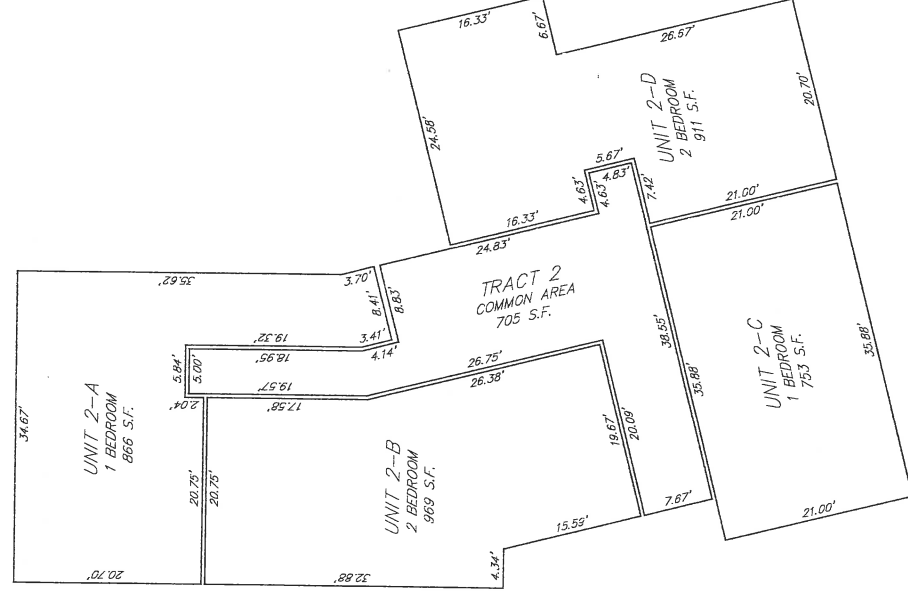
2005K0003135

FINAL PLAT OF
SUNSET CONDOMINIUM
 SE 1/4 - SEC. 30 - TWP. 49 N. - RGE. 33 W.
 KANSAS CITY, JACKSON COUNTY, MISSOURI
 SHEET 2 OF 5

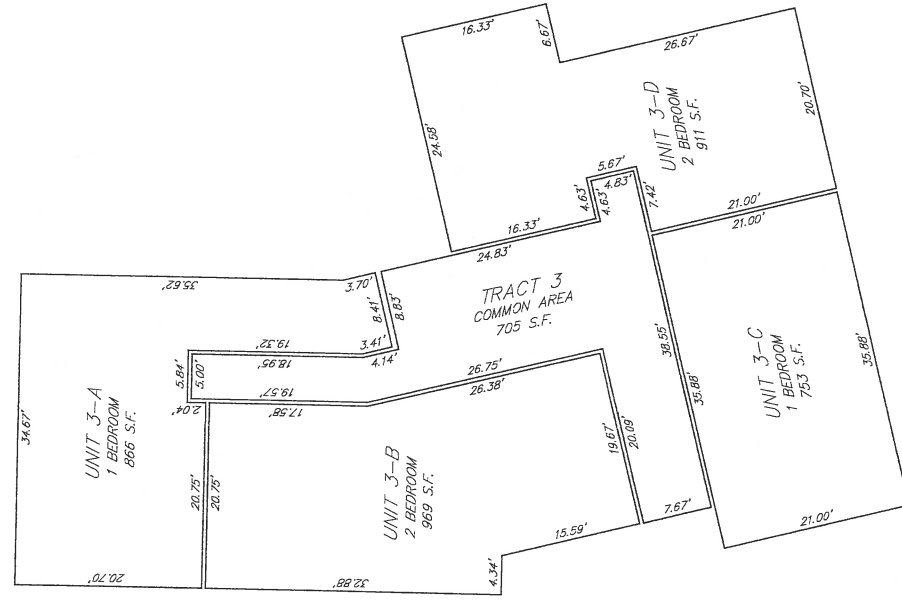
1st FLOOR
ELEVATION 120.60



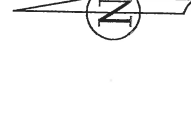
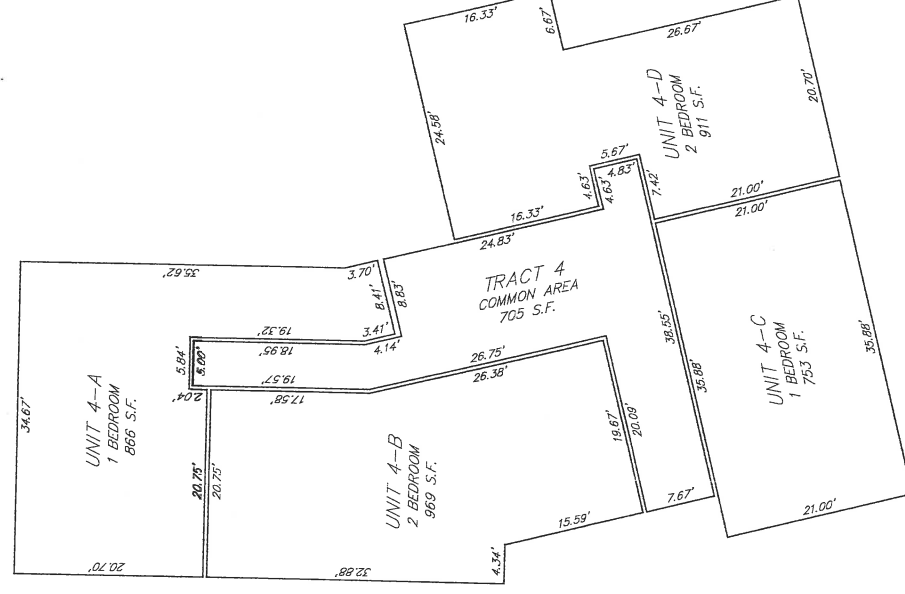
2nd FLOOR
ELEVATION 129.19



3rd FLOOR
ELEVATION 137.99



4th FLOOR
ELEVATION 146.67



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Date 11-08-04

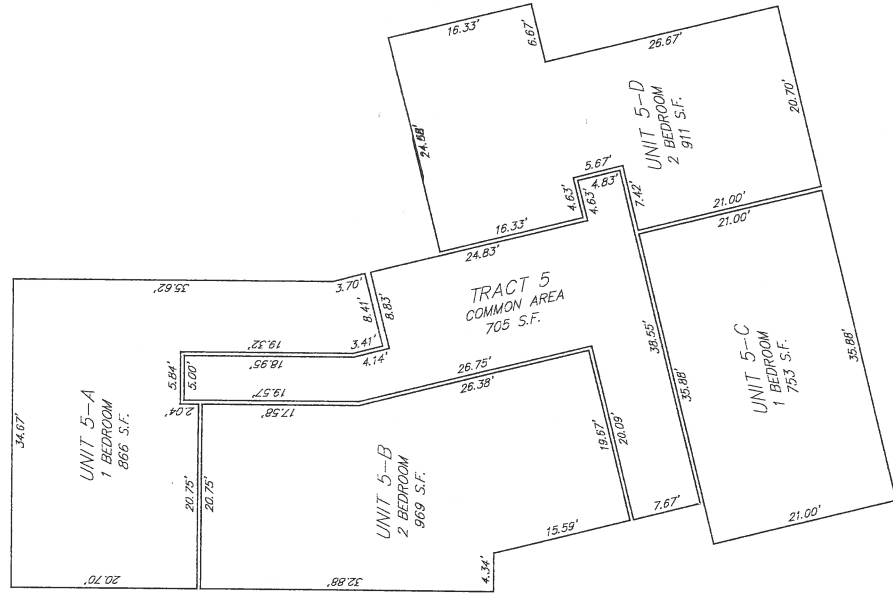
Signed: W. James Sotow PL5 #1989

John F. Lutjen & Associates, Inc.
 Civil Engineers - Land Surveyors
 Landscape Architects
 1880 St. Clair Ave.
 Kansas City, Mo. 64111
 Phone: 816-667-4820
 Fax: 816-667-1895

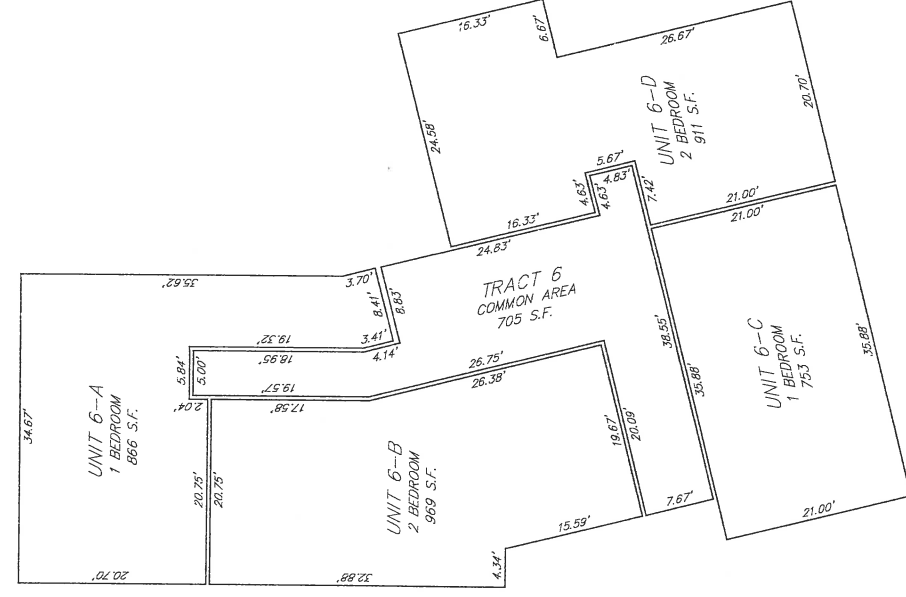
2005K0003135

FINAL PLAT OF
SUNSET CONDOMINIUM
SE 1/4 - SEC. 30 - TWP. 49 N. - RGE. 33 W.
KANSAS CITY, JACKSON COUNTY, MISSOURI
SHEET 3 OF 5

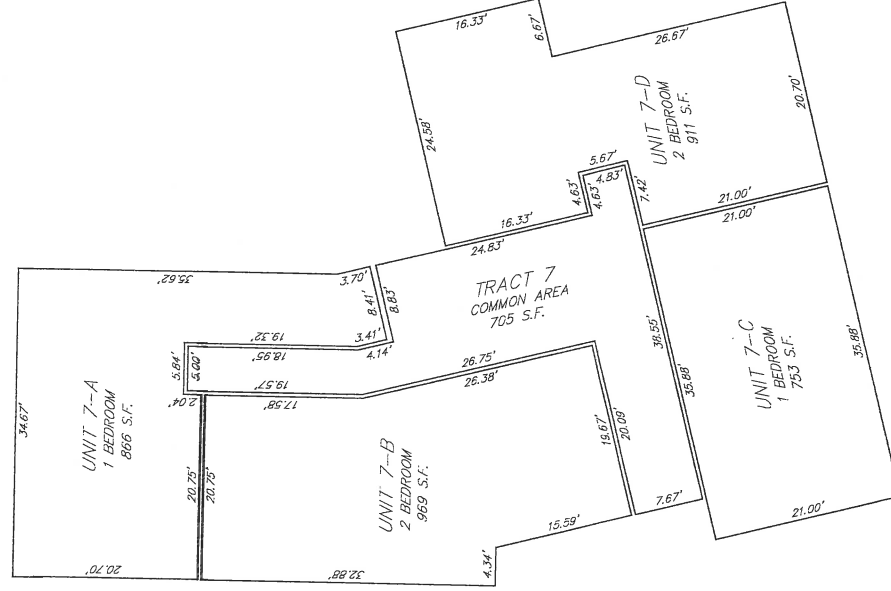
5th FLOOR
ELEVATION 155.37



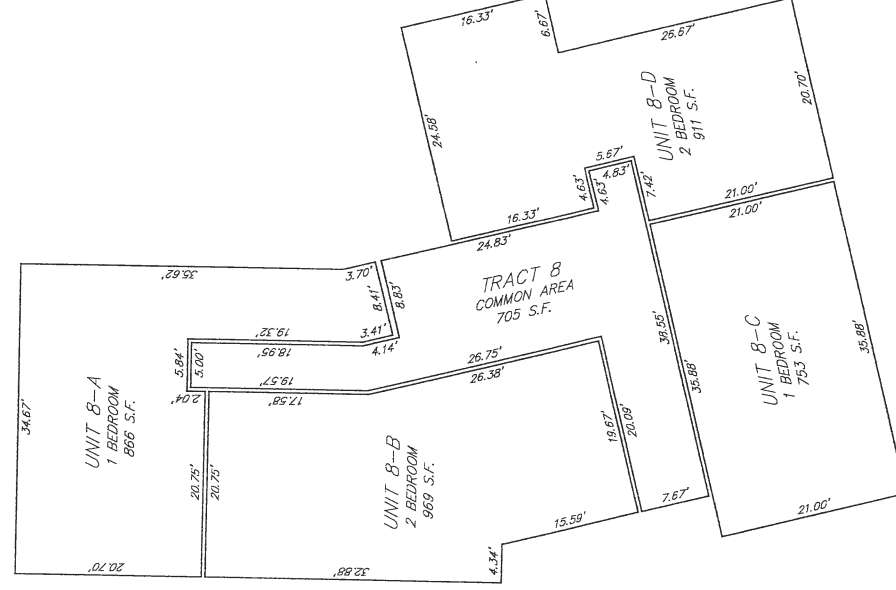
6th FLOOR
ELEVATION 164.05



7th FLOOR
ELEVATION 172.72



8th FLOOR
ELEVATION 181.41



SCALE
0' 10' 20'

This plat and survey of SUNSET CONDOMINIUM were executed by John F. Lufjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY that the plat of SUNSET CONDOMINIUM subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Professional Land Surveyors as established by the Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Date 11-06-04

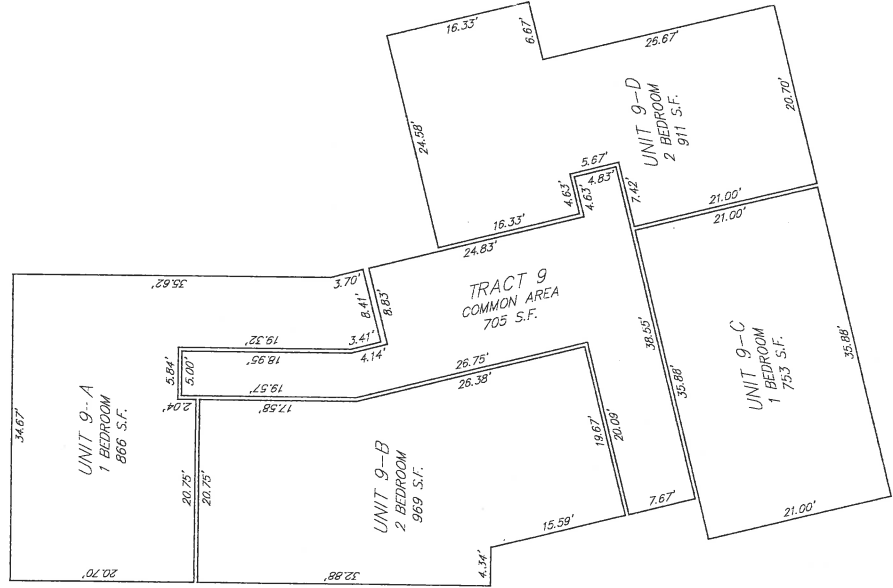
Signed: W. John Schow PLS #1989
W. John Schow

John F. Lufjen & Associates, Inc.
Civil Engineers - Land Surveyors
Landscape Architects
Kansas City, Missouri 64151
Phone: 816-887-1800
Fax: 816-887-1805
File Name: SSETPLAT

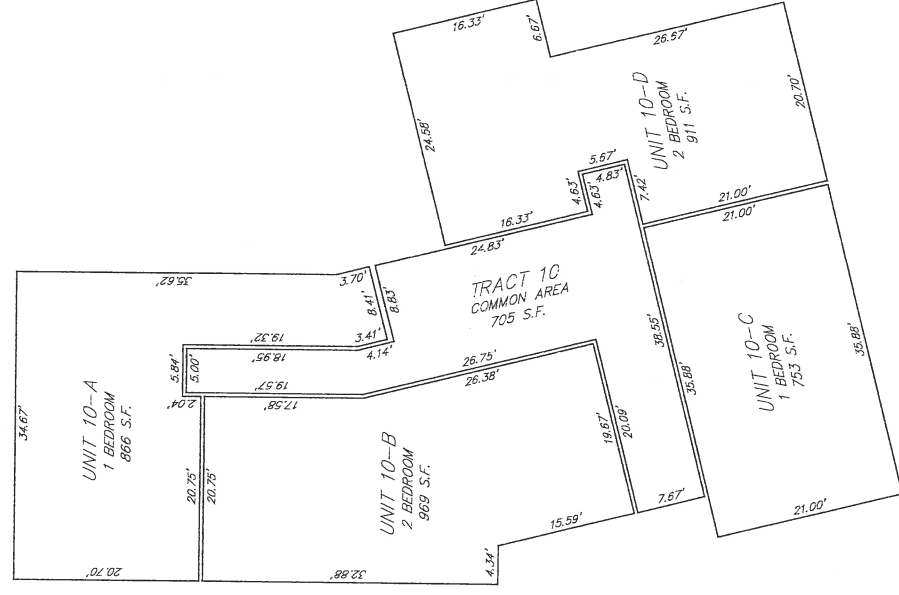
2005K0003135

FINAL PLAT OF
SUNSET CONDOMINIUM
SE 1/4 - SEC. 30 - TWP. 49 N. - RGE. 33 W.
KANSAS CITY, JACKSON COUNTY, MISSOURI
SHEET 4 OF 5

9th FLOOR
ELEVATION 190.00



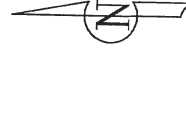
10th FLOOR
ELEVATION 198.69



BASEMENT
ELEVATION 109.62



PLAT BOUNDARY



The plat and survey of SUNSET CONDOMINIUM were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64101.

I HEREBY CERTIFY that the plat of SUNSET CONDOMINIUM subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets and complies with the Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Professional Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Signed: *W. J. Schewe*
W. J. Schewe, PLS #1989

Date

11-06-04

John F. Lutjen & Associates, Inc.
Professional Land Surveyors
8350 N. St. Clair Ave.
Kansas City, Missouri 64101
Phone: 816-897-1300
Fax: 816-897-1300

DATE: 08-12-04 Job No. - 04056 File Name - SSETPLAT
SURVEY SUNSET CONDO SSETPLAT

FINAL PLAT OF SUNSET CONDOMINIUM

SE 1/4 - SEC. 30 - TWP. 49 N. - RGE. 33 W.
KANSAS CITY, JACKSON COUNTY, MISSOURI
SHEET 5 OF 5

LEGAL DESCRIPTION:

All of Lot 6, PHILLIPS PLAZA, a subdivision of land in Kansas City, Jackson County, Missouri, being bounded and described as follows: Beginning at the Southeast corner of said Lot 6, being also a point on the Northerly right-of-way line of Ward Parkway, as now established; thence South 77°35'46" West, along said right-of-way line, 74.44 feet; thence Northwesterly, along said right-of-way line, on a curve to the right, tangent to the last described course, having a radius of 25.00 feet, an arc distance of 45.81 feet to a point on the East right-of-way line of Roanoke Parkway, as now established; thence North 02°33'40" East, along said right-of-way line, 113.23 feet to the Northwest corner of said Lot 6; thence South 87°26'35" East, along the North line of said Lot 6, 92.33 feet to the Northeast corner thereof; thence South 02°33'40" West, along the East line of said Lot 6, 75.69 feet; thence South 12°01'11" East, along said East line, 43.90 feet (Plat-43.85') to the Point of Beginning. Containing 0.28 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

SUNSET CONDOMINIUM

EASEMENTS: An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV, and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U.E.), provided that the easement granted herein is subject to any and all existing easements. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenance thereto without the written approval of the Director of Public Works as to utility easements and/or the Director of Water Services as to water main easements.

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

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plot and no buildings or portion thereof shall be built between this line and the street line.

RIGHT OF ENTRANCE: The right of ingress and egress and travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri for the purposes of fire and police protection, maintenance of water mains, sanitary and storm sewer line, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such rights of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri, nor the United States Postal Service shall incur any liability by virtue of the exercise of such rights. The rights of ingress and egress is also hereby granted to the public for access to adjacent property through areas marked Access Easement or "A.E."

CONDOMINIUM NOTES:

- This plat of "Sunset Condominium" is the plat as the term is defined in, and this subdivision is subject to, the provisions of the Uniform Condominium Act, as adapted by the statutes of Missouri (1983) in Section 448.1-101 ET. SEQ. as provided in the Declaration and Bylaws recorded currently herewith.
- The unfinished unit-side interior surface of the wall board on the interior side walls, the unfinished unit-side interior brick surface of exterior side walls and the concrete on the floor and ceiling are designated as boundaries of each unit. All laths, furring, ties, wallpaper, paint, finished flooring and other materials constituting any part of the finished surface thereof, are part of the unit. The unit also includes the windows, the frame of the windows and sills, moldings, trim, jamb mullions and other parts of and for such windows. The unit further includes the doors, exterior surface of doors, and their sills and hardware, the door frames in which such doors are set and other parts of and for such doors. All other portions of the walls, floors or ceilings, area a part of the common elements.
- The remainder of the property comprises the common elements or limited common elements, which means all land and all portions of "Sunset Condominium" that are not located within any unit and also includes, but not by way of limitation, the stairs, bearing beams, columns, supports, roof, floors, foundations, pipes, ducts, flues, conduits, wire and other utility installations to the outlets and bearing walls to the unfinished surfaces thereof, regardless of location.
- The owner of each unit shall own an undivided interest in the common elements, as set forth in the "Declaration of Condominium of Sunset Condominium".
- Areas on the plat designated as storage areas, parking spaces and common elements, and any shutters, awnings, window boxes, stoops, landings balconies and porches, if any, which are not part of the unit but which are adjacent to and serve only such unit are limited common elements.
- This property consists of one (1) buildings with a total of thirty-nine (39) units as well as general and limited common elements.
- The right to enter any unit in order to carry out construction or maintenance work or to perform any other function for which the Board of Managers is responsible, is reserved to the Board of Managers or its designees, as set forth in the Declaration and Bylaws of: "Sunset Condominium".
- The legal description of each unit described in said Declaration is by reference to the identifying number of the unit, as set out in this plat, followed by the words "Sunset Condominium".
- Common area (Tracts 1-12 and Tracts P-10 & P-11), limited common areas (Tracts P-1 thru P-9 and Tracts P-12 thru P-23) and limited common element (Tract 13) shall be maintained by the Sunset Condominium Owners Association as described in the "Declaration of Condominium of Sunset Condominium" recorded with this plat.
- Building height is 107.5 feet at the building entrance.

IN WITNESS WHEREOF: Sunset Apartments Partnership, a Missouri Limited Partnership licensed to do business in the State of Missouri, has caused these presents to be executed this 12th day of November, 2004.

Sunset Apartments Partnership,
a Missouri Limited Partnership
Stephen E. Holzel
Stephen E. Holzel, General Partner

STATE OF New Jersey)
COUNTY OF Essex)

Be it remembered that on this 12th day of November, 2004, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Stephen E. Holzel to me personally known, who being by me duly sworn, did say that he is a General Partner of Sunset Apartments Partnership, a Missouri Limited Partnership, and that said instrument was signed in behalf of said partnership and that said Stephen E. Holzel, acknowledged said instrument to be the free act and deed of said partnership.

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

My commission expires: _____

Melinda M. Edmundson
Notary Public

MELINDA M. EDMUNDSON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires November 5, 2008

CITY PLAN COMMISSION

Approved _____

Charles F. Myers
Chairman
Charles F. Myers
Virginia L. Walsh
Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

Stanley J. Harris
City Engineer
Stanley J. Harris, P.E.

Stanley J. Harris
Acting Director
Stanley J. Harris, P.E.

COUNCIL

This is to Certify that the within Plat was duly submitted to and Approved by the Council of Kansas City, Missouri, by Ordinance No. 041216 duly authenticated as passed this 9th day of December, 2004.

Ken Bernard
Mayor
Ken Bernard
Millic M. Crossland
City Clerk
Millic M. Crossland

| | GRADE POINT | ELEV. | V.C.T. |
|---|-------------|--------|--------|
| WARD PARKWAY | | | |
| Centerline of Roanoke Avenue | | 114.70 | ---- |
| Centerline of Jefferson Street (Also 599.34 feet East of the Centerline of Roanoke Avenue) | | 110.80 | ---- |
| ROANOKE AVENUE | | | |
| Centerline of 48th Street | | 124.00 | ---- |
| 111.70 feet South of the Centerline of 48th Street | | 121.70 | 25.00' |
| 279.15 feet South of the Centerline of 48th Street | | 117.65 | 25.00' |
| 384.81 feet South of the Centerline of 48th Street | | 115.26 | 25.00' |
| 434.97 feet South of the Centerline of 48th Street | | 114.70 | ---- |

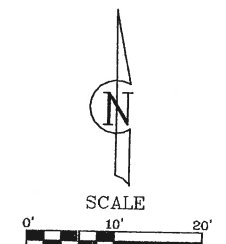
Carl Luther
Carl LUTHER
1-6-05
JACKSON COUNTY ASSESSMENT

This plat and survey of SUNSET CONDOMINIUM were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

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11-08-04
Date

Signed: *W. James Schow*
W. James Schow, PLS #1989



John F. Lutjen & ASSOCIATES, INC.
Civil Engineers - Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-567-4380
Fax: 816-567-1892

DATE: 08-12-04 Job No.: 04056 File Name: SSETPLAT