

STATE OF MISSOURI
COUNTY OF JACKSON SS
I CERTIFY INSTRUMENT RECEIVED
1988 DEC -7 P 1:38.0
RECORDED BOOK 37 PAGE 17
DIRECTOR OF RECORDS

PLAT OF KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM

63329

REPLAT OF LOT 2, KNIGHTSBRIDGE CENTER

300
15000
15300
pmo

05-2670

1. This plat of KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM is the Plat as the term is defined in Chapter 448, I.E. Section 448.1-103 et seq., of the revised Statutes of Missouri (1986), as amended, and said subdivision is subject to the provisions of the Condominium Property Act as contained in said Chapter 448, and as provided in the Declaration and By-Laws recorded concurrently herewith.
2. In satisfaction of the requirements of Chapter 448, et seq., RSMo. (1986), as amended, the Declaration and By-Laws are recorded with this plat. Said Declaration and By-Laws govern the management and use of this property.
3. The legal description of each unit described in said Declaration shall be by reference to the letter identifying the unit as shown on the plat followed by the words "KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM", as recorded in Volume K858026, Pages 1 under the date of DECEMBER 7, 1988, in the Condominium Plat Book in the Office of the Recorder of Deeds of Jackson County, Missouri, and that shall be deemed to be a good and sufficient description for all purposes.
4. The exterior dimensions and the vertical dimensions of each respective unit are shown on this plat on the pages depicting said units and describing the elevations for their floors and ceilings. Each unit includes all parts of the Unit within the exterior dimensions, and includes the plaster, fresco and dry wall parts of the exterior walls of the Units, the wall, floors and ceilings separating the Units from piping and wiring shafts, and other Units, down to, but not including, the studs and joists on the building. The remaining portions of KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM not located within any Units, comprise the common elements, including, but not by way of limitation, the roofs, foundations, pipes, ducts, flues, conduits, wires, all utility connection outlets, and all bearing walls, studs and joists of the building to the unfinished walls thereof.
5. Sewer, water and gas pipes, electrical, telephone and television wires or cables, fresh air and exhaust air ducts are generally all in common areas. Where the above pipes, wires, cables and ducts may exist outside common areas, the present location and use constitutes an easement for such use. Access, control and use of these areas and facilities are governed by the provisions of the Declarations and By-Laws recorded concurrently herewith.
6. Interior room walls, doors and other interior improvements, equipment or facilities are not shown on this plat.
7. All interior unit lines are at right angles to or parallel with the exterior lines of the building unless shown by bearings to be otherwise.
8. This subdivision consists of two (2) wood frame 1-story buildings facing alternately East and West, with ten (10) units in each building for a total of twenty (20) units.
9. Unit windows, and their framing, Unit entrance doors, and their framing, are located in common elements, except for interior trim, and their use for all or any purpose constitutes an easement for such use in accordance with the provisions of the Declaration and By-Laws recorded concurrently herewith.

This is a survey and resubdivision of Lot 2, KNIGHTSBRIDGE CENTER, a subdivision of land in Kansas City, Jackson County, Missouri, more particularly described as follows: Beginning at the Southwest corner of said Lot 2; thence N 3° 03' 57" E, along the West line of said Lot 2, a distance of 290.02 feet, to the Northwest corner thereof; thence S 86° 56' 05" E, along the North line of said Lot 2, a distance of 391.50 feet, to the Northeast corner thereof; S 3° 19' 35" W, along the East line of said Lot 2, a distance of 290.02 feet, to the Southeast corner thereof; thence N 86° 56' 05" W, along the South line of said Lot 2, a distance of 390.18 feet, to the point of beginning, containing 2.602 Acres, more or less, of replatted land.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat and the subdivision shall hereafter be known as "KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM".

EASEMENTS. An easement is hereby granted to Kansas City, Missouri, and to the utility companies franchised to operate in 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 easements (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All 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 appurtenances thereto without the written approval of the Director of Public Works, as to utility easements and/or the Director of Water and Pollution Control as to water main easements.

RIGHT OF ENTRANCE. The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right 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 rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

RIGHT OF ACCESS: Access is hereby granted through the common elements, the units, and all other property within the boundaries of the property, to the Fire and Police Departments for the purpose of fire and police protection.

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its name.

WHITE KNIGHT PARTNERS, A Missouri Partnership

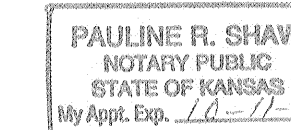
C. J. Hoffman
C. J. Hoffman, Managing Partner

STATE OF Kansas }
COUNTY OF Johnson } SS:

On this 6th day of September, 1988, before me, the undersigned, a Notary Public in and for said County and State, appeared C. J. Hoffman, to me personally known, who, being duly sworn before me, did say that he is Managing Partner of White Knight Partners, a Missouri Partnership, and that he executed the same on behalf of said partnership and that he acknowledges the execution of the same to be the act and deed of said partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Appointment Expires: oct. 11, 1990



Pauline R. Shaw
Notary Public
Print Name: Pauline R. Shaw

PUBLIC WORKS

CITY PLAN COMMISSION

Approved [Signature]
Chairman

City Clerk 12-6-88 (1000) (4500)
Director of Property

Approved 11-8-88
G. C. C.
City Engineer, Gurnie C. Gunter

Richard E. Duncan
Secretary, Richard E. Duncan

Approved November 9, 1988
George L. Satterlee
Director, George L. Satterlee

Entry No. 880885

CITY COUNCIL

THIS IS TO CERTIFY that the within plat was submitted to and approved by the City Council of Kansas City, Missouri, by Ordinance No. 63329 duly authenticated as passed this 23 day of November, 1988.

Richard L. Berkley
Mayor, Richard L. Berkley

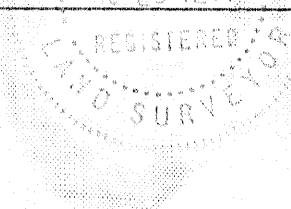
MAYOR PRO-TEM

Catherine R. Rocha
City Clerk, Catherine R. Rocha

I HEREBY CERTIFY: that the plat of KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM, a subdivision, is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri. I further certify that I have complied with all known statutes, ordinances and regulations of the State of Missouri and the City of Kansas City, Missouri, that govern the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief, and that this plat contains all information required by RSMo. Section 448.2-109 (1986).

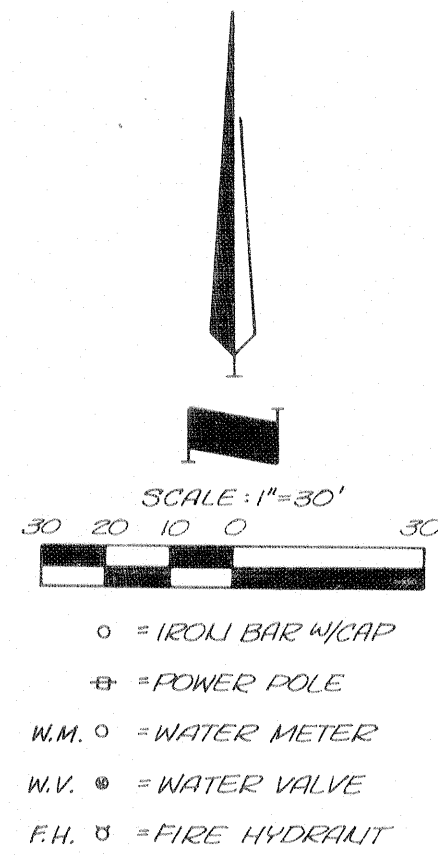
By: [Signature]
Tex L. New, Mo. LS-1277

Date: 8-31-88



SHAFFER, KLINE & WARREN, P.A.

ENGINEERS & SURVEYORS
OVERLAND PARK, KANSAS



NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY GRID SYSTEM USING A COMBINED GRID FACTOR OF 0.0000006131.

BENCHMARK: ELEV. = 292.19

"4" CUT IN LIE COR. OF 2"x2" METAL DRAIN INLET LOCATED APPROX. 55' NORTH OF AND 12' EAST OF THE SE COR. OF THE WEST BLDG.

NOTE: PROPERTY IS SUBJECT TO THE TERMS AND PROVISIONS OF ESMIT. TO K.C.P. & L. CO. IN BK. 8-2437, PG. 202.

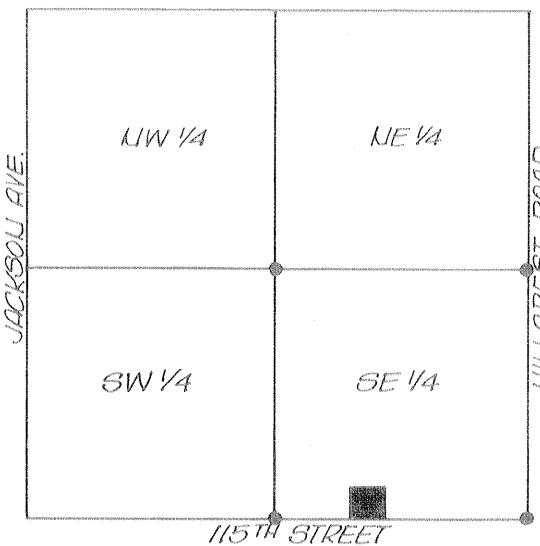
Street Grades:

Street Grades for Colorado Avenue Were Previously Established by Ordinance No. 41222, Passed May 19, 1972.

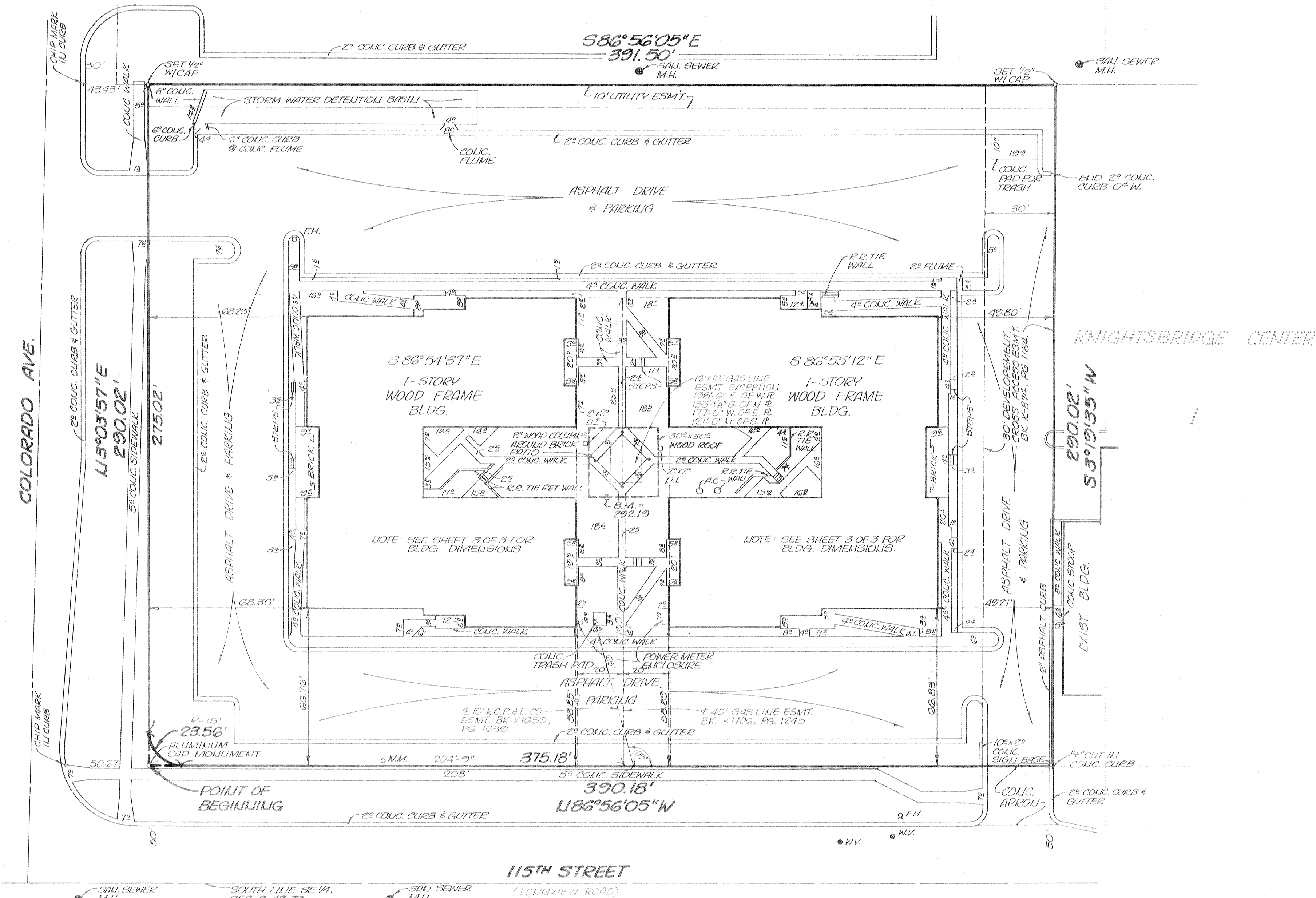
Street Grades for 115th Street Were Previously Established by Ordinance No. 49781, Passed November 9, 1978.

TRAVERSE TABLE

| Course | Bearing | Distance | Point |
|--|-----------------|----------|---------------------------|
| KC #181 (Brass Cap) | S 87° 06' 11" E | | KC #181-A (Sighting Sta.) |
| KC #181-A | S 2° 49' 50" W | 2,719.68 | "TA" |
| "TA" | N 86° 27' 00" E | 808.91 | "Ex 1/2" I.B. |
| (Exist. 1/2" I.B. with Cap SW Cor. Knightsbridge Office Condominium) | | | |
| "TA" = Traverse Point A, etc. | | | |



VICINITY MAP
SEC. 2-47-33



SHAFER, KLIJE & WARREN, P.A.
ENGINEERS & SURVEYORS
OVERLAND PARK, KANSAS

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By:
Tex. L. No. 1277
Date: 8-31-80



SCALE: 1"=10'
10 5 0 10

— = WALL (COMMON AREA)
— = WINDOW
— = STANDARD DOOR
— = SLIDING GLASS DOOR
R = UNIT DESIGNATION

NOTE: UNIT DIMENSIONS SHOWN HEREON WERE MEASURED TO UNFINISHED SURFACE. UNIT LINES SHOWN HEREON ARE EITHER PARALLEL OR PERPENDICULAR TO THE BEARINGS SHOWN, UNLESS OTHERWISE INDICATED.

BENCHMARK: ELEV.= 202.10
1/4" CUT IN LIE COR. OF 2"x2" METAL DRAIN INLET LOCATED APPROX. 55' NORTH OF AND 12' EAST OF THE SE COR. OF THE WEST BLDG.



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By: Shafer, Kline & Warren, P.A.
Tex L. New, Mo. LS-1207
Date: 8-31-88

SHAFFER, KLINE & WARREN, P.A.
ENGINEERS & SURVEYORS
OVERLAND PARK, KANSAS