

CONTAINING 4,100,085 SQUARE FEET OR 94.13 ACRES

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 52 NORTH, RANGE 32 WEST AND THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 52 NORTH, RANGE 32 WEST IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S00°21'54"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 580.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NE. SHOAL CREEK PARKWAY AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S66°47'08"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 318.69 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 2900.00 FEET, AN ARC DISTANCE OF 1045.11 FEET; THENCE S87°26'02"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 662.16 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 1500.00 FEET, AN ARC DISTANCE OF 1647.14 FEET; THENCE S24°31'04"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 708.07 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 1600.00 FEET, AN ARC DISTANCE OF 182.71 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE S89°42'02"E, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 177.90 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE S00°19'13"W, ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 218.35 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NE. STALEY ROAD; THENCE NORTHWESTERLY, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID NE. STALEY ROAD, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N45°57'24"W, A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 148.61 FEET; THENCE N71°45'22"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 395.40 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 1477.54 FEET, AN ARC DISTANCE OF 186.10 FEET; THENCE N64°32'33"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 173.14 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 1072.61 FEET, AN ARC DISTANCE OF 173.79 FEET; THENCE

NORTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 936.70 FEET, AN ARC DISTANCE OF 255.86 FEET; THENCE N58°10'33"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 342.63 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 181.19 FEET; THENCE N89°38'03"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1975.51 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 188.49 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID NE. STALEY ROAD; THENCE N00°21'44"E, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID NE. STALEY ROAD, A DISTANCE OF 1227.04 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 131.95 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE N00°21'54"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 67.78 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION WAS PREPARED BY ROBERT G. YOUNG, PLS-2007000089 ON AUGUST 22, 2025.