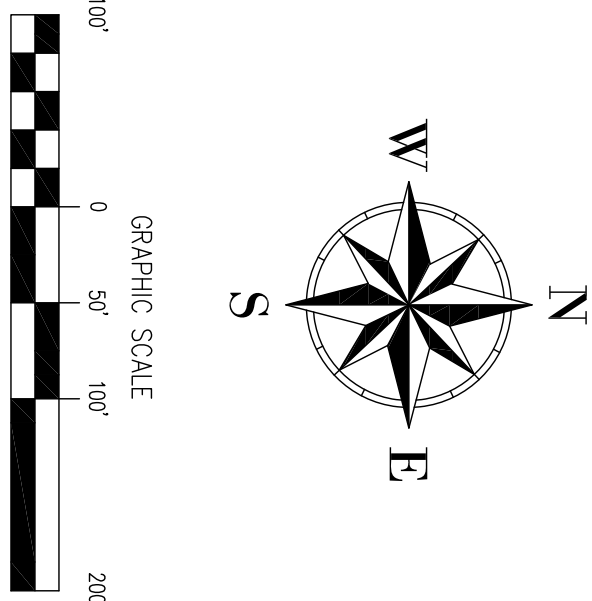
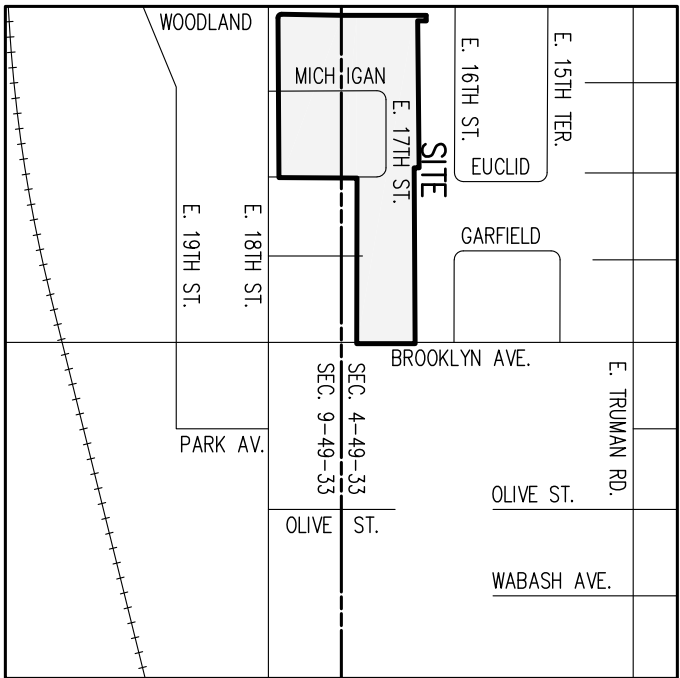




PROPERTY DESCRIPTION:

TRACT 1: TRACTS A AND B, PARADE PLAZA RESURVEY, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 17, 1960 IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, IN BOOK 31, PAGE 76.

TRACT 2: TRACTS F AND G, PARADE PLAZA RESURVEY, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 17, 1960 IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, IN BOOK 31, PAGE 76.

TRACT 3: TRACTS C, D, H AND ALL THAT PART OF TRACT E LYING EAST OF WOODLAND AVENUE AS NOW ESTABLISHED BY ORDINANCE NO. 29022, PARADE PLAZA RESURVEY, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 17, 1960 IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, IN BOOK 31, PAGE 76.

SURVEYORS NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS WITHIN THE PUBLIC RECORDS OF TITLE TO TRACTS SHOWN HEREON WAS OBTAINED FROM A COMMITMENT FOR TITLE OBTAINED FROM THE MISSOURI TITLE GUARANTEE COMPANY, NATIONAL COMMERCIAL SERVICES, COMMITMENT NUMBER: NCS-120440-KCTY, COMMITMENT DATE: JANUARY 01, 2024.

SURVEY RELATED SCHEDULE B-4 ITEMS:

3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS: SURVEYOR IS NOT AWARE OF UNRECORDED OR CLAIMS OF EASEMENTS.

4. ANY ENCROACHMENT, VIOLATION OR ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT (INCLUDING AN ENCROACHMENT AND COMPLETE LAND TITLE SURVEY OF THE LAND OR THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND: RE-MARKED.

8. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED AS/IN RECORDED IN PLAT BOOK 31, PAGE 76. AS SHOWN.

9. EASEMENTS TO KANSAS CITY POWER & LIGHT COMPANY ESTABLISHED BY THE INSTRUMENTS RECORDED: MAY 24, 1962 AS DOCUMENT NO. B-412955 IN BOOK B-5502, PAGE 496; ON JULY 27, 1962 AS DOCUMENT NO. B-418922 IN BOOK B-5520, PAGE 514; ON JULY 27, 1962 AS DOCUMENT NO. B-418923 IN BOOK B-5520, PAGE 515; AND ON SEPTEMBER 14, 1962 AS DOCUMENT NO. B-424066 IN BOOK B5534, PAGE 451. AS SHOWN.

10. EASEMENTS TO KANSAS CITY POWER & LIGHT COMPANY ESTABLISHED BY THE INSTRUMENTS RECORDED: OCTOBER 20, 1965 AS DOCUMENT NO. B-532406 IN BOOK B-5844, PAGE 426; AND ON MARCH 28, 1966 AS DOCUMENT NO. B-545746 IN BOOK B-5880, PAGE 284. AS SHOWN.

11. EASEMENTS TO KANSAS CITY POWER & LIGHT COMPANY ESTABLISHED BY THE INSTRUMENTS RECORDED: MARCH 24, 1965 AS DOCUMENT NO. B-510712 IN BOOK B-5782, PAGE 100, AS MODIFIED BY THE DOCUMENT RECORDED AS DOCUMENT NO. B-540017 IN BOOK B-5865, PAGE 52; AND ON OCTOBER 26, 1965 AS DOCUMENT NO. B-532942 IN BOOK B-5845, PAGE 712. AS SHOWN.

12. STORM DRAINAGE EASEMENT TO THE CITY OF KANSAS CITY, MISSOURI, ESTABLISHED BY THE INSTRUMENT RECORDED FEBRUARY 2, 1990 AS DOCUMENT NO. K-912196 IN BOOK K-1993, PAGE 1243. AS SHOWN.

13. TERMS AND PROVISIONS OF:

(i) THE REDEVELOPMENT PLAN FOR ATTICKS REDEVELOPMENT PROJECT UR NO.3-1 KANSAS CITY, MISSOURI (REVISED FEBRUARY 10, 1956) RECORDED AUGUST 20, 1952 AS DOCUMENT NO. B-474545 IN BOOK B-7044, PAGE 190. NOT A PLOTTABLE SURVEY MATTER. SUBJECT PROPERTY LIES WITHIN PROJECT AREA DESCRIBED IN DOCUMENT.

(ii) THE REDEVELOPMENT PLAN FOR THE ATTICKS EXTENSION OF THE ATTICKS REDEVELOPMENT PROJECT AMENDED TO UR NO. 3-1 RECORDED NOVEMBER 7, 1958 AS DOCUMENT NO. B-288368 IN BOOK B-5144, PAGE 461. NOT A PLOTTABLE SURVEY MATTER. SUBJECT PROPERTY DOES NOT LIE WITHIN PROJECT AREA DESCRIBED IN DOCUMENT.

(iii) THE REDEVELOPMENT PLAN FOR ATTICKS REDEVELOPMENT PROJECT UR NO. 3-1 KANSAS CITY, MISSOURI (AS REVISED MAY 3, 1960) RECORDED AUGUST 4, 1960 AS DOCUMENT NO. B-351081 IN BOOK B-5329, PAGE 304. NOT A PLOTTABLE SURVEY MATTER. SUBJECT PROPERTY LIES WITHIN PROJECT AREA DESCRIBED IN DOCUMENT.

(iv) THE REDEVELOPMENT PLAN FOR ATTICKS REDEVELOPMENT PROJECT UR NO. 3-1 KANSAS CITY, MISSOURI (REVISED FEBRUARY 18, 1963) FILED AS DOCUMENT NO. B-455464 IN BOOK B-5623, PAGE 400. NOT A PLOTTABLE SURVEY MATTER. SUBJECT PROPERTY LIES WITHIN PROJECT AREA DESCRIBED IN DOCUMENT.

14. TERMS AND PROVISIONS OF:

(i) THE CONTRACT TO SELL AND PURCHASE DATED MAY 15, 1961 EXECUTED BY THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY AND THE ATTICKS REDEVELOPMENT CORPORATION, RECORDED MAY 17, 1961 AS DOCUMENT NO. B-378358 IN BOOK B5404, PAGE 666. AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE SURVEY MATTER.

(ii) THE MEMORANDUM AGREEMENT RECORDED SEPTEMBER 15, 1961 AS DOCUMENT NO. B-390217 IN BOOK B-5438, PAGE 538, AS INCORPORATED IN DEEDS (A) RECORDED AUGUST 15, 1963 AS DOCUMENT NO. B-455881 IN BOOK B-5674, PAGE 541 (CONVENING TRACT 1), (B) RECORDED OCTOBER 8, 1964 AS DOCUMENT NO. B-496800 IN BOOK B-5740, PAGE 692 (CONVENING TRACT 2), (C) RECORDED APRIL 20, 1966 AS DOCUMENT NO. B-547814 IN BOOK B-5988, PAGE 51 (CONVENING TRACT 3), (D) RECORDED AUGUST 16, 1963 AS DOCUMENT NO. B-455963 IN BOOK B-5624, PAGE 715 (CONVENING TRACT 3) AND (E) RECORDED MARCH 25, 1965 AS DOCUMENT NO. B-511206 IN BOOK B5782, PAGE 503 (CONVENING TRACT 3). AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE SURVEY MATTER.

(iii) AS SUPPLEMENTED BY THE CERTIFICATE OF COMPLETION RECORDED AUGUST 9, 1963 AS DOCUMENT NO. B-455900 IN BOOK B-5623, PAGE 29 (PERTAINING TO TRACT 1), BY THE CERTIFICATE OF COMPLETION RECORDED MARCH 30, 1965 AS DOCUMENT NO. B-455901 IN BOOK B-5623, PAGE 29 (PERTAINING TO TRACT 2) AND BY THE CERTIFICATE OF COMPLETION RECORDED MARCH 30, 1965 AS DOCUMENT NO. B-455902 IN BOOK B-5623, PAGE 33 (PERTAINING TO TRACT 3). AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE SURVEY MATTER.

15. TERMS AND PROVISIONS OF WHICH ARE LESS RECORDED BY MORGAN BUILDERS, INC., LESSOR AND LETS SERVICE CO. 2005X0008805. AFFECTS TRACT 1, HOMEKARE LEASE MAY HAVE EXPIRED. NOT A PLOTTABLE SURVEY MATTER.

16. USE AGREEMENT, DATED MAY 23, 2005, BY AND BETWEEN PARADE PARK HOMES, INC., AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, RECORDED MAY 23, 2005, AS DOCUMENT NO. 2005X0030187. AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE SURVEY MATTER.

2. THIS SURVEY IS BASED ON THE DESCRIPTION CONTAINED IN EXHIBIT "A" OF THE ABOVE STATED TITLE COMMITMENT.

3. THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2024-E-0015463.

4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

5. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.

6. THE INFORMATION CONCERNING THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAVE BEEN TAKEN FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES. THESE LOCATIONS ARE NOT TO BE CONSIDERED AS ACCURATE OR EXACT, WHERE MEASUREMENTS WERE NOT AVAILABLE. THE LOCATION OF THESE UNDERGROUND LINES HAVE BEEN SCALED FROM RECORD DRAWINGS. UTILITY LOCATIONS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION.

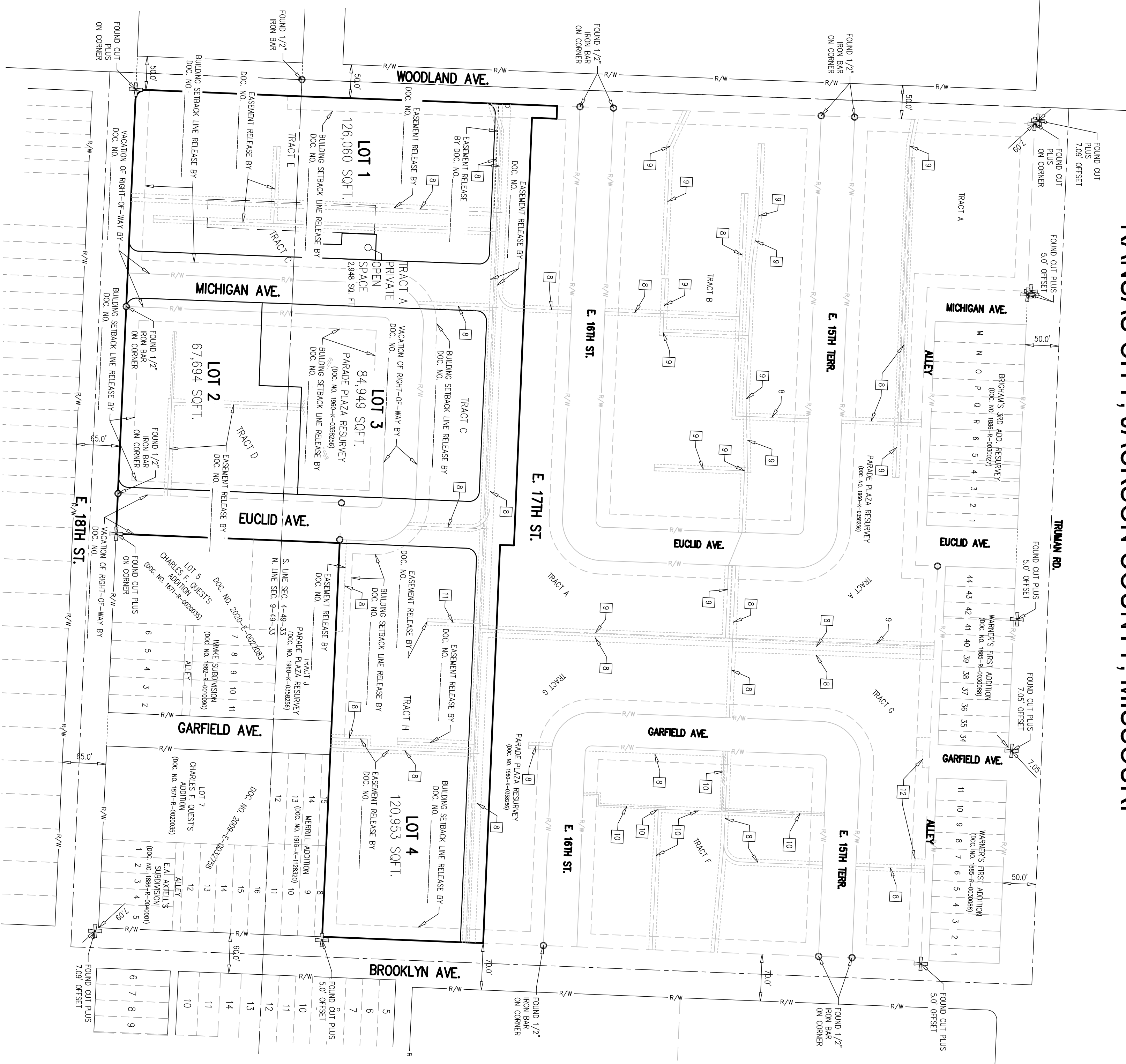
MISSOURI ONE CALL WAS NOTIFIED APRIL 29, 2024, TICKET NUMBERS 24120406 THRU 24120420. THE FOLLOWING COMPANIES WERE NOTIFIED: ATT DISTRIBUTION, EVERCAST FIBER NETWORKS, EVERGY, GOOGLE FIBER, CITY OF KANSAS CITY WATER-SEWER-TRAFFIC-STREET, LUMEN, SPARE NO WEST, MO. SPECTRUM.

NOTE: SEE ITEM 11 OF ATTACHMENTS TABLE A OPTIONAL REQUIREMENTS.

7. ACCURACY STANDARD: TYPE URBAN

PARADE PARK FIRST PLAT

A RESURVEY OF PARADE PLAZA RESURVEY, TRACTS C,D,E AND H
KANSAS CITY, JACKSON COUNTY, MISSOURI



LAND DATA	AREA
TOTAL LAND AREA	12,296 ACRES OR 535,618 SQ.FT.
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	0
NET LAND AREA	12,296 ACRES OR 535,618 SQ.FT.
PLAT DATA	COUNT
NUMBER OF LOTS	4
NUMBER OF TRACTS	1

PLAT DEDICATION: PARADE PARK FIRST PLAT	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: 0	
RECORD AS: PLAT	

IN TESTIMONY WHEREOF, FC PARADE PARK LLC, A INDIANA LIMITED LIABILITY COMPANY CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____ 2025.

FC PARADE PARK LLC, A INDIANA LIMITED LIABILITY COMPANY

By: DAVID FLAHERTY MEMBER

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2025, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME DAVID FLAHERTY, TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS A MEMBER OF FC PARADE PARK LLC, A INDIANA LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND SAID DAVID FLAHERTY ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID JACKSON COUNTY, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY PLAN COMMISSION

PUBLIC WORKS

APPROVED DATE: _____

MICHAEL J. SHAW DIRECTOR OF PUBLIC WORKS

CASE NUMBER: _____

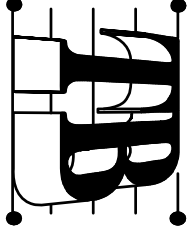
CITY COUNCIL: THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF KANSAS CITY, MISSOURI BY ORDINANCE NUMBER _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____ 2025.

MAJOR QUINTON LUCAS

CITY CLERK MARTIN SANDERS

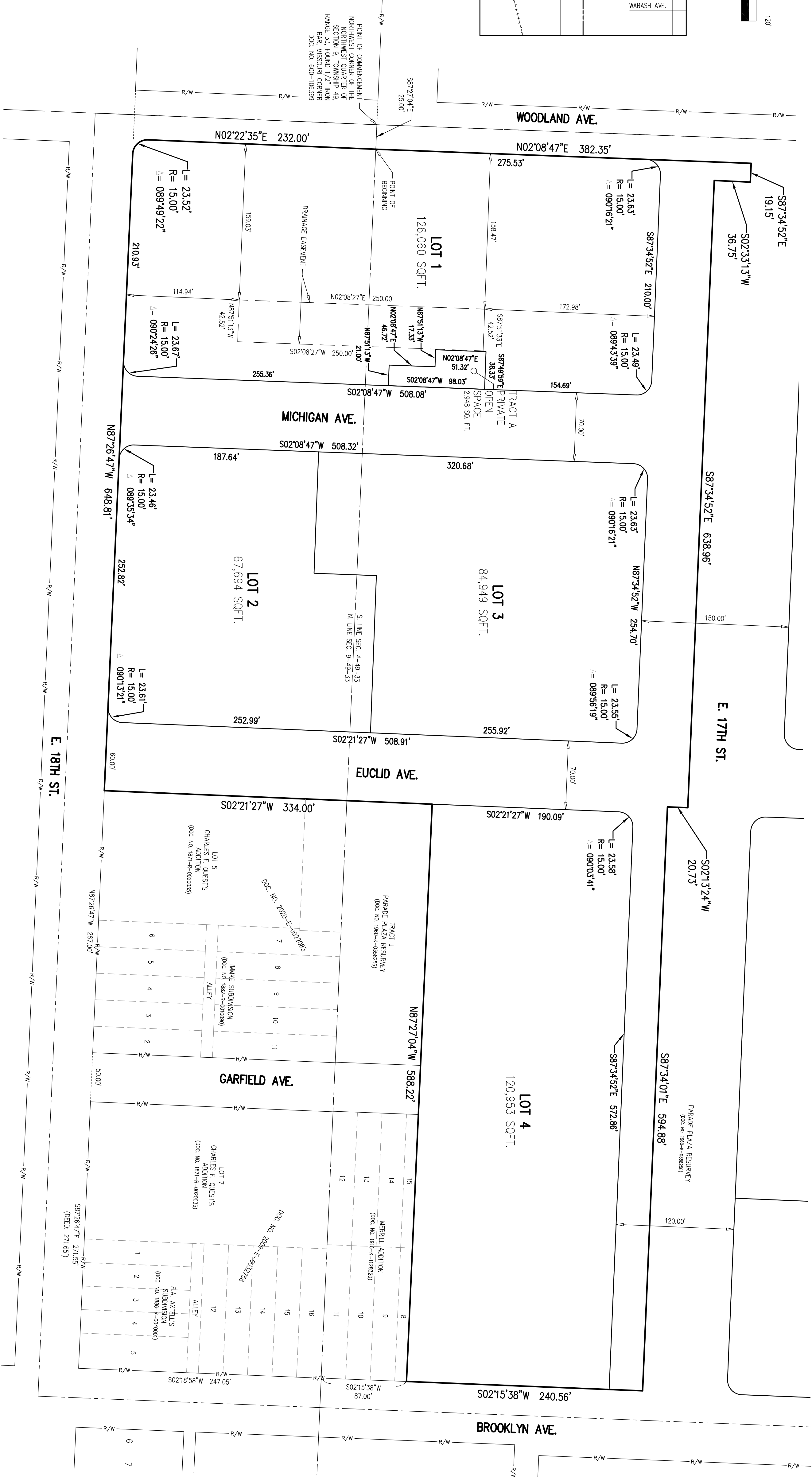
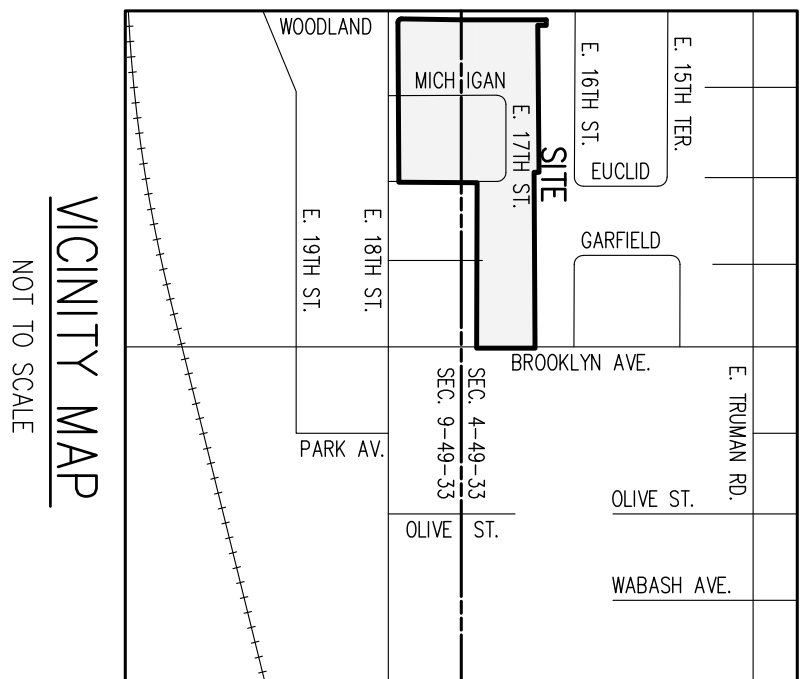
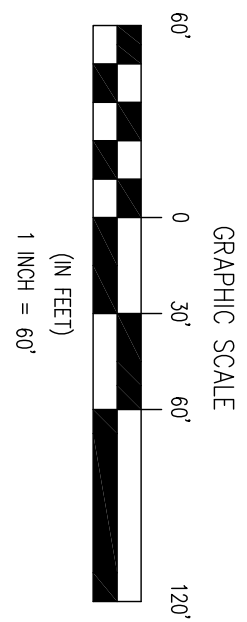
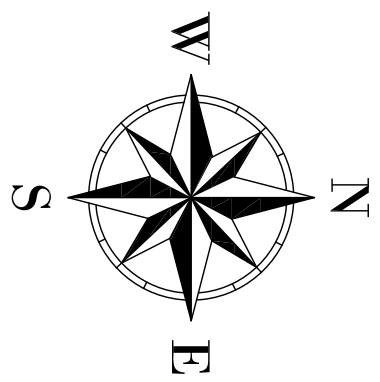
JACKSON COUNTY GIS DEPARTMENT

FOR REVIEW
V. ALAN HEADY, JR. MO. L.S. NO. 2312



TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 E. 8th STREET, KANSAS CITY, MO., 64106
816-283-3456 FAX 816-283-0810

SUBMITTAL 2025-10-02



PARADE PARK FIRST PLAT

A RESURVEY OF PARADE PLAZA RESURVEY, TRACTS C,D,E AND H
KANSAS CITY, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SUIP/OP. ALL INFORMATION REGARDING RECORD ESSENTIALS, ADDRESSES AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR THE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY NATIONAL COMMERCIAL SERVICES. COMMITMENT NUMBER: NC5-1224440-KCTY. COMMITMENT DATE: JANUARY 01, 2024. THIS SURVEY IS BASED ON THE DESCRIPTION CONTAINED IN EXHIBIT "A" OF THE ABOVE STATED TITLE COMMITMENT. THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2024-1-001543.

TRACT 1: TRACTS A AND B, PARADE PLAZA RESERVE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 17, 1960 IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, IN BOOK 31, PAGE 76.

TRACT 2: TRACTS F AND G, PARADE PLAZA RESURVEY, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAN THEREOF, RECORDED OCTOBER 17, 1960 IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, IN BOOK 31, PAGE 76.

TRACT 3: TRACTS OF U¹/₄ AND ALL THAT PART OF TRACT E LYING EAST OF WOODLAND AVENUE AS NOW ESTABLISHED BY ORDINANCE NO. 239022, PARADE PLAZA RESURVEY, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 17, 1960 IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, IN BOOK 31, PAGE 76.

SURVEYOR DESCRIPTION:

[illegible]

STREET DEDICATION: STREET'S SHOWN HEREON AND NOT HEREFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

PLAT DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "PARADE PARK FIRST PLAT"

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

FLOODPLAIN: THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO THE JACKSON COUNTY, MISSOURI FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C02586, MAP REVISED 1/20/2017.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERE TO.

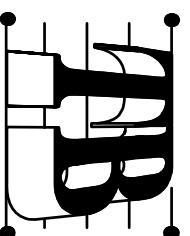
MAINTENANCE OF TRACTS: TRACT "A" ARE TO BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO MAINTAIN PRIVATE OPEN SPACE OF PARADE PARK FIRST PLAT RECORDED SIMULTANEOUSLY WITH THIS PLAT.

[illegible]

RIGHT OF ENTRANCE: THE RIGHT ENTRANCE AND EGRESS IN TRAVEL, ALO, 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 LINES, COLLECTION OF GARBAGE AND REFUSE AND OTHER PUBLIC UTILITIES. THE RIGHT OF ENTRANCE AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY AIRCRAFT OR THE EXERCISE OF THE 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.

PLAT OF "PARADE GROUND FIRST PLAT" SUBDIVISION IS STANDARD FOR AN ACTUAL SURVEY MADE UNDER MY PERSONAL SUPERVISION. A PLAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN SUBDIVISION, A ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI PROFESSIONAL AGRICULTURE. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATION GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

DATE: _____



TALIAFERRO & BROWNE, INC.
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