



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

July 2, 2025

Project Name
Berkley Riverfront Park Third Plat

Docket #C4

Request
CLD-FnPlat-2025-00016
Final Plat

Applicant
Ryan Hunt
Taliaferro & Browne, Inc

Owner
The Port Authority of Kansas City

Location 1000 E Riverfront Dr
Area About 4 acres
Zoning MPD
Council District 4th
County Jackson
School District Kansas City

Surrounding Land Uses

North: Berkley Park, Zoned MPD
South: Undeveloped, Zoned MPD
East: Undeveloped, Zoned MPD
West: Residential Apartments, Zoned MPD

Land Use Plan

The Greater Downtown Area Plan recommends Downtown Mixed Use for this location.
The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

No streets are identified on the Major Street Plan at this location.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District MPD (Master Planned Development) on about four (4) acres generally located at the northeast corner of Berkley Plaza and Berkley Parkway allowing for the creation of two (2) lots and one (1) tract for a mixed-use development.

PROJECT TIMELINE

The application for the subject request was filed on May 30, 2025. No scheduling deviations from 2025 Cycle 7.2 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject site is currently developed with the Origin Hotel. It is within the existing Berkley Riverfront Mixed-Use Development. There is no associated regulated stream with the subject site.

CONTROLLING CASE

Case No. CD-CPC-2024-00074 – Ordinance 240833, approved by City Council on September 26, 2024, approved a major amendment to a development plan that also served as a preliminary plat in District MPD on approximately 80 acres in an area generally bordered by the Missouri River on the north and west, I-29 on the east, and railroad tracks on the south, for the purpose of allowing various uses within the mixed use development in multiple phases.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C4 Recommendation: **Approval Subject to Conditions**

VICINITY MAP**RELEVANT CASES**

CD-AA-2022-00088 – A minor amendment was approved to include the reconfiguration of Troost Avenue, the streetcar extension, and pedestrian connectivity and CPKC Stadium.

Ordinance No. 220941 – Council approved the expansion of the Berkley Riverfront MPD boundary of roughly 1.75 acres along Interstate 29/35 to allow for the construction of the KC Current stadium.

PLAT REVIEW

The request is to consider approval of a Final Plat in District MPD (Master Planned Development) on about four (4) acres generally located at the northeast corner of Berkley Plaza and Berkley Parkway allowing for the creation of two (2) lots and one (1) tract for a mixed use development, which was approved in Case No. CD-CPC-2024-00074. Lot 1 in the proposed plat has been developed with a hotel that is currently in operation. Lot 2 is temporary parking for the district and CPKC Stadium. The plan also proposes to construct a private tract which will serve as a vehicular connection on the eastern side of this plat. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards set by the controlling MPD Plan.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-280)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		

APPROVAL CRITERIA

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The requested Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes, AICP
Lead Planner



Plan Conditions

Report Date: June 26, 2025

Case Number: CLD-FnPlat-2025-00016

Project: Berkley Riverfront Third Plat

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

1. The applicant shall review the Standard Plat Language Sheet, placed under attachments, to ensure all language on the plat is consistent with City requirements.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

2. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
3. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2025-00016.
4. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

5. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
6. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
7. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
8. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

9. The developer must grant a BMP Easement to the City as required by Water Services Department prior to recording the plat
10. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Water Services Department prior to recording the plat.
11. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Water Services Department prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

12. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
13. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
14. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Water Services Department evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.

FINAL PLAT OF
BERKLEY RIVERFRONT PARK THIRD PLAT
A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI
FRACTIONAL SECTION 32, TOWNSHIP 50 NORTH, RANGE 33 WEST

PLAT DEDICATION: THE UNDERSIGNED PROPRIETOR TO THE WITHIN DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS "BERKLEY RIVERFRONT PARK THIRD PLAT".

BASIS OF BEARINGS: THE BEARING SYSTEM USED IS MISSOURI STATE PLANE WEST ZONE, NAD83 GRID BEARING BASED ON GPS OBSERVATIONS.

NO RIGHT-OF-WAY OR EASEMENT DEDICATIONS: THIS PLAT DOES NOT DEDICATE OR ESTABLISH ANY EASEMENTS OR RIGHT-OF-WAYS. ANY EASEMENTS OR RIGHT-OF-WAYS SHOWN ON THIS PLAT EXISTED PREVIOUSLY AND WERE ESTABLISHED OR DEDICATED BY OTHER DOCUMENTS.

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 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.

FLOOD PLAIN: BASED ON FIRM INSURANCE RATE MAP, MAP NUMBER 29095C0252H, REVISED DATE DECEMBER 7, 2023, THE SUBJECT PROPERTY IS LOCATED IN ZONE X - OTHER FLOOD AREAS, AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD 12/07/2023. THE LIMITS SHOWN HEREON ARE BASE UPON SAID GRAPHIC PLOTTING ONLY.

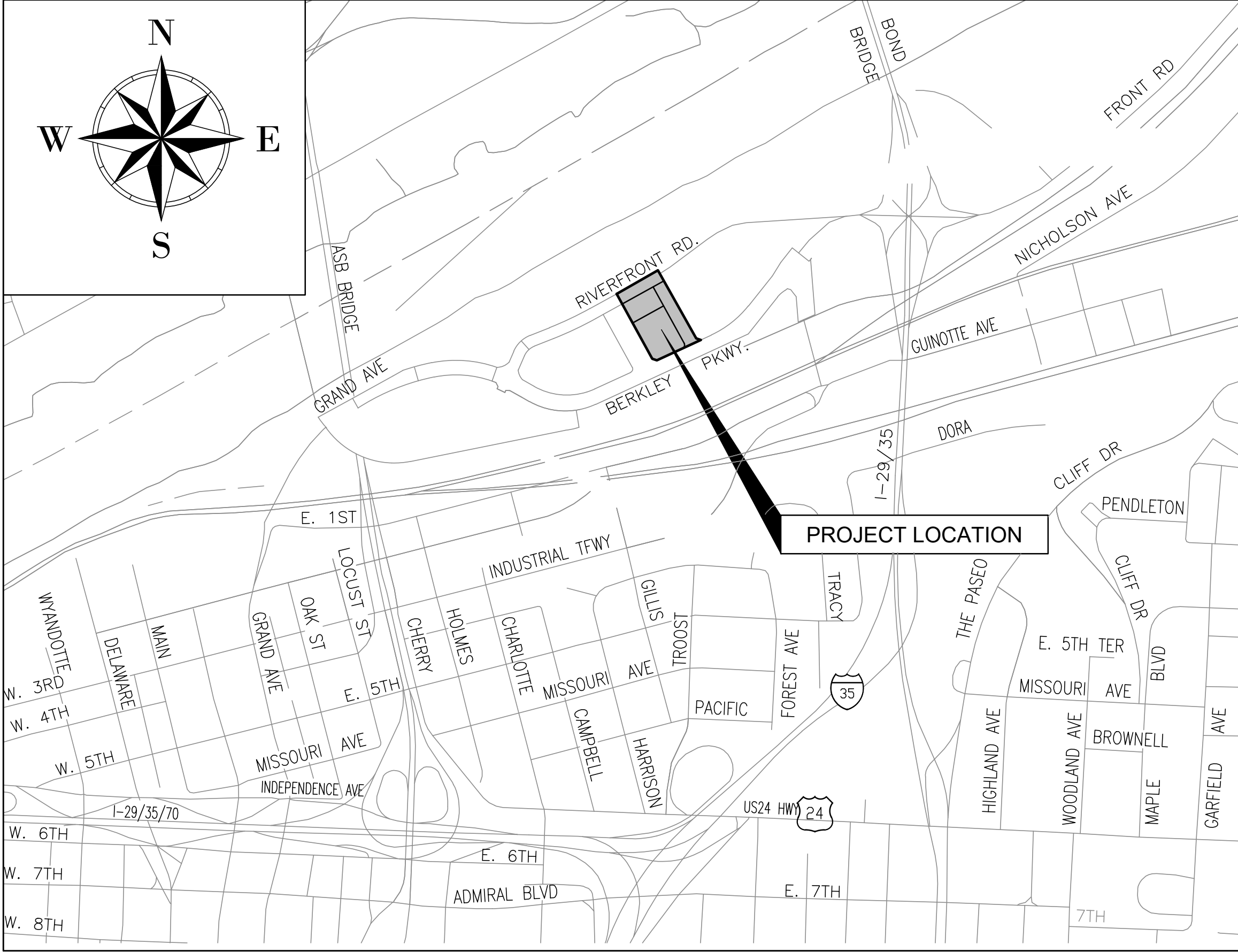
BUILDING HEIGHT (DOWNTOWN): THE SUBJECT PROPERTY IS LOCATED WITHIN THE CHARLES B. WHEELER DOWNTOWN AIRPORT HEIGHT ZONE MAP DATED JUNE 20, 2003. NO STRUCTURES, OBJECTS, OR NATURAL GROWTH OF TERRAIN SHALL BE ERECTED, ALTERED OR ALLOWED TO GROW OR BE MAINTAINED TO A HEIGHT IN EXCESS OF THE HEIGHT LIMIT AS ESTABLISHED PER ORDINANCE NO. 040342 OR AS AMENDED OR REVISED BY FUTURE ORDINANCES.

CROSS ACCESS: THE RIGHT OF INGRESS-EGRESS BETWEEN LOTS 1 AND 2 AND TRACTS A AND B ALONG THE ACCESS DRIVES OR THROUGH THE PARKING LOTS IS HEREBY GRANTED.

MAINTENANCE OF TRACTS: TRACTS A AND B ARE TO BE USED FOR PRIVATE STREET AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO FIRST AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS AND CONDOMINIUM FOR BERKLEY PARK CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT NUMBER 2020E0049675.

DEVELOPER: THE PORT AUTHORITY OF KANSAS CITY, MISSOURI
110 BERKLEY PLAZA
KANSAS CITY, MISSOURI 64120

PLAT DEDICATION: BERKLEY RIVERFRONT PARK THIRD PLAT	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: 0	
RECORD AS: PLAT	



FRACTIONAL SECTIONS 32 & 33, T50N, R33W
VICINITY MAP
NOT TO SCALE

IN TESTIMONY WHEREOF, THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 2025.

THE PORT AUTHORITY OF KANSAS CITY, MISSOURI
A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI

BY: _____
JON. D STEPHENS
PRESIDENT & CEO

STATE OF MISSOURI)
COUNTY OF JACKSON) 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 JON. D STEPHENS, TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT & CEO OF THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID POLITICAL SUBDIVISION BY AUTHORITY OF ITS BOARD OF COMMISSIONERS, AND SAID JON. D STEPHENS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID POLITICAL SUBDIVISION. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST ABOVE WRITTEN.

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

SURVEYOR'S NOTES:

- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN EXHIBIT A OF THE STATED TITLE COMMITMENT AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- THE SUBJECT PROPERTY IS A PART OF TRACT 2 OF PARCEL 2 DESCRIBED IN DOCUMENT NO. 2011-E-0087643.
- 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.
- NEARBY MONUMENTATION IN THE ADJACENT SUBDIVISION OF BERKLEY RIVERFRONT PARK WAS DESTROYED DURING CONSTRUCTION. BOUNDARY CONTROL FOR THIS SURVEY ESTABLISHED FROM OFFSITE CONTROL BASED ON STATE PLANE COORDINATES SHOWN ON THE RECORDED PLAT.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.
- ACCURACY STANDARD: TYPE URBAN

CITY PLAN COMMISSION

PUBLIC WORKS

APPROVED DATE: _____
CASE NUMBER: _____

MICHAEL J. SHAW
DIRECTOR

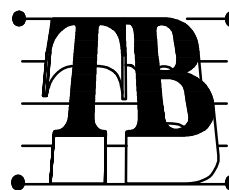
COUNCIL
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF KANSAS CITY, MISSOURI BY ORDINANCE NUMBER 200633, DULY AUTHENTICATED AS PASSED THIS 13 DAY OF AUGUST, 2020.

MAYOR
QUINTON LUCAS

CITY CLERK
MARILYN SANDERS

JACKSON COUNTY GIS DEPARTMENT

DATE: _____
RICKY E. GARD Mo. L.S. No. 2069



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

SUBMITTAL DATE: 05-28-2025

MISSOURI COORD. SYSTEM OF 1983, WEST ZONE		
PT. NO.	GRID NORTHING	GRID EASTING
JA-100	327,259.948 M	845,185.546 M
1	327,462.683 M	843,787.884 M
2	327,498.589 M	843,852.661 M
3	327,512.295 M	843,875.066 M
4	327,491.847 M	843,888.362 M
5	327,368.734 M	843,956.048 M
6	327,365.488 M	843,965.920 M
7	327,322.556 M	843,873.013 M
8	327,325.802 M	843,863.140 M

NOTE:
COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83 2011 ADJUSTMENT, AS DETERMINED FROM GPS OBSERVATIONS AND TIED TO CONTROL MONUMENT JA-100 OF THE JACKSON COUNTY GEOGRAPHIC REFERENCE SYSTEM. A GRID FACTOR OF 0.9999010 WAS USED:

DEVELOPER:
PORT AUTHORITY OF KANSAS CITY, MISSOURI
110 BERKLEY PLAZA
KANSAS CITY, MISSOURI 64120

LAND DATA	AREA
TOTAL LAND AREA	183,388 SQ.FT. OR 4.21 ACRES
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	0
NET LAND AREA	183,388 SQ.FT. OR 4.21 ACRES
PLAT DATA	COUNT
NUMBER OF UNITS	2
NUMBER OF TRACTS	2

LEGEND

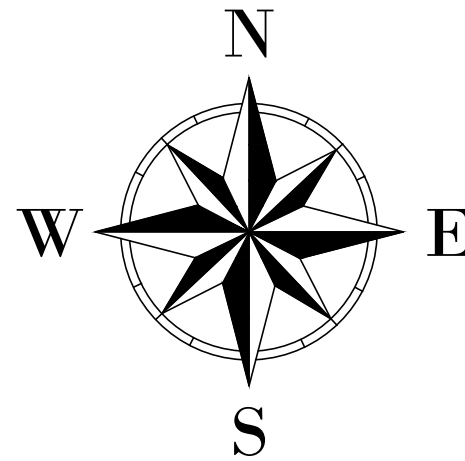
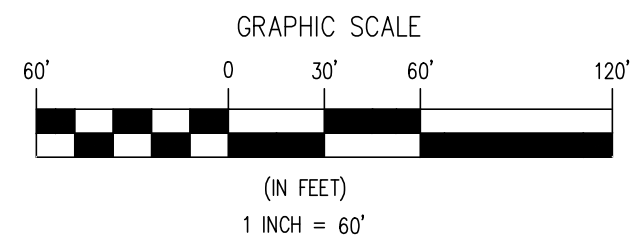
○=FOUND 1/2" BAR & CAP
●=SET 1/2" BAR & CAP
⊙=SET 5/8" BAR & ALUMINUM CAP
+=CHISELED OR FOUND "+" AS INDICATED
PP=PREVIOUS PLAT
C=CALCULATED
D=DEED
CPS=COTTON PICKER SPINDLE
M=MEASURED
BSL=BUILDING SETBACK LINE

—=PLAT BOUNDARY
—=NEW LOT LINE
- - - =EXISTING LOT LINE
- - - =CENTERLINE

⑩=MISSOURI STATE PLANE COORDINATES IN METERS

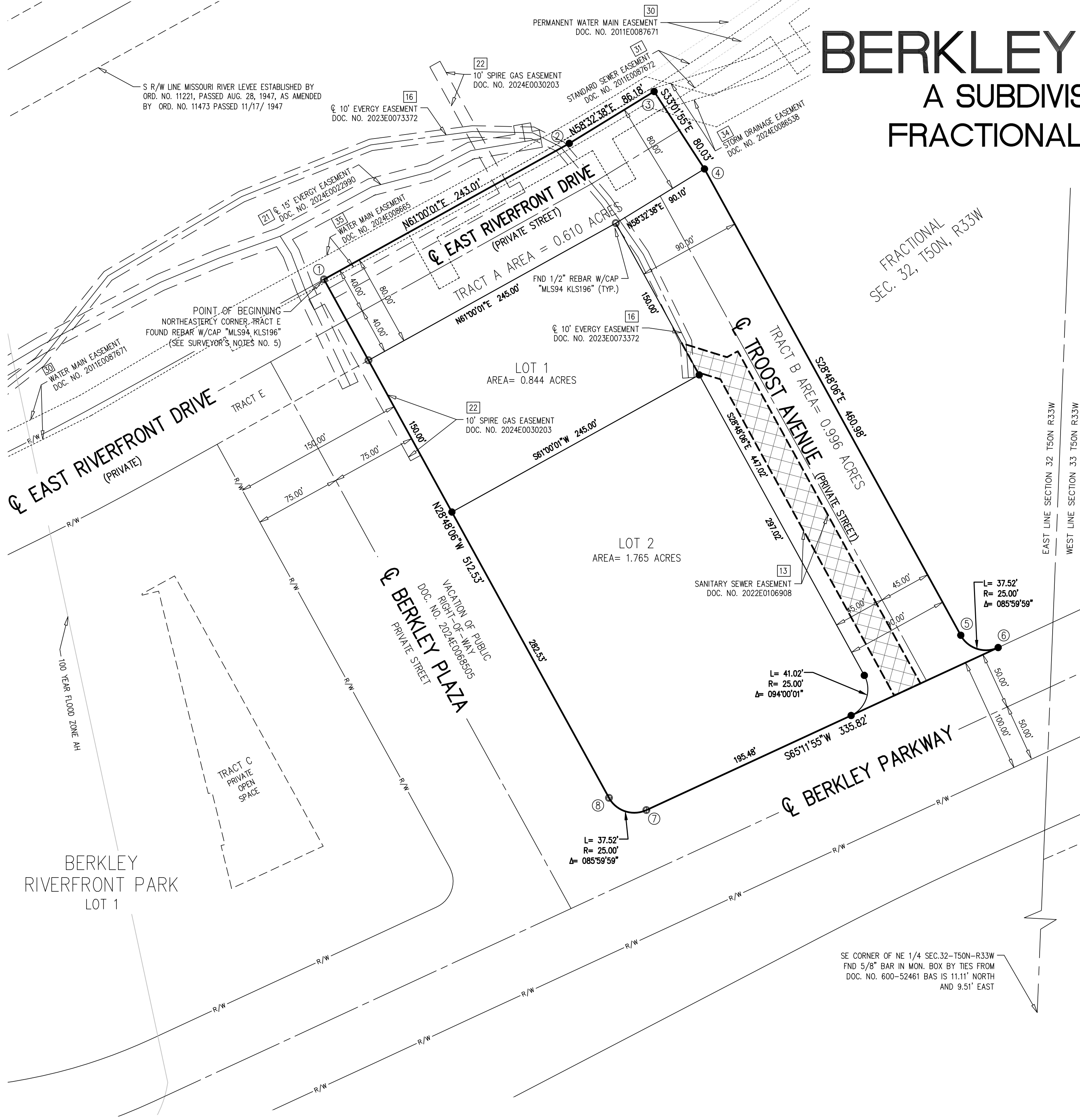
EXISTING STREET GRADES

STREET	ORDINANCE NO.	DATE
BERKLEY PARKWAY	150227	NOV. 16, 2016



SUBMITTAL DATE: 05-28-2025

5/28/2025 9:14:35 AM - S:\NETJOB\90-3194-030 BERKLEY RIVERFRONT PARK THIRD PLAT- ORIGIN PLAT\DWG (WORKING)\90-3194-030V-PL01.DWG



PROPERTY DESCRIPTION:

ALL THAT PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 32, TOWNSHIP 50 NORTH, RANGE 33 WEST, KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTLY CORNER OF TRACT E, BERKLEY RIVERFRONT PARK, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE N61°00'01"E, 243.01 FEET; THENCE N08°32'38"E, 86.18 FEET; THENCE S33°01'55"E, 80.03 FEET; THENCE S28°48'06"E, 460.98 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 085°59'59", AN ARC DISTANCE OF 37.52 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BERKLEY PARKWAY (50.00 FEET FROM THE CENTERLINE THEREOF); THENCE S65°11'55"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 335.82 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 085°59'59", AN ARC DISTANCE OF 37.52 FEET TO THE EASTERLY VACATED RIGHT-OF-WAY LINE OF BERKLEY PLAZA BY DOCUMENT NUMBER 2024E0088505; THENCE N28°48'06"W, ALONG SAID EASTERLY VACATED RIGHT-OF-WAY LINE, 512.53 FEET TO THE POINT OF BEGINNING, CONTAINING 4.21 ACRES, MORE OR LESS.

SCHEDULE B - SECTION II EXCEPTIONS NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT/FILE NO: NCS-1238992-KCTY, EFFECTIVE DATE: APRIL 14, 2025.

ONLY THOSE ITEMS LISTED IN SCHEDULE B-II THAT AFFECT THE SUBJECT PROPERTY ARE LISTED HEREON:

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **NON-SURVEY ITEM.**
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **SURVEYOR IS NOT AWARE OF UNRECORDED OR CLAIMS OF EASEMENTS.**
- ENCROACHMENTS, OVERLAPS, BOUNDARY DISPUTES, SHORTAGE IN AREA, OR ANY OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. **NONE OBSERVED.**
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. **SURVEYOR IS NOT AWARE OF UNRECORDED OR CLAIMS OF EASEMENTS.**
- ANY LIEN, OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **SURVEYOR IS NOT AWARE OF ANY UNRECORDED LIENS OR CLAIMS.**
- TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORD. PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICE OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR THE PUBLIC RECORD. **SURVEYOR IS NOT AWARE OF ANY UNRECORDED TAXES OR ASSESSMENTS.**
- TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND SUBSEQUENT YEARS. GENERAL, STATE, COUNTY AND CITY TAXES AND ASSESSMENTS FOR THE YEAR 2024 ARE SHOWN AS EXEMPT. PARCEL NO. 12-800-01-16-01-2-00-000. GENERAL, STATE, COUNTY AND CITY TAXES AND ASSESSMENTS FOR THE YEAR 2024 ARE SHOWN AS EXEMPT. PARCEL NO. 12-800-01-16-01-1-00-000. **NON-SURVEY ITEM.**
- TERMS AND PROVISIONS OF THE DECREE ENTERED APRIL 28, 1948, AS AMENDED BY THE ORDER NUNC PRO TUNC ENTERED MAY 14, 1948, IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI, UNDER CASE NUMBER 523954, AND THE TERMS AND PROVISIONS OF THE UNRECORDED ORDINANCES NUMBER 8895, PASSED APRIL 1, 1946, AND 11221, PASSED AUGUST 18, 1947, AND 11473, PASSED NOVEMBER 17, 1947, WHICH SAID UNRECORDED ORDINANCES ARE MENTIONED IN SAID DECREE, COPIES OF THE DECREE AND THE ORDER NUNC PRO TUNC HAVING BEEN RECORDED MARCH 24, 1960, AS DOCUMENT NO. B338428 IN BOOK B5294, PAGE 227 AND DOCUMENT NO. B338429 IN BOOK B5294, PAGE 245. **SUBJECT PROPERTY LIES WITHIN LEVEE DISTRICT NO. 1 AS DESCRIBED IN ORDINANCE NO. 8895.**
- KANSAS CITY, MISSOURI, PORT IMPROVEMENT DISTRICT NO. 1, ESTABLISHED IN CASE NO. 1516-CV02038 FILED JANUARY 23, 2015 IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI AT KANSAS CITY. **LIMITS OF DISTRICT NO. 1 NOT PROVIDED IN COURT CASE.**
- DECLARATION OF COVENANTS, RESTRICTIONS AND CONDOMINIUM FOR BERKLEY PARK CONDOMINIUM ASSOCIATION, RECORDED NOVEMBER 23, 2016, AS DOCUMENT NO. 2016E0111351 BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42U.S.C. 3604(C) OR ANY SIMILAR STATE STATUTE OR LOCAL ORDINANCE. FIRST AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS AND CONDOMINIUM FOR BERKLEY PARK CONDOMINIUM ASSOCIATION RECORDED JUNE 15, 2020, AS DOCUMENT NO. 2020E049675. TERMS, PROVISIONS, ASSIGNMENT AND DELEGATION CONTAINED AS STATED IN THAT CERTAIN DOCUMENT ENTITLED CONDITIONAL AND LIMITED ASSIGNMENT AND DELEGATION AGREEMENT RECORDED JUNE 30, 2020 AS DOCUMENT NO. 2020E05515. **AFFECTS SUBJECT PROPERTY BUT IS NOT A SURVEY MATTER.**

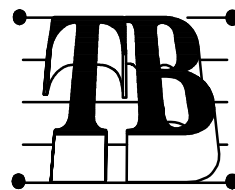
FINAL PLAT OF BERKLEY RIVERFRONT PARK THIRD PLAT A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI FRACTIONAL SECTION 32, TOWNSHIP 50 NORTH, RANGE 33 WEST

SCHEDULE B - SECTION II EXCEPTIONS NOTES CONTINUE:

- INFORMATIONAL NOTES, AND NOT AS NOTES:
 - NOTE - FOR INFORMATIONAL ONLY: THAT PART DEEDED TO CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY IN THE DEED RECORDED JUNE 5, 1947 AS DOCUMENT NO. A884649 IN BOOK B4113, PAGE 513. **DOES NOT AFFECT SUBJECT PROPERTY.**
 - NOTE - FOR INFORMATIONAL ONLY: UNRECORDED AGREEMENT COVERING CONSTRUCTION AND MAINTENANCE OF OVERHEAD PEDESTRIAN CROSSING IN KANSAS CITY, MISSOURI, DATED JANUARY 22, 2001, BY AND BETWEEN UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION AND PORT AUTHORITY OF KANSAS CITY, MISSOURI. **DOCUMENTS NOT PROVIDED.**
 - NOTE - FOR INFORMATIONAL ONLY: LICENSE AGREEMENT DATED JANUARY 31, 2001 BY AND BETWEEN KANSAS CITY TERMINAL RAILWAY COMPANY, A MISSOURI CORPORATION AND THE PORT AUTHORITY OF KANSAS CITY, MISSOURI RECORDED FEBRUARY 22, 2001 AS DOCUMENT NO. 2001K0009775. **DOES NOT AFFECT SUBJECT PROPERTY.**
 - NOTE - FOR INFORMATIONAL ONLY: A BICYCLE/PEDESTRIAN TRAIL EASEMENT GRANTED TO THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI AS SET FORTH IN INSTRUMENTS RECORDED JULY 11, 2008 AS DOCUMENT NO. 2008E0074726 AND DOCUMENT NO. 2008E0074727. **DOES NOT AFFECT SUBJECT PROPERTY.**
 - NOTE - FOR INFORMATIONAL ONLY: A BICYCLE/PEDESTRIAN TRAIL EASEMENT GRANTED TO THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI AS SET FORTH IN INSTRUMENTS RECORDED JULY 11, 2008 AS DOCUMENT NO. 2008E0074728 AND DOCUMENT NO. 2008E0074729. **DOES NOT AFFECT SUBJECT PROPERTY.**
 - NOTE - FOR INFORMATIONAL ONLY: A BICYCLE/PEDESTRIAN TRAIL EASEMENT GRANTED TO THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI AS SET FORTH IN INSTRUMENTS RECORDED JULY 11, 2008 AS DOCUMENT NO. 2008E0074730 AND DOCUMENT NO. 2008E0074735. **DOES NOT AFFECT SUBJECT PROPERTY.**
 - NOTE - FOR INFORMATIONAL ONLY: A BICYCLE/PEDESTRIAN TRAIL EASEMENT GRANTED TO THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI AS SET FORTH IN INSTRUMENTS RECORDED JULY 11, 2008 AS DOCUMENT NO. 2008E0074733 AND DOCUMENT NO. 2008E0074734. **DOES NOT AFFECT SUBJECT PROPERTY.**
 - NOTE - FOR INFORMATIONAL ONLY: LICENSE, DATED NOVEMBER 24, 2008, BY AND BETWEEN THE BNSF RAILWAY COMPANY (FORMERLY KNOWN AS THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY, AND FORMERLY KNOWN AS BURLINGTON NORTHERN RAILROAD COMPANY), A DELAWARE CORPORATION AND THE PORT AUTHORITY OF KANSAS CITY, MISSOURI RECORDED NOVEMBER 26, 2008 AS DOCUMENT NO. 2008E0123147. **DOES NOT AFFECT SUBJECT PROPERTY.**
 - NOTE - FOR INFORMATIONAL ONLY: UNRECORDED FIRST AMENDED AND RESTATED LEASE AGREEMENT (KANSAS CITY RIVERFRONT PROPERTY), EFFECTIVE AS OF AUGUST 21, 2006, BY AND BETWEEN THE CITY OF KANSAS CITY, MISSOURI, A CONSTITUTIONALLY CHARTERED MUNICIPAL CORPORATION OF THE STATE OF MISSOURI, AS LESSOR AND THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI, AS TENANT, THE EXISTENCE OF WHICH IS DISCLOSED BY THE MEMORANDUM OF FIRST AMENDED AND RESTATED LEASE AGREEMENT (KANSAS CITY RIVERFRONT PROPERTY), RECORDED SEPTEMBER 22, 2011 AS DOCUMENT NO. 2011E0087719. PARTIAL TERMINATION OF MEMORANDUM OF LEASE RECORDED JUNE 15, 2020, AS DOCUMENT NO. 2020E0049710. **AFFECTS SUBJECT PROPERTY, RELEASED FROM SAID LEASE.**
 - NOTE - FOR INFORMATIONAL ONLY: DECLARATION AS TO OWNERSHIP, DATED SEPTEMBER 16, 2001, BY THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI, RECORDED SEPTEMBER 22, 2011 AS DOCUMENT NO. 2011E0087720. **NON SURVEY ITEM.**
 - NOTE - FOR INFORMATIONAL ONLY: TERMINATION AND RELEASE OF EASEMENT DATED SEPTEMBER 16, 2011, BY THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI, RECORDED SEPTEMBER 22, 2011 AS DOCUMENT NO. 2011E0087721 AND DOCUMENT NO. 2011E0087722. **DOES NOT AFFECT SUBJECT PROPERTY.**
 - NOTE - FOR INFORMATIONAL ONLY: QUIT-CLAIM DEED, DATED SEPTEMBER 21, 2011 RECORDED SEPTEMBER 22, 2011 AS DOCUMENT NO. 2011E0087723, WHEREBY THE CITY OF KANSAS CITY, MISSOURI, A CONSTITUTIONALLY CHARTERED MUNICIPAL CORPORATION OF THE STATE OF MISSOURI CONVEYED A PEDESTRIAN/BICYCLE BRIDGE AND WALKWAY STRUCTURE AND ALL APPURTENANCES THERETO, TO THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI. **DOES NOT AFFECT SUBJECT PROPERTY.**
 - NOTE - FOR INFORMATIONAL ONLY: BRIDGE AND WALKWAY EASEMENT AGREEMENT (TOWN OF KANSAS PEDESTRIAN BRIDGE), DATED SEPTEMBER 21, 2011, BY AND BETWEEN THE CITY OF KANSAS CITY, MISSOURI, A MUNICIPAL CORPORATION OF THE STATE OF MISSOURI AND THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, RECORDED SEPTEMBER 22, 2011 AS DOCUMENT NO. 2011E0087724. **DOES NOT AFFECT SUBJECT PROPERTY.**
 - AN UNRECORDED LEASE DATED OCTOBER 14, 2022, EXECUTED BY PORT AUTHORITY OF KANSAS CITY, MISSOURI AS LESSOR AND KC RIVERFRONT HOTEL GROUP, LLC, A MISSOURI LIMITED LIABILITY COMPANY AS LESSEE, AS DISCLOSED BY A NOTICE OF LEASE RECORDED OCTOBER 18, 2022 AS DOCUMENT NO. 2022E0095610 AND THE NOTICE OF LEASE RECORDED JANUARY 5, 2024, AS DOCUMENT NO. 2024E0001331. OF OFFICIAL RECORDS. **AFFECT SUBJECT PROPERTY BUT IS NOT A SURVEY MATTER.**
13. SANITARY SEWER EASEMENT TO KANSAS CITY, A MISSOURI MUNICIPALITY, RECORDED DECEMBER 02, 2022 IN DOCUMENT NO. 2022E0106908. **AS SHOWN.**
14. MEMORANDUM OF MASTER DEVELOPMENT AGREEMENT BY AND BETWEEN KC WFC STADCO, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, RECORDED SEPTEMBER 20, 2023 IN DOCUMENT NO. 2023E008504. **DOES NOT AFFECT SUBJECT PROPERTY.**
15. MEMORANDUM OF LAND USE AGREEMENT BY AND BETWEEN KC WFC STADCO, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, RECORDED SEPTEMBER 20, 2023 IN DOCUMENT NO. 2023E008505. **DOES NOT AFFECT SUBJECT PROPERTY.**
16. EASEMENT CONVEYANCE TO EVERYGY METRO, INC., A MISSOURI CORPORATION, RECORDED OCTOBER 10, 2023 IN DOCUMENT NO. 2023E0073372. **AS SHOWN.**
17. CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE - RIVER MARKET TAX INCREMENT FINANCING PLAN RECORDED DECEMBER 20, 2023, AS DOCUMENT NO. 2023E0090539. **NON-SURVEY ITEM.**
18. ENCROACHMENT AND INDEMNIFICATION AGREEMENT BY AND BETWEEN THE PORT AUTHORITY OF KANSAS CITY, MISSOURI AND CITY OF KANSAS, MISSOURI, RECORDED DECEMBER 27, 2023 IN DOCUMENT NO. 2023E0091565. **DOES NOT AFFECT SUBJECT PROPERTY.**
19. MEMORANDUM OF IT INFRASTRUCTURE EASEMENT AGREEMENT BY AND BETWEEN THE PORT AUTHORITY OF KANSAS CITY, MISSOURI AND KC WFC STADCO, LLC, A MISSOURI LIMITED LIABILITY COMPANY, RECORDED DECEMBER 28, 2023 IN DOCUMENT NO. 2023E009048. **DOES NOT AFFECT SUBJECT PROPERTY.**
20. ASSESSMENT CONTRACT BY AND BETWEEN SHOM ME PACE, A CLEAN ENERGY DEVELOPMENT, PACE EQUITY LLC AND KC RIVERFRONT HOTEL GROUP, LLC, RECORDED JANUARY 02, 2024 IN DOCUMENT NO. 2024E0000144. **NON-SURVEY ITEM.**
21. EASEMENT CONVEYANCE TO EVERYGY METRO, INC., A MISSOURI CORPORATION, RECORDED APRIL 22, 2024 IN DOCUMENT NO. 2024E0022990. **AS SHOWN.**
22. EASEMENT TO SPIRE MISSOURI INC., RECORDED MAY 14, 2024 IN DOCUMENT NO. 2024E0030203. **AS SHOWN.**
23. EASEMENT CONVEYANCE TO EVERYGY METRO, INC., A MISSOURI CORPORATION, RECORDED JULY 10, 2024 IN DOCUMENT NO. 2024E0044800. **DOES NOT AFFECT THE SUBJECT PROPERTY.**
24. QUIT CLAIM DEED BY AND BETWEEN THE KANSAS CITY SOUTHERN RAILWAY COMPANY, A MISSOURI CORPORATION AND THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, RECORDED NOVEMBER 07, 2024 IN DOCUMENT NO. 2024E007644. **DOES NOT AFFECT SUBJECT PROPERTY.**
25. FEE DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$10,000,000.00 RECORDED FEBRUARY 02, 2024 AS DOCUMENT NO. 2024E0006958 OF OFFICIAL RECORDS. DATED: FEBRUARY 01, 2024; TRUSTOR: PORT AUTHORITY OF KANSAS CITY, MISSOURI TRUSTEE: TRUSTEE SERVICES, INC., A MISSOURI CORPORATION BENEFICIARY: FIRST BUSINESS BANK. **NON-SURVEY ITEM.**
26. LEASEHOLD DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$20,000,000.00 RECORDED FEBRUARY 02, 2024 AS DOCUMENT NO. 2024E0006959 OF OFFICIAL RECORDS. FEBRUARY 01, 2024 TRUSTOR: KC RIVERFRONT HOTEL GROUP, LLC, A MISSOURI LIMITED LIABILITY COMPANY TRUSTEE: TRUSTEE SERVICES, INC., A MISSOURI CORPORATION BENEFICIARY: FIRST BUSINESS BANK, A WISCONSIN BANKING CORPORATION. **NON-SURVEY ITEM.**
27. TENANCY RIGHTS, EITHER AS MONTH TO MONTH, OR BY VIRTUE OF WRITTEN LEASES OF PERSONS IN POSSESSION OF ANY PART OF THE SUBJECT PROPERTY. **NON-SURVEY ITEM.**
28. RESERVATIONS MADE BY THE CITY OF KANSAS CITY, MISSOURI, A CONSTITUTIONALLY CHARTERED MUNICIPAL CORPORATION OF THE STATE OF MISSOURI IN MISSOURI SPECIAL WARRANTY DEED RECORDED SEPTEMBER 21, 2011 AS DOCUMENT NO. 2011E008764. **AFFECT SUBJECT PROPERTY BUT IS NOT A SURVEY MATTER.**
29. STANDARD SEWER EASEMENT TO KANSAS CITY, A MUNICIPAL CORPORATION OF THE STATE OF MISSOURI RECORDED SEPTEMBER 21, 2011 AS DOCUMENT NO. 2011E0087662. **DOES NOT AFFECT THE SUBJECT PROPERTY.**
30. PERMANENT EASEMENT FOR WATER MAIN AND APPURTENANCES TO KANSAS CITY, A MISSOURI MUNICIPAL CORPORATION, THROUGH ITS WATER SERVICES DEPARTMENT RECORDED SEPTEMBER 21, 2011 AS DOCUMENT NO. 2011E0087671. **AS SHOWN.**
31. STANDARD SEWER EASEMENT TO KANSAS CITY, A MUNICIPAL CORPORATION OF THE STATE OF MISSOURI RECORDED SEPTEMBER 21, 2011 AS DOCUMENT NO. 2011E0087672. **AS SHOWN.**
32. KANSAS CITY, MISSOURI, PORT IMPROVEMENT DISTRICT NO. 6, ESTABLISHED IN CASE NO. 2316-CV16267 FILED JUNE 16, 2023 IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI AT KANSAS CITY. **AFFECT SUBJECT PROPERTY BUT IS NOT A SURVEY MATTER.**
33. KANSAS CITY, MISSOURI, PORT IMPROVEMENT DISTRICT NO. 10, ESTABLISHED IN CASE NO. 2316-CV25381 FILED SEPTEMBER 25, 2023 IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI AT KANSAS CITY. **AFFECT SUBJECT PROPERTY BUT IS NOT A SURVEY MATTER.**
34. A STORM DRAINAGE EASEMENT TO KANSAS CITY RECORDED DECEMBER 18, 2024 IN DOCUMENT NO. 2024E0086538. **AS SHOWN.**
35. AN EASEMENT FOR WATER MAIN AND APPURTENANCES TO KANSAS CITY RECORDED DECEMBER 3, 2024 IN DOCUMENT NO. 2024E0088665. **AS SHOWN.**
36. ASSIGNMENT OF LEASES, RENTS, AND PROFITS RECORDED JANUARY 9, 2025 AS DOCUMENT NO. 2025E0001289. **AFFECT SUBJECT PROPERTY BUT IS NOT A SURVEY MATTER.**
37. EASEMENT AND SET BACK LINES AS SET OUT IN SURVEY RECORDED DECEMBER 30, 2024 AS DOCUMENT NO. 2024E0088188. SCRIVENER'S ERROR AFFIDAVIT RECORDED MARCH 14, 2025 AS DOCUMENT NO. 2025E0017615. **AS SHOWN.**
38. THE LEGAL SHOWN IN SCHEDULE A WAS PROVIDED BY THE APPLICANT. IF WE WERE TO INSURE THIS TRANSACTION, WE WOULD REQUIRE A CERTIFICATE OF SURVEY WHICH SETS FORTH THE LEGAL DESCRIPTION, BOUNDARY THEREOF, IMPROVEMENTS THEREON AND EASEMENTS AFFECTING THE SAME.

DATE:

RICKY E. GARD Mo. L.S. No. 2069



TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 E. 8th STREET, KANSAS CITY, MO., 64108
816-283-3456 FAX 816-283-0810

FOR REVIEW

SHEET 2 OF 2