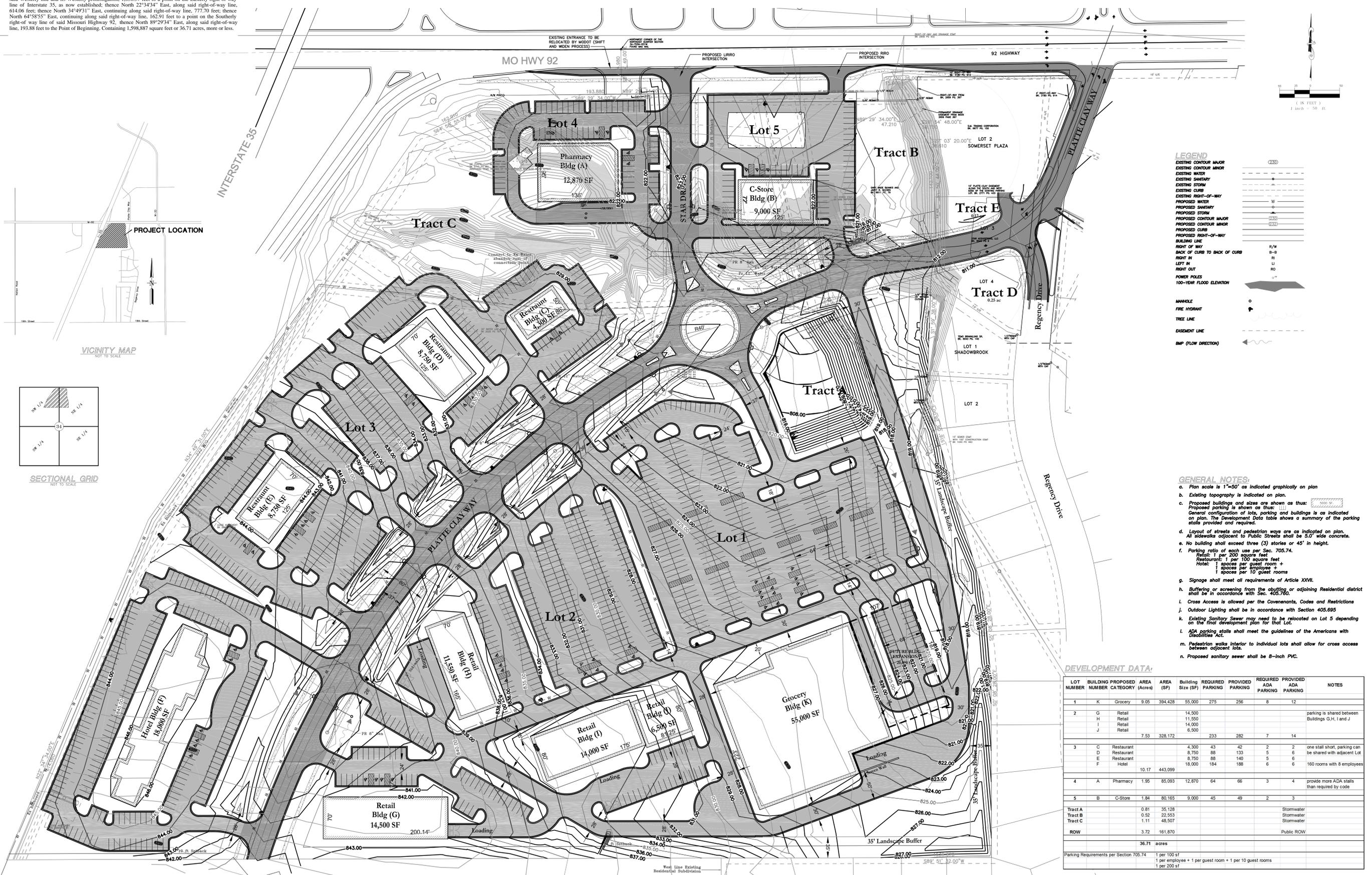


PROPERTY DESCRIPTION

A tract of land in the Northwest Quarter and the Northeast Quarter, both in Section 34, Township 53 North, Range 31 West of the 5th Principal Meridian, in Kearney, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Northeast Quarter of said Section 34; thence South 00°15'49" East, along the West line of said Northeast Quarter, 74.98 feet to a point on the Southerly right-of-way line of Missouri Highway 92, as now established, said point being the Point of Beginning of the tract of land to be herein described; thence North 89°29'34" East, along said right-of-way line, 426.12 feet; thence South 00°30'26" East, continuing along said right-of-way line, 15.00 feet; thence North 89°29'34" East, continuing along said right-of-way line, 47.21 feet to a point on the Westerly line of Somerset Plaza, a subdivision of land in said Clay County; thence South 26°54'48" East, along said Westerly line, 59.75 feet; thence South 27°05'20" East, continuing along said Westerly line, 38.61 feet; thence South 01°50'44" East, continuing along said Westerly line, 142.10 feet; thence South 06°53'12" West, continuing along said Westerly line, 69.66 feet to the Northwest corner of Lot 1, Shadowbrook - First Plat, a subdivision in said Clay County; thence South 01°59'38" West, along the Westerly line of said Shadowbrook - First Plat, 198.43 feet; thence South 16°08'28" East, continuing along said Westerly line, 340.00 feet; thence South 65°08'28" East, continuing along said Westerly line, 138.00 feet; thence South 00°08'28" East, 300.00 feet; thence South 89°51'32" West, continuing along said Westerly line and its Westerly prolongation, 1,636.37 feet to a point on the Easterly right-of-way line of Interstate 35, as now established; thence North 22°34'34" East, along said right-of-way line, 614.06 feet; thence North 34°49'31" East, continuing along said right-of-way line, 777.70 feet; thence North 64°58'55" East, continuing along said right-of-way line, 162.91 feet to a point on the Southerly right-of-way line of said Missouri Highway 92, thence North 89°29'34" East, along said right-of-way line, 193.88 feet to the Point of Beginning. Containing 1,598,887 square feet or 36.71 acres, more or less.

**PRELIMINARY PLAN
SHOPPES at Kearney
DISTRICT C**

Part of the NW 1/4 and NE 1/4 of Sec. 34, Twp. 53, Rge. 31
Kearney, Clay County, Missouri



LEGEND

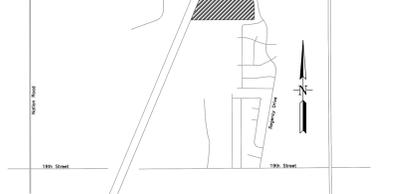
EXISTING CONTOUR MAJOR	---
EXISTING CONTOUR MINOR	---
EXISTING WATER	---
EXISTING SANITARY	---
EXISTING STORM	---
EXISTING CURB	---
EXISTING RIGHT-OF-WAY	---
PROPOSED WATER	---
PROPOSED SANITARY	---
PROPOSED STORM	---
PROPOSED CONTOUR MAJOR	---
PROPOSED CONTOUR MINOR	---
PROPOSED CURB	---
PROPOSED RIGHT-OF-WAY	---
BUILDING LINE	---
RIGHT OF WAY	R/W
BACK OF CURB TO BACK OF CURB	B-B
RIGHT IN	RI
LEFT IN	LI
RIGHT OUT	RO
POWER POLES	---
100-YEAR FLOOD ELEVATION	---
MANHOLE	○
FIRE HYDRANT	●
TREE LINE	---
EASEMENT LINE	---
BMP (FLOW DIRECTION)	---

- GENERAL NOTES:**
- Plan scale is 1"=50' as indicated graphically on plan.
 - Existing topography is indicated on plan.
 - Proposed buildings and sizes are shown as thus: [Symbol] Proposed parking is shown as thus: [Symbol] General configuration of lots, parking and buildings is as indicated on plan. The Development Data table shows a summary of the parking stalls provided and required.
 - Layout of streets and pedestrian ways are as indicated on plan. All sidewalks adjacent to Public Streets shall be 5.0' wide concrete.
 - No building shall exceed three (3) stories or 45' in height.
 - Parking ratio of each use per Sec. 705.74.
Retail: 1 per 200 square feet
Restaurant: 1 per 100 square feet
Hotel: 1 space per guest room + 1 space per employee + 1 space per 10 guest rooms
 - Signage shall meet all requirements of Article XXVII.
 - Buffering or screening from the abutting or adjoining Residential district shall be in accordance with Sec. 405.760.
 - Cross Access is allowed per the Covenants, Codes and Restrictions
 - Outdoor Lighting shall be in accordance with Section 405.695
 - Existing Sanitary Sewer may need to be relocated on Lot 5 depending on the final development plan for that Lot.
 - ADA parking stalls shall meet the guidelines of the Americans with Disabilities Act.
 - Pedestrian walks interior to individual lots shall allow for cross access between adjacent lots.
 - Proposed sanitary sewer shall be 8-inch PVC.

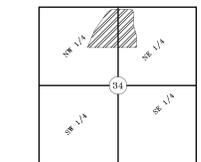
DEVELOPMENT DATA:

LOT NUMBER	BUILDING PROPOSED NUMBER	AREA CATEGORY (Acres)	AREA (SF)	Building Size (SF)	REQUIRED PARKING	PROVIDED PARKING	REQUIRED ADA PARKING	PROVIDED ADA PARKING	NOTES	
1	K	Grocery	9.05	394,428	55,000	275	256	8	12	
2	G	Retail		14,500					parking is shared between Buildings G, H, I and J	
	H	Retail		11,550						
	I	Retail		14,000						
	J	Retail		6,500						
			7.53	328,172	233	282	7	14		
3	A	Restaurant		4,300	43	42	2	2	one stall short, parking can be shared with adjacent Lot	
	D	Restaurant		8,750	88	133	5	6		
	E	Restaurant		8,750	88	140	5	6		
	F	Hotel		18,000	184	188	6	6		
			10.17	443,099					160 rooms with 8 employees	
4	A	Pharmacy	1.95	85,093	12,870	64	66	3	4	provide more ADA stalls than required by code
5	B	C-Store	1.84	80,165	9,000	45	49	2	3	
Tract A			0.81	35,128						Stormwater
Tract B			0.52	22,553						Stormwater
Tract C			1.11	48,507						Stormwater
ROW			3.72	161,870						Public ROW
			36.71	acres						
Parking Requirements per Section 705.74					1 per 100 sf					
					1 per employee + 1 per guest room + 1 per 10 guest rooms					
					1 per 200 ft					

PROJECT LOCATION



VICINITY MAP
NOT TO SCALE



SECTIONAL GRID
NOT TO SCALE

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