



ECONOMIC DEVELOPMENT
Remarkable Progress. Simple Process.

Belton Missouri

Markey Business Park

Comprehensive Diligence Report | June 2016

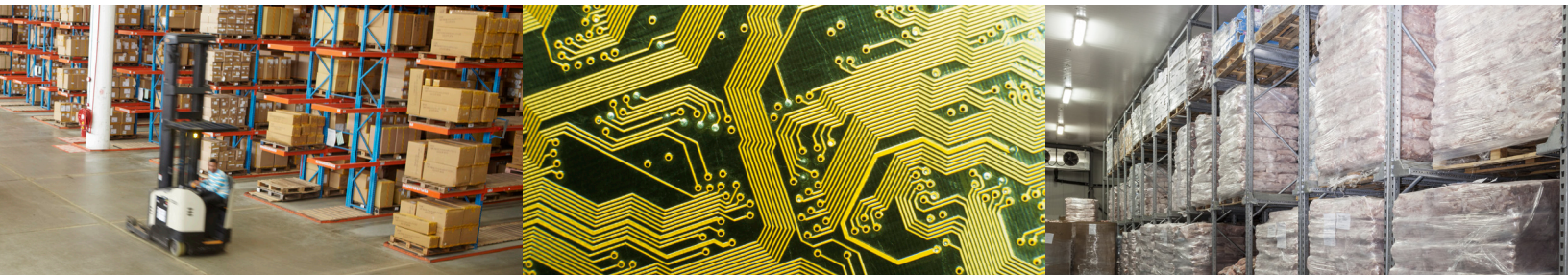


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ECONOMIC DEVELOPMENT
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Markey Business Park Summary Report



OVERVIEW

Olsson Associates has performed a property assessment and due diligence review for the City of Belton on a parcel of land located in Belton, MO. The purpose of the assessment was to review existing property features; identify existing transportation and utility infrastructure; and analyze the property's readiness and limitations for industrial development. The findings of this assessment are provided as follows.

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GENERAL SITE INFORMATION

- The site's location is as follows:
 - West Boundary: Belton, MO, city limits
 - North Boundary: Markey Road
 - East Boundary: Executive Business Park Lot 1 and Markey Park
 - South/Southwest: Agricultural land and the Cherry Hill and Valley High Subdivisions
 - There are multiple existing structures within the site area. Demolition of these structures are expected to be complete by the end of 2016.
 - Future plans call for the site being bisected by Markey Road with approximately 71 acres to the east and 41 acres to the west.
 - The proposed industrial park is +/- 121 acres, with the majority of that acreage available for development.
 - The industrial park consists of two parcels owned by one entity.
 - Executive Business Park Lot C and PT N2 SE W CIMMARRON TRAILS AKA TR 3 EX 6A NE CR NW NE are owned by the City of Belton.
 - The site is inside the city limits of Belton, MO.
 - The exact location is shown on the Site Map within the "Site Developability" section of this report.
-

EASEMENTS FROM TITLE REPORT

Below are the easements as listed from the title report.

Markey Road Executive Business Park North Parcel B (Tract II)

- d. Public utility, sanitary sewer, and right-of-way easements
- e. Right-of-way easements
- f. Pipeline easement granted to Missouri/Kansas Pipe Line Company
- g. Gas easements
- h. Easement granted to Kansas City Power and Light Company
- i. Easement granted to Aquila

Markey Road Executive Business Park North Parcel C (Tract I)

- d. Public utility and right-of-way easements
- e. Pipeline easement granted to Missouri/Kansas Pipe Line Company
- f. Easement granted to Kansas City Power and Light Company
- g. Easement granted to Aquila

SITE ACCESS

The site currently has the potential to gain access to public roadways in one location:

Access Point 1: Markey Road

The potential access location is on Markey Road, a local road directly north of the site. This would likely be the easiest location to gain permitted access to the site; however, this would also likely require significant improvements to Markey Road to handle the additional truck traffic.

SITE TOPOGRAPHY AND FLOODPLAIN INFORMATION

- The site generally flows to the north and west.
- The maximum elevation on the property is 1,112 feet; the minimum elevation on the property is 1,070 feet. There is 42 feet of fall across the property.
- The entire industrial property is located outside of the 100-year floodplain as shown on FEMA FIRM panel number 29037C0010F.

WETLANDS AND WATERWAYS INFORMATION

- The National Wetlands Inventory map does not indicate the existence of existing wetlands on the industrial park property.
- Any wetlands that may exist on the industrial property would be regulated by the Army Corps of Engineers.
- There are two waterways identified within the site area – Slope Creek on the east and an unnamed tributary crossing the southwest corner. Both waterways would be regulated by the Army Corps of Engineers.

SOILS INFORMATION

- The Cass County soil survey maps indicate that the soils on this site are primarily silt and silty clay loam. A soils survey map is included in the Site Development section of this report.

ENVIRONMENTAL

- The database search identified two sites within one mile of the property.
 - Richards-Gebaur Air Force Base (closed) is located approximately 1 mile north of the property and is listed in the DOD and FUDS databases.
 - Naval Mobile Const Batt 15 is located adjacent to the property and is listed in the RCRA NonGen and FINDS databases.
 - One unmapped “orphan” site was identified within the database search area. The site is located in Kansas City, MO, and is not actually located near the property.
 - Based on information contained in the database report, it is unlikely that either site would pose a threat to the property.
-

UTILITY INFRASTRUCTURE INFORMATION

Sanitary Sewer

- Two options are available to serve the site, each requiring additional evaluation.
 - The site is currently bisected by an 8-inch sewer line which gravity flows to a wastewater treatment plant owned by Kansas City Public Works to the north of the site. Initial evaluation of the existing 8-inch line within the site has indicated that this line is in good shape and able to serve a potential new user. This access point for sanitary sewer is considered the best option for immediately development on the site. Additional evaluation of this 8-inch line is required to determine if it is capable of serving development on the site depending upon the wastewater treatment capacity needed.
 - The city of Belton operates a public wastewater system and has sufficient treatment capacity for this site, given the following conditions:
 - » An existing 8-inch sanitary sewer line is located 3,000 feet south of the site. Since this site is located within a drainage basin not currently served by the city, a lift station and force main would be required.

Water

- The City of Belton operates the public water system.
- An existing 16-inch water main is located at the southeast corner of the site.
- This 16-inch water main has the capacity to provide 150,000 GPD for new users at the site.

Electrical Service

- Kansas City Power and Light operates the local power distribution that serves the industrial park.
- A 4 kV subtransmission line exists along the north property line and can provide up to 4 MW from the Richards-Gebaur Substation located 375 feet east of Markey Road and Westover Road.
- The Turner Road substation is located 1.25 miles east of the site and has an available capacity of up to 45 MW.

Gas Service

- Missouri Gas Energy operates the local natural gas distribution that serves the industrial park.
- An existing 6-inch gas line is located along the north property line of the industrial park.
- An existing 2-inch gas line also serves the site, branching off the 6-inch line and running south into the site.
- The 2-inch and 6-inch gas lines currently have a pressure of 65 psi.
- The current infrastructure has the capacity to provide 10,000 mcf/month of natural gas service.

Telecommunication Providers

- AT&T is the privately-owned provider of telecommunication service to the area.
 - An existing dual entrance copper cable provides T1 service to the industrial site.
-

TRANSPORTATION INFRASTRUCTURE

Roadway Infrastructure

- The current transportation system provides vehicular access to the site via Markey Road, a two-lane urban roadway that runs east to west along the northern boundary of the site.
- The nearest interstate roadway to the Markey Business Park is I-49, located approximately 2.25 miles east of the site.
- The site is located approximately 2 miles north of State Highway 58, a two-lane highway that runs east/west.
- State Highway 150, a four-lane highway is located approximately 2 miles to the north of the site.
- Local Roadways:
 - Bales Road: A minor roadway bisects the northern half of the property and connects to Markey Road.

Railroad Infrastructure

- The nearest railroad is the Kansas City Southern (KCS) Railroad located approximately 1,600 feet west of the site.
- The Centerpoint KCS Intermodal Center is located adjacent to the site along part of the north and west boundary.

ZONING AND LAND USE

- The property is currently zoned within the City of Belton as Business Park - Restricted (BP-R).
- A zoning change would not be necessary for industrial development of the property.
- The city has height restriction zoning regulations. The height limit in the subject area is 75 feet, but may be extended upon plan review approval.

COMMERCIAL AIR SERVICE

- The nearest commercial air service is the Kansas City International (KCI) Airport located 41 miles north along via Interstate 49.
- The nearest general aviation airport is the Johnson County Executive Airport located approximately 14 miles north and west of the site. The airport has 4,100 feet of runway.

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ENTERPRISE AND FOREIGN TRADE ZONES

Enterprise Zone (EZ)

- This area is part of Enterprise Zone ID 0601002.

Foreign Trade Zone (FTZ)

- The closest foreign trade zone is located in Kansas City, MO, located approximately 22 miles from the industrial park. The foreign trade zone (Zone Number 15) is located at 30 West Pershing Road Suite 200, Kansas City, MO 64108. The trade zone is 1,567 acres in size.



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Markey Business Park Site Developability

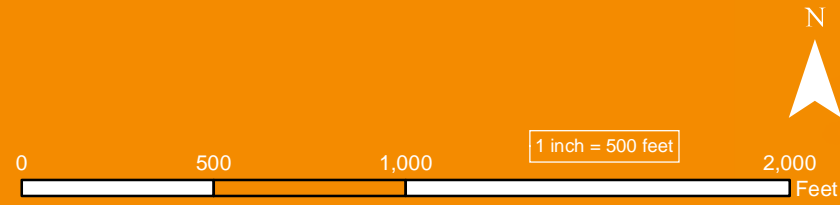


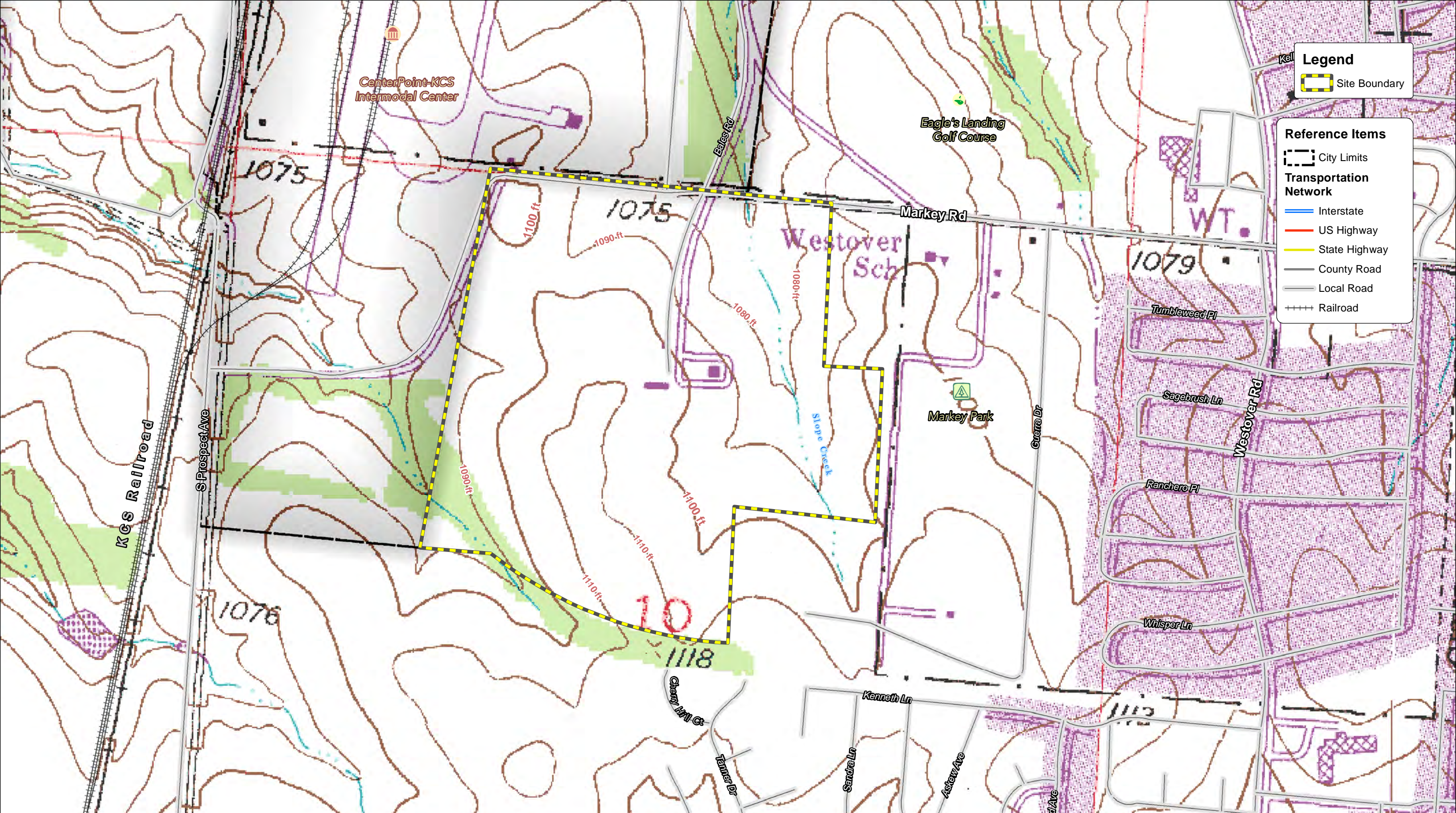


Legend

- Site Boundary
- Transportation Network**
 - Interstate
 - US Highway
 - State Highway
 - County Road
 - Local Road
 - Railroad
 - City Limits

Site Map
Markey Business Park





Legend

Site Boundary

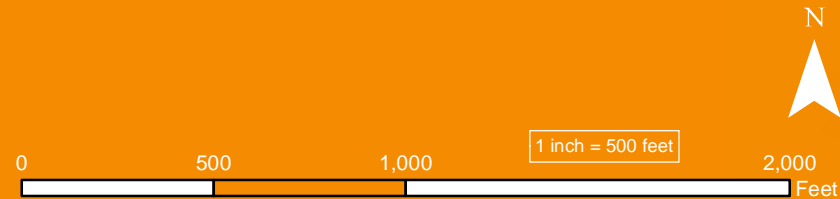
Reference Items

City Limits

Transportation Network

- Interstate
- US Highway
- State Highway
- County Road
- Local Road
- Railroad

USGS Topographic Map
Markey Business Park





Legend

- Site Boundary
- Flood Zone**
 - Zone A (100-yr Floodplain)

Reference Items

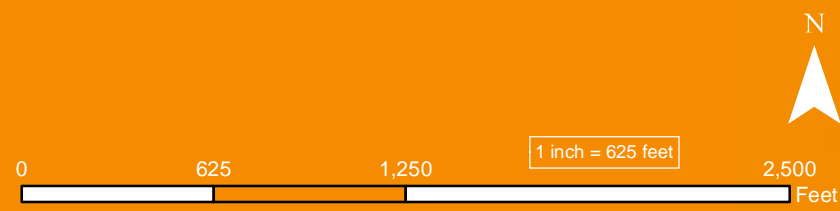
- City Limits
- Stream/Creek

Transportation Network

- Interstate
- US Highway
- State Highway
- County Road
- Local Road
- Railroad

Floodplain Map

Markey Business Park





Legend

Site Boundary

Stream/Creek**Wetland Type**Freshwater PondFreshwater Emergent WetlandFreshwater Forested/Shrub Wetland

Reference Items

Stream/Creek**Transportation Network**InterstateUS HighwayState HighwayCounty RoadLocal RoadRailroad

National Wetlands Inventory (NWI) Map

Markey Business Park

1 inch = 625 feet

Feet



Legend

Site Boundary

Soil Types

Arisburg silt loam (10000)

Greenton silty clay loam (30080)

Higgsville silt loam (10026)

Reference Items

Transportation Network

Interstate

US Highway

State Highway

County Road

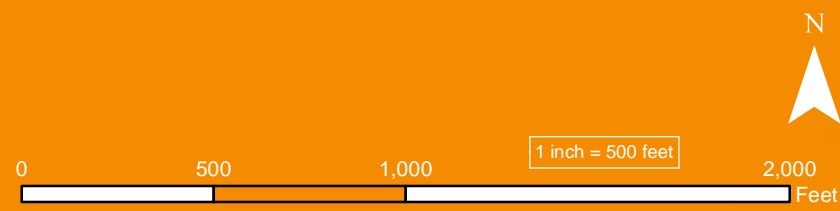
Local Road

Railroad

City Limits

Soil Map

Markey Business Park





Legend

Site Boundary

Zoning

Business Park - Restricted (BP-R)

General Commercial (C-2)

Planned Unit Development (PUD)

Single-Family (R-1)

Two-Family (R-2)

Multiple-Family (R-3)

Parks, Recreation, and Public Use (PR)

Agricultural (A)

Reference Items

++++ Railroad

Transportation Network

Interstate

US Highway

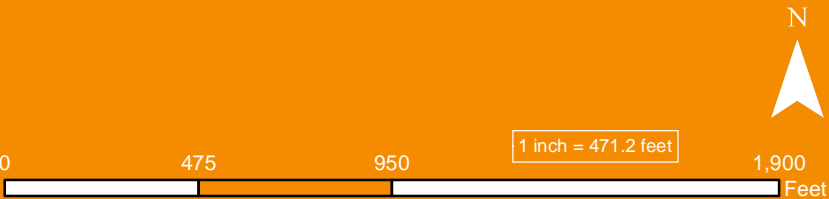
State Highway

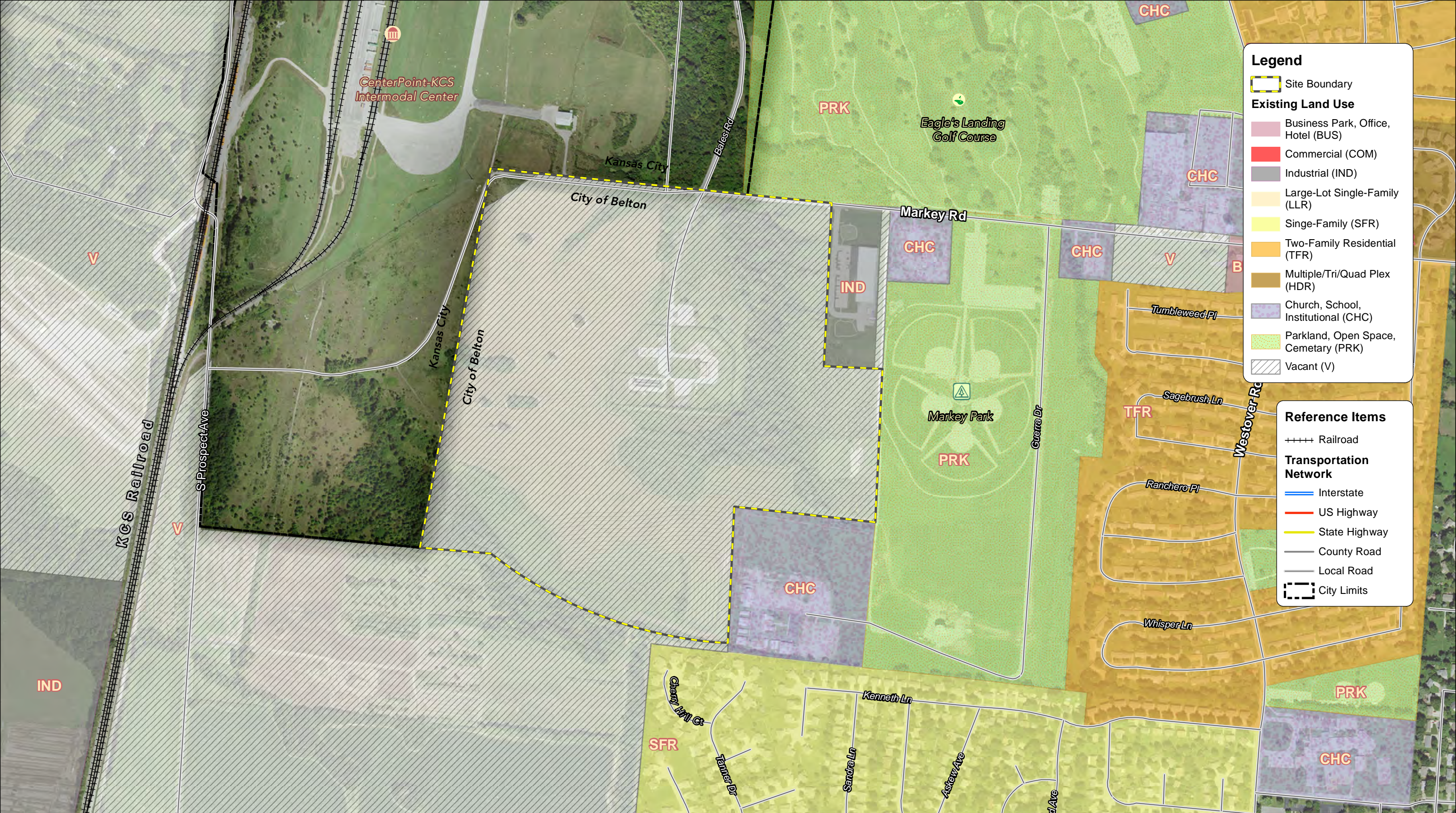
County Road

Local Road

City Limits

Zoning Map
Markey Business Park





Legend

Site Boundary

Existing Land Use

Business Park, Office, Hotel (BUS)

Commercial (COM)

Industrial (IND)

Large-Lot Single-Family (LLR)

Singe-Family (SFR)

Two-Family Residential (TFR)

Multiple/Tri/Quad Plex (HDR)

Church, School, Institutional (CHC)

Parkland, Open Space, Cemetary (PRK)

Vacant (V)

Reference Items

Railroad

Transportation Network

Interstate

US Highway

State Highway

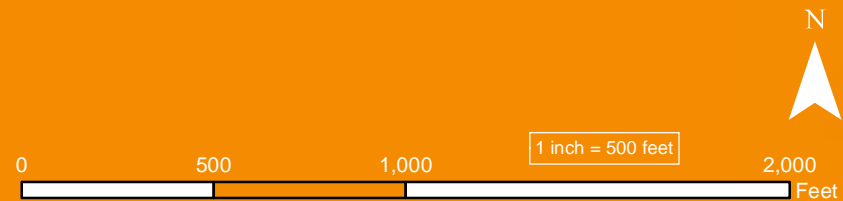
County Road

Local Road

City Limits

Existing Land Use

Markey Business Park





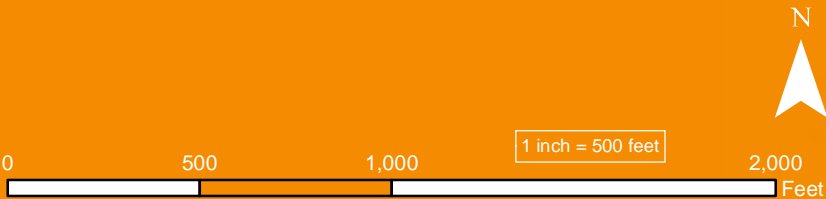
Legend

- Site Boundary
- Future Land Use**
 - Markey Parkway - ROW
 - Business Park, Office, Hotel (BUS)
 - Commercial (COM)
 - Mixed Use (MU)
 - Single-Family (SFR)
 - Two-Family (TFR)
 - Church, School, Institutional (CHC)
 - Parkland, Open Space, Cemetery (PRK)

Reference Items

- City Limits
- Transportation Network**
 - Interstate
 - US Highway
 - State Highway
 - County Road
 - Local Road
 - Railroad

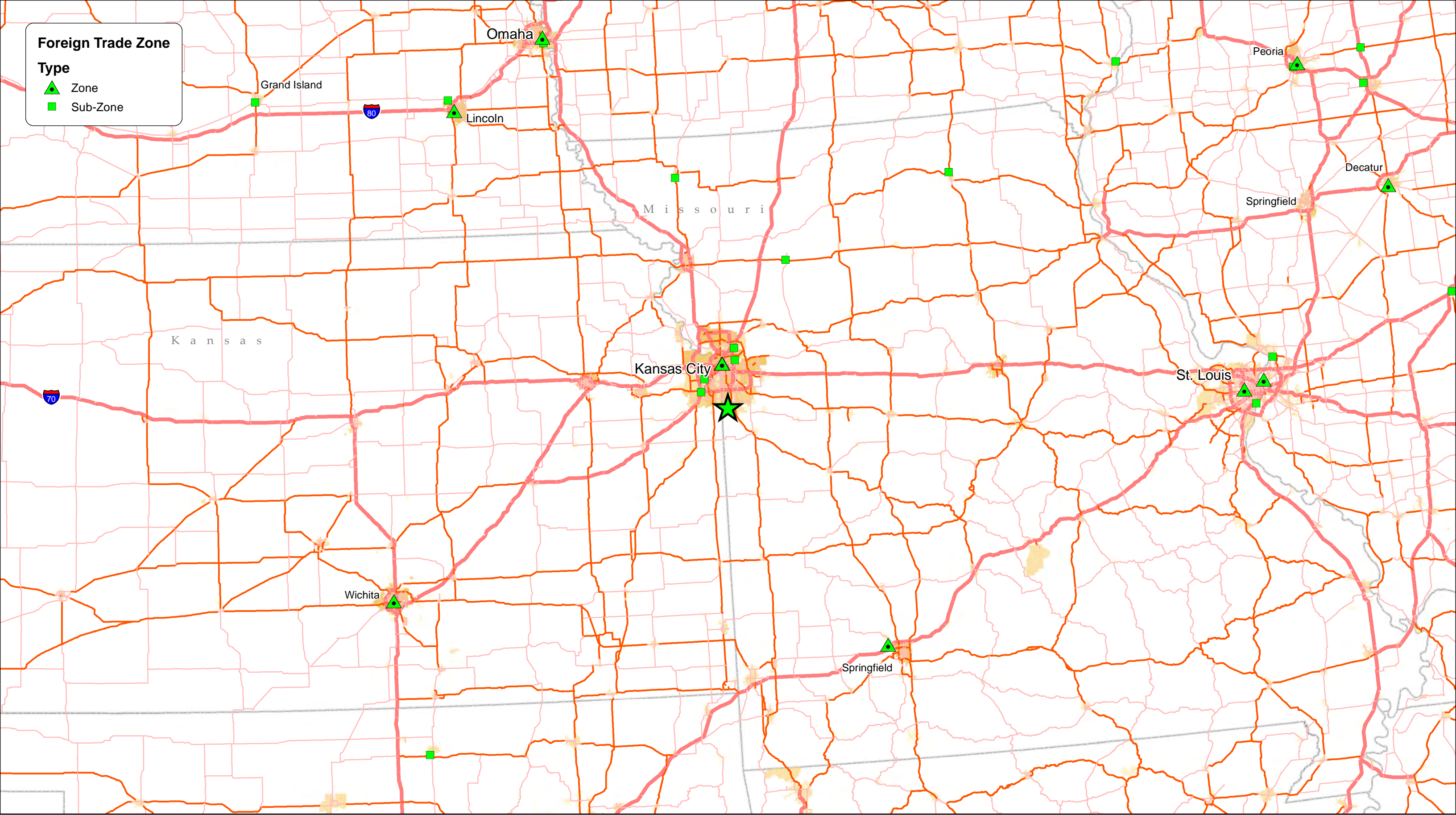
Future Land Use
Markey Business Park



Foreign Trade Zone

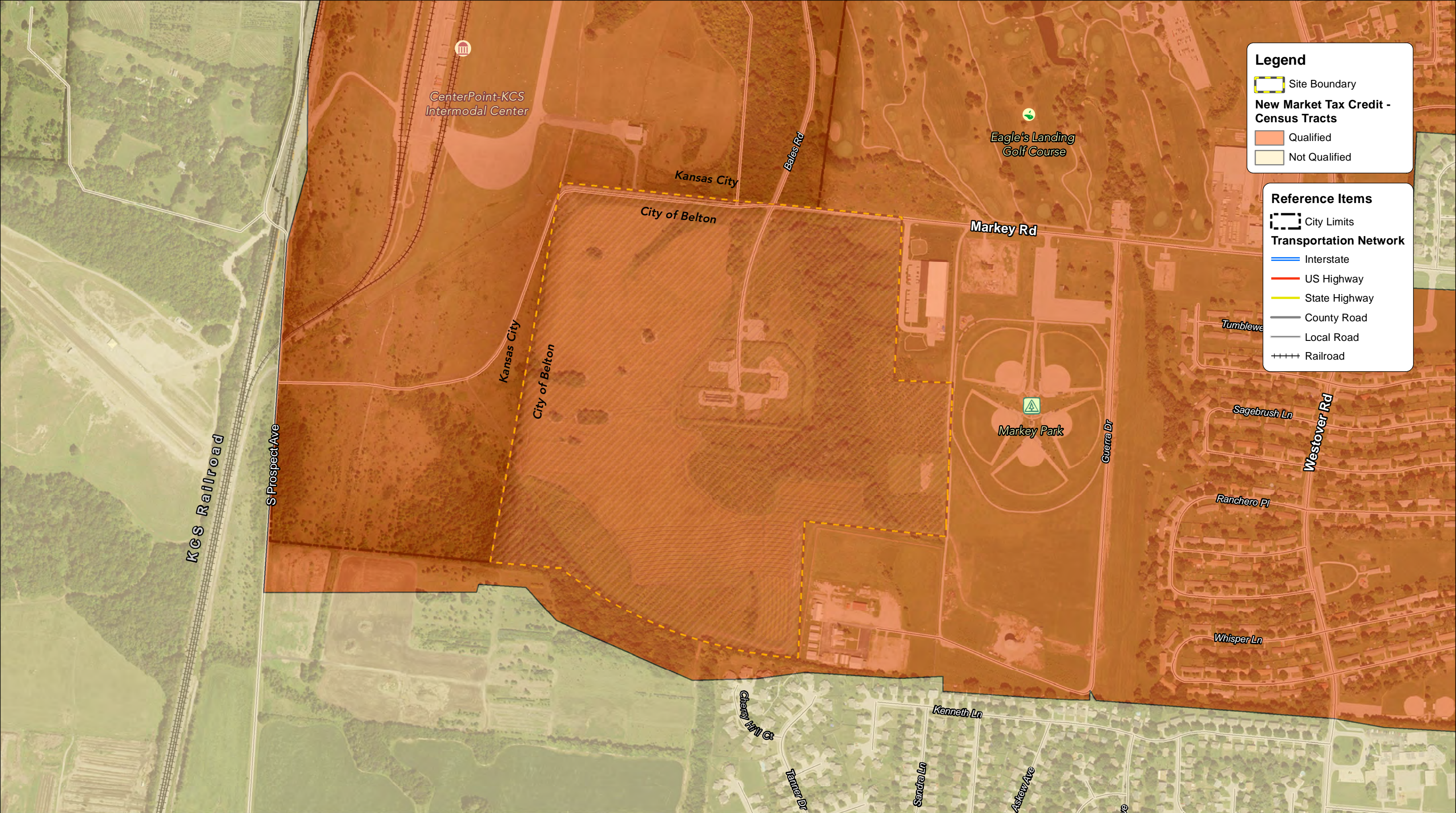
Type

- ▲ Zone
- Sub-Zone



Foreign Trade Zone Map
Markey Business Park





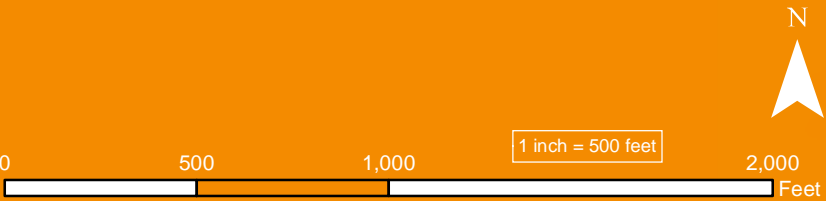
Legend

- Site Boundary
- New Market Tax Credit - Census Tracts**
 - Qualified
 - Not Qualified

Reference Items

- City Limits
- Transportation Network**
 - Interstate
 - US Highway
 - State Highway
 - County Road
 - Local Road
 - Railroad

New Market Tax Credit
Markey Business Park





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Markey Business Park Site Marketability



TARGETING VIABILITY

The City of Belton has identified a list of primary development targets for local development, considering the following criterion:

- Raw product proximity
- Skilled labor availability
- Natural clustering opportunities
- Emerging market trends
- Logistical advantages
- Existing asset capitalization

An understanding of the key industrial development drivers, performance, supply chain competitive landscape, and operating conditions for identified primary development targets is critical to the design of an industrial park. This technical memo will assess the identified targets primarily to help determine the highest-and-best use of land, infrastructure extension, and transportation and roadway development.

OVERVIEW

To maximize marketability of the subject land tract, it is necessary to assess the site's functionality for users. Because industrial prospects sometimes require very specific infrastructure and access characteristics, it is necessary for the City of Belton to be conscious of how the site configures to effectively market new users.

Identifying optimal clients for development involved the following steps:

- Identifying existing industry segments
- Assessing location quotients to determine industry segments with export (outside of the near-trading region) capacity
- Reviewing Missouri Department of Economic Development-, Kansas City Area Development Council-, Belton Economic Development-, and the Missouri Partnership-identified targets
- Checking the list of industry segments to the infrastructure capacities and limitations to determine viability

The following report details industries with a strong likelihood of interest in the subject site. Industry information, including up- and down-line supply/demand drivers, key characteristics, regional dominance, and industry concentrations are detailed. In addition, assets and deficiencies for each industry segment are identified.

Information for each industrial segment was obtained through IBIS World, the U.S. Economic Census, and the U.S. Bureau of Labor Statistics and is summarized to provide a high-level view of compatibility of industrial segments to the subject site.

This information is intended for discussion purposes as it pertains to consideration of direction for design and development of the Markey Business Park.

ASSESSED TARGETS

The following list of 10 key industry segments represents targets based on initial research:

- 1.** Iron & Steel Manufacturing in the U.S. – 33111
- 2.** Metal Stamping & Forging in the U.S. – 33211
- 3.** Metalworking Machinery Manufacturing in the U.S. – 33351
- 4.** Electrical Equipment Manufacturing in the U.S. – 33531
- 5.** Motor Vehicle Parts Manufacturing – 3363
- 6.** Circuit Board & Electronic Component Manufacturing in the U.S. - 33441b
- 7.** Grocery Wholesaling – 42441
- 8.** Frozen Food Wholesaling – 42442
- 9.** Soft Drink, Baked Goods & Other Grocery Wholesaling in the U.S. – 42449
- 10.** Auto Parts Remanufacturing - OD5933

The targets were then assessed for development suitability within the Markey Business Park from a desktop review of the following factors:

- Industrial growth and market share
- Key external drivers for development
- Industrial performance
- Investment fluctuations
- Land suitability
- Infrastructure capacity
- Key selling industries
- Key buying industries
- Product and services segmentation
- Existing supplier relationships
- Demand detriments
- Major markets
- Clustering opportunities
- Market share concentration
- Siting success factors
- Capital intensity
- Incentives assistance

IRON AND STEEL MANUFACTURING (NAICS 33111)

Industry Definition

Companies in this industry manufacture pig iron, steel, and ferroalloys. Pig iron is often manufactured in a blast furnace or via newer direct-reduction methods. Steel may be manufactured in basic oxygen furnaces (newly made steel) or in electric arc furnaces (recycled steel). This industry also includes operators that manufacture basic steel shapes, such as bars, plates, rods, sheets, strips and wire or form pipes, and tubes from steel they have produced themselves.

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Infrastructure and Siting Considerations

Critical Factors

- Average steel price, worldwide
 - Access to transportation systems
 - Abundance of electricity
 - Abundance of natural gas
 - Strength of buying industries
 - Proximity to supply industries
 - Rail access for receipt of inputs and shipping of product
-

Key Clustering Opportunities

Key Buying Industries

- Construction
- Metal Pipe & Tube Manufacturing
- Steel Rolling & Drawing
- Ferrous Metal Foundry Products
- Car & Automobile Manufacturing
- SUV & Light Truck Manufacturing
- Truck & Bus Manufacturing

Key Selling Industries

- Coal Mining
- Copper, Nickel, Lead & Zinc Mining
- Electric Power Transmission
- Iron Ore Mining

Summary

This industry is directly tied to fluctuations in consumer spending. Following the recession, revenue in this industry saw double-digit increases from 2010 to 2011 as demand in the automotive industry improved. Additionally, the rebound in nonresidential construction helped drive demand. Unfortunately, revenue in this industry took a hit again in 2012 as the price of steel increased due to a saturation in the market. This trend was only intensified in early 2015 by unfavorable exchange rates and as the energy sector reduced demand for tubular steel.

The strength of foreign producers will continue to be a challenge for this industry and will likely force operations into consolidation. Expectations are that steel prices will rebound and demand will improve especially with increased specialization. Overall, revenue is expected to increase by 2.6 percent through 2020.

With the impact from foreign producers, efforts have been made by the Department of Commerce (DOC) to curb the impact by pursuing countervailing and antidumping duties. In spite of this, imports will still be a threat to domestic operators.

While adjacent to the region (Great Lakes) with the largest number of industry establishments, Missouri only has 1.1 percent. Nearly half of industry production comes from the Great Lakes region. This is due to the number of the automotive producers, the proximity to mining inputs, and access to the waterways for transport.

Site Viability Rating: 3

While this industry would undoubtedly provide a desirable level of both capital investment and job opportunities in Belton, the Subject Property is not particularly suitable for industry operations.

Utility services are sufficient and offered in potential redundancy, but the proposed bisection of the property by Markey Parkway will divide the tract into smaller parcels than would typically be desired by a user of this variety. At least 100 contiguous acres should be assumed for iron and steel manufacturing companies. Further, inputs are most often received by rail and finished product is both shipped by truck and rail. There can exist needs for significant amounts of outdoor storage for raw and finished products. Current zoning of a lighter “restricted” use would likely detract marketability of this site to prospective end-users.

It is possible that the nearby redevelopment of the former Richards-Gebauer rail-served industrial park could accommodate users within this vertical that could offer down-line opportunities suitable to this site. Hence, it is not advised to completely forego response to prospective end-users within this category of business if they are seeking information on locating within the Subject Property.

Smaller site size with the planned Markey Parkway bisection, assumed user requirements pertaining to outdoor storage and heavy use, and lack of rail access will be viewed as deficiencies by site selectors representing this vertical; hence, the achievement of a lower viability rating.

METAL STAMPING AND FORGING MANUFACTURING (NAICS 33211)

Industry Definition

This industry manufactures a variety of products including forgings, stamped and spun products, and custom roll forming products. True to its name, it includes forging (process by which metal is shaped using compressive force, and stamping, which is the method used to form sheet metal into shapes using a press. The industry also includes powder metallurgy, which blends and compresses fine powdered materials into a desired shape.

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Infrastructure and Siting Considerations

Critical Factors

- Average steel price, worldwide
 - Access to rail and roadway transportation systems
 - Access to a trained workforce
 - Strength of buying industries
 - Proximity to buying clusters
 - Redundancy and abundance of electricity
 - Abundance of water
 - Abundance of natural gas
 - Wastewater treatment
 - Adequate buffering and staging
 - Air permit attainment
-

Key Clustering Opportunities

Key Buying Industries

- Hand Tool & Cutlery Manufacturing
- Valve Manufacturing
- Guns & Ammunition Manufacturing
- Ball Bearing Manufacturing
- Tractors & Agricultural Machinery Manufacturing
- Engine & Turbine Manufacturing
- Wind Turbine Manufacturing
- Pump & Compressor Manufacturing

Key Selling Industries

- Aluminum Manufacturing
- Iron & Steel Manufacturing
- Metal Pipe & Tube Manufacturing
- Nonferrous Metal Rolling & Alloying
- Paint Manufacturing
 - Used to treat forged & stamped metal products
- Screw, Nut & Bolt Manufacturing
- Steel Rolling & Drawing

Summary

The recovery of industrial production has supported growth in this industry. Specifically, aerospace and airplane and jet production as well as agricultural manufacturers have had a positive impact. Even with decreased demand from the energy sector and the recent drop in steel and aluminum prices, the industry is still expected to grow 2.4 percent through 2020.

The complex nature of this industry gives the domestic market an advantage. This specialized industry tends to value quality and turnaround time over low prices, which helps to curb the import market. Additionally, many of these products are heavy and require high costs to transport, which limits threats and opportunities for international trade.

While adjacent to the region (Great Lakes) with the largest number of industry establishments, Missouri only has 2.0 percent. The Great Lakes region contains over one-third of establishments. This is primarily due to the amount of oil refining and steel production in the region. Another factor for other regions is the population concentration and access to export markets.

Site Viability Rating: 7

While this industry would undoubtedly provide a desirable level of both capital investment and job opportunities in Belton, the Subject Property is not particularly suitable for industry operations.

Utility services are sufficient and offered in potential redundancy, but the proposed bisection of the property by Markey Parkway will divide the tract into smaller parcels than would typically be desired by a user of this variety. At least 100 contiguous acres should be assumed for iron and steel manufacturing

SITE MARKETABILITY

companies. Further, inputs are most often received by rail, and finished product is both shipped by truck and rail. There can exist needs for significant amounts of outdoor storage for raw and finished products. Current zoning of a lighter “restricted” use would likely detract marketability of this site to prospective end-users.

It is possible that the nearby redevelopment of the former Richards-Gebauer rail-served industrial park could accommodate users within this vertical that could offer down-line opportunities suitable to this site. Hence, it is not advised to completely forego response to prospective end-users within this category of business if they are seeking information on locating within the Subject Property.

Smaller site size with the planned Markey Parkway bisection, assumed user requirements pertaining to outdoor storage and heavy use, and lack of rail access will be viewed as deficiencies by site selectors representing this vertical; hence, the achievement of a lower viability rating.

METALWORKING MACHINERY MANUFACTURING (NAICS 33351)

Industry Definition

Companies in this industry primarily manufacture power-operated tools that are used for finishing or shaping metal parts, which are then used to manufacture other machines. Industry products include wire drawing and fabricating machines, metal cutting tools, special dies, and coil handling equipment. This industry excludes companies that primarily manufacture power tools and other general-purpose machinery accessories.

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Infrastructure and Siting Considerations

Critical Factors

- Proximity to rail, road, and water transportation routes
 - Multi-modal transportation access with primary reliance on trucking and rail or truck to hub and trans load opportunities
 - Proximity to four-lane east/west and four-lane north/south transportation routes
 - Proximity to raw materials, especially steel
 - Purchasing controls (typically in the form of long-term producer contracts) as raw material costs, on average, representing 40 percent of sales
 - Proximity to wholesale raw product availability
 - Large volumes of water with adequate pressure
 - Availability of a trained workforce with volumes that are favorable to meet hiring needs
 - Right-to-work state with no labor union presence
 - Abundant electricity with redundant feeds
 - Buffering from lighter and incompatible land uses
 - Ability to capacitate and treat waste from operations on-site
-

Key Clustering Opportunities

Key Buying Industries

- Manufacturing
- Machine Shop Services

Key Selling Industries

- Aluminum Manufacturing
- Ball Bearing Manufacturing
- Electrical Equipment Manufacturing
- Iron & Steel Manufacturing
- Nonferrous Metal Rolling & Alloying
- Screw, Nut & Bolt Manufacturing
- Structural Metal Product Manufacturing

Summary

Driven by the strength of downstream markets, this industry has seen solid growth. Credit for this growth is largely due to machine shops and private investment in metalworking machinery. Strong demand from Asian markets as well as historically high commodity prices in the mining and energy sectors will help to sustain demand for metalworking products used to manufacture related equipment. Revenues in this industry are expected to continue at a rate of 1.3 percent through 2020.

Although exports will continue to be a large market segment for this industry, this trend is expected to decline to 19.9 percent. While Mexico and Canada are the top two destinations for U.S.-made metalworking machinery, these are expected to decline as the U.S. dollar strengthens.

Raw materials, including steel, iron, and others make up the largest impact on a company's revenue. Many of these materials come from outside of the U.S., which creates a value in being located near ports and other transportation routes.

While adjacent to the region (Great Lakes) with the highest predominance of industry establishments, Missouri only has 2.0 percent. The Great Lakes region contains over 45 percent of establishments. This is primarily due to the strength of the automobile manufacturing industry as well as proximity to Canada, the largest export destination. Another factor for this region is the proximity to iron and steel inputs.

Site Viability Rating: 7

While this industry doesn't have a large predominance in Missouri, there are related industries in the area that may draw interest for this industry. Lack of rail and the immediate access to the interstate may be a deterrent, but they may be offset by the close proximity of those resources.

SITE MARKETABILITY

Utility capacity exists to support an industry such as metalworking machinery manufacturing. Electric capacity is assumed to be adequate as is necessary wastewater treatment. Some concerns exist as it pertains to contiguous site size, as this form of manufacturing could require facility layouts and size that may be difficult to accommodate within the 51- and 78-acre tracts. However, this industry offers a variety of scale as it pertains to user facility requirements, so it is entirely possible that a user could feasibly locate within either of the available tracts.

Machinery manufacturing typically comes with a down-line need for storage of product. Depending upon how the product is inventoried and delivered, it is possible that users would require access for heavy trucking volumes. It is not likely that industries within this vertical would be highly dependent upon rail.

It can be assumed that most industries within this sector will require air permitting to accommodate their manufacturing process. While this is not assumed to be an issue to this site, continuous monitoring of air permitting and nearby non-attainment zone locations will be important to understanding marketability of the tract for users.

As some machinery involves plastic and not entirely metal-based inputs, natural gas availability can be a requirement. The Subject Property can adequately serve natural gas needs.

Transportation access for trucking, location near allied metal manufacturing industries, and abundant utility and wastewater treatment options create a generally favorable environment for this industry. Questions pertaining to zoning and tract size are the only potential deterrents to users within this vertical; hence, a mid-to-high viability rating.

ELECTRICAL EQUIPMENT MANUFACTURING (NAICS 33531)

Industry Definition

This industry manufactures electrical products such as transformers, electric motors, generators, relays, and industrial controls. Products are often sold to other manufacturing industries, wholesalers, and the construction sector.

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Infrastructure and Siting Considerations

Critical Factors

- Proximity to schools of engineering and workforce training opportunities
 - Proximity to skilled workforce in advanced manufacturing trades and engineering
 - Proximity to complementary/secondary manufacturing facilities
 - Proximity to iron, steel, and metal wholesaling
 - Proximity to transportation corridors
-

Key Clustering Opportunities

Key Buying Industries

- Heavy Engineering Construction
- Construction Machinery Manufacturing
- Semiconductor Machinery Manufacturing
- Printing, Paper, Food, Textile & Other Machinery Manufacturing
- Engine & Turbine Manufacturing
- Wind Turbine Manufacturing
- Power Tools & Other General Purpose Machinery Manufacturing

Key Selling Industries

- Aluminum Manufacturing
- Ball Bearing Manufacturing
- Electrical Equipment Manufacturing
- Iron & Steel Manufacturing
- Nonferrous Metal Rolling & Alloying
- Screw, Nut & Bolt Manufacturing
- Structural Metal Product Manufacturing

Summary

As this industry becomes more globalized, revenue is expected to decline. While downstream markets have continued to improve, this industry is impacted by an increase in imports. The strength of the lower wages available in foreign markets has caused establishment consolidation and off-shored production. New construction activity, growth in the manufacturing sector, and expected infrastructure upgrades will increase demand. These factors combined will result in an expected modest increase in revenue of 1.4 percent annually through 2020.

Growth in electrical demand, energy and electricity costs, per capita disposable income, the need for secure power, and government laws and policies impact demand for industry products. As industrial building construction is expected to increase, as such, so is demand for switchboard and relays and industrial controls. Switches and relays and industrial controls currently account for over 50 percent of this industry's products segment.

This industry tends to be less profitable due to their need for highly skilled workers and the costs associated with transporting some of their more expensive products. This industry is also labor intensive and, as such, wages are higher than other industry sectors. This industry's largest expenses are purchases and employee compensations (50.7 percent and 16.4 percent respectively).

While adjacent to the region (Great Lakes) with the highest predominance of industry establishments, Missouri only has 2.3 percent. The Great Lakes region contains almost a quarter of industry establishments. This is primarily due to the proximity of other electrical equipment manufacturers and the proximity to the second largest buyer of industry exports, Canada. Another factor for this, and other regions, is the population density.

Site Viability Rating: 7

Generally, as in the previously reviewed industrial targets, the Subject Property contains all built- and natural-environment attributes to serve an industry such as the electrical equipment manufacturing sector.

The important thing to be conscious of, here, is the size of the user to be accommodated. Depending upon the output of product, some users will be better-accommodated than others within the Subject Property. Those that produce product such as parts for large-scale wind blade manufacturers, for example, would be a poor fit for the Subject Property. However, those that produce nuts, screws, bolts, harnesses, and electrical wiring would be an excellent fit for this site.

SITE MARKETABILITY

The industry, as a whole, is becoming increasingly automated, complex, and advanced. As such, the labor pool desired for operations must contain skilled engineering and affiliated skillsets for competitiveness. Industries will seek additional training for staff as growth occurs, hence, proximity to training opportunities that will keep pace with the advanced nature of industry needs will be necessary. The Kansas City metro region is assumed to have capability of providing this level of training and skilled workforce volume.

The nature of the business will lead to some necessity for wastewater treatment permitting, assumed to be fully achievable. It can also be assumed that larger electric volumes would be desired with the caveat that the largest industries within this sector are not likely to be attracted to this site due to the restricted site size for many. Smaller users would be able to work within a 2 or less MW electric load capacity scenario, and this would be a great fit to the Subject Property's ability to serve. There are market opportunities for up-line demand from adjacent manufacturers, particularly those involved in the automotive and machinery parts business, to prompt demand for nearby electrical equipment manufacturing. As a result, and because smaller users within this category can be aptly supported by the Subject Property, this use receives a mid-to high rating. The only factor lessening the rating is that of the potential inability to serve larger users within the sector based upon site size requirements.

MOTOR VEHICLE PARTS MANUFACTURING (NAICS 3363)

Industry Definition

Companies in this industry sector may manufacture or rebuild equipment related to motor vehicles. Establishments in this subsector utilize production processes similar to those of other machinery manufacturing establishments: bending, forming, welding, machining, and assembling metal or plastic parts into components and finished products. However, the assembly of components and subassemblies and their further assembly into finished vehicles tends to be a more common production process.

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Infrastructure and Siting Considerations

Critical Factors

- Average steel price, worldwide
 - Access to transportation systems
 - Access to a trained workforce
 - Proximity to raw materials
 - Strength of buying industries
 - Proximity to buying clusters
 - Electric power capacities that can range from 2 MW to 50 MW
 - Large amounts of natural gas capacity
 - Site size and configuration to accommodate buffering and specific process/facility layout
 - Excellent four-lane surface transportation access
 - Proximity to ports and key buying industries
 - Proximity to rail for receipt of inputs
 - Proximity to rail and or truck to hub options for shipment of finished product
 - Foreign trade zone status
 - Air permitting attainment
 - Wastewater treatment capacity
-

Key Clustering Opportunities

Key Buying Industries

- Car & Automobile Manufacturing
- SUV & Light Truck Manufacturing
- Truck & Bus Manufacturing
- Auto Parts Wholesaling

Key Selling Industries

- Iron & Steel Manufacturing
- Aluminum Manufacturing
- Metal Stamping & Forging
- Metalworking Machinery Manufacturing
- Semiconductor & Circuit Manufacturing
- Circuit Board & Electronic Component Manufacturing
- Lighting & Bulb Manufacturing
- Wire & Cable Manufacturing
- Wiring Device Manufacturing
- Power Conversion Equipment Manufacturing
- Textile Mills
- Inorganic Chemical Manufacturing
- Paint Manufacturing
- Screw, Nut & Bolt Manufacturing

Summary

The recovery of the automotive industry has given establishments in this sector a boost. Emphasis on energy efficient vehicles will continue to improve the outlook. However, the Electric Vehicles (EV) could undermine demand for the automobile engine and parts manufacturing. This industry is expected to grow by 0.9 percent through 2020. However, technical advancements could fuel the automobile electronics manufacturing industry, which is expected to grow at 4.1 percent over the next five years. Auto parts manufacturing has slowed but will still continue to grow at 1.2 percent through 2020.

The largest market segment for automobile electronics manufacturing is SUV and light truck manufacturing (33.5 percent). The largest segment for automobile engine and parts manufacturing is original equipment manufacturers at 62.6 percent. Auto parts manufacturing is highly segmented. The largest segment is exhaust systems at 21.3 percent.

Purchases account for the largest cost for these industries, with automobile electronics manufacturing at 66.7 percent, automobile engine and parts manufacturing at 61.9 percent, and automobile parts manufacturing at 65.9 percent. Exports are increasing for these industries, with automobile engine and parts manufacturing increasing at 0.6 percent, automobile electronics manufacturing increasing at 2.2 percent, and automobile parts manufacturing increasing at 1.0 percent.

SITE MARKETABILITY

This industry tends to cluster around automotive assembly facilities. Missouri houses 3.6 percent of automobile engine and parts manufacturing establishments, 3.5 percent of automobile electronics manufacturing, 2.8 percent of auto parts manufacturing.

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Site Viability Rating: 6

In the instance of motor vehicle parts manufacturing, the Subject Property is able to take advantage of a double-benefit. First, the State of Missouri incents industries within this sector, particularly those that are established with robust capital base, very well as compared to other states within the U.S. Second, a potentially favorable demand scenario exists to an established automotive manufacturing cluster within the Kansas City metro region.

The fortunate scenario of motor vehicle parts manufacturing is that there is a wide range of siting requirements for these users. This is the case because of the broad size and materials requirements for various motor vehicle parts. Hence, it is advised that more research be completed to better define accessibility to raw product to accommodate various forms of motor vehicle parts to best align to recruit companies that have the more siting applicability to the Subject Property.

The clear attributes pertaining to electric capacity and transportation access to four-lane surface transportation are high-level assets that align well to the existence of the established automotive manufacturing sector. Less clear, though, is the ability for the site to achieve receipt of raw product for input; however, the narrowing and understanding of this aspect will allow the City of Belton to effectively determine which industries within the vertical can achieve operational efficiency within the Subject Property.

General site considerations of water availability, sewer capacity, wastewater treatment capacity, and site size are within acceptable ranges of marketability. Contiguous site size may be an issue, assuming the development of Markey Parkway; however, there are many industries within this vertical that can effectively operate in less than 80-acre parcel size. In addition, current zoning could be challenging if it is to remain “restricted” as some end-users within this sector are heavier and could require enhanced air and wastewater discharge permitting for their individual manufacturing process.

Both the natural- and built-environment capabilities point to viability of the Subject Property for selected users within the motor vehicle parts manufacturing sector. Marketing of this vertical will be limited by lack of direct access to rail and contiguous parcel size. For this reason, the Subject Property receives a mid-range viability rating for motor vehicle parts and manufacturing uses.

CIRCUIT BOARD AND ELECTRONIC COMPONENT MANUFACTURING (NAICS 33441B)

Industry Definition

Companies in this industry primarily manufacture electronic components (except semiconductors and related devices), such as printed circuits, circuit boards, capacitors, transformers, connectors, and switches.

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Infrastructure and Siting Considerations

Critical Factors

- Access to transportation systems
 - Access to a trained workforce
 - Strength of buying industries
 - Proximity to suppliers
 - Proximity to down-line customers
 - Moderate electric load capacity
 - Moderate water capacity
 - Minimal wastewater treatment capacity
-

Key Clustering Opportunities

Key Buying Industries

- Manufacturing

Key Selling Industries

- Glass Product Manufacturing
 - Laminated Plastics Manufacturing
 - Semiconductor & Circuit Manufacturing
 - Wire & Cable Manufacturing
-

Summary

This industry is driven by consumer demand for electronics, however, domestic revenue has been impacted by production in other countries. This trend is expected to continue as manufacturers relocate facilities, are forced to reduce prices in order to compete, or exit the industry. The export market is currently 32.9 percent. The appreciation of the U.S. dollar and completion from foreign manufacturers is expected to hamper export growth. This will result in only a 1.6 percent increase through 2020.

SITE MARKETABILITY

Demand for internet-connected devices and other consumer electronics has driven global demand. Specifically, sales for mobile technology has been increasing rapidly. Communication equipment industries currently represent about 50 percent of the market for this industry. As mobile technology becomes more mainstream and consumers become more demanding, this segment of the industry is expected to improve.

This industry is concentrated in the West and Southwest regions of the U.S. as establishments tend to locate near hubs with a lot of technology and close proximity to research and development institutions. Missouri houses less than one percent of industry establishments. Operators are increasingly looking to locate in Texas due to their favorable laws and regulations.

Site Viability Rating: 8

While this industry doesn't have a large predominance in Missouri, the industry is less dependent upon export and more dependent upon connection to a larger manufacturer of end products that involve circuits, wiring, harnesses, and other electronic components. The Kansas City region does boast many industries that are involved in this form of manufacturing, and there is believed to be a market to accommodate growth in this industry vertical.

This industry segment boasts many specialized companies that produce components and parts for the electronics industry. The size of these operations can vary tremendously. As such, it is entirely plausible for smaller operations to have interest in developing within the Subject Property. Site size and location are ideal to accommodate larger end-product industries within the Kansas City region.

Because the industry can vary, so can the capacities desired to serve. In the instance of smaller users, it is believed that all natural- and built-environment factors of the Subject Property are aligned to meet the needs of many prospective end-users found within this industry segment.

As the State of Missouri is deemed to be a highly competitive state as it pertains to operating costs for established manufacturing operations, circuit board and electronics manufacturing companies can make a good business case of locating within the Subject Property.

Access to skilled labor in science and technology will be demanded and should be further researched to understand the applicability of that information to prospect demand.

Because the Subject Property can adequately meet all of the general siting demands for an average user within this industry vertical, this use receives a high viability rating.

GROCERY WHOLESALING (NAICS 42441)

Industry Definition

Grocery wholesalers act as the middlemen between food producers and retailers. They do little to transform products and are intermediaries in merchandise distribution. Wholesalers sell and distribute all general-line grocery products, and industry establishments generally do not specialize. Distributed products usually include dry groceries, perishable food, and nonfood products found in grocery stores.

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Infrastructure and Siting Considerations

Critical Factors

- Access to transportation systems, especially roadway
 - Sufficient pad site to accommodate building and truck traffic and staging
 - Access to a trained workforce
 - Proximity to buying and selling clusters
 - Electric load capacities in excess of 5 MW, but potentially closer to 10 MW
 - An assumption of clustering space for accessory warehousing and cold storage
-

Key Clustering Opportunities

Key Buying Industries

- Supermarkets & Grocery Stores
- Convenience Stores
- Meat Markets
- Fish & Seafood Markets
- Fruit & Vegetable Markets
- Specialty Food Stores

Key Selling Industries

- Bottled Water Production
- Bread Production
- Canned Fruit & Vegetable Processing
- Chocolate Production
- Coffee Production
- Dairy Product Production
- Juice Production

Summary

This industry is highly dependent on disposable income and also impacted by gas prices. While this industry has primarily recovered from the impacts of the recession, spending habits of consumers have changed because of the recession. This change of behavior has resulted in a consolidation of establishments. Even with this more competitive environment, this industry only expects modest annual growth of less than one percent.

Purchases account for the largest industry cost at 73.4 percent. This expense can vary amongst operators and fluctuate as a result of dealing with perishable goods and volatile fuel prices. Wages are becoming less of a share of the cost structure due to advancements in technology.

This industry is not highly segmented. Food service outlets account for 51.3 percent of this industry's market. As the economy improves, this segment is expected to continue to increase. Supermarkets and other grocery retailers account for 36.5 percent of the market.

Industry establishments tend to locate near population centers for the pure fact that more people directly relates to an increased demand for consumer goods. Missouri has the highest percentage in the Midwest region at 1.2 percent.

Site Viability Rating: 7

This industry is entirely dependent upon two factors. The first is the location and proximity to food producers. The second is that of proximity to end-users. This industry can be fairly viewed as serving as a "hub" point for receipt of grocery items and distribution to stores for sale to the end-user. Hence, it makes sense that the industry is dependent upon careful calculation of logistics to identify ideal locations to accommodate both up- and down-line product demand.

While it is not assumed that the Subject Property will accommodate a large operation within this segment, it is highly possible that a smaller operation of up to 400,000 square feet could be accommodated. Missouri and Kansas boast larger-than-the-U.S.-average amounts of crop production. The Kansas City region also boasts higher-than-U.S.-average population growth and is deemed a hub for commerce and activity. In addition, four-lane surface transportation routes located within near-proximity to the Subject Property offer enhanced opportunities for easy shipment by truck (the most common form of grocery wholesaling transport) to many of the major U.S. markets within a matter of two days or less.

If the proposed Market Parkway that will bisect the property is not developed, it would be possible to accommodate a larger user of up to 1,000,000 square feet. However, because this industry typically

SITE MARKETABILITY

either hosts its own cold storage facility development or looks to co-locate a cold storage facility on-site, it is worth noting that the property should be planned and preserved to maintain the integrity of the site for expandability options to accommodate the larger cluster opportunities that may exist.

Near-access to four-lane surface transportation, buffering space, logistics advantages found within the Kansas City region, product supply, consumer population drivers, and adequate site utilities for service all combine to achieve a high viability rating for this user type with the caveat that locating industries under 400,000 square feet will be better accommodated within the site than those closer to 1,000,000 acres.

FROZEN FOOD WHOLESALING (NAICS 42442)

Industry Definition

This industry primarily wholesales packaged frozen foods, excluding dairy products. Wholesaling in this industry involves the resale of frozen food products to downstream sectors, including restaurants, food-service outlets, grocery stores, and other retailers and wholesalers. Products include packaged frozen meats, poultry, seafood, fruits and vegetables, juices, bakery products, pizzas, and other frozen meals.

.....

Infrastructure and Siting Considerations

Critical Factors

- Access to transportation systems
 - Access to a trained workforce
 - Sufficient pad site to accommodate building and truck traffic and staging
 - Redundancy and abundance of electricity
 - Proximity to buying and selling clusters
-

Key Clustering Opportunities

Key Buying Industries

- Supermarkets & Grocery Stores
- Specialty Food Stores
- Chain Restaurants
- Single Location Full-Service Restaurants
- Food Service Contractors
- Coffee & Snack Shops
- Fast Food Restaurants

Key Selling Industries

- Bread Production
- Frozen Food Production
- Ice Cream Production
- Juice Production
- Meat, Beef & Poultry Processing
- Seafood Preparation

Summary

This industry has benefited from the fast-paced lifestyle of consumers. As Americans get busier and busier, they have become more reliant upon frozen inputs for fast-food and quick-service meals. Competition has driven consolidation of establishments, which has strengthened industry profit. Even though consumers depend upon ease and convenience, health conscious trends do pose a challenge for this industry. Product development will offset this impact, but revenue is expected to increase by less than one percent annually through 2020.

Purchases are by far the largest expense for operators in this industry (86.4 percent). This segment has increased over the last five years, in part due to higher food prices. Wages make up the next largest cost segment, but that cost is expected to decrease as firms improve technology, including radio frequency identification (RFID) tags and supply chain management.

The market for this industry is predominately food service establishments (56.4 percent). The other largest market sector is retailers, which makes up 34.2 percent. These sectors are expected to continually increase as disposable income continues to grow.

This industry's market is almost exclusively domestic. Establishments tend to locate near wholesalers that locate near population centers. Missouri hosts 1.4 percent of establishments.

Site Viability Rating: 6

Please see the explanation and write-up for grocery wholesaling for information that is generally applicable to this industry segment.

Much as in grocery wholesaling, the frozen foods wholesaling industry segment will look to have adequate space for buffering and trucking accommodation. Site size will impact marketability and it is assumed that, with the proposed development of Markey Parkway, users of less than 400,000 square feet could be accommodated. If the Markey Parkway is not constructed and the site remains as one contiguous parcel, users of up to 1,000,000 square feet could be accommodated.

Surface transportation routes, receipt of inputs, and nearby consumer demand are a plus for this industry within the Subject Property. General utility service exists to accommodate a user within this industry vertical; however, it should be noted that a special emphasis will be placed on redundant electric power in loads in excess of 10 MW to accommodate cold storage facility demands. Larger users may demand electric loads in excess of 20 MW; however, this isn't anticipated for users unless they are approaching the 1,000,000 square feet of general facility space and that user size is not anticipated within the Subject Property.

SITE MARKETABILITY

Smaller users of under 400,000 square feet can be aptly accommodated within the Subject Property. Utility service, transportation access, expansion space, clustering hosting capabilities, and general up- and down-line product and consumer demand exist to prove frozen foods wholesaling as a viable user within the Subject Property. A mid- to high-level ranking is assigned and is slightly lower than that of standard grocery wholesaling only because of the assumption of a facility sizing cap to accommodate utility demands of a cold storage facility could exist and should be investigated further.

SOFT DRINK, BAKED GOODS, AND OTHER GROCERY WHOLESALING (NAICS 42449)

Industry Definition

Operators in this industry primarily wholesale specialized grocery products, such as soft drinks or baked goods. However, this industry does not wholesale frozen foods, dairy products (except dried or canned), poultry products (except canned), confectionery products, fish and seafood products (except canned), meat products (except canned), alcoholic beverages, or fresh fruits and vegetables.

.....

Infrastructure and Siting Considerations

Critical Factors

- Access to four-lane surface transportation routes
 - Logistics considerations to both inputs and consumer markets
 - Average electric load capacity of 5 MW
 - Adequate staging and buffering space for heavier trucking volumes
 - Average facility size of 250,000 square feet
 - Air permitting attainment
-

Key Clustering Opportunities

Key Buying Industries

- Supermarkets & Grocery Stores
- Convenience Stores
- Specialty Food Stores
- Warehouse Clubs & Supercenters
- Coffee & Snack Shops
- Fast Food Restaurants

Key Selling Industries

- Animal Food Production
- Bottled Water Production
- Bread Production
- Canned Fruit & Vegetable Processing
- Cereal Production
- Coffee Production
- Cookie, Cracker & Pasta Production

Summary

This industry has done well over the last five years due to improved consumer confidence. Competition and changes in purchase prices has stifled profit margins. Smaller companies have developed niche operations and been able to succeed in spite of the presence of larger companies. Large upstream manufacturers and downstream retailers will look to consolidate in an effort to reduce costs by removing the middle-man. Because of this, revenues are expected to be held to 1.4 percent annually through 2020.

The packaged baked goods segment of this industry has taken a hit due to consumers focusing on healthier lifestyles. As a contrast, the soft drink segment has improved as companies have adjusted to offer healthier product options. Coffees, teas, spices, condiments, and canned foods has experienced the highest segment growth as consumers have changed spending habits in favor of the more cost-effective method of preparing their own brews.

This industry locates near upstream and downstream markets and indirectly near population centers. Additionally, this industry locates near shipping routes in an effort to reduce the cost of moving goods. Missouri hosts 1.6 percent of industry establishments.

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Site Viability Rating: 8

Soft drinks, baked goods, and other grocery selling industry site selection decisions are made based upon the proximity to inputs and to consumer demand.

Kansas City sits in an ideal location as it pertains to logistics hubs and convergence of product and consumers within the Midwest. It is entirely plausible for this form of development to occur within the Subject Property. For companies involved in production of baked items, the site poses no major restrictions to business operations. A substantial consumer base exists, locally, as well as a robust logistics framework that accesses much of the Midwest within one day of travel.

Utility capacities are of appropriate size and capacity and the site is fully capable of hosting average operations sizes of 250,000 square feet. It is assumed that most wholesaling for baked goods or soft drinks would not pose a concern from adjacent users, and it is assumed that the site would not have to undergo a zoning change for the majority of end-users found within this industry vertical.

Due to the generally ideal nature of this site, the ability for the site to serve logistically, and the ability for the site to host adjacent clustered opportunities, this industry vertical receives a high viability rating.

AUTO PARTS REMANUFACTURING (NAICS OD5933)

Industry Definition

This industry includes firms that remanufacture automotive parts. Remanufacturers acquire disassembled, used components and combine several pieces to reassemble or remanufacture an automotive part. Firms remanufacture various automotive parts, including alternators, starters, steering parts, and electrical units. Firms operate as stand-alone enterprises or as part of a larger retailer, services garage, or original equipment manufacturer. This industry excludes engine remanufacturing.

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Infrastructure and Siting Considerations

Critical Factors

- Average steel price, worldwide
 - Electric load capacity in excess of 5 MW
 - Outdoor storage capacity
 - Rail access
 - Four-lane surface transportation access
 - Air permitting attainment capability
 - Wastewater treatment capacity
 - Access to transportation systems
 - Access to a trained workforce
 - Strength of buying industries
 - Proximity to buying clusters
-

Key Clustering Opportunities

Key Buying Industries

- Car & Automobile Manufacturing
- SUV & Light Truck Manufacturing
- Truck & Bus Manufacturing
- Auto Parts Wholesaling
- Auto Parts Stores

Key Selling Industries

- Auto Parts Stores
- Inorganic Chemical Manufacturing
- Iron & Steel Manufacturing
- Screw, Nut & Bolt Manufacturing

Summary

This industry tends to counter mainstream industries in that during economic downturns, this industry thrives as they are considered inferior to (and cheaper than) their counterpart. Improvements to product quality and durability have strengthened this industry's market position. Economic improvements do hamper growth as newer vehicles need fewer parts and more disposable income means consumers are more likely to buy new parts versus remanufactured. However, a positive economic disposition does have its benefits for this industry. Improvements to vehicle sales ultimately supports demand for remanufactured auto parts in the long-run. Overall revenue is expected to increase 1.6 percent annually through 2020.

Purchases make up the largest percent of industry costs at 74.2 percent. This is expected to decline as the price of steel decreases. Wages have consistently accounted for around 10.9 percent as this is a highly skilled, labor intensive industry. This is also expected to decrease as larger companies outsource work to foreign contractors.

The largest portion of the product segment is remanufactured electrical system parts at 40 percent. The next largest is remanufactured brake and clutch system parts at 30 percent. The largest market segments are auto parts stores and wholesalers, which make up 40 percent and 30 percent respectively.

This industry is service-based, and as such, excludes the opportunity for exports. This industry tends to locate near establishments related to the auto industries. Missouri hosts 2.8 percent of industry establishments.

Site Viability Rating: 2

The Subject Property is well-positioned for many forms of primary economic investment; however, auto parts remanufacturing is not an ideal user type for this site.

SITE MARKETABILITY

The Subject Property is capable of providing both the electric and wastewater treatment capacities necessary to serve the average user within this industry vertical. A high-level detriment to site marketability exists in the lack of compatibility of adjacent uses to the property. Auto parts remanufacturing typically requires large amounts of outdoor storage and permitting for both air and water. In addition, this industry vertical typically relies upon rail transport for finished product shipment. While there is nearby rail access options, they are not located within the Subject Property, diminishing the marketability of this site in relation to better-suited sites within the near-vicinity.

Current zoning is not applicable to this type of use and a change of zone to allow for this heavier use may not be widely accepted by adjacent users.

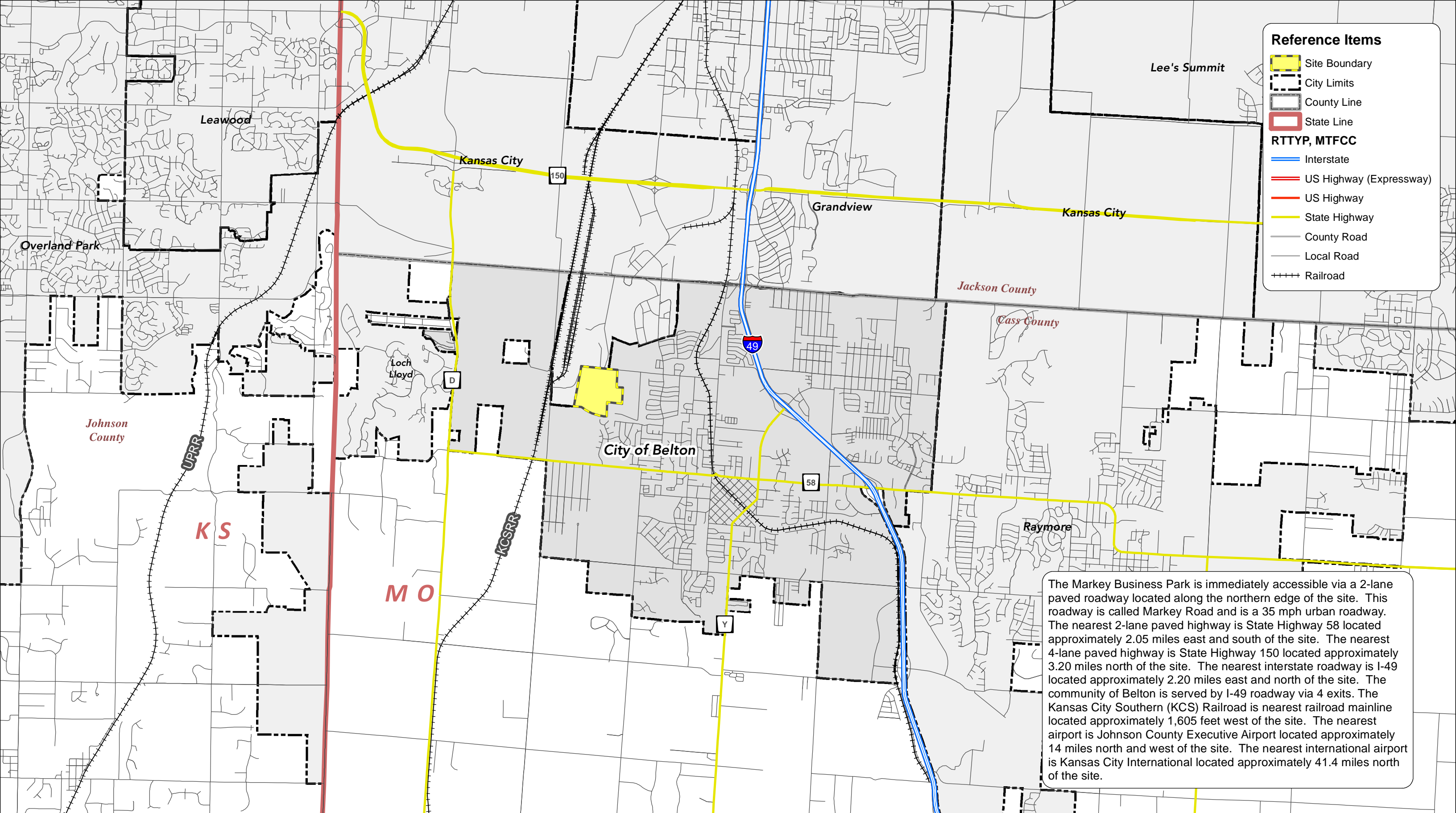
Due to the lack of compatibility of this use to the property and lack of rail service, specifically, this use achieves a low viability rating.



ECONOMIC DEVELOPMENT
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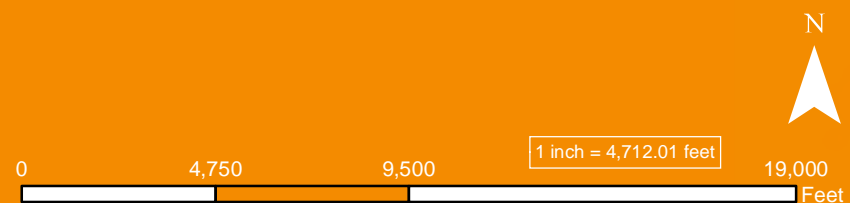
Markey Business Park Transportation

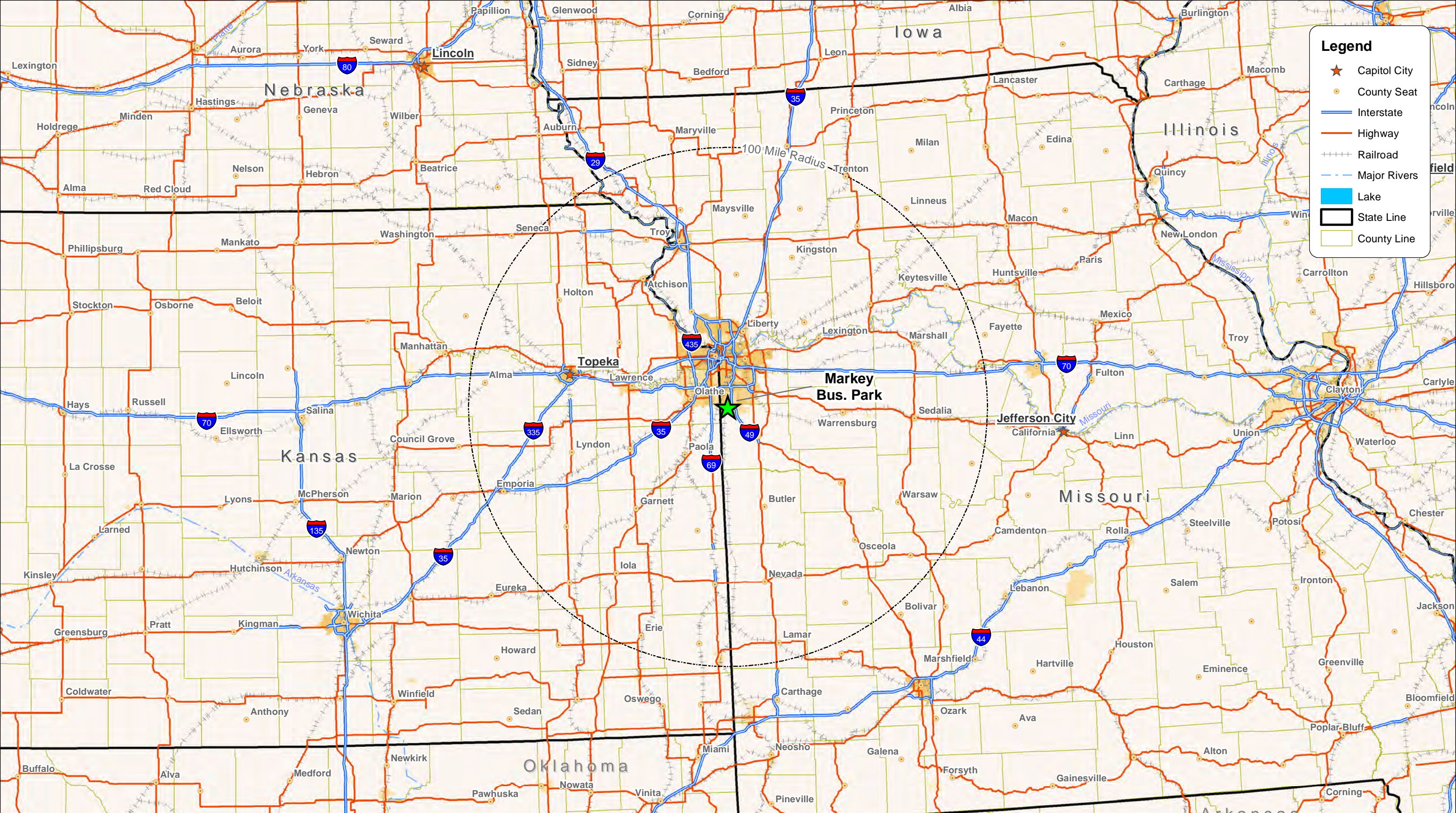




Local Transportation Network Map

Markey Business Park





Legend

- ★ Capitol City
- County Seat
- Interstate
- Highway
- ++++ Railroad
- - - Major Rivers
- Lake
- ▭ State Line
- ▭ County Line

Regional Transportation Network Map
Markey Business Park



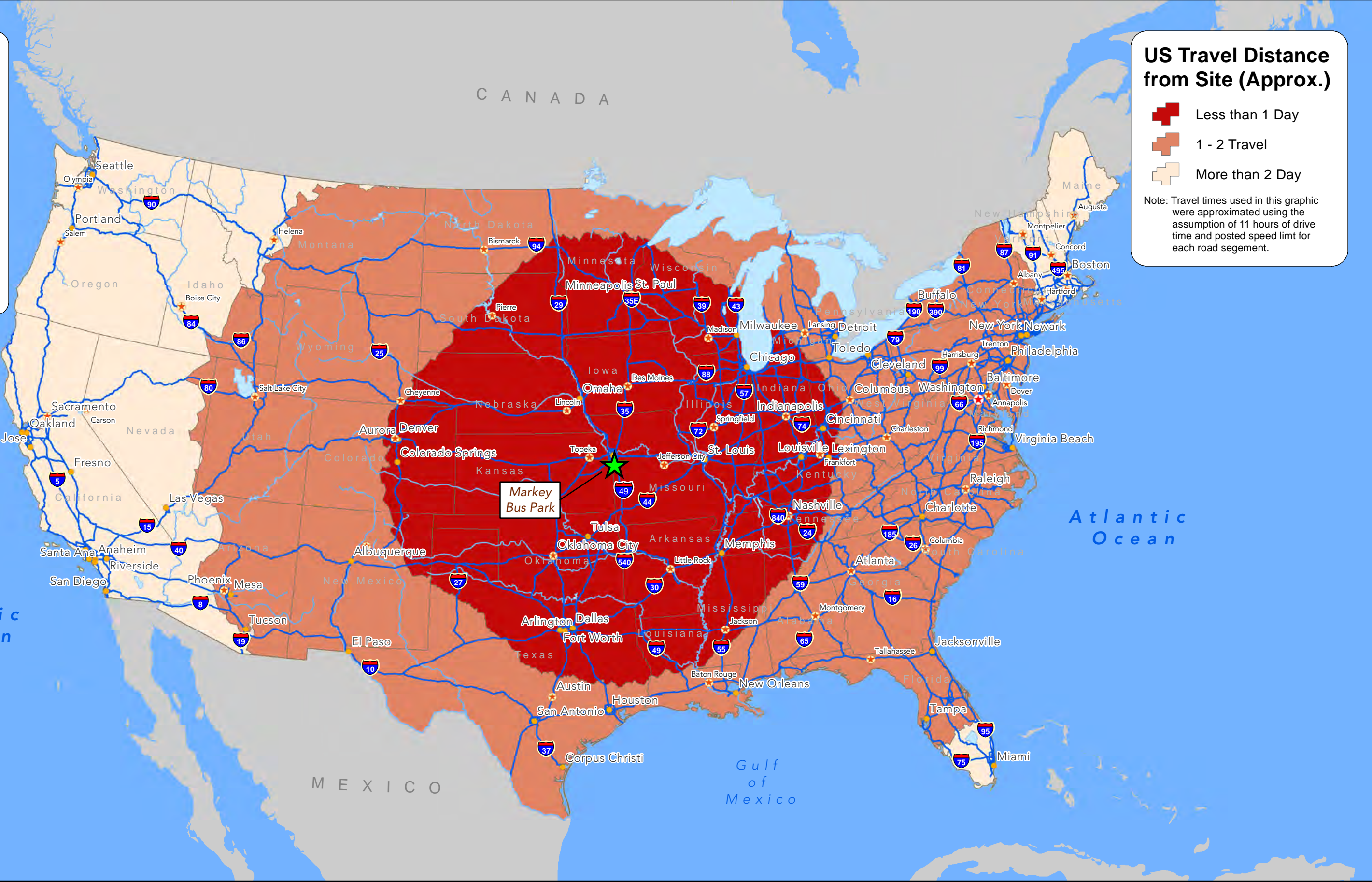
Legend

- National Capital
- State Capital
- Major Citiy
- Interstate
- US States
- North America
- Major Rivers (States)
- Major Lakes (State)
- Ocean Background

US Travel Distance from Site (Approx.)

- Less than 1 Day
- 1 - 2 Travel
- More than 2 Day

Note: Travel times used in this graphic were approximated using the assumption of 11 hours of drive time and posted speed limit for each road segement.



Travel Distance Map
Markey Business Park





ECONOMIC DEVELOPMENT
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Markey Business Park Utilities





Legend

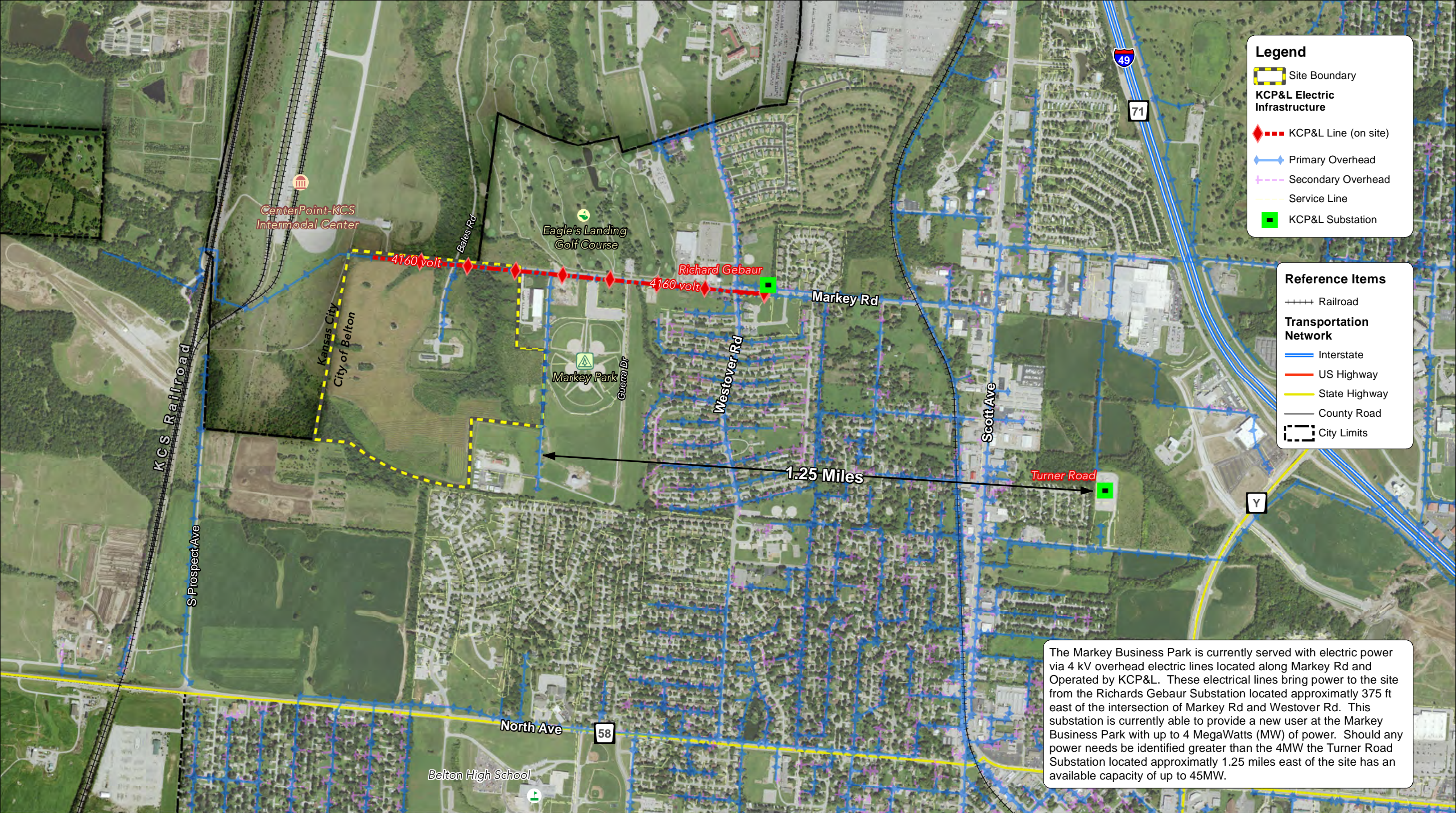
- Site Boundary
- Drainage Basin
- Sanitary Sewer**
 - 27 - 36" Line
 - 16 - 24" Line
 - 10 - 15" Line
 - 8" or smaller Line

Reference Items


- Drainage Basin
- Railroad
- Transportation Network**
 - Interstate
 - US Highway
 - State Highway
 - County Road
 - City Limits

The site is bisected by an 8 inch sewer line which transports, via gravity flow to the north of the site to a wastewater treatment plant owned and operated by Kansas City Public Works. Initial evaluation of the existing 8" line within/on the site has indicated that this line is in good shape and able to serve a potential new user. At the time of this report it is assumed that the 8" line from KCMO is the primary option for sewer access on this site, however the capacity of this line will depend upon the needs of the end user. Further examination into the prospect of providing improved sewer service on the site, by City of Belton Public Works staff indicates that if existing infrastructure on site are not sufficient to support significant development at the Markey Business Park an alternative connection with the City of Belton Wastewater Treatment Facility is possible. This improvement would likely require a new sewer segment combined with a pump station and force main taking effluent from the site south approximately 3000 ft near the intersection of North Ave and Cerrito Dr. Additional consideration is required should additional development occur within the immediate vicinity of the Markey Business Park.


Sanitary Sewer Infrastructure Map
Markey Business Park





Legend


 Site Boundary


KCP&L Electric Infrastructure

 KCP&L Line (on site)


 Primary Overhead

 Secondary Overhead


 Service Line


 KCP&L Substation


Reference Items


 Railroad


Transportation Network

 Interstate

 US Highway

 State Highway


 County Road


 City Limits

The Markey Business Park is currently served with electric power via 4 kV overhead electric lines located along Markey Rd and Operated by KCP&L. These electrical lines bring power to the site from the Richards Gebaur Substation located approximately 375 ft east of the intersection of Markey Rd and Westover Rd. This substation is currently able to provide a new user at the Markey Business Park with up to 4 MegaWatts (MW) of power. Should any power needs be identified greater than the 4MW the Turner Road Substation located approximately 1.25 miles east of the site has an available capacity of up to 45MW.

Electrical Network Map


Markey Business Park




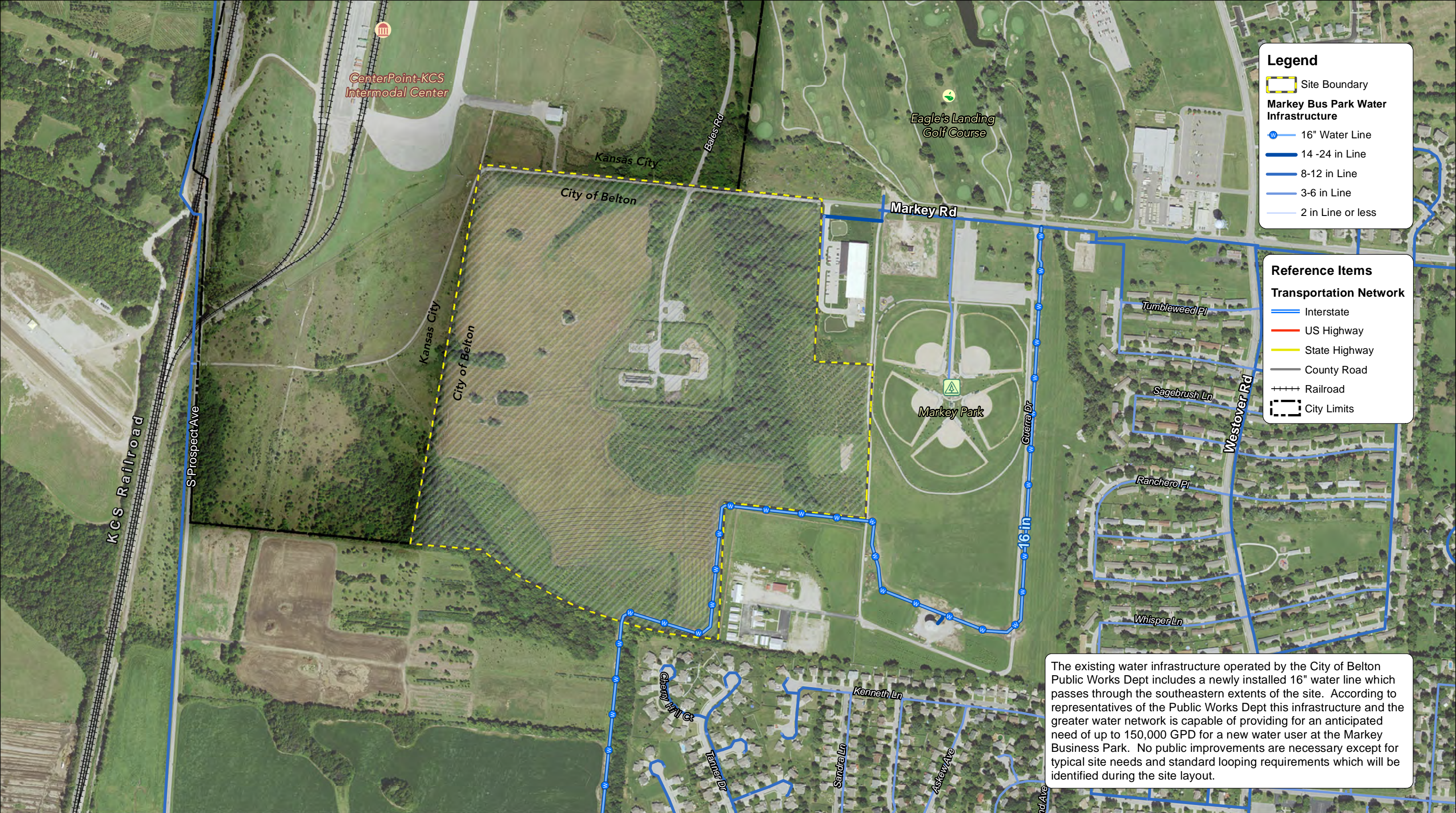


0 1,000 2,000 4,000 Feet

1 inch = 1,000 feet







Legend

Site Boundary

Markey Bus Park Water Infrastructure

16" Water Line

14 -24 in Line

8-12 in Line

3-6 in Line

2 in Line or less

Reference Items

Transportation Network

Interstate

US Highway

State Highway

County Road

Railroad

City Limits

The existing water infrastructure operated by the City of Belton Public Works Dept includes a newly installed 16" water line which passes through the southeastern extents of the site. According to representatives of the Public Works Dept this infrastructure and the greater water network is capable of providing for an anticipated need of up to 150,000 GPD for a new water user at the Markey Business Park. No public improvements are necessary except for typical site needs and standard looping requirements which will be identified during the site layout.

Water Infrastructure Map

Markey Business Park

0

500

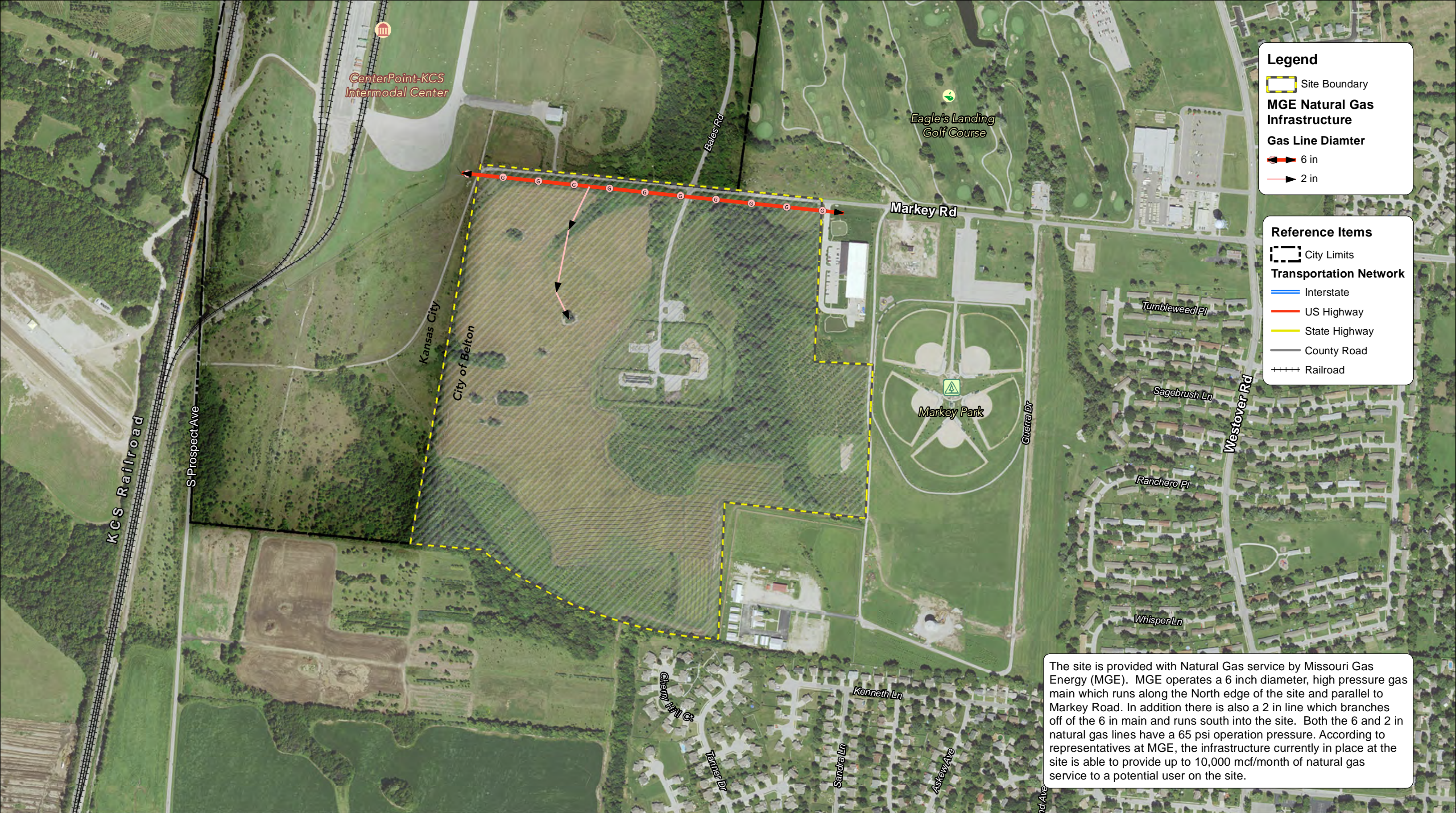
1,000

2,000

1 inch = 500 feet

Feet





Legend

Site Boundary

MGE Natural Gas Infrastructure

Gas Line Diamter

6 in

2 in

Reference Items

City Limits

Transportation Network

Interstate

US Highway

State Highway

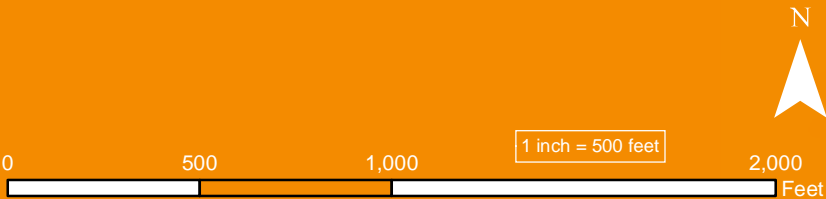
County Road

Railroad

The site is provided with Natural Gas service by Missouri Gas Energy (MGE). MGE operates a 6 inch diameter, high pressure gas main which runs along the North edge of the site and parallel to Markey Road. In addition there is also a 2 in line which branches off of the 6 in main and runs south into the site. Both the 6 and 2 in natural gas lines have a 65 psi operation pressure. According to representatives at MGE, the infrastructure currently in place at the site is able to provide up to 10,000 mcf/month of natural gas service to a potential user on the site.

Natural Gas Infrastructure Map

Markey Business Park





ECONOMIC DEVELOPMENT
Remarkable Progress. Simple Process.

Markey Business Park Conceptual Plans



MASTER PLAN INTRODUCTION

Olsson Associates created three master plans for the Markey Business Park. The differences between the three layouts revolve around the street configuration and the potential building sizes, layouts, and proposed uses.

All of the concepts allow for great site circulation and visibility. The plans vary based on the number of buildings and areas allotted for the assessed industry targets. Based on this, it would be important to find out which users would be interested in locating to the industrial park and how large of an area they would need for their proposed sites before building the complete infrastructure. These concepts have been created to allow great flexibility and allow the developer to phase the infrastructure in a manner that will allow them to pursue multiple users as the site continues to develop.

The overall site is 121 acres and the concepts utilize the majority of this area for development. The property is naturally divided into two sections, with the existing waterway and tree line being the main natural dividing line. Efforts were taken to preserve this waterway and existing vegetation to reduce environmental impacts and provide natural site screening. Additionally there is a sanitary sewer line that runs along the west edge of this existing waterway, along with an overhead power and natural gas line that run along the far north edge of the property. It is understood in all of these plans that these utilities will not need to be relocated for the site's development. Based on this, it is not suitable for buildings to be located within these utility easements. Furthermore, there is a natural gas and overhead power line in the north portion of the property that feeds an existing site located in the center of the property. In these three plans, we propose the demolition of this existing site to uncover the potential of the entire property.

In the first option, consideration was taken for a potential user that has expressed interest in this location and provided a conceptual site layout that is implemented into this Option. In the second and primary options, consideration for the proposed Markey Parkway was incorporated. The proposed Markey Parkway divides the site into an east and west half. With the implementation of the Parkway, we proposed realigning West Markey Road through our site and connecting it with the continuation of Bales Road from the north. Extending these two roads through our site greatly increases the site access locations and traffic movement.

The concepts are all designed with the idea that they can be developed from the north or west site access points of the property, and that the entire plan does not have to be implemented at one time. With the realignment of West Markey Road and the extension of Bales Road, this would increase the flexibility for phasing the construction of this site.

CONCEPTUAL PLANS

For instance, if the immediate desire was to construct this site prior to the development of the proposed Markey Parkway, the extensions of West Markey Road and Bales Road would accommodate the site's main corridors without requiring the entirety of the site's roads and infrastructure to be built-out. Furthermore, the proposed building layouts can be easily rearranged in order to accommodate mega-users who would require larger buildings and the road infrastructure can be modified easily without hindering the site's traffic flow and visibility.

All layouts are designed with respect to existing and future infrastructure. Any utilities that are crossed will need to be protected with encasements. To keep costs down, all plans avoid crossing utility lines as much as possible. Similarly, the concepts have convenient access that all targeted industries would require.

OPTION 1 SUMMARY

Option 1 incorporated building dimensions and layout as suggested by a potential user that has expressed interest in this location. This plan calls for a revision to the originally planned alignment of the Markey Parkway, which will allow for one primary building and two smaller buildings.

The two smaller buildings are 20,000 square feet each. These buildings are located in a position that aligns with the existing Kuecker Logistics Group as well as positioned close to West Markey Road to limit access extensions. Additionally, 7-acres to the south of the Kuecker building are reserved for potential future expansion.

The large building is 742,000 square feet and is situated in a way that allows for ample outdoor storage and staging space. Additionally, there is a potential 364,000 square foot future expansion to the south of the main building. This layout requires a minimal amount of utility encasements and there are no major road crossings. The layout is designed to accommodate a large distribution and warehouse. Two access points are proposed for routing trucks into, and around, the site.

The targeted industries we see coming to the park are circuit board and electronic component manufacturing; metal stamping and forging manufacturing; electrical equipment manufacturing; grocery wholesaling; and frozen food wholesaling. However, the concept assumes the smaller buildings in this concept can be utilized for more local/regional users.

Overall, this site contains 3 buildings with over 1.1 million square feet of potential covered space. The site overall is approximately 121 acres. Feasibly, 104 of these acres can be developed, leaving ample room for easy access and plenty of staging space.

This concept is set up so that development can take place from north to south utilizing the existing infrastructure along West Markey Road. This means that the users at this site will not have to rely on additional infrastructure before their space is usable. This plan is adaptable and expandable based on need.



Legend

Site Boundary

Proposed Markey Pkwy

Proposed Detention

Proposed Local Road

Existing Vegetation

Existing Natural Gas Line

Existing Water Line

Existing Sanitary Line

Existing Electric Line

Existing Overhead Power

User TypeIndustrial FlexManufacturingWholesaling

Landscape

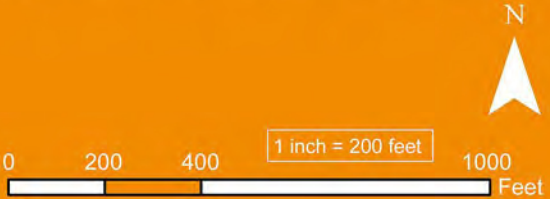
Large Tree

Standard Tree

Evergreen Tree

Ornamental Tree

Master Plan - Option 1
Markey Business Park



OPTION 2 SUMMARY

Option 2 preserved the originally planned alignment of the Markey Parkway. This layout allows a variety of building sizes and industry groupings.

There are two larger buildings planned for wholesaling with space for outdoor storage and staging. The building to the northwest is 175,000 square feet and the building to the southeast is 405,000 square feet. These buildings are offset to distribute truck traffic through the site in order to avoid congestion that may come from multiple operations. They are situated in a way that allows options for routing trucks into, and around, the buildings to accommodate distribution associated with warehousing operations.

There are two clusters with slightly smaller buildings that are planned for manufacturing operations. The southwest cluster has two buildings that are 80,000 square feet and 75,000 square feet, but could be combined to accommodate a larger building if desired. The northeast cluster has three buildings, 71,000, 45,000, and 30,000 square feet, that could also be combined for one larger building. With the elimination of the proposed road south of this cluster between Markey Parkway and the extension of Bales Road, this northeast cluster could also be combined with the southeast portion of this site to accommodate a single user with the potential of an 800,000+ square feet building if desired.

There are two clusters of smaller industrial flex buildings. The cluster in the north consists of three buildings, one that is 8,000 square feet and two that are 12,000 square feet. These buildings are aligned to face Markey Parkway to take advantage of the great visibility traveling northbound along the proposed parkway. The buildings clustered in the east are 20,000 square feet each. These buildings are located in a position that aligns with the existing Kuecker Logistics Group as well as positioned close to West Markey Road to limit access extensions. Additionally, 7 acres to the south of the Kuecker building are reserved for potential future expansion.

The targeted industries we see coming to the park are circuit board and electronic component manufacturing; metal stamping and forging manufacturing; electrical equipment manufacturing; grocery wholesaling; and frozen food wholesaling. However, the concept assumes the smaller buildings in this concept can be utilized for more local/regional users.

Overall, this site contains 12 buildings with just under 1 million square feet of covered space. The site, overall, is approximately 121 acres. Feasibly, 101 of these acres can be developed, leaving ample room for easy access and plenty of staging space.

This concept is set up so that development can take place from north to south. This means that the infrastructure can be phased as needed to open up the site to potential users. This plan is adaptable and expandable based on need.



Legend

- Site Boundary
- Proposed Markey Pkwy
- Proposed Detention
- Proposed Local Road
- Existing Vegetation
- Existing Natural Gas Line
- Existing Water Line
- Existing Sanitary Line
- Existing Electric Line
- Existing Overhead Power
- Proposed Water Main
- Proposed Sanitary Main

User Type

- Industrial Flex
- Manufacturing
- Wholesaling

Phases

- Phase 1
- Phase 2
- Phase 3

Landscape

- Large Tree
- Standard Tree
- Evergreen Tree
- Ornamental Tree

Master Plan - Option 2
Markey Business Park



PRIMARY OPTION SUMMARY

The Primary Option is primarily based on Option 2. The primary modification was separating the large 405,000 square foot building into two 175,000 square foot buildings.

There are three larger buildings with space for outdoor storage and staging. The building to the northwest is 175,000 square feet as are the two buildings to the southeast. These buildings are offset to distribute truck traffic through the site in order to avoid congestion that may come from multiple operations. They are situated in a way that allows options for routing trucks into, and around, the buildings to accommodate distribution associated with warehousing operations.

There are two clusters with slightly smaller buildings that are planned for manufacturing operations. The southwest cluster has two buildings that are 80,000 square feet and 75,000 square feet, but could be combined to accommodate a larger building if desired. The northeast cluster has three buildings, 71,000, 45,000, and 30,000 square feet, that could also be combined for one larger building. With the elimination of the proposed road south of this cluster between Markey Parkway and the extension of Bales Road, this northeast cluster could also be combined with the southeast portion of this site of to accommodate a single user with the potential of an 800,000+ square feet building if desired.

There are two clusters of smaller industrial flex buildings. The cluster in the north consists of three buildings, one that is 8,000 square feet and two that are 12,000 square feet. These buildings are aligned to face Markey Parkway to take advantage of the great visibility traveling northbound along the proposed parkway. The buildings clustered in the east are 20,000 square feet each. These buildings are located in a position that aligns with the existing Kuecker Logistics Group as well as positioned close to West Markey Road to limit access extensions. Additionally, 7 acres to the south of the Kuecker building are reserved for potential future expansion.

The targeted industries we see coming to the park are circuit board and electronic component manufacturing; metal stamping and forging manufacturing; electrical equipment manufacturing; grocery wholesaling; and frozen food wholesaling. However, the concept assumes the smaller buildings in this concept can be utilized for more local/regional users.

Overall, this site contains 13 buildings with just under 900,000 square feet of covered space. The site, overall, is approximately 121 acres. Feasibly, 101 of these acres can be developed, leaving ample room for easy access and plenty of staging space.

This concept is set up so that development can take place from north to south in three phases. These phases demonstrate how the infrastructure can be developed as needed to open up the site to potential users. This plan is adaptable and expandable based on need.

CONCEPTUAL PLANS

Engineers Opinion of Costs

Markey Business Park Preferred Site

Phase I					
Item No.	Item Description	Qty	Units	Unit Price	Total
101	EARTHWORK - SUBGRADE PREPARATION	1000	CY	\$5.00	\$5,000.00
102	CONSTRUCT 8" CONCRETE PAVEMENT (TYPE L65)	3000	SY	\$35.00	\$105,000.00
103	CONNECT TO EXISTING CONCRETE PAVEMENT	1	EA	\$5,000.00	\$5,000.00
104	SANITARY SEWER	1	LS	\$10,000.00	\$10,000.00
105	CONSTRUCT WATER LINE	700	LF	\$65.00	\$45,500.00
106	CONSTRUCT STORM SEWER	800	LF	\$60.00	\$48,000.00
107	CONSTRUCT CURB INLET	2	EA	\$3,500.00	\$7,000.00
Sub Total					\$225,500.00
Contingency				20%	\$45,100.00
Net Construction Total					\$270,600.00
Phase II					
Item No.	Item Description	Qty	Units	Unit Price	Total
MARKEY PARKWAY					
201	EARTHWORK - SUBGRADE PREPARATION	1733	CY	\$5.00	\$8,666.67
202	CONSTRUCT 8" CONCRETE PAVEMENT (TYPE L65)	5200	SY	\$35.00	\$182,000.00
203	CONNECT TO EXISTING CONCRETE PAVEMENT	1	EA	\$5,000.00	\$5,000.00
204	CONSTRUCT SANITARY SEWER	1300	LF	\$30.00	\$39,000.00
205	CONSTRUCT SANITARY SEWER MANHOLE	6	EA	\$3,000.00	\$18,000.00
206	CONSTRUCT WATER LINE	1300	LF	\$65.00	\$84,500.00
207	CONSTRUCT STORM SEWER	1500	LF	\$60.00	\$90,000.00
208	CONSTRUCT CURB INLET	4	EA	\$3,500.00	\$14,000.00
209	CONSTRUCT AREA INLET	1	EA	\$4,000.00	\$4,000.00
BALES ROAD					
210	EARTHWORK - SUBGRADE PREPARATION	1400	CY	\$5.00	\$7,000.00
211	CONSTRUCT 8" CONCRETE PAVEMENT	4200	SY	\$35.00	\$147,000.00
212	CONSTRUCT STORM SEWER	4500	LF	\$60.00	\$270,000.00
213	CONSTRUCT CURB INLET	4	EA	\$3,500.00	\$14,000.00
Sub Total					\$883,166.67
Contingency				20%	\$176,633.33
Net Total Construction					\$1,059,800.00

CONCEPTUAL PLANS

Phase III					
Item No.	Item Description	Qty	Units	Unit Price	Total
MARKEY PARKWAY					
301	EARTHWORK - SUBGRADE PREPARATION	1733	CY	\$5.00	\$8,666.67
302	CONSTRUCT 8" CONCRETE PAVEMENT	5200	SY	\$35.00	\$182,000.00
303	CONNECT TO EXISTING CONCRETE PAVEMENT	1	EA	\$5,000.00	\$5,000.00
304	CONSTRUCT SANITARY SEWER	1300	LF	\$30.00	\$39,000.00
305	CONSTRUCT SANITARY SEWER MANHOLE	6	EA	\$3,000.00	\$18,000.00
306	CONSTRUCT WATER LINE	2000	LF	\$65.00	\$130,000.00
307	CONSTRUCT STORM SEWER	1500	LF	\$60.00	\$90,000.00
308	CONSTRUCT CURB INLET	4	EA	\$3,500.00	\$14,000.00
309	CONSTRUCT AREA INLET	1	EA	\$4,000.00	\$4,000.00
WEST MARKEY ROAD					
310	EARTHWORK - SUBGRADE PREPARATION	3666	CY	\$5.00	\$18,330.00
311	CONSTRUCT 8" CONCRETE PAVEMENT	11000	SY	\$35.00	\$385,000.00
312	CONSTRUCT STORM SEWER	12000	LF	\$60.00	\$720,000.00
313	CONSTRUCT CURB INLET	8	EA	\$3,500.00	\$28,000.00
BALES ROAD					
314	EARTHWORK - SUBGRADE PREPARATION	1200	CY	\$5.00	\$6,000.00
315	CONSTRUCT 8" CONCRETE PAVEMENT	3500	SY	\$35.00	\$122,500.00
316	CONSTRUCT STORM SEWER	4000	LF	\$60.00	\$240,000.00
317	CONSTRUCT CURB INLET	4	EA	\$3,500.00	\$14,000.00
Sub Total					\$2,024,496.67
Contingency				20%	\$404,899.33
Net Total Construction					\$2,429,396.00
Markey Business Park					
				Phase I	\$270,600.00
				Phase II	\$1,059,800.00
				Phase III	\$2,429,396.00
				Total	\$3,759,796.00
Contingency				20%	\$176,633.33
Net Total Construction					\$1,059,800.00

CONCEPTUAL PLANS

Exclusions:

- Grading and Erosion Control
- Stormwater Management
- All On-Site Infrastructure
- Power and Lighting
- Gas

Assumptions:

- Markey Parkway: 3 Lane Road
- West Markey Road: 2 Lane Road
- Bales Road: 2 Lane Road

Note:

This estimate is based upon conceptual layouts. Quantities and costs are estimated using readily available information and experiences with similar projects. Items subject to change such as site conditions, project scope and design requirements, material costs, labor rates, and/or market conditions may result in substantial cost fluctuations. Contingencies are established to absorb potential and unforeseen changes and may be adjusted throughout the duration of the project as necessary to account for these uncertainties.



Legend

- Site Boundary
- Proposed Markey Pkwy
- Proposed Detention
- Proposed Local Road
- Existing Vegetation
- Existing Natural Gas Line
- Existing Water Line
- Existing Sanitary Line
- Existing Electric Line
- Existing Overhead Power
- Proposed Water Main
- Proposed Sanitary Main

User Type

- Industrial Flex
- Manufacturing
- Wholesaling

Phases

- Phase 1
- Phase 2
- Phase 3

Landscape

- Large Tree
- Standard Tree
- Evergreen Tree
- Ornamental Tree

Master Plan - Preferred Option
Markey Business Park





ECONOMIC DEVELOPMENT
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Markey Business Park Appendix



EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List

EXECUTIVE SUMMARY

US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

SHWS..... Registry of Confirmed Abandoned or Uncontrolled Hazardous Waste Disposal Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Permitted Facility List

State and tribal leaking storage tank lists

LUST..... Leaking Underground Storage Tanks

LAST..... Leaking Aboveground Storage Tanks

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing

UST..... Petroleum Storage Tanks

AST..... Aboveground Petroleum Storage Tanks

INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

AUL..... Sites with Controls

State and tribal voluntary cleanup sites

VCP..... Voluntary Cleanup Program Site Listing

INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Site List

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY..... Solid Waste Recycling Facilities

HIST LF..... Solid Waste Facility Database List

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

ODI..... Open Dump Inventory

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... National Clandestine Laboratory Register

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CDL..... Environmental Emergency Response System
DEL SHWS..... Registry Sites Withdrawn or Deleted
US CDL..... Clandestine Drug Labs

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
SPILLS..... Environmental Response Tracking Database
SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR..... Financial Assurance Information
EPA WATCH LIST..... EPA WATCH LIST
2020 COR ACTION..... 2020 Corrective Action Program List
TSCA..... Toxic Substances Control Act
TRIS..... Toxic Chemical Release Inventory System
SSTS..... Section 7 Tracking Systems
ROD..... Records Of Decision
RMP..... Risk Management Plans
RAATS..... RCRA Administrative Action Tracking System
PRP..... Potentially Responsible Parties
PADS..... PCB Activity Database System
ICIS..... Integrated Compliance Information System
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS..... Material Licensing Tracking System
COAL ASH DOE..... Steam-Electric Plant Operation Data
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER..... PCB Transformer Registration Database
RADINFO..... Radiation Information Database
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS..... Incident and Accident Data
CONSENT..... Superfund (CERCLA) Consent Decrees
INDIAN RESERV..... Indian Reservations
UMTRA..... Uranium Mill Tailings Sites
LEAD SMELTERS..... Lead Smelter Sites
US AIRS..... Aerometric Information Retrieval System Facility Subsystem
US MINES..... Mines Master Index File
AIRS..... Permit Facility Listing
COAL ASH..... Coal Ash Disposal Sites
DRYCLEANERS..... Drycleaners in Missouri Listing
Financial Assurance..... Financial Assurance Information Listing
MINES..... Industrial Mineral Mines Database
NPDES..... Permitted Facility Listing
MO RRC..... Certified Hazardous Waste Resource Recovery Facilities
SMARS..... Site Management and Reporting System
UIC..... Underground Injection Wells Database

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

EXECUTIVE SUMMARY

EDR US Hist Auto Stat..... EDR Exclusive Historic Gas Stations
EDR US Hist Cleaners..... EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS..... Recovered Government Archive State Hazardous Waste Facilities List
RGA LF..... Recovered Government Archive Solid Waste Facilities List
RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/09/2015 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>NAVAL MOBILE CONST B</i>	<i>600 SEABEE DR</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>1</i>	<i>8</i>

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 06/06/2014 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RICHARDS-GEBAUR AFB		NNW 1/2 - 1 (0.716 mi.)	2	10

EXECUTIVE SUMMARY

DOD: Consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

A review of the DOD list, as provided by EDR, and dated 12/31/2005 has revealed that there is 1 DOD site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RICHARDS-GEBAUR AIR		N 1/2 - 1 (0.933 mi.)	0	8

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 01/18/2015 has revealed that there is 1 FINDS site within approximately 0.001 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NAVAL MOBILE CONST B	600 SEABEE DR	0 - 1/8 (0.000 mi.)	1	8

EXECUTIVE SUMMARY

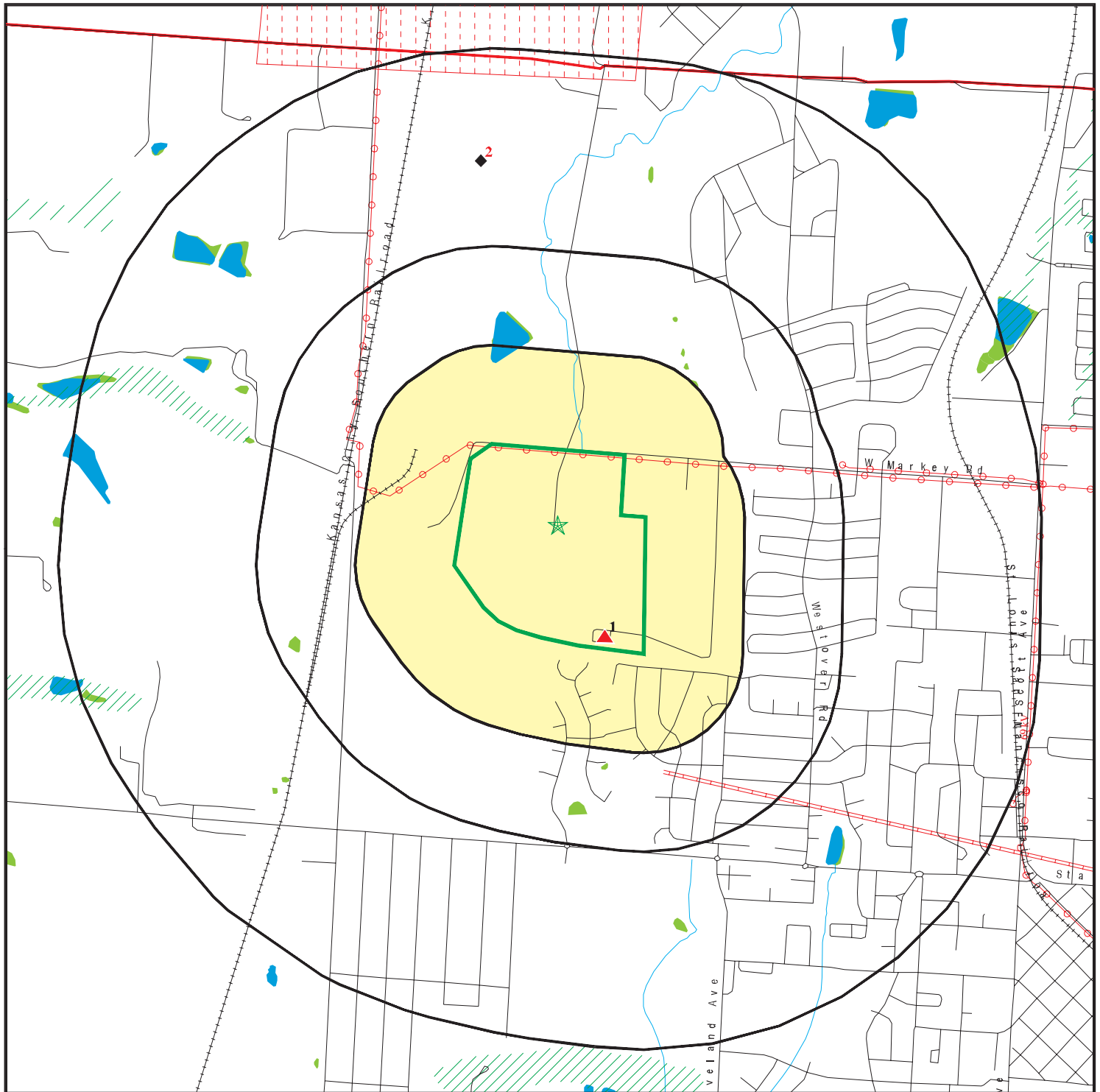
Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.














Site Name

Database(s)

CDL, SPILLS

OVERVIEW MAP - 4415456.2S



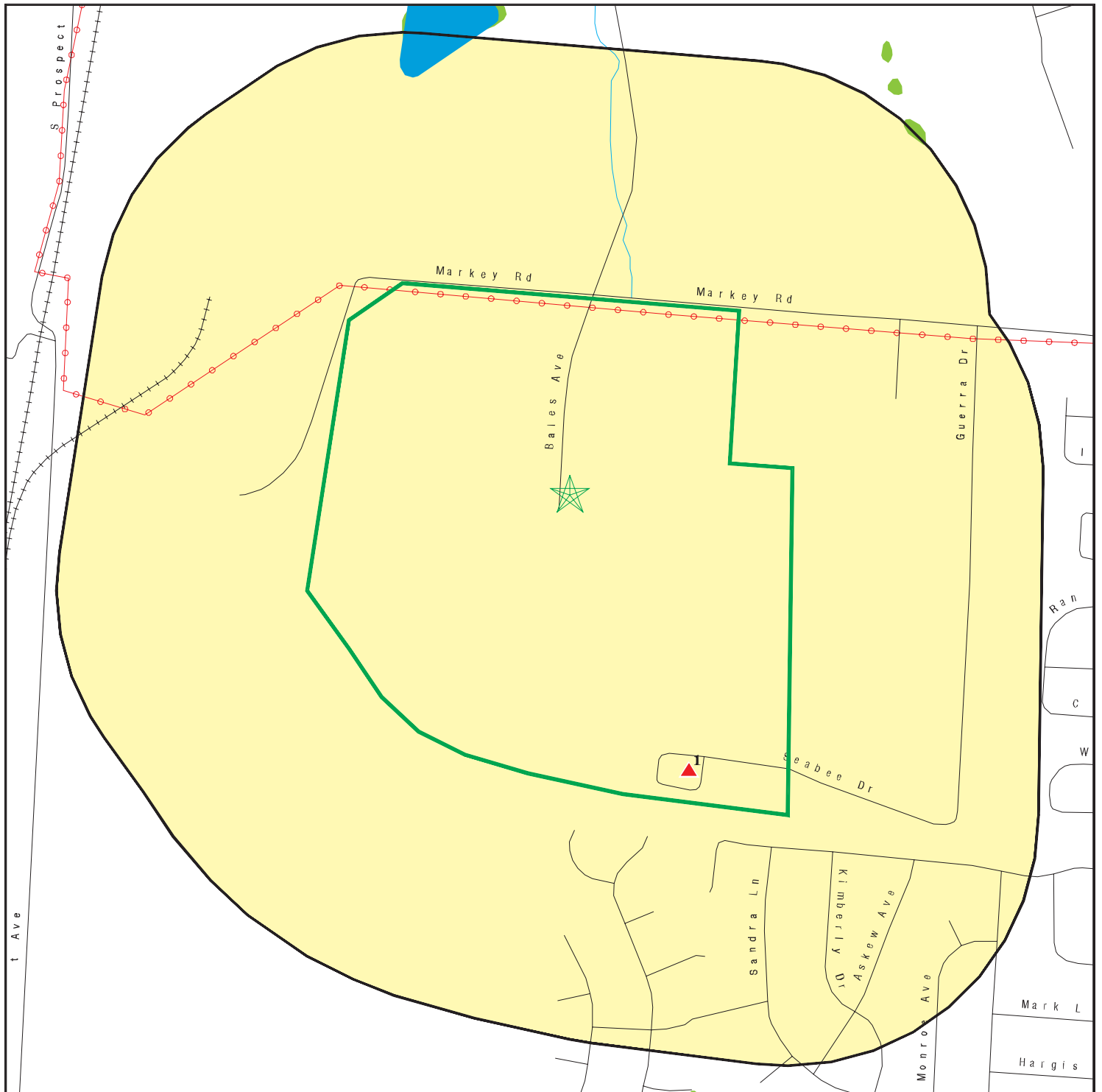
-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  County Boundary
-  Power transmission lines
-  Pipelines
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Belton, MO
 ADDRESS: 615 W Markey Rd
 Kansas City MO 64147
 LAT/LONG: 38.8277 / 94.5564

CLIENT: Olsson Associates
 CONTACT: Ryan Doty
 INQUIRY #: 4415456.2s
 DATE: September 18, 2015 3:24 pm

DETAIL MAP - 4415456.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Belton, MO
 ADDRESS: 615 W Markey Rd
 Kansas City MO 64147
 LAT/LONG: 38.8277 / 94.5564

CLIENT: Olsson Associates
 CONTACT: Ryan Doty
 INQUIRY #: 4415456.2s
 DATE: September 18, 2015 3:25 pm

Agents National Title Insurance Company**SCHEDULE A**

Order Number: **201386976**
Customer Order No.

Revision:
Commitment Number:

Inquiries Should Be Directed To:**Coffelt Land Title, Inc.**

401 S. Lexington

Harrisonville, Missouri 64701

Phone: (816) 380-3445 **Fax:** (816) 380-3892

1. Effective Date: **July 18, 2013 at 8:00 a.m.**
2. Policy or Policies to be issued:

a. <input type="checkbox"/> Owner's Policy Alta Owners Policy 2006	Amount	
	\$ - 0 -	
Proposed Insured: NONE	Premium:	
b. <input type="checkbox"/> Loan Policy Alta Loan Policy 2006	\$ - 0 -	
Proposed Insured: NONE	Premium:	
3. The estate or interest in the land described or referred to in this commitment is **Fee Simple**
4. Title to the **fee simple** estate or interest in the land is at the Effective Date vested in:
City of Belton
5. The land referred to in this Commitment is described as follows:

SEE ATTACHED EXHIBIT A

Agents National Title Insurance Company**SCHEDULE A**

Order Number: **201386976**
Customer Order No.

Revision:
Commitment Number:

EXHIBIT A

PARCEL C: THAT PORTION OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 10, T46N, R33E LYING WITHIN TRACT 3 OF DEED FROM THE UNITED STATES OF AMERICA TO THE CITY OF BELTON, RECORDED OCTOBER 18, 1984 IN BOOK 879, PAGE 161, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE N85°20'07"W ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 349.14 FEET (350.18' DEED) TO THE EAST BOUNDARY OF SAID TRACT 3, THENCE N02°52'16"E ALONG SAID EAST BOUNDARY: A DISTANCE OF 30.01 FEET TO THE NORTHEAST CORNER OF SAID TRACT 3, THENCE N85°20'07"W ALONG THE NORTH BOUNDARY OF SAID TRACT 3, A DISTANCE OF 1,362.99 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,460.00 FEET, A RADIAL BEARING TO SAID POINT BEARS N03°16'39"W, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°58'25", A DISTANCE OF 1,859.50 FEET: THENCE S13°44'56"W, A DISTANCE OF 703.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,340.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°15'09", A DISTANCE OF 543.81 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT 3, BEING A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,382.39 FEET, A RADIAL BEARING TO SAID POINT BEARS N39°11'20"E; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY BOUNDARY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°42'17", A DISTANCE OF 234.15 FEET: THENCE N86°04'56"W ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 416.03 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 3; THENCE N09°03'27"E ALONG THE WESTERLY BOUNDARY OF SAID TRACT 3; A DISTANCE OF 2,011.37 FEET (2,010.45 DEED); THENCE N56°32'48"E ALONG THE NORTHWESTERLY BOUNDARY OF SAID TRACT 3, A DISTANCE OF 331.85 FEET; THENCE S85°26'59"E ALONG THE NORTH BOUNDARY OF SAID TRACT 3, A DISTANCE OF 814.74 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER: THENCE S85°20'07"E ALONG SAID NORTH BOUNDARY, A DISTANCE OF 462.49 FEET; THENCE N04°39'53"E ALONG SAID NORTH BOUNDARY, A DISTANCE OF 60.00 FEET; THENCE S85°20'07"E ALONG SAID NORTH BOUNDARY, A DISTANCE OF 446.37 FEET TO THE TRUE POINT OF BEGINNING, AS SHOWN AS PARCEL C ON LOTSPLIT OF MARKEY ROAD EXECUTIVE BUSINESS PARK NORTH FILED AUGUST 19, 2004 IN PLAT BOOK 18 AT PAGE 84. EXCEPT THE MINERAL RIGHTS RESERVED BY THE UNITED STATES OF AMERICA IN BOOK 879 AT PAGE 161.

Agents National Title Insurance Company**SCHEDULE B
PART I & II**Order Number: **201386976**

Commitment Number:

1. Requirements:

Instruments in insurable form which must be executed, delivered, and duly filed for record:

2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

3. Standard Exceptions:

- a. Rights or Claims of parties in possession not shown by the public records.
- b. Encroachments, overlaps, boundary line disputes, shortages in area or other matters which would be disclosed by an accurate survey or inspection of the premises.
- c. Easements, or claims of easements, not shown by public records.
- d. Any liens, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records.
- e. Taxes or special assessments which are not shown as existing liens by the public records.

4. Special Exceptions:

- a. Tax I.D. No.: 1242107
2012 St./Co. Real Estate Tax: Tax Exempt
- b. Taxes for 2013 and subsequent years.
- c. This report is not a guarantee or warranty of title, nor is this a commitment to provide, nor does it provide title insurance. Coffelt Land Title, Inc. disclaims any and all marketability of the title to the real property described herein. Liability hereunder is expressly limited to the consideration paid heretofore.
- d. Public Utility and Right of Way Easements granted by the recorded lotsplit over a portion of the premises described herein.
- e. Pipe Line Easement granted to Missouri/Kansas Pipe Line Company as set forth in instrument filed August 17, 1928, in Book 284 at Page 15 and assigned to Panhandle Eastern Pipe Line Company in Book 290 at Page 171, over a portion of the premises described herein.
- f. Easement granted to Kansas City Power and Light Company as set forth in instrument filed June 30, 1930 in Book 288 at Page 273, over a portion of the premises described herein.

Agents National Title Insurance Company

**SCHEDULE B
PART I & II**

Order Number: **201386976**

Commitment Number:

- g. Easement granted to Aquila, Inc. formerly Utilicorp United, Inc. as set forth in instrument filed September 19, 2003, under Document No. 277156 in Book 2347 at Page 191, over a portion of the premises described herein.
- h. The premises described herein may lie within the boundaries of Mount Pleasant Fire Protection District as shown by instrument recorded November 24, 1992 in Book 1264 at Page 63 and amended by instrument recorded March 3, 1993 in Book 1282 at Page 14 and may be subject to assessment by reason thereof.
- i. Subject to the reservations and restrictions shown in document recorded December 10, 1982 in Book 879 at Page 161. Paragraph No. 16 is hereby removed from said restrictions by the instrument filed in Book 1509 at Page 150.

Reservation of Mineral Rights by the United States of America by the above instrument.

Reservation of Public Ingress and Egress by the above instrument.

- j. Subject to the reservations and restrictions shown in document recorded January 31, 2003 in Book 2226 at Page 131.
- k. Pending Suit filed February 7, 2013 as Case No. 13CA-CV00467 in the District Court of Cass County, Missouri, styled Walter Plumb, Plaintiff vs. City of Belton, MO, Defendant.
- l. Pending Suit filed July 19, 2013 as Case No. 13CA-CV02398 in the District Court of Cass County, Missouri, styled Erin Kauser, Plaintiff vs. City of Belton, et al, Defendant.
- m. Pending Suit filed March 18, 2013 as Case No. 13CA-CV00917 in the District Court of Cass County, Missouri, styled US Bank, NA, Plaintiff vs. City of Belton, et al, Defendant.
- n. Pending Suit filed September 12, 2012 as Case No. 12CA-CV03112 in the District Court of Cass County, Missouri, styled Total Sodding & Seeding, Inc., Plaintiff vs. City of Belton, et al, Defendant.

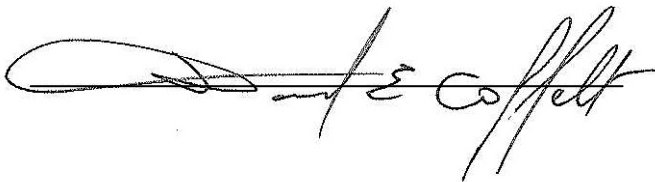
For Your Information: Quit Claim Deed executed by United States of America to The City of Belton, a municipal corporation, filed October 18, 1984 as Document No. 8426 in Book 879 at Page 161, and no other conveyances have been filed of record since this deed other than those contained within the form of this Commitment.

**COMMITMENT FOR TITLE INSURANCE
PROVIDED TO YOU AS A
VALUED CUSTOMER OF**

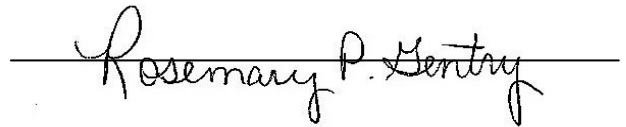
COFFELT LAND TITLE, INC.

**WITH OFFICES IN
MISSOURI & KANSAS**

At **COFFELT LAND TITLE, INC.** every commitment issued has gone through stringent research procedures to assure the highest quality product available. Exceptional standards of service ensure that each title commitment is provided within prompt time guidelines and submitted in a format requested by the valued customer. **COFFELT LAND TITLE, INC.** has carefully selected high quality underwriters who are willing and able to meet the standards set by **COFFELT LAND TITLE, INC.** We are pleased to tell you that your transaction will be researched, prepared and closed by the quality staff at **COFFELT LAND TITLE, INC.** For this transaction, the underwriter we have selected is **Agents National Title Insurance Company**.

A handwritten signature in black ink, appearing to read "David E. Coffelt", written over a horizontal line.

David E. Coffelt, Chairman of the Board

A handwritten signature in black ink, appearing to read "Rosemary P. Gentry", written over a horizontal line.

Rosemary P. Gentry, Production Manager

ALTA Commitment Form

COMMITMENT FOR TITLE INSURANCE

Issued by

Agents National Title Insurance Company

Agents National Title Insurance Company, a Missouri Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, **Agents National Title Insurance Company** has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.



Authorized Countersignature

Coffelt Land Title, Inc.

Company

Harrisonville, Missouri

City, State

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at < <http://www.alta.org/>>.*

Coffelt Land Title, Inc.

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Coffelt Land Title, Inc..**

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Coffelt Land Title, Inc.

401 S. Lexington

P.O. Box 208

Harrisonville, MO 64701

INVOICE

<i>Customer:</i>	<i>Invoice Number</i>	<i>Date</i>
City of Belton 520 Main St Belton, MO 64012	62644	07/30/2013
	<i>File Number</i>	<i>Branch</i>
	201386976	Production Office
	<i>Customer Order Number</i>	<i>Customer OrderDate</i>
<i>Deliver-To:</i>	tw Tract I	07/30/2013
City of Belton 520 Main St Belton, MO 64012	<i>Sales Price</i>	<i>Buyer</i>
	City of Belton	
	<i>Seller</i>	
<i>Property Address</i>	<i>Loan Amount</i>	<i>Lender</i>
Markey Road, Belton, Missouri		
<i>Property Type</i>	<i>Property County</i>	<i>Sales Rep</i>
Search ONLY	Cass	John Bastion

Charge applies regardless of cancellation

<i>Description</i>	<i>Amount</i>
--------------------	---------------

1100 - Title Charges

Search Fee	\$150.00

Total 1100 - Title Charges	\$150.00

Subtotal	\$150.00
Sales Tax	
Total	\$150.00
	=====

Brief Legal: Lot C, EXECUTIVE BUSINESS PARK

Agents National Title Insurance Company**SCHEDULE A**

Order Number: 201386977
Customer Order No. Tract II

Revision:
Commitment Number:

Inquiries Should Be Directed To:**Coffelt Land Title, Inc.**

401 S. Lexington

Harrisonville, Missouri 64701

Phone: (816) 380-3445 **Fax:** (816) 380-3892

1. Effective Date: July 18, 2013 at 8:00 a.m.
2. Policy or Policies to be issued:

a. <input type="checkbox"/> Owner's Policy Alta Owners Policy 2006	Amount \$ - 0 -
Proposed Insured: NONE	Premium:
b. <input type="checkbox"/> Loan Policy Alta Loan Policy 2006	\$ - 0 -
Proposed Insured: NONE	Premium:
3. The estate or interest in the land described or referred to in this commitment is Fee Simple
4. Title to the fee simple estate or interest in the land is at the Effective Date vested in:
City of Belton
5. The land referred to in this Commitment is described as follows:

SEE ATTACHED EXHIBIT A

Agents National Title Insurance Company**SCHEDULE A**

Order Number: 201386977
 Customer Order No. Tract II

Revision:
 Commitment Number:

EXHIBIT A

PARCEL B: THAT PORTION OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 10, 46N, R33W LYING WITHIN TRACT 3 OF DEED FROM THE UNITED STATES OF AMERICA TO THE CITY OF BELTON, RECORDED OCTOBER 18, 1984 IN BOOK 879, PAGE 161, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE N85°20'07"W ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 349.14 FEET (350.18' DEED) TO THE EAST BOUNDARY OF SAID TRACT 3, THENCE S02°52'16"W ALONG SAID EAST BOUNDARY, A DISTANCE OF 76.04 FEET TO THE TRUE POINT OF BEGINNING: THENCE CONTINUING S02°52'16"W ALONG SAID EAST BOUNDARY, A DISTANCE OF 2,656.76 FEET (2,656.73' DEED) TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE S02°51'50"W ALONG SAID EAST BOUNDARY, A DISTANCE OF 30.50 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 3; THENCE N84°38'07"W ALONG THE SOUTH BOUNDARY OF SAID TRACT 3, A DISTANCE OF 961.56 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID TRACT 3; THENCE N02°52'16"E, ALONG SAID BOUNDARY, A DISTANCE OF 30.50 FEET TO SAID SOUTH LINE OF THE NORTHEAST QUARTER; THENCE N02°52'16"E ALONG SAID BOUNDARY, A DISTANCE OF 800.00 FEET:THENCE N841.38107"W ALONG SAID BOUNDARY, A DISTANCE OF 800.00 FEET; THENCE S02°52'07"W ALONG SAID BOUNDARY, A DISTANCE OF 800.00 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST QUARTER, ALSO BEING SAID SOUTHERLY BOUNDARY OF TRACT 3; THENCE N84°38'07"W ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER AND ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 461.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,382.39 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY BOUNDARY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°50'56", A DISTANCE OF 696.04 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,460.00 FEET, A RADIAL BEARING TO SAID POINT BEARS S53°01'24"E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°13'40", A DISTANCE OF 591.88 FEET; THENCE N13°44'56"E, A DISTANCE OF 703.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,340.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°36'52', A DISTANCE OF 1,745.05 FEET:THENCE S02°51'28"W, A DISTANCE OF 869.16 FEET; THENCE S87°08'32"E, A DISTANCE OF 300.00 FEET:THENCE N02°51'28"E, A DISTANCE OF 867.80 FEET; THENCE S85°20'07"E, PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 1,011.76 FEET TO THE TRUE POINT OF BEGINNING, AS SHOWN AS PARCEL B ON LOTSPLIT OF MARKEY ROAD EXECUTIVE BUSINESS PARK NORTH FILED AUGUST 19, 2004 IN PLAT BOOK 18 AT PAGE 84.
 EXCEPT THE MINERAL RIGHTS RESERVED BY THE UNITED STATES OF AMERICA IN BOOK 879 AT PAGE 161.

Agents National Title Insurance Company**SCHEDULE B
PART I & II**Order Number: **201386977**

Commitment Number:

1. Requirements:

Instruments in insurable form which must be executed, delivered, and duly filed for record:

2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

3. Standard Exceptions:

- a. Rights or Claims of parties in possession not shown by the public records.
- b. Encroachments, overlaps, boundary line disputes, shortages in area or other matters which would be disclosed by an accurate survey or inspection of the premises.
- c. Easements, or claims of easements, not shown by public records.
- d. Any liens, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records.
- e. Taxes or special assessments which are not shown as existing liens by the public records.

4. Special Exceptions:

- a. Tax I.D. No.: 1242101
2012 St./Co. Real Estate Tax: Tax Exempt

Tax I.D. No.: 1242100
2012 St./Co. Real Estate Tax: Tax Exempt
- b. Taxes for 2013 and subsequent years.
- c. This report is not a guarantee or warranty of title, nor is this a commitment to provide, nor does it provide title insurance. Coffelt Land Title, Inc. disclaims any and all marketability of the title to the real property described herein. Liability hereunder is expressly limited to the consideration paid heretofore.
- d. Public Utility, Sanitary Sewer and Right of Way Easements granted by the recorded lotsplit over a portion of the premises described herein.
- e. Right of Way Easements as set forth in instrument filed in Book 308 at Page 114 and 115, over a portion of the premises described herein.
- f. Pipe Line Easement granted to Missouri/Kansas Pipe Line Company as set forth in instrument filed August 17, 1928, in Book 284 at Page 15 and assigned to Panhandle Eastern Pipe Line Company in Book 290 at Page 171, over a portion of the premises described herein.

Agents National Title Insurance Company**SCHEDULE B
PART I & II**Order Number: **201386977**

Commitment Number:

- g. Gas Easements as set for in instrument recorded in Book 420 at Page 590 and Book 442 at Page 358, over a portion of the premises described herein.
- h. Easement granted to Kansas City Power and Light Company as set forth in instrument filed June 30, 1930 in Book 288 at Page 273, over a portion of the premises described herein.
- i. Easement granted to Aquila, Inc. formerly Utilicorp United, Inc. as set forth in instrument filed September 19, 2003, under Document No. 277156 in Book 2347 at Page 191, over a portion of the premises described herein.
- j. The premises described herein may lie within the boundaries of Mount Pleasant Fire Protection District as shown by instrument recorded November 24, 1992 in Book 1264 at Page 63 and amended by instrument recorded March 3, 1993 in Book 1282 at Page 14 and may be subject to assessment by reason thereof.
- k. Subject to the reservations and restrictions shown in document recorded December 10, 1982 in Book 879 at Page 161. Paragraph No. 16 is hereby removed from said restrictions by the instrument filed in Book 1509 at Page 150.

Reservation of Mineral Rights by the United States of America by the above instrument.

Reservation of Public Ingress and Egress by the above instrument.

- l. Subject to the reservations and restrictions shown in document recorded January 31, 2003 in Book 2226 at Page 131.
- m. Pending Suit filed February 7, 2013 as Case No. 13CA-CV00467 in the District Court of Cass County, Missouri, styled Walter Plumb, Plaintiff vs. City of Belton, MO, Defendant.
- n. Pending Suit filed July 19, 2013 as Case No. 13CA-CV02398 in the District Court of Cass County, Missouri, styled Erin Kauser, Plaintiff vs. City of Belton, et al, Defendant.
- o. Pending Suit filed March 18, 2013 as Case No. 13CA-CV00917 in the District Court of Cass County, Missouri, styled US Bank, NA, Plaintiff vs. City of Belton, et al, Defendant.
- p. Pending Suit filed September 12, 2012 as Case No. 12CA-CV03112 in the District Court of Cass County, Missouri, styled Total Sodding & Seeding, Inc., Plaintiff vs. City of Belton, et al, Defendant.

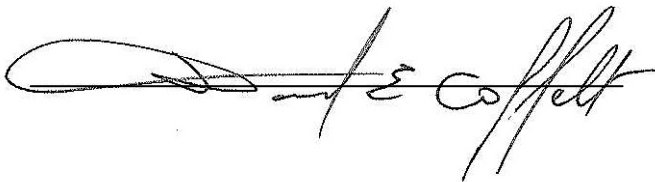
For Your Information: Quit Claim Deed executed by United States of America to The City of Belton, a municipal corporation, filed October 18, 1984 as Document No. 8426 in Book 879 at Page 161, and no other conveyances have been filed of record since this deed other than those contained within the form of this Commitment.

**COMMITMENT FOR TITLE INSURANCE
PROVIDED TO YOU AS A
VALUED CUSTOMER OF**

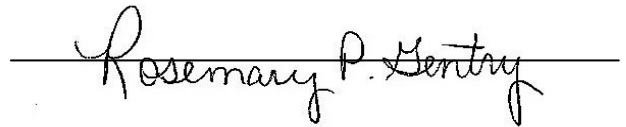
COFFELT LAND TITLE, INC.

**WITH OFFICES IN
MISSOURI & KANSAS**

At **COFFELT LAND TITLE, INC.** every commitment issued has gone through stringent research procedures to assure the highest quality product available. Exceptional standards of service ensure that each title commitment is provided within prompt time guidelines and submitted in a format requested by the valued customer. **COFFELT LAND TITLE, INC.** has carefully selected high quality underwriters who are willing and able to meet the standards set by **COFFELT LAND TITLE, INC.** We are pleased to tell you that your transaction will be researched, prepared and closed by the quality staff at **COFFELT LAND TITLE, INC.** For this transaction, the underwriter we have selected is **Agents National Title Insurance Company**.

A handwritten signature in black ink, appearing to read "David E. Coffelt", written over a horizontal line.

David E. Coffelt, Chairman of the Board

A handwritten signature in black ink, appearing to read "Rosemary P. Gentry", written over a horizontal line.

Rosemary P. Gentry, Production Manager

ALTA Commitment Form

COMMITMENT FOR TITLE INSURANCE

Issued by

Agents National Title Insurance Company

Agents National Title Insurance Company, a Missouri Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, **Agents National Title Insurance Company** has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.



Authorized Countersignature

Coffelt Land Title, Inc.

Company

Harrisonville, Missouri

City, State

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at < <http://www.alta.org/>>.*

Coffelt Land Title, Inc.

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Coffelt Land Title, Inc..**

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Coffelt Land Title, Inc.

401 S. Lexington

P.O. Box 208

Harrisonville, MO 64701

INVOICE

<i>Customer:</i>		<i>Invoice Number</i>		<i>Date</i>
City of Belton 520 Main St Belton, MO 64012		62648		07/30/2013
		<i>File Number</i>		<i>Branch</i>
		201386977		Production Office
		<i>Customer Order Number</i>		<i>Customer OrderDate</i>
<i>Deliver-To:</i>		tw Tract II		07/30/2013
City of Belton 520 Main St Belton, MO 64012		<i>Sales Price</i> <i>Buyer</i>		
		City of Belton		
		<i>Seller</i>		
<i>Property Address</i>		<i>Loan Amount</i>	<i>Lender</i>	
615 W. Markey Road, Belton, Missouri				
<i>Property Type</i>	<i>Property County</i>	<i>Sales Rep</i>		<i>Terms</i>
Search ONLY	Cass	John Bastion		

Charge applies regardless of cancellation

<i>Description</i>	<i>Amount</i>
--------------------	---------------

1100 - Title Charges

Search Fee	\$150.00

Total 1100 - Title Charges	\$150.00

Subtotal	\$150.00
Sales Tax	
Total	\$150.00
	=====

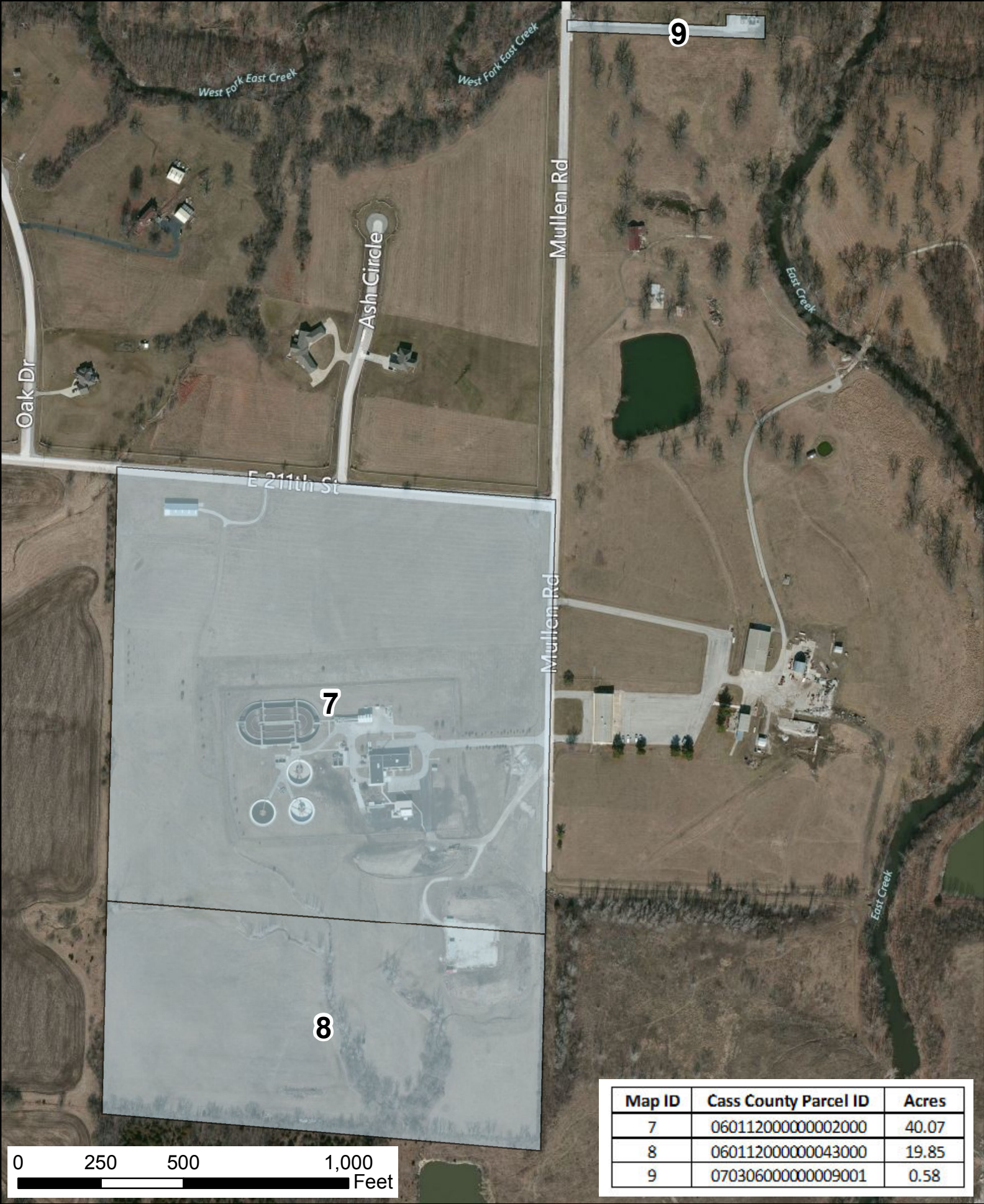
Brief Legal: CIMARRON TRAILS



City-Owned Property (Large Areas)



Map ID	Cass County Parcel ID	Acres
1	050210000000020006	41.12
2	050210000000020001	127.22
3	050210000000020000	3.05
4	050210000000019000	11.94
5	05021000000001000	1.72
6	050210000000019001	2.98



Map ID	Cass County Parcel ID	Acres
7	060112000000002000	40.07
8	060112000000043000	19.85
9	070306000000009001	0.58

GENERAL DESCRIPTION: THIS PORTION OF SECTIONS 3 AND 10, T4S R.13S E 17RD WITHIN TRACT 3 AND EXCEPTED PARCELS "B" AND "C" OF DEED FROM THE UNITED STATES OF AMERICA TO THE CITY OF BELTON, ACCORDING TO DEED 16, 1904 IN BOOK 69, PAGE 141, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI. (SEE CERTIFICATE OF SURVEY BY BOCHER, HILLIS & MAGDOFF, DATED 1-28-1904, ON FILE IN THE OFFICE OF THE CITY ENGINEER.)

[illegible][illegible]

REGARDING THE UNDERGOING PROPRIETORS OF THE REAL ESTATE DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS LOT SPLIT.

[illegible]

STREETS & STREETS SHOWN ON THIS LOTSPLIT AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY, ARE HEREBY SO DEDICATED.

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

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNERS HAVE SIGNED THEIR NAMES ON THIS 24 DAY OF October, 2004.

CITY OF BELTON, A MUNICIPAL CORPORATION

STATE OF Del.
COUNTY OF Del. ss

10. HE IS REMEMBERED THAT ON THIS 20 DAY OF May, 1984, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME PERSONS OF WHOM I KNOW TO BE A PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED

THE FOREHAND SIGNATURE OF WIGGINS AND ONLY AUTHORIZED THE EXECUTION OF SAME. IN TESTIFYING HERETO, I HAVE HERETO SET MY HAND AND AFFIRMED IN DEATH, SHALL WE SEE AND YEAR ABOVE WRITTEN.

BY CANNONBERRY FURNISHING 5-30-66 JAYNE JACKSON 3-13-66

CITY PLANNING COMMISSION

THIS LOT SPLIT OF HUNTER ROAD EXISTING BETWEEN THIS LOT AND THE ROAD HAS BEEN SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION THIS 13 DAY OF May 2004.

Perkins, George
 CHAIRMAN OF THE BOARD

W. H. ...
 CHAIRMAN OF THE BOARD

BOARD OF ALDERMEN

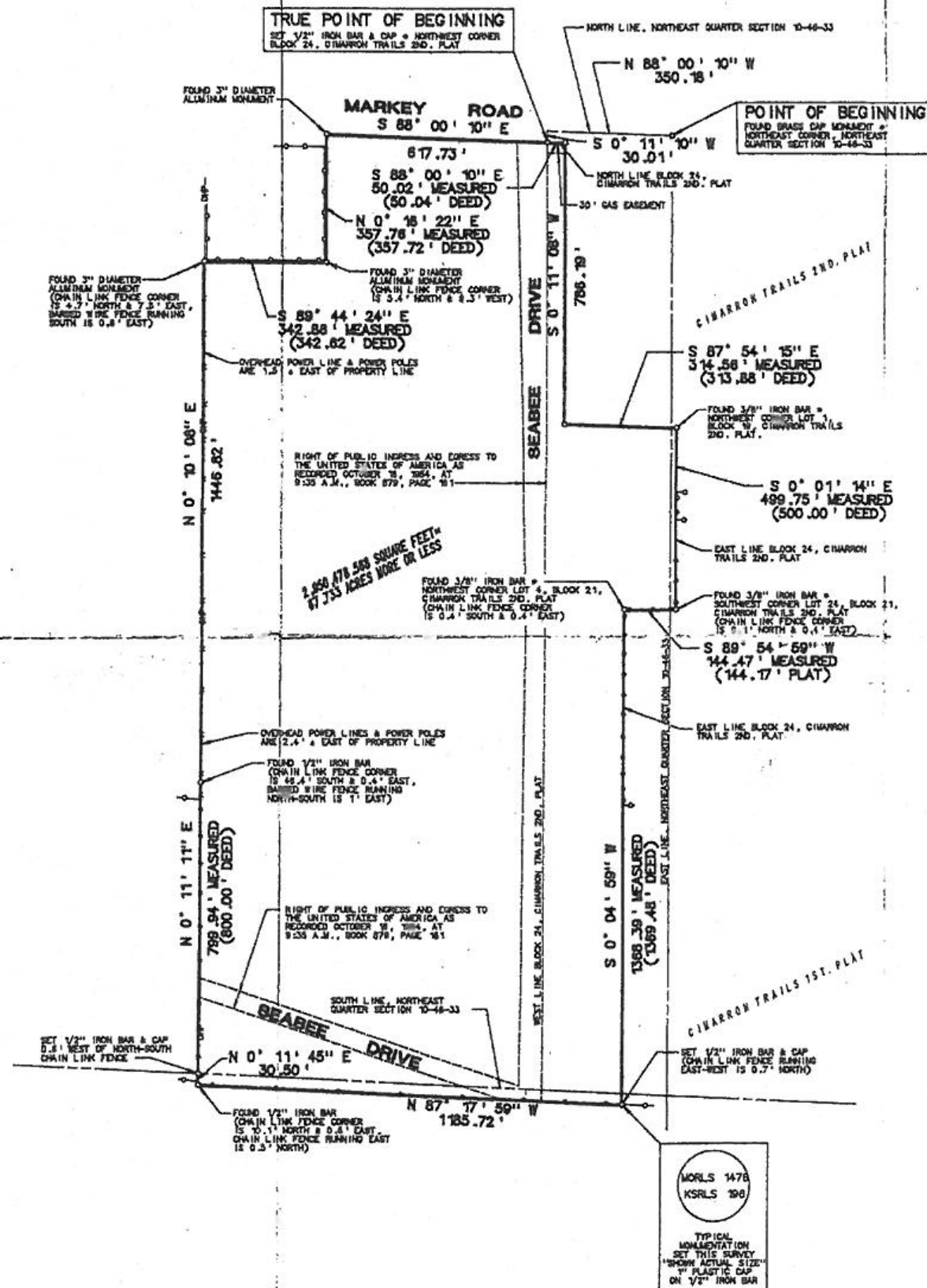
THIS IS TO CERTIFY THAT THE WITHIN LIST SPILT WAS ONLY SUBMITTED TO AND APPROVED BY THE BOARD OF ALGERIAN
OF BELTON, MISSOURI, BY SPONSORING NO. 22-1-122 ONLY AUTHORIZED AS PASSED THIS 1/1/12
BY 1/1/12 2004.

John J. [Signature]
CITY CLERK, PORTLAND

7450 West 130th Street, Suite 40
Overland Park, Kansas 66213
(913) 461-0333

01234567891011121314151617181920212223242526272829303132333435363738394041424344454647484950515253545556575859606162636465666768697071727374757677787980818283848586878889909192939495969798991001011021031041051061071081091101111121131141151161171181191201211221231241251261271281291301311321331341351361371381391401411421431441451461471481491501511521531541551561571581591601611621631641651661671681691701711721731741751761771781791801811821831841851861871881891901911921931941951961971981992002012022032042052062072082092102112122132142152162172182192202212222232242252262272282292302312322332342352362372382392402412422432442452462472482492502512522532542552562572582592602612622632642652662672682692702712722732742752762772782792802812822832842852862872882892902912922932942952962972982993003013023033043053063073083093103113123133143153163173183193203213223233243253263273283293303313323333343353363373383393403413423433443453463473483493503513523533543553563573583593603613623633643653663673683693703713723733743753763773783793803813823833843853863873883893903913923933943953963973983994004014024034044054064074084094104114124134144154164174184194204214224234244254264274284294304314324334344354364374384394404414424434444454464474484494504514524534544554564574584594604614624634644654664674684694704714724734744754764774784794804814824834844854864874884894904914924934944954964974984995005015025035045055065075085095105115125135145155165175185195205215225235245255265275285295305315325335345355365375385395405415425435445455465475485495505515525535545555565575585595605615625635645655665675685695705715725735745755765775785795805815825835845855865875885895905915925935945955965975985996006016026036046056066076086096106116126136146156166176186196206216226236246256266276286296306316326336346356366376386396406416426436446456466476486496506516526536546556566576586596606616626636646656666676686696706716726736746756766776786796806816826836846856866876886896906916926936946956966976986997007017027037047057067077087097107117127137147157167177187197207217227237247257267277287297307317327337347357367377387397407417427437447457467477487497507517527537547557567577587597607617627637647657667677687697707717727737747757767777787797807817827837847857867877887897907917927937947957967977987998008018028038048058068078088098108118128138148158168178188198208218228238248258268278288298308318328338348358368378388398408418428438448458468478488498508518528538548558568578588598608618628638648658668678688698708718728738748758768778788798808818828838848858868878888898908918928938948958968978988999009019029039049059069079089099109119129139149159169179189199209219229239249259269279289299309319329339349359369379389399409419429439449459469479489499509519529539549559569579589599609619629639649659669679689699709719729739749759769779789799809819829839849859869879889899909919929939949959969979989991000100110021003100410051006100710081009101010111012101310141015101610171018101910201021102210231024102510261027102810291030103110321033103410351036103710381039104010411042104310441045104610471048104910501051105210531054105510561057105810591060106110621063106410651066106710681069107010711072107310741075107610771078107910801081108210831084108510861087108810891090109110921093109410951096109710981099110011011102110311041105110611071108110911101111111211131114111511161117111811191120112111221123112411251126112711281129113011311132113311341135113611371138113911401141114211431144114511461147114811491150115111521153115411551156115711581159116011611162116311641165116611671168116911701171117211731174117511761177117811791180118111821183118411851186118711881189119011911192119311941195119611971198119912001201120212031204120512061207120812091210121112121213121412151216121712181219122012211222122312241225122612271228122912301231123212331234123512361237123812391240124112421243124412451246124712481249125012511252125312541255125612571258125912601261126212631264126512661267126812691270127112721273127412751276127712781279128012811282128312841285128612871288128912901291129212931294129512961297129812991300

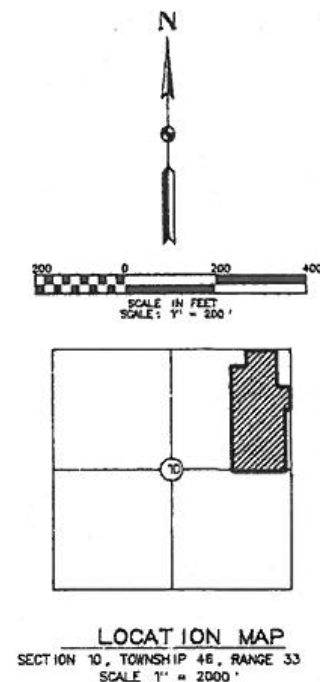




BEARINGS ARE BASED UPON A PREVIOUS SURVEY COMPLETED BY THE UNDERSIGNED SURVEYOR AND ISSUED TO THE GENERAL SERVICES ADMINISTRATION, DATED JANUARY 26, 1995.

THIS IS AN URBAN SURVEY.

NOTE: NO EASEMENTS OR ENCUMBRANCES HAVE BEEN SHOWN AS THIS SURVEY WAS ISSUED PRIOR TO RECEIPT OF A CURRENT TITLE REPORT. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT OF SURVEY, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; DEEDS OF ADJOINING LAND OWNERS; FLOOD ZONES; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.



PLAT OF SURVEY

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 46, RANGE 33, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 88° 00' 10" W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, 350.18 FEET TO A POINT 350.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 AS MEASURED PERPENDICULAR THERETO; THENCE S 0° 11' 10" W, 30.01 FEET TO THE NORTHWEST CORNER OF BLOCK 24, CUMMARTON TRAILS 2ND. PLAT; SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE S 88° 00' 10" E ALONG THE NORTH LINE OF BLOCK 24, SAID CUMMARTON TRAILS 2ND. PLAT, 50.02 FEET (50.04 FEET DEED); THENCE S 0° 11' 10" W, 30.01 FEET TO THE NORTHWEST CORNER OF BLOCK 21, SAID CUMMARTON TRAILS 2ND. PLAT; THENCE S 0° 01' 14" E ALONG THE EAST LINE OF BLOCK 24, SAID CUMMARTON TRAILS 2ND. PLAT, 499.75 FEET (500.00 FEET DEED) TO THE SOUTHWEST CORNER OF LOT 24, BLOCK 21, SAID CUMMARTON TRAILS 2ND. PLAT; THENCE S 89° 54' 59" W ALONG THE NORTH LINE OF LOT 24, BLOCK 21, SAID CUMMARTON TRAILS 2ND. PLAT, 144.47 FEET (144.17 FEET DEED) TO THE NORTHWEST CORNER OF SAID LOT 24; THENCE S 0° 04' 59" W ALONG THE EAST LINE OF BLOCK 24, SAID CUMMARTON TRAILS 2ND. PLAT AND THE WEST LINE OF BLOCK 8, SAID CUMMARTON TRAILS 2ND. PLAT, 1368.38 FEET (1369.48 FEET DEED), TO A POINT ON THE NORTH LINE OF VALLEY HIGH, A SUBDIVISION OF RECORD IN THE CITY OF BELTON, CASS COUNTY, MISSOURI; THENCE N 67° 17' 59" W ALONG THE NORTH LINE OF SAID VALLEY HIGH, 1785.72 FEET; THENCE N 0° 11' 43" E, 30.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 0° 11' 11" E, 798.94 FEET (800.00 FEET DEED); THENCE N 0° 10' 06" E, 1448.62 FEET; THENCE S 89° 54' 59" W, 342.88 FEET (342.82 FEET DEED); THENCE N 0° 18' 22" E, 357.72 FEET (357.72 FEET DEED); THENCE S 88° 00' 10" E, 67.73 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 2,950,478.568 SQUARE FEET OR 67.733 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S STATEMENT

THIS PLAT OF SURVEY WAS PREPARED FOR THE INDIVIDUAL(S) NAMED IN THE INFORMATION BLOCK BELOW AND IS EXPRESSLY FOR THAT INDIVIDUAL(S) USE AND SAID PLAT OF SURVEY SHALL NOT BE TRANSFERRED TO NOR IS IT INTENDED FOR ANY OTHER PARTIES USE. THE UNDERSIGNED REGISTERED LAND SURVEYOR'S LIABILITY EXTENDS ONLY TO THE INDIVIDUAL(S) FOR WHOM THIS PLAT OF SURVEY WAS PREPARED AND HEREBY STATES HE HAS COMPLETED A SURVEY OF THE ABOVE DESCRIBED PREMISES AND ALL MEASUREMENTS SHOWN, ANGULAR AND LINEAR, WERE MEASURED IN THE FIELD AND MONUMENTS WERE SET OR FOUND AS SHOWN. THIS PLAT OF SURVEY HAS BEEN PREPARED FROM INFORMATION COMPILED IN THE FIELD AND OFFICE IN COMPLIANCE WITH THE CURRENT MISSOURI SURVEY STANDARDS AS ADOPTED BY THE MISSOURI BOARD FOR LAND SURVEYING, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, DATED DECEMBER 30, 1994.

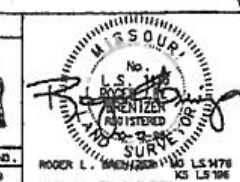
LEGEND			
	TREE		MANHOLE
	CLOTHES LINE		AIR CONDITIONER
	CLEANOUT		HAND HOLE
	WELL		ELECTRICAL BOX OR METER
	STREET LIGHT		SPRINKLER HEAD
	YARD LIGHT		PARKING METER
	CATSY PEDESTAL		SATELLITE DISH
	POWER PEDESTAL		MAIL BOX
	TELEPHONE PEDESTAL		TRAFFIC SIGNAL POLE
	TRANSFORMER		TRAFFIC SIGNAL ON WEST ARM
	POWER POLE		TRAFFIC CONTROLLER
	POWER POLE W/ TELEPHONE		TRAFFIC SIGN ON SIGN
	TELEPHONE POLE		TRAFFIC SIGN
	TELEPHONE POLE W/ POWER		HANDICAP PARKING SPACE
	FLAG POLE		DOWN OUT
	WOOD FENCE		SPOT ELEVATION
	CHAIN LINK FENCE		BURIED POWER
	BURIED WIRE FENCE		SANITARY SEWER
	CONCRETE SIDEWALK		STORM SEWER
	OVERHEAD POWER		BURIED CABLE T.V.
	OVERHEAD TELEPHONE		BURIED TELEPHONE & BURIED CABLE T.V. IN SAME TRENCH
	OVERHEAD CABLE T.V.		BUILDING
	BURIED TELEPHONE		CONTOUR LINE
	GAS LINE		
	WATER MAIN		

FOR: BELTON COMMUNITY PROJECTS, INC.

ROGER L. BRENNER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
1211 SOUTH ELEVATION AVENUE
BELTON, MISSOURI 64012
PHONE / FAX (816) 337-0451

CASS COUNTY COURTHOUSE
100 EAST BELL
WARREN, MISSOURI 64091
PHONE (816) 360-3300

SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DRAWING NO.	DATE	JOB NO.
10	46	33	CASS	MO	16079P.DWG	10-12-95	06079



EASEMENT CONVEYANCE.

This contract, made on this 2 day of May 1930, by and between Louis H. Knoche, Anna M. Knoche of the county of Cass and state of Missouri party of the first part, and the Kansas City Power & Light Company, a corporation of the State of party of the second part.

Witnesseth: The party of the first part in consideration of the advantages to accrue in the construction of a lighting, heating and power system, and the sum of One dollars to them in hand paid, the receipt of which is hereby acknowledged, does by these presents, give, consent, grant and convey unto the party of the second part, its successors and assigns, the right to enter and erect, construct and maintain poles and wires for the distribution and conveyance of electrical energy and current for lighting, heating and power purposes wherever its lines may be extended and electrical current used, over, along and across the following lands in the county of Cass and state of Missouri, viz:

SW $\frac{1}{4}$ of Sec 3 Twp 46 R 33. The South 5ft lying North of and adjacent to N line Co Road. Also the West 5ft/South 250ft of above described tract. Install guy wires. Poles to be set against fence.

To have and to hold with all appurtenances and necessary incidents to the party of the second part, its successors and assigns, as long as the same may be used for such purposes.

In Testimony whereof we have hereunto set our hands and seals the day and year above written.

Louis H. Knoche
Anna M. Knoche

STATE OF MISSOURI) ss.
COUNTY OF CASS

I, Virgil A. Julian, a Notary Public within and for the county aforesaid, do hereby certify that on this 2 day of May, A.D., 1930, before me personally appeared within the county aforesaid Louis H. Knoche & Anna M. Knoche to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. And I further certify that my notarial commission expires on the 30 day of Aug., A.D., 1932.

12438

In Testimony Whereof, I have hereunto set my hand and notarial seal the day and year above written.

(SEAL)

Virgil A. Julian
Notary Public Jackson County, Missouri

Cass County adjoins Jackson Co.

Filed for record on this 30 day of June 1930 at 1 o'clock and 23 minutes P.M.

BY Hallie J. Bowman DEPUTY A. B. Bowman RECORDER.

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at page 561, and that this certificate is in due form of law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court, at my office in Harrisonville, this 27th day of October, 1930.

(SEAL)

Allen S. Glenn
Judge and Ex-officio Clerk of the Probate Court.

Filed for record on this 28 day of October, 1930 at 3 o'clock and 40 minutes P.M.

BY Hallie V. Bowman DEPUTY A B Bowman RECORDER.

I N D E N T U R E

BETWEEN

MISSOURI-KANSAS PIPE LINE COMPANY

AND

PANHANDLE EASTERN PIPE LINE COMPANY.

DATED OCTOBER 22, 1930.

THIS INDENTURE made this 22nd day of October, 1930, between MISSOURI-KANSAS PIPE LINE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Delaware, and PANHANDLE EASTERN PIPE LINE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Delaware.

WITNESSETH:

THAT said MISSOURI-KANSAS PIPE LINE COMPANY, for a valuable consideration delivered to it by said PANHANDLE EASTERN PIPE LINE COMPANY, the receipt of which is hereby acknowledged, has granted, sold, transferred, assigned and conveyed, and by these presents does grant, sell, transfer, assign and convey unto said PANHANDLE EASTERN PIPE LINE COMPANY, its successors and assigns, all right, title and interest in and to those assets and property, real, personal and mixed, tangible and intangible of the MISSOURI-KANSAS PIPE LINE COMPANY hereinafter referred to:

1. All of the pipe lines shown on the maps attached hereto as Schedule "A" and made a part hereof, together with easements for the construction, maintenance, and replacing of the same and all rights, privileges, contracts, appurtenances, rights of way, compressors, machinery and other property pertaining thereto;

all right, title and interest of MISSOURI-KANSAS PIPE LINE COMPANY, whether described in paragraph 1 hereof or not, in and to all lands, real estate and interests in real property, easements, rights of way, leaseholds, gas purchase contracts, gas sale contracts, natural gas and oil wells, gas and/or oil leases, plants, buildings, improvements, pipes and main, lateral and gathering pipe lines, compressors, meters, distribution systems, machinery, tools, implements, apparatus, supplies, furniture, fixtures, rights, privileges, contracts, shares of stock in subsidiary companies and all other property, real, personal or mixed, and all other assets, tangible or intangible, owned by Missouri-Kansas Pipe Line Company, except the following:

- (a) Cash in hand or in bank and other cash resources;
- (b) Notes and accounts receivable at August 31, 1930;
- (c) Corporate records of Missouri-Kansas Pipe Line Company and subsidiary companies the stock of which is retained by Missouri-Kansas Pipe Line Company as hereinafter provided;
- (d) All shares of stock held by Missouri-Kansas Pipe Line Company in the following subsidiary companies:

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Kentucky Natural Gas Company,
 Indiana-Kentucky Natural Gas Corporation,
 Staves Drilling Company;

which said companies own property situated only in the States of Kentucky and Tennessee and in the Counties of Perry, Spencer, Vanderburg, Warrick, Floyd and Gibson in the State of Indiana and not elsewhere; and also all shares of stock of said Panhandle Eastern Pipe Line Company.

(c) All lands, real estate and interest in real property, easements, rights of way, leaseholds, gas purchase contracts, gas sale contracts, natural gas and oil wells, gas and/or oil leases, plants, buildings, improvements, pipes and pipe lines, compressors, meters, distribution systems, machinery, tools, implements, apparatus, supplies, furniture, fixtures, rights, privileges, contracts and all other property, real, personal or mixed, and all other assets, tangible or intangible, located in the States of Kentucky or Tennessee or the Counties of Perry, Spencer, Vanderburg, Warrick, Floyd and Gibson in Indiana, or appertaining in any way to such properties or the business carried on directly or indirectly by Missouri-Kansas Pipe Line Company in said States of Kentucky or Tennessee or in said Counties in the State of Indiana, or appertaining in any way to the properties or business of the Kentucky Natural Gas Company, Indiana-Kentucky Natural Gas Corporation or Staves Drilling Company.

All of said property so excepted is hereby expressly excluded from this General Deed and Bill of Sale.

TO HAVE AND TO HOLD each and all of said properties, together with all and singular the rights, privileges, appurtenances and hereditaments thereto belonging or in any wise incident or appertaining, unto said PANHANDLE EASTERN PIPE LINE COMPANY and its successors and assigns, forever.

Said MISSOURI-KANSAS PIPE LINE COMPANY hereby covenants and agrees that if called upon by said PANHANDLE EASTERN PIPE LINE COMPANY it will from time to time promptly make, execute and deliver separate appropriate grants, transfers, assignments and/or conveyances as requested of any part of the properties and assets herein granted, transferred, assigned and conveyed, without other or further consideration.

Said PANHANDLE EASTERN PIPE LINE COMPANY, in consideration of such transfer, assignment and conveyance to it made by said MISSOURI-KANSAS PIPE LINE COMPANY, does hereby covenant and agree with said MISSOURI-KANSAS PIPE LINE COMPANY that it will and does hereby assume and agree to perform:

All obligations of Missouri-Kansas Pipe Line Company arising or incurred in connection with acquisition of rights of way, easements, gas sale contracts, materials or equipment to be used in connection with construction, installation, or operation of the pipe line system of the Panhandle Eastern Pipe Line Company or subsidiaries extending from the State of Texas through the States of Texas, Oklahoma, Kansas, Missouri and Illinois to the Illinois-Indiana state-line;

(2) All obligations of Missouri-Kansas Pipe Line Company under contracts relating to the purchase of gas and/or oil acreage the rights under which are transferred to the Panhandle Eastern Pipe Line Company hereunder;

(3) All obligations of Missouri-Kansas Pipe Line Company incurred subsequent to August 31, 1930, for machinery, equipment, materials, supplies or other property or for construction work or otherwise pertaining to properties transferred to Panhandle Eastern Pipe Line Company hereunder or to properties owned by subsidiaries any of the capital stock of which is transferred to Panhandle Eastern Pipe Line Company hereunder; and said PANHANDLE EASTERN PIPE LINE COMPANY further agrees to indemnify and save harmless the MISSOURI-KANSAS PIPE LINE COMPANY of and from all loss, expense or liability under

(4) Any agreements of guarantee given by Missouri-Kansas Pipe Line Company to National

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Supply Company, Du Pont De Nemours Company or others, relative to materials or supplies purchased for use in connection with said pipe line system now under construction by Panhandle Eastern Pipe Line Company, and

(5) Any and all obligations of Missouri-Kansas Pipe Line Company under bonds or other forms of agreement in any way appertaining to the acquisition, construction or operation of said pipe line system of Panhandle Eastern Pipe Line Company.

It is expressly agreed, however, that the foregoing covenants and agreements of Panhandle Eastern Pipe Line Company are not in derogation of the obligation of Missouri-Kansas Pipe Line Company under a certain contract dated September 17, 1930, between it and The National City Company and Columbia Oil & Gasoline Company, as amended, to pay all the debts and obligations of the Panhandle Eastern Pipe Line Company existing on August 31, 1930, and to cancel any debt or obligation to it of the Panhandle Eastern Pipe Line Company existing as of August 31, 1930.

This indenture has been executed to carry out the provisions of said contract and it is therefore also agreed that the foregoing exceptions from the property granted and transferred hereby mentioned under clause (2) above are not in derogation of the right of Panhandle Eastern Pipe Line Company to the income or proceeds of sales arising subsequent to August 31, 1930, from the properties granted and transferred to it under the terms of this indenture or otherwise under the terms of said contract.

This instrument is executed in triplicate, each of which shall be deemed an original.

IN WITNESS WHEREOF said MISSOURI-KANSAS PIPE LINE COMPANY and said PANHANDLE EASTERN PIPE LINE COMPANY have caused their corporate names and seals to be hereunto affixed by their respective duly authorized officers on the day and year first above written.

MISSOURI-KANSAS PIPE LINE COMPANY

(CORPORATE SEAL)

by Frank P. Parish President.

Attest: Walter N. Scholp Secretary.

PANHANDLE EASTERN PIPE LINE COMPANY

(CORPORATE SEAL)

by Frank P. Parish President.

Attest: Ralph G. Crandoll Secretary.

STATE OF NEW YORK) ss:
COUNTY OF NEW YORK)

On the 23rd day of October in the year 1930 before me personally came Frank P. Parish, to me known, who being by me duly sworn did depose and say that he resided in Chicago, Illinois; that he is the President of the Missouri-Kansas Pipe Line Company, the Corporation described in and which executed the above instrument; that he knows the seal of said Corporation; that

affixed to said instrument is such corporate seal; that it was so affixed by order of the Directors of said Corporation; and that he signed his name thereto by like order.

Philip D. Ferrall

Philip D. Ferrall Notary Public, Kings County Clerk's No. 411, Register's No. 1145
Certificates filed in N.Y. Co., Clks. No. 319 Reg. No. 18228 Bronx Co. Clks. No. 23 Reg. No. 11034 Queens Co. Clks. No. 574, Reg. No. 6509 Richmond, Nassau, Suffolk and Westchester Counties.
Commission expires March 30, 1931.

(SEAL)

STATE OF NEW YORK) ss:
COUNTY OF NEW YORK)

Before me, a notary public in and for the County of New York, State of New York, on this day personally appeared Frank P. Parish, known to me to be the person whose name is subscribed to the foregoing instrument, and known to me to be the President of the Missouri-Kansas Pipe Line Company, a corporation, and acknowledged to me that he executed said instrument for the purposes and consideration therein expressed, and as the act of said Corporation.

Given under my hand and seal of office this 23rd day of October, A.D. 1930.

Philip D. Ferrall

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Philip D. Ferrall

Notary Public, Kings County Clerk's No. 411, Register's No. 1145 Certificates filed in N. Y. Co. Clks. No. 319, Reg. No. 1F228 Bronx Co. Clks. No. 23, Reg. No. 3103A Queens Co. Clks. No. 574 Reg. No. 6909 Richmond, Nassau, Suffolk and Westchester Counties.

Commission expires March 30, 1931.

(SEAL)

STATE OF NEW YORK } ss:
COUNTY OF NEW YORK }

Before me, a notary public in and for said County and State, on this 23rd day of October 1930, personally appeared Frank P. Parish, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such Corporation, for the uses and purposes therein set forth.

Philip D. Ferrall

Philip D. Ferrall

Notary Public Kings County _____ 411 Register's No. 1145 Certificates filed in N.Y. Co. Clks. No. 319, Reg. No. 1F228 Bronx Co. Clks. No. 23, Reg. No. 3103A Queens Co. Clks. No. 574, Reg. No. 6909 Richmond, Nassau, Suffolk and Westchester Counties.

Commission expires March 30, 1931.

(SEAL)

STATE OF NEW YORK } ss:
COUNTY OF NEW YORK }

Be it remembered, that on this 23rd day of October, 1930, before me, the undersigned, a notary public within and for the County and State aforesaid, came Frank P. Parish, President of Missouri-Kansas Pipe Line Company, a corporation, duly organized, incorporated and existing under the laws of the State of Delaware, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed, as such officer the within instrument of writing, and such person duly acknowledged the execution of the same to be the act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

Philip D. Ferrall

Philip D. Ferrall

Notary Public, Kings County Clerk's No. 411, Register's No. 1145 Certificates filed in N.Y. Co. Clks. No. 319, Reg. No. 1F228 Bronx Co. Clks. No. 23, Reg. No. 3103A Queens Co. Clks. No. 574
6909 Richmond, Nassau, Suffolk and Westchester Counties.

Comm. expires March 30, 1931.

(SEAL)

STATE OF NEW YORK } ss:
COUNTY OF NEW YORK }

On this 22nd day of October, 1930, before me appeared Frank P. Parish, to me personally known, who, being by me duly sworn, did say that he is the President of Missouri-Kansas Pipe Line Company, a Delaware corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation, and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and said Frank P. Parish acknowledged said instrument to be the free act and deed of said Corporation.

STATE OF NEW YORK } ss:
COUNTY OF NEW YORK }

I, _____, notary public in and for the County and State aforesaid, do hereby certify that Frank P. Parish, President of the above-named Missouri-Kansas Pipe Line Company, personally known to me to be the same person whose name is subscribed to the foregoing

instrument as such President, and to be such President, appeared before me this day in person and acknowledged that he as such signed, sealed and delivered said instrument as the free and voluntary act of said Corporation, and as his own free and voluntary act as such President thereunto duly authorized for the uses and purposes therein set forth.

Given under my hand and official seal this 22nd day of October, A.D. 1930.

STATE OF NEW YORK } ss.:
COUNTY OF NEW YORK }

NO. 48370 SERIES C.

Form 2

I, DANIEL E. FINN, Clerk of the County of New York, and also Clerk of the Supreme Court in and for said county,

DO HEREBY CERTIFY, That said Court is a Court of Record, having by law a seal; that Philip D. Ferrall whose name is subscribed to the annexed certificate or proof of acknowledgment of the annexed instrument was at the time of taking the same a NOTARY PUBLIC acting in and for said county, duly commissioned and sworn, and qualified to act as such; that he has filed in the Clerk's Office of the County of New York a certified copy of his appointment and qualification as Notary Public for the County of Kings with his autograph signature; that as such Notary Public, he was duly authorized by the laws of the State of New York to protest notes; to take and certify depositions; to administer oaths and affirmations; to take affidavits and certify the acknowledgment and proof of deeds and other written instruments for lands, tenements and hereditaments, to be read in evidence or recorded in this state; and further, that I am well acquainted with the handwriting of such Notary Public and verily believe that his signature to such proof or acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court at the City of New York, in the County of New York, this 25 day of Oct. 1930.

(SEAL)

Daniel E. Finn
Clerk.

*For Plat referred to herein as "Schedule A",
see Plat Book 2, Page 5, of records in
office of Recorder of Deeds in and for
Pass County, Missouri*

*H. P. Thomas, Recorder
By Dolphina Tyle, Deputy*

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Philip D. Ferrall

Notary Public, Kings County Clerk's No. 411, Register's No. 1145 Certificates filed in
 N. Y. Co. Clks. No. 319, Reg. No. 18228 Bronx Co. Clks. No. 23, Reg. No. 31034 Queens Co. Clks.
 No. 474 Reg. No. 6509 Richmond, Nassau, Suffolk and Westchester Counties.
 Commission expires March 30, 1931.

(SEAL)

STATE OF NEW YORK } ss:
 COUNTY OF NEW YORK }

Before me, a notary public in
 1930, personally appeared Frank P.
 described the name of the maker there
 lodged to me that he executed the
 free and voluntary act and deed of
 forth.

Notary Public, Kings County
 Clks. No. 319, Reg. No. 18228 Bronx
 Reg. No. 6509 Richmond, Nassau, Suffolk
 Commission expires March 30, 1931.
 (SEAL)

STATE OF NEW YORK } ss:
 COUNTY OF NEW YORK }

Be it remembered, that on this
 notary public within and for the Gov
 of Missouri-Kansas Pipe Line Company
 under the laws of the State of Dela
 and who is personally known to me
 within instrument of writing, and
 to the act and deed of said Corpora

IN WITNESS WHEREOF, I have her
 the day and year last above written

Notary Public, Kings County Clerk's
 Co. Clks. No. 319, Reg. No. 18228 B
 Reg. No. 6509 Richmond, Nassau
 session expires March 30, 1931.

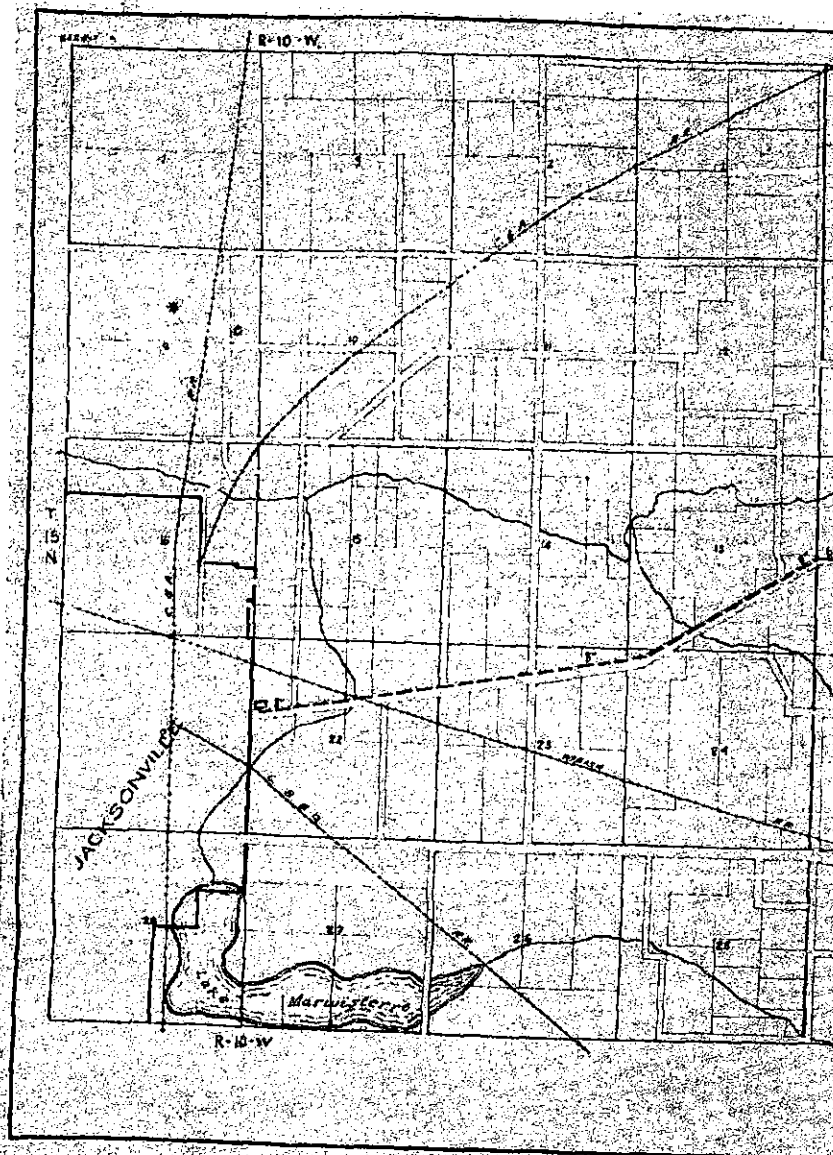
(SEAL)

STATE OF NEW YORK } ss:
 COUNTY OF NEW YORK }

On this 22nd day of October, 1930, before me, a notary public, known, who, being by me duly sworn, did say that he is the President of Missouri-Kansas Pipe
 Line Company, a Delaware corporation, and that the seal affixed to the foregoing instrument
 is the corporate seal of said Corporation, and that said instrument was signed and sealed in
 behalf of said Corporation by authority of its Board of Directors and said Frank P. Parish
 acknowledged said instrument to be the free act and deed of said Corporation.

STATE OF NEW YORK } ss:
 COUNTY OF NEW YORK }

I,, notary public in and for the County and State aforesaid, do hereby
 certify that Frank P. Parish, President of the above-named Missouri-Kansas Pipe Line Company,
 personally known to me to be the same person whose name is subscribed to the foregoing



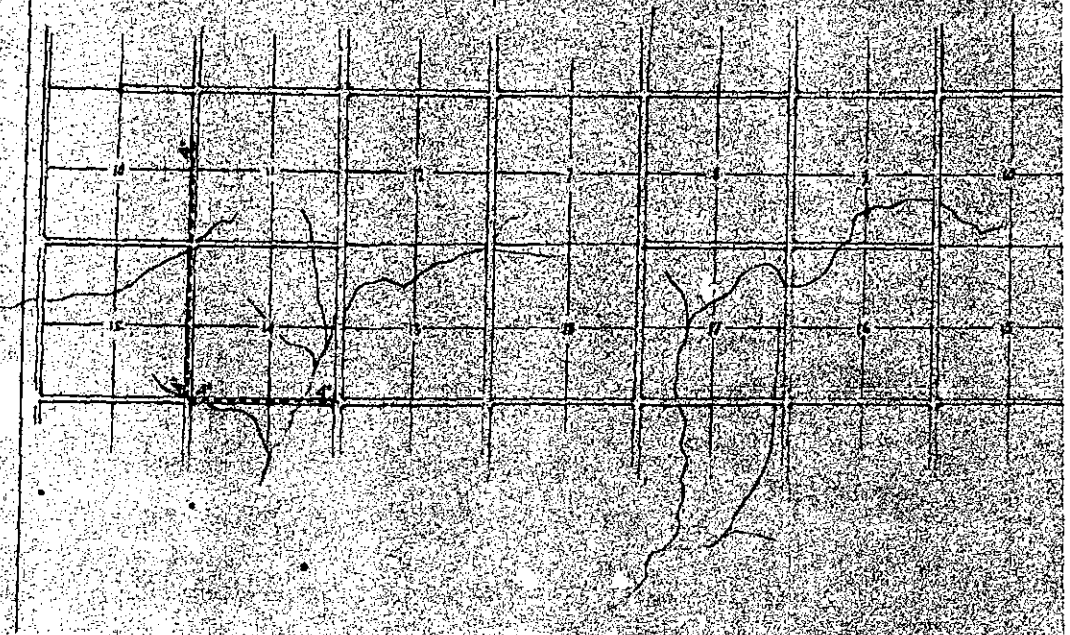
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ANNEX "A"

R-16-E

R-17-E

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Filed for record on this 30 day of October, 1930 at 8 o'clock A.M.

BY Lillian T. Bowman DEPUTY A. E. Bowman RECORDER

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believe that his signature to such proof or acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court at New York, this 25th day of Oct. 1930.

Daniel E. Finn,
Clerk.

CHASE CONTRACTS
KS PIPE LINE COMPANY
CHANDLER, EASTERN KANSAS.

ACRES

3848
3600
1605
2972
23887
23887
30307

3735
3600
1605
2972

TOTAL

51619

Gas Purchase Contracts
Missouri-Kansas Pipe Line Company
Leases Owned by Outside Producers,
Anderson County, Kansas.

DESCRIPTIONS

ACRES

1	SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec 20, Twp 20, Rng 21.	40
in-ack	N $\frac{1}{2}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ Sec 35, Twp 19, Rng 20	120
	N $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec 10, Twp 20, Rng 20	80
Co.	S.W. $\frac{1}{4}$ and S.E. of S.W. $\frac{1}{4}$ ex land E. of Road Sec. 30, Twp. 19, Rng. 20	191
Co.	NE $\frac{1}{4}$ of Sec 2, and S.E. of NE $\frac{1}{4}$ Sec 3, all in Twp 20, Rng 20.	240
	N $\frac{1}{2}$ of NE $\frac{1}{4}$ of Sec 17, Twp 20, Rng 21	80
	S $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec 23, Twp 20, Rng 21	80
	NE $\frac{1}{4}$ of NE $\frac{1}{4}$ Sec 23, Twp 20, Rng 21	40

TOTAL

851

List of Gas Purchase Contracts Held By
MISSOURI-KANSAS PIPE LINE COMPANY
Covering Producing Leases Owned
By SHALE GAS CORPORATION
ANDERSON COUNTY, KANSAS.

Lessor	Description	Acres
Macklin	NE $\frac{1}{4}$ Sec. 16, T. 20, R. 21	160
Dyker	Part of SE $\frac{1}{4}$ Sec. 25; SW $\frac{1}{4}$ of SW $\frac{1}{4}$ Sec. 25, NE $\frac{1}{4}$ of NE $\frac{1}{4}$ Sec. 30, all in T. 19, R. 20.	172
August Backers	N 123A of NE $\frac{1}{4}$ Sec. 2, T. 20, R. 20.	123
Joe Johnson	N $\frac{1}{2}$ of SW $\frac{1}{4}$ Sec. 15, T. 20, R. 21.	80
	TOTAL	535

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