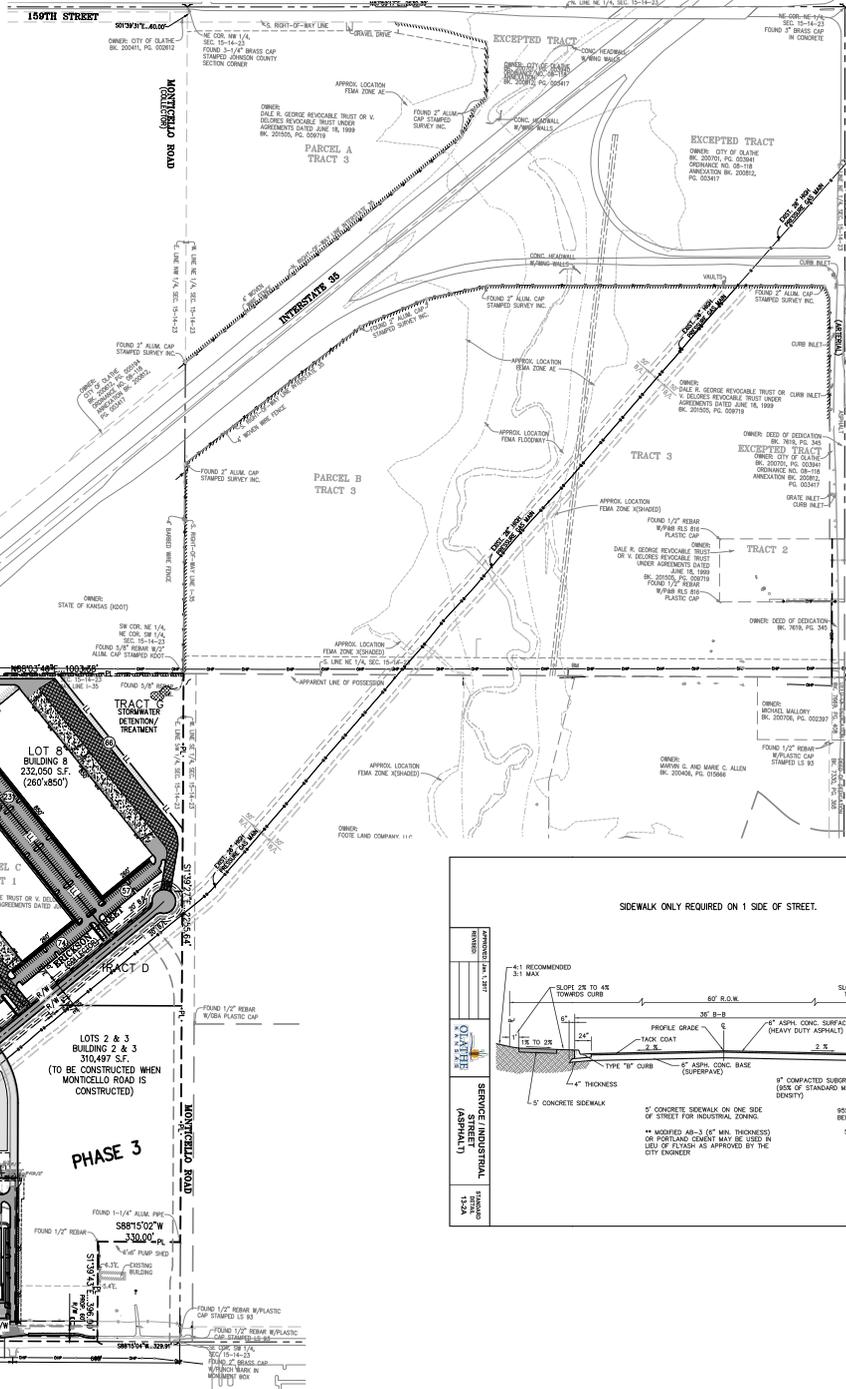


SITE DATA TABLE:

PARCEL	PARCEL AREA (AC)	BLDG.	BLDG. AREA (S.F.)	REQUIRED PARKING (SPACES)	PROVIDED PARKING (AUTO / TRAILER)	FUTURE PARKING (SPACES)	TOTAL POTENTIAL PARKING	PROPOSED OPEN SPACE (%)	ULTIMATE OPEN SPACE (%)
LOT 1	12.30	1	211,920	141	254	44	258	36.8	36.8
LOT 2 & 3	16.37	2 & 3	310,497	207	423		423	14.0	14.0
LOT 4	7.09	4	142,223	95	185	47	232	20.5	20.5
LOT 5	15.75	5	273,000	182	368	112	480	13.0	13.0
LOT 6	23.58	6	546,000	364	280		280	14.3	14.3
LOT 7	12.80	7	273,000	182	373		373	11.3	11.3
LOT 8	12.62	8	232,050	155	288	141	429	19.3	19.3
TRACT A	2.76						100.0	100.0	
TRACT B	4.18						37.0	37.0	
TRACT C	0.39					61	61	59.0	59.0
TRACT D	2.36						100.0	28.5	
TRACT E	2.80						100.0	100.0	
TRACT F	1.77						100.0	100.0	
TRACT G	3.54						100.0	100.0	
167TH R/W	2.28								
ERICKSON STREET R/W	1.86								
TOTAL AREA	122.54		1,988,680	1,326	2,173	405	2,578	28.3	26.9

NOTE: OPEN SPACE CALCULATIONS INCLUDE ALL LOTS AND TRACTS. OPEN SPACE CALCULATIONS EXCLUDE RIGHT OF WAY.



Know what's below.
Call before you dig.

LEGAL DESCRIPTION:

PARCEL A:
ALL THAT PART OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 23 EAST, IN JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, THENCE S 17° 01' 15" E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 220.64 FEET, THENCE S 89° 58' 15" E A DISTANCE OF 56.67 FEET, THENCE S 79° 58' 15" E A DISTANCE OF 56.67 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, THENCE S 17° 01' 15" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 220.64 FEET TO THE POINT OF BEGINNING, BEING A DISTANCE OF 220.64 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, THENCE S 17° 01' 15" E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 220.64 FEET TO A POINT ON THE SOUTHWESTERN RIGHT-OF-WAY LINE OF INTERSTATE 35, AS NOW ESTABLISHED, THENCE ALONG THE SOUTHWESTERN RIGHT-OF-WAY LINE OF SAID INTERSTATE 35, AS NOW ESTABLISHED, THENCE ALONG A DISTANCE OF 403.32 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, THENCE S 89° 58' 15" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, CONTAINING TWELVE ACRES, MORE OR LESS, EXCEPT THAT PART IN STREET AND ROADS.

TOGETHER WITH:
PARCEL B:
ALL THAT PART OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 23 EAST, IN JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, THENCE S 17° 01' 15" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 220.64 FEET TO THE POINT OF BEGINNING, THENCE S 17° 01' 15" E A DISTANCE OF 220.64 FEET, THENCE S 89° 58' 15" E A DISTANCE OF 56.67 FEET, THENCE S 79° 58' 15" E A DISTANCE OF 56.67 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, THENCE S 17° 01' 15" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 220.64 FEET TO THE POINT OF BEGINNING, BEING A DISTANCE OF 220.64 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, THENCE S 17° 01' 15" E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 220.64 FEET TO A POINT ON THE SOUTHWESTERN RIGHT-OF-WAY LINE OF INTERSTATE 35, AS NOW ESTABLISHED, THENCE ALONG THE SOUTHWESTERN RIGHT-OF-WAY LINE OF SAID INTERSTATE 35, AS NOW ESTABLISHED, THENCE ALONG A DISTANCE OF 403.32 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, THENCE S 89° 58' 15" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, CONTAINING TWELVE ACRES, MORE OR LESS, EXCEPT THAT PART IN STREET AND ROADS.

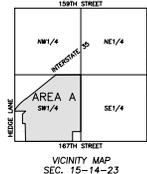
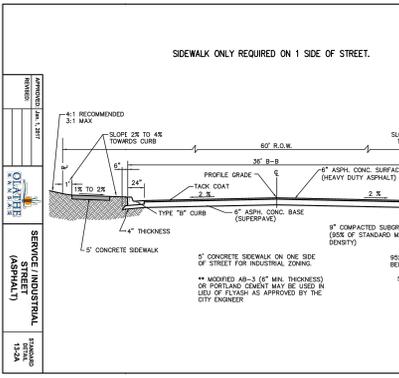
THE TOTAL OF PARCELS A AND B IS APPROXIMATELY 122.5366 ACRES MORE OR LESS, EXCEPT THAT PART IN ROADS. AREA = ±122.5356 ACRES / ±5,837,661 SQ.FT.

FLOOD NOTE:
A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE (SHADED), DEFINED AS AREAS OF 50% ANNUAL CHANCE FLOOD AREAS OF THE ANNUAL CHANCE FLOOD WITHIN THE 1% ANNUAL CHANCE FLOOD, BUT WITH CHANCE AREAS LESS THAN 1 SQUARE MILE, AND AREAS DEFINED BY LEVELS FROM THE 1% ANNUAL CHANCE FLOOD.

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 50% ANNUAL CHANCE FLOOD, AND SHOWN ON THE REMAINDER MAP PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE JOHNSON COUNTY, KANSAS, COMMUNITY NO. 2003A, MAP NO. 200300010C AND SUBORDINATE, DATED AUGUST 1, 2009.

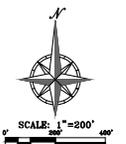
PREPARED & SUBMITTED BY:
PHILIPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: JUDD CLAUSSEN, P.E.

OWNER:
167TH STREET LAND, LLC
801 E. TOUST TERRACE #120
KANSAS CITY, MO 64131
916-251-4600
CONTACT: ROBB HEISE



- LEGEND
- PL PROPERTY LINE
 - LOT LINE
 - R/W RIGHT-OF-WAY
 - BA 2' CURB & GUTTER
 - P/S BUILDING SETBACK LINE
 - P/S PARKING SETBACK LINE
 - L/S LANDSCAPE SETBACK LINE
 - ASPHALT PAVEMENT - CAR PARKING
 - ASPHALT PAVEMENT - CAR DRIVE ISLE
 - ASPHALT PAVEMENT - TRUCK DRIVE ISLE
 - CONCRETE PAVEMENT
 - CONCRETE SIDEWALK

ZONING:
EXISTING: COUNTY AG
PROPOSED: M-2 (EMPLOYMENT AREA)



SITE PLAN - OVERALL
 167TH STREET & LONE ELM INDUSTRIAL DEVELOPMENT
 OLATHE, JOHNSON COUNTY, KANSAS

SHEET
 C1