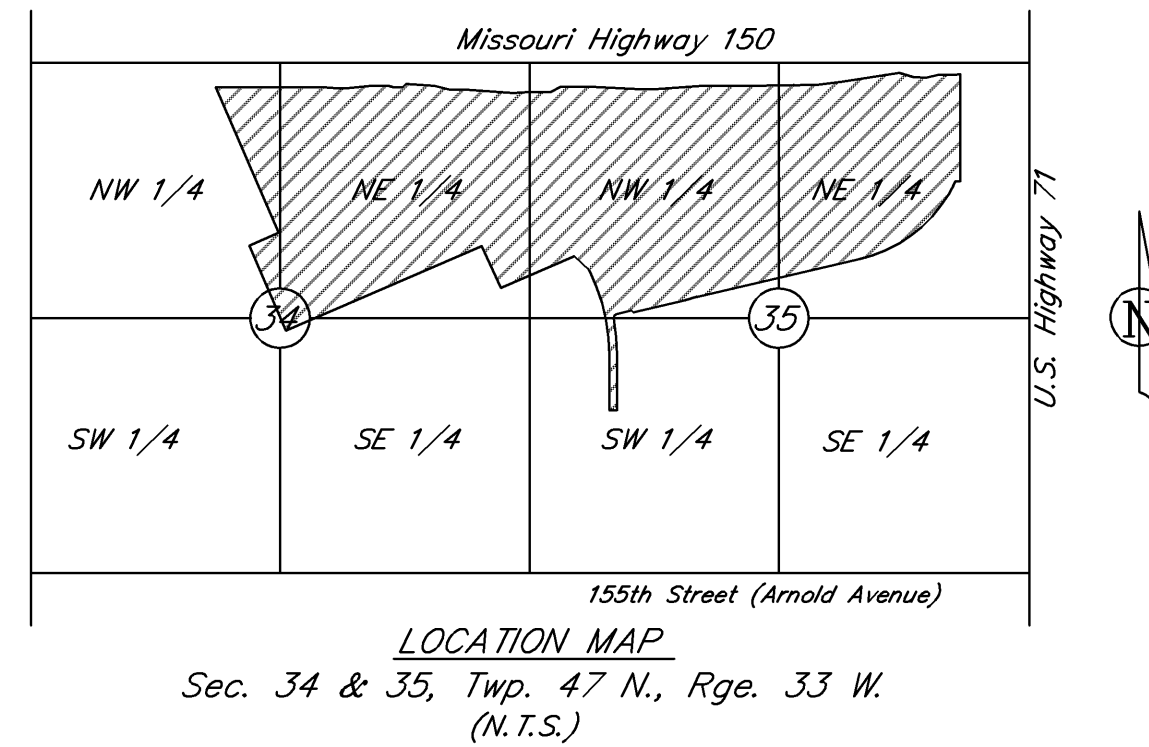


CENTERPOINT-KCS INTERMODAL CENTER BOTTS ROAD PUBLIC IMPROVEMENT PLANS STREET & STORM SEWER PLAN

N. 1/2 of Sec. 34 + 35, Twp. 47, Rge. 33
Kansas City, Jackson County, Missouri



PROPERTY DESCRIPTION BY SURVEYOR AND TITLE COMMITMENT

TRACT 2:

All that part of the Northeast Quarter of Section 34 and the Northeast Quarter and the Northwest Quarter of Section 35, Township 47 North, Range 33 West in Jackson County, Missouri, being described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 35; thence North 86° 18' 57" West along the North line of said Northeast Quarter, 997.82 feet to the extension of the West line of the St. Louis and San Francisco Railroad, as now established; thence South 03° 36' 59" West along said West line, 111.14 feet to the South line of Missouri Highway Route 150, as established by Document Number 1999K 0073310, recorded on the 22 day of December, 1999 and revised by Corrective Deed recorded as Document Number 2007E0082740, on the 22nd day of June, 2007 in the office of the Recorder of Deeds of said Jackson County and the True Point of Beginning of the tract to be herein described:

Thence South 03°36'59" West along the West line of said St. Louis and San Francisco Railroad, 1116.44 feet; thence North 86°23'01" West, 50.00 feet to a point 40.00 feet southeasterly of the centerline of a railroad spur track, as now established; thence Southwesterly along a curve to the left, parallel with and 40.00 feet distant from said centerline, with an initial tangent bearing of South 28°48'06" West, having a radius of 1472.69 feet, a central angle of 22°38'20", an arc distance of 581.89 feet; thence leaving said parallel line South 77°15'13" West, 1240.89 feet; thence South 07°24'21" West, 120.51 feet to a point 40.00 feet southeasterly of said centerline of a railroad spur track; thence South 80°28'52" West along a line parallel with and 40.00 feet distant from said centerline, 1176.87 feet; thence Southwesterly along a curve to the left, parallel with and 40.00 feet distant from said centerline, tangent to the last described course, having a radius of 1392.40 feet, a central angle of 5°28'33", an arc distance of 133.07 feet; thence leaving said parallel line South 80°21'57" West, 547.02 feet to the East line of Tract "A" of a Quitclaim Deed conveyed to the City of Kansas City, Missouri, recorded as Document Number 2005K0019275 in the office of the Recorder of Deeds of said Jackson County; thence North 42°43'09" West (deed - South 42°44'06" East) along said East line of Tract "A", 846.15 feet to the Northeast corner thereof; thence South 70°16'33" West (deed - North 70°16'47" East) along the North line of said Tract "A", 833.23 feet to the East line of an ALTA/ACSM Land Title Survey, dated May 22, 2007 and prepared by TransSystems; thence along said East line the following five courses: course 1, North 22° 41' 49" West, 1033.35 feet; course 2, North 16° 46' 49" West, 175.80 feet; course 3, North 22° 42' 03" West, 800.94 feet; course 4, South 66° 20' 02" West, 18.04 feet; course 5, North 22° 40' 12" West, 317.31 feet to said South line of Missouri Highway Route 150; thence along said South line the following twenty-two courses: course 1, South 86° 24' 47" East, 5.96 feet; course 2, North 48° 35' 13" East, 46.40 feet; course 3, South 83° 14' 00" East, 295.73 feet; course 4, South 71° 50' 20" East, 169.50 feet; course 5, South 86° 24' 47" East, 157.32 feet; course 6, South 82° 35' 56" East, 493.22 feet; course 7, South 89° 50' 48" East, 164.34 feet; course 8, South 86° 24' 47" East, 229.68 feet; course 9, North 64° 50' 50" East, 115.99 feet; course 10, South 86° 24' 47" East, 324.80 feet; course 11, South 83° 21' 37" East, 492.82 feet; course 12, South 86° 24' 47" East, 164.04 feet; course 13, North 89° 23' 34" East, 493.45 feet; course 14, South 86° 24' 47" East, 489.53 feet; course 15, South 87° 17' 27" East, 703.91 feet; course 16, North 86° 42' 41" East, 245.36 feet; course 17, North 84° 39' 29" East, 616.85 feet; course 18, South 68° 18' 20" East, 157.84 feet; course 19, South 86° 17' 19" East, 131.23 feet; course 20, North 82° 07' 35" East, 133.96 feet; course 21, South 86° 17' 19" East, 164.04 feet; course 22, North 85° 39' 50" East a distance of 61.13 feet to the True Point of Beginning. This description is subject to road right of ways, railroad right of ways, easements, covenants and restrictions of record, if any. Described property contains 233.36 acres, more or less.

LENGTH OF PROJECT	
END OF PROJECT	22+52.37
BEGINNING OF PROJECT	44+83.03
PROJECT LENGTH	2,230.66 FT

PROJECT DATA	
DESIGN SPEED	40 MPH
LANE WIDTH	12 FT
ADT (PRESENT)	520
ADT (DESIGN)	17,700
PERCENT TRUCKS	7%
FUNCTIONAL CLASSIFICATION	SECONDARY ARTERIAL

EMERGENCY UTILITY SERVICE NUMBERS

AT&T - 1-800-252-1133
 KCMO - STREET & TRAFFIC DIVISION - DISPATCHER - 816-513-2678
 KCMO - WATER SERVICES DEPARTMENT - Engr. 816-513-0315 or 24hr. 816-513-0209
 KCP&L - N. of 39th, 816-556-3626/SO. of 39th, 816-276-5523
 KINDER MORGAN INTERSTATE GAS - 1-303-914-7848
 AQUILA - 816-781-2690
 TIME-WARNER CABLE - 816-358-5360, EXT. 333 OR 338
 MISSOURI GAS ENERGY - 816-756-5252
 MISSOURI ONE CALL SYSTEM - 1-800-DIG-RITE

INDEX OF SHEETS

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SUMMARY OF QUANTITIES	7
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DRAINAGE PLAN	18
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PAVEMENT MARKING PLAN	21
EROSION CONTROL PLAN	22
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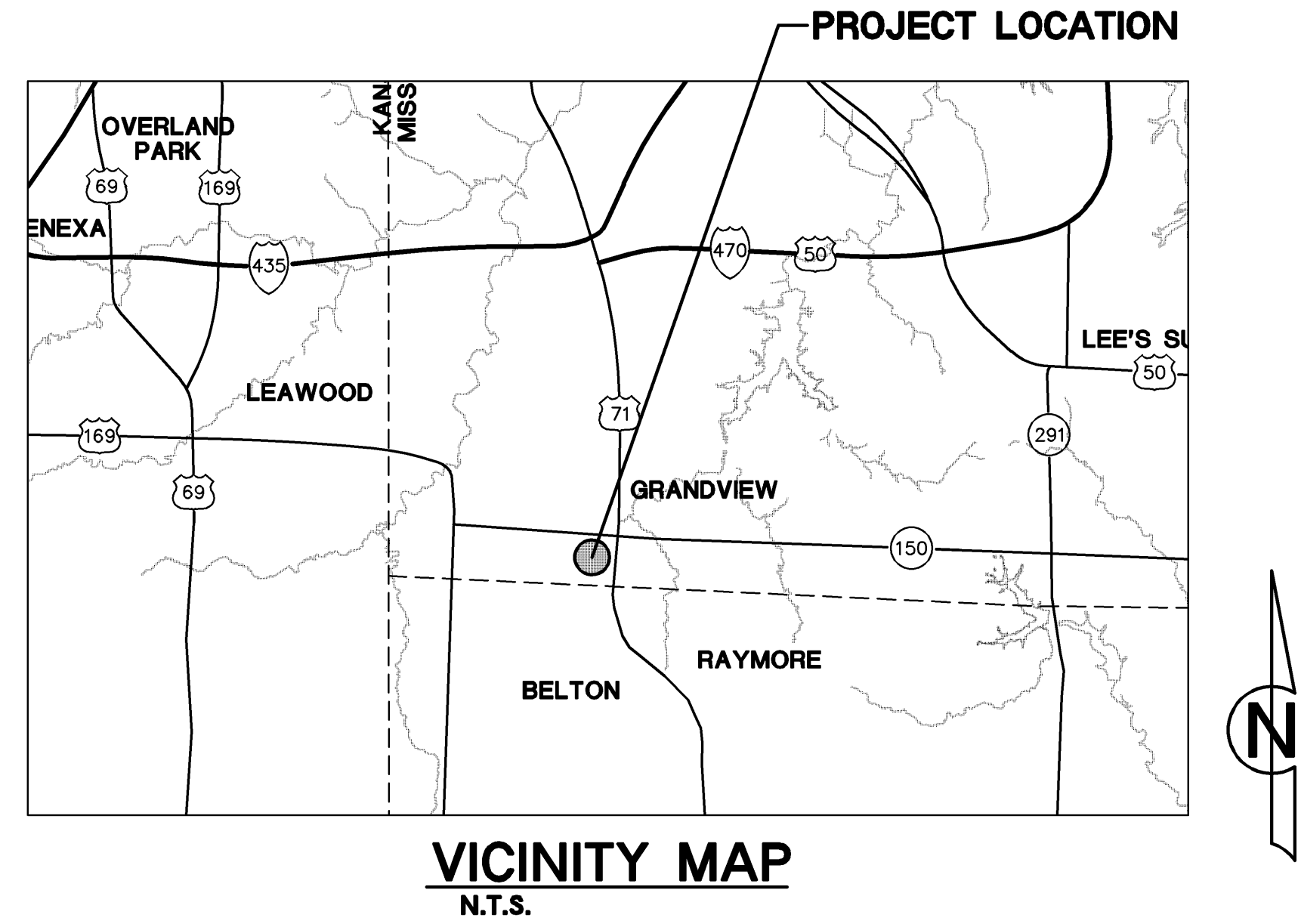
AS BUILT
Date Surveyed: January 29, 2008

I hereby certify that the conditions shown are correct and the sewers are acceptably located within existing easements or right-of-ways.

Robert J. Sunta, P.E.

Construction Permit Numbers
SEC4: 70097223
Drawing File No:
Field Acceptance Date:

MASTER REVISION LIST			
DATE	P.E. SIGNATURE	DESCRIPTION	SHEET(S)
09-07-07	R.J.S.	Prepared for Review.	
01-25-08	R.J.S.	Revised per City comments	All
04-28-08	R.J.S.	Revised PCC limits	
05-20-08	R.J.S.	Revised per City Comments	7, 9, 14, 16, 22
06-25-08	R.J.S.	Revised per City Comments	6, 7, 11, 12, 13, & 21
02-09-09	R.J.S.	AS BUILT	6, 7, 15, 16, & 17



DEVELOPER:
 Jim S. Cross, Vice President Development
 Centerpoint Properties
 Cal East Industrial Investors, LLC.
 1808 Swift Drive, Oak Brook, Illinois, 60523-1501
 P.H. (630) 583-8000
 Fax. (630) 583-8005

I have reviewed these plans and understand what is proposed. The work will be accomplished in SEVEN contracts with a work breakdown as follows:

- 5. Grading
- 6. Curb & Gutter
- 7. Paving
- 8. Sidewalk
- 9. Pavement Markings
- 10. Storm Sewer
- 11. Erosion Control

Any incidental work not specifically permitted (i.e. final cleanup) will be completed by the GRADING contractor.

ACCEPTED:

Jim S. Cross _____ Date _____

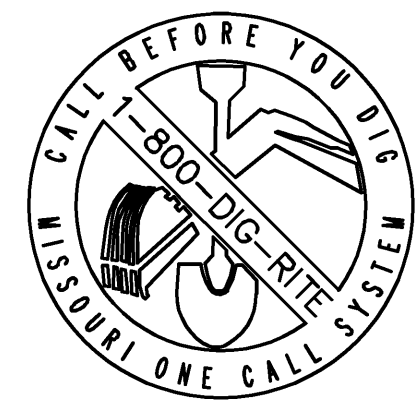
I hereby certify that this project has been designed, and these plans prepared, to meet or exceed the design criteria of Kansas City, Missouri, in current usage, except as indicated below.

Exceptions:

1. Sheet 7: Horizontal curve C is 500' instead of 700'
2. _____
3. _____
4. _____

Lutjen, Inc. has been retained to provide as-built drawings for this project.

Robert J. Sunta, P.E. _____ Date _____



REVIEWED FOR CODE COMPLIANCE
 City Planning and Development
 Development Services
 Land Development Division

Land Disturbance
 Private Grading
 Public Grading
 Street Design
 Sanitary Sewers
 Storm Sewers

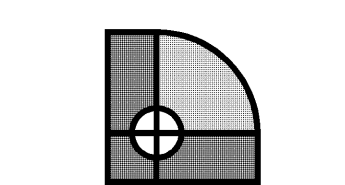
BY: _____
 DATE: _____
 DEPARTMENT OF CITY PLANNING & DEVELOPMENT
 KANSAS CITY, MISSOURI

CONSTRUCTION PERMIT MUST BE SECURED WITHIN ONE YEAR OF REVIEW

Plat No.:
 APN No.: CA060203000000001001 & CA502030000000001000
 Case No.:
 Watershed Name: Little Blue River
 File Number: CR200810791

CENTERPOINT-KCS INTERMODAL CENTER STREET & STORM SEWER PLANS

Reviewed By: S.C.
 Designed By: R.J.S.
 Drafted By: J.W.W.



8550 N. Saint Clair Ave.
 Kansas City, MO 64151
 816.587.4320
 816.587.1393 fax
 www.lutjen.com

surveying
 planning
 engineering
 landscape architecture

Sheet No.:
6

Location: N:\Engineering\Richard Cebaur - 07165 & 07166\Drafting\Botts & Thunderbird Road\ASBUILT\Street & Storm\CSS - 07165.dwg