



ELECTRONICALLY RECORDED
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INSTRUMENT NUMBER:
2017E0105064

**RIGHT OF WAY DEED
(Limited Liability Company)**

ASSURED QUALITY TITLE CO.

AC111321

THIS AGREEMENT, made this 15th day of November, 2017, by and between M-III Longview, LLC, **Grantor**, a Limited Liability Company organized and existing under the laws of the State of Delaware, and the City of Lee's Summit, Missouri, a Municipal Corporation with a mailing address of 220 S.E. Green, Jackson County, Lee's Summit, Missouri 64063, **Grantee**.

WITNESSETH, that the **Grantor**, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to it paid by the **Grantee**, the receipt and sufficiency of which are hereby acknowledged, does by these presents grant, bargain, sell, convey, and confirm unto said **Grantee**, its successors and assigns, a Right of Way easement for all lawful purposes including the construction, improvement, reconstruction and maintenance of a right of way and landscaping and improvements therein for public use as a street, roadway or thoroughfare, including but not limited to, the use and maintenance of conduits, water, gas, sewer pipes, poles, wires, surface drainage facilities, ducts, cables on, over, along, across, and under the lots, tracts, or parcels of land (collectively, the "Easement Area") lying, being and situated in the County of Jackson, and the State of Missouri, and legally described on Exhibit A attached hereto and incorporated herein by this reference.

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GRANTOR further states that it is lawfully seized of title to the Easement Area through which said easement is granted and that it has good and lawful right to convey said easement to the **Grantee** herein.

GRANTOR, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo. (2006), hereby waives any right to request vacation of the easement herein granted.

GRANTEE shall maintain the Easement Area and all improvements therein from time to time in accordance with all applicable laws, codes, ordinances and regulations applicable thereto, at Grantee's sole cost and expense.

THIS GRANT and easement shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns of the **Grantor**.

TO HAVE AND TO HOLD THE SAME, together with all appurtenances and immunities thereunto belonging or in any way appertaining, unto the City of Lee's Summit, Missouri, a Municipal Corporation, and to its successors and assigns forever.

IN WITNESS WHEREOF, **Grantor**, has caused these presents to be signed by its SVP and attested by its Secretary, this 15th day of November, 2017:

M-III Longview LLC

a Delaware limited liability company

By: Platform Investments, LLC,
a Delaware limited liability company
its manager

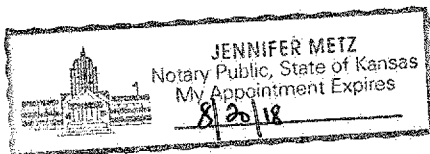
By: Platform Ventures, LLC,
a Delaware limited liability company
its manager

By: [Signature]
Name: Corey Walker
Title: Senior Vice President

ACKNOWLEDGMENT

STATE OF Kansas)
)
COUNTY OF Johnson)

On this 15th day of November in the year 2017 before me, a Notary Public in and for said state, personally appeared Corey Walker (name of manager or member) of Platform Ventures, LLC, known to me to be the person who executed the within Right of Way easement in behalf of said limited liability company as manager of Platform Investments, LLC, manager of M-III Longview, LLC, and acknowledged to me that he or she executed the same for the purposes therein stated and further stated that said acknowledged said instrument to be the free act and deed of said limited liability company.



[Signature]
Notary Public Signature

Jennifer Metz
Print Name of Notary

EXHIBIT A
LEGAL DESCRIPTION OF EASEMENT AREA

TRACT II:

Tracts C through H and Tract J – TOWER PARK COMMERCIAL – PHASE 1, a subdivision in Lee's Summit, Jackson County, Missouri

TRACT III:

Tract J – TOWER PARK COMMERCIAL – PHASE 2, a subdivision in Lee's Summit, Jackson County, Missouri

TRACT IV:

Tracts J through U – NEW LONGVIEW ROADWAY PLAT , a subdivision in Lee's Summit, Jackson County, Missouri