




FINAL DEVELOPMENT PLAN APPLICATION

1. PROJECT NAME: Ancho & Agave/All In Hospitality
Summit Fair Mall 860 NW Blue Parkway, Suite A, Lee Summit, MO 64086
2. PROPERTY ADDRESS: _____
3. ZONING OF PROPERTY: PDP
4. LEGAL DESCRIPTION (attach if description is metes and bounds description): _____

5. Size of Building(s) (sq. ft): 7,500 - tenant space Lot Area: n/a
-
6. APPLICANT Ancho & Agave/ All in Hospitality PHONE 708.218.4327
CONTACT PERSON Pam Valenta FAX _____
ADDRESS 1705 Clearwater Avenue, CITY/STATE/ZIP Bloomington, IL 61704
E-MAIL pvalenta@biaggis.com
7. PROPERTY OWNER Red Summit Fair, LLC PHONE 480.947.7772
CONTACT PERSON Scott Rehorn FAX 480.947.7997
ADDRESS 2502 E Camelback Road, Ste 200 CITY/STATE/ZIP Phoenix, AZ 85016
E-MAIL srehorn@reddevelopment.com
8. ENGINEER/SURVEYOR Ollson Engineering PHONE 816.361.1177
CONTACT PERSON Brad Sonner FAX _____
ADDRESS 1301 Burlington Street CITY/STATE/ZIP N. Kansas City, MO
E-MAIL bsonner@ollson.com
9. OTHER CONTACTS Carr Warner Architects PHONE 773.680.0548
CONTACT PERSON Bill Warner FAX _____
ADDRESS 3711 N Ravenswood Ave. Ste. 104 CITY/STATE/ZIP Chicago, IL 60613
E-MAIL bill@carrwarner.com

All applications require the signature of the owner on the application and on the ownership affidavit.
Applications without the proper signatures will be deemed incomplete and will not be processed.

x 
PROPERTY OWNER
Print name: Michael L. Ebert, President of RED Summit Fair, LLC


APPLICANT
Pamela Valenta

Receipt #: _____ Date Filed: _____ Processed by: _____ Application#: _____



OWNERSHIP AFFIDAVIT

STATE OF ~~MISSOURI~~)

ss.

COUNTY OF ~~JACKSON~~)

Comes now Michael L. Ebert, President of RED Summit Fair, LLC (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the property legally described as see attached

in the application for Final Development Plan
(type of application, e.g., rezoning, preliminary or final development plan, etc.).

Owner acknowledges the submission of said application and understands that upon approval of the application the proposed use specified in the application will be a permitted use upon the subject property under the City of Lee's Summit Unified Development Ordinance.

Dated this 21st day of April, 2025

Signature of Owner

Michael L. Ebert, President of RED Summit Fair, LLC

Printed Name

Subscribed and sworn to before me this 21st day of April, 2025



Notary Public

09-01-2027

My Commission Expires

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT 1:

LOT 25, AND TRACTS F AND G, SUMMIT FAIR, THIRD PLAT LOTS 15-27, AND TRACTS F-I, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 2:

LOT 31, SUMMIT FAIR, LOTS 31 AND 32, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 3:

ALL THAT PART OF LOT 32, SUMMIT FAIR, LOTS 31 AND 32, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, LYING IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST; THENCE SOUTH 02 DEGREES 28 MINUTES 52 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 414.72 FEET TO A POINT ON THE NORTH LINE OF LOT 32, MINOR PLAT OF SUMMIT FAIR, LOTS 31 AND 32, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 03 MINUTES 20 SECONDS EAST (THIS AND THE FOLLOWING THREE COURSES ALONG THE NORTH LINE OF SAID LOT 32) A DISTANCE OF 52.23 FEET TO A POINT ON A NONTANGENT CURVE; THENCE IN A SOUTHEASTERLY AND SOUTHERLY DIRECTION, ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS SOUTH 29 DEGREES 32 MINUTES 56 SECONDS EAST, HAVING A RADIUS OF 139.00 FEET THROUGH A CENTRAL ANGLE OF 30 DEGREES 30 MINUTES 24 SECONDS, AN ARC DISTANCE OF 74.01 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 57 MINUTES 28 SECONDS WEST A DISTANCE OF 65.80 FEET TO POINT; THENCE SOUTH 89 DEGREES 10 MINUTES 24 SECONDS EAST A DISTANCE OF 231.21 FEET TO THE NORTHEAST CORNER OF SAID LOT 32; THENCE SOUTH 00 DEGREES 49 MINUTES 36 SECONDS WEST (THIS AND THE FOLLOWING 13 COURSES ALONG THE EAST LINE OF SAID LOT 32) A DISTANCE OF 53.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 10 MINUTES 24 SECONDS WEST A DISTANCE OF 231.31 FEET TO A POINT; THENCE SOUTH 00 DEGREES 49 MINUTES 36 SECONDS WEST A DISTANCE OF 18.58 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY AND SOUTHEASTERLY DIRECTION,

ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 111.00 FEET, THROUGH A CENTRAL ANGLE OF 35 DEGREES 01 MINUTES 35 SECONDS, AN ARC DISTANCE OF 67.86 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A SOUTHEASTERLY AND SOUTHERLY DIRECTION, ALONG A CURVE TO THE RIGHT, HAVING RADIUS OF 139.00 FEET, THROUGH A CENTRAL ANGLE OF 35 DEGREES 03 MINUTES 33 SECONDS, AN ARC DISTANCE OF 85.05 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 51 MINUTES 33 SECONDS WEST A DISTANCE OF 33.87 FEET TO A POINT; THENCE SOUTH 89 DEGREES 10 MINUTES 24 SECONDS EAST A DISTANCE OF 153.18 FEET TO A POINT; THENCE SOUTH 10 DEGREES 52 MINUTES 23 SECONDS WEST A DISTANCE OF 44.01 FEET TO A POINT; THENCE SOUTH 79 DEGREES 07 MINUTES 37 SECONDS EAST A DISTANCE OF 49.50 FEET TO A POINT; THENCE SOUTH 10 DEGREES 52 MINUTES 23 SECONDS WEST A DISTANCE OF 54.98 FEET TO A POINT; THENCE SOUTH 02 DEGREES 59 MINUTES 20 SECONDS WEST A DISTANCE OF 285.85 FEET TO A POINT; THENCE SOUTH 48 DEGREES 14 MINUTES 35 SECONDS WEST A DISTANCE OF 33.37 FEET TO A POINT; THENCE SOUTH 03 DEGREES 14 MINUTES 35 SECONDS WEST A DISTANCE OF 82.26 FEET TO A POINT; THENCE NORTH 86 DEGREES 45 MINUTES 25 SECONDS WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 153.45 FEET TO A POINT; THENCE NORTH 76 DEGREES 58 MINUTES 41 SECONDS WEST A DISTANCE OF 87.17 FEET TO A POINT; THENCE NORTH 87 DEGREES 40 MINUTES 31 SECONDS WEST A DISTANCE OF 191.23 FEET TO A POINT; THENCE SOUTH 00 DEGREES 49 MINUTES 36 SECONDS WEST A DISTANCE OF 265.70 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 32; THENCE NORTH 89 DEGREES 10 MINUTES 03 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 0.15 FEET TO A POINT; THENCE SOUTH 00 DEGREES 59 MINUTES 06 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 166.77 FEET TO A POINT; THENCE NORTH 86 DEGREES 35 MINUTES 26 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 466.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 32; THENCE NORTH 11 DEGREES 26 MINUTES 06 SECONDS WEST (THIS AND THE FOLLOWING 32 COURSES ALONG THE WEST LINE OF SAID LOT 32) A DISTANCE OF 282.11 FEET TO A POINT; THENCE NORTH 11 DEGREES 39 MINUTES 12 SECONDS WEST A DISTANCE OF 38.69 FEET TO A POINT; THENCE SOUTH 89 DEGREES 10 MINUTES 24 SECONDS EAST A DISTANCE OF 313.16 FEET TO A POINT; THENCE NORTH 10 DEGREES 55 MINUTES 05 SECONDS EAST A DISTANCE OF 124.46 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 164.00 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 05 MINUTES 30 SECONDS, AN ARC DISTANCE OF 28.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 49 MINUTES 36 SECONDS EAST A DISTANCE OF 73.67 FEET TO A POINT; THENCE NORTH 35 DEGREES 49 MINUTES 39 SECONDS EAST A DISTANCE OF 58.10 FEET TO A POINT; THENCE NORTH 54 DEGREES 10 MINUTES 25 SECONDS WEST A DISTANCE OF 6.71 FEET TO A POINT; THENCE NORTH 00 DEGREES 49 MINUTES 28 SECONDS EAST A DISTANCE OF 24.63 FEET TO A POINT; THENCE NORTH 89 DEGREES 10 MINUTES 31 SECONDS WEST A DISTANCE OF 0.50 FEET TO A POINT; THENCE NORTH 00 DEGREES 49 MINUTES 30 SECONDS EAST A DISTANCE OF 8.05 FEET TO A POINT; THENCE SOUTH 89 DEGREES 10 MINUTES 24 SECONDS EAST A DISTANCE OF 79.41 FEET TO A POINT; THENCE NORTH 00 DEGREES 49

MINUTES 36 SECONDS EAST A DISTANCE OF 148.90 FEET TO A POINT; THENCE NORTH 89 DEGREES 10 MINUTES 24 SECONDS WEST A DISTANCE OF 0.60 FEET TO A POINT; THENCE NORTH 00 DEGREES 49 MINUTES 36 SECONDS EAST A DISTANCE OF 9.84 FEET TO A POINT; THENCE SOUTH 89 DEGREES 10 MINUTES 24 SECONDS EAST A DISTANCE OF 5.98 FEET TO A POINT; THENCE NORTH 00 DEGREES 49 MINUTES 36 SECONDS EAST A DISTANCE OF 46.16 FEET TO A POINT; THENCE NORTH 89 DEGREES 10 MINUTES 24 SECONDS WEST A DISTANCE OF 5.98 FEET TO A POINT; THENCE NORTH 00 DEGREES 49 MINUTES 36 SECONDS EAST A DISTANCE OF 9.84 FEET TO A POINT; THENCE SOUTH 89 DEGREES 10 MINUTES 24 SECONDS EAST A DISTANCE OF 0.60 FEET TO A POINT; THENCE NORTH 00 DEGREES 49 MINUTES 36 SECONDS EAST A DISTANCE OF 156.79 FEET TO A POINT; THENCE SOUTH 89 DEGREES 10 MINUTES 24 SECONDS EAST A DISTANCE OF 0.60 FEET TO A POINT; THENCE NORTH 00 DEGREES 49 MINUTES 36 SECONDS EAST A DISTANCE OF 8.76 FEET TO A POINT; THENCE NORTH 89 DEGREES 10 MINUTES 24 SECONDS WEST A DISTANCE OF 8.60 FEET TO A POINT; THENCE NORTH 00 DEGREES 49 MINUTES 36 SECONDS EAST A DISTANCE OF 0.60 FEET TO A POINT; THENCE NORTH 89 DEGREES 10 MINUTES 24 SECONDS WEST A DISTANCE OF 24.91 FEET TO A POINT; THENCE SOUTH 00 DEGREES 49 MINUTES 36 SECONDS WEST A DISTANCE OF 1.21 FEET TO A POINT; THENCE NORTH 89 DEGREES 10 MINUTES 24 SECONDS WEST A DISTANCE OF 46.33 FEET TO A POINT; THENCE NORTH 00 DEGREES 49 MINUTES 36 SECONDS EAST A DISTANCE OF 10.01 FEET TO A POINT; THENCE SOUTH 89 DEGREES 10 MINUTES 24 SECONDS EAST A DISTANCE OF 0.33 FEET TO A POINT; THENCE NORTH 00 DEGREES 49 MINUTES 36 SECONDS EAST A DISTANCE OF 33.85 FEET TO A POINT; THENCE NORTH 29 DEGREES 10 MINUTES 24 SECONDS WEST A DISTANCE OF 28.71 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE IN A NORTHEASTERLY AND NORTHERLY DIRECTION, ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS NORTH 39 DEGREES 09 MINUTES 28 SECONDS EAST, HAVING A RADIUS OF 94.00 FEET, THROUGH A CENTRAL ANGLE OF 51 DEGREES 11 MINUTES 02 SECONDS, AN ARC DISTANCE OF 83.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 12 DEGREES 01 MINUTES 34 SECONDS WEST A DISTANCE OF 116.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 32; THENCE SOUTH 89 DEGREES 03 MINUTES 20 SECONDS EAST (THIS AND THE FOLLOWING 14 COURSES ALONG THE NORTH LINE OF SAID LOT 32) A DISTANCE OF 30.94 FEET TO A POINT; THENCE SOUTH 00 DEGREES 56 MINUTES 40 SECONDS WEST A DISTANCE OF 0.56 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 20 SECONDS EAST A DISTANCE OF 11.49 FEET TO A POINT; THENCE NORTH 00 DEGREES 56 MINUTES 40 SECONDS EAST A DISTANCE OF 1.02 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 20 SECONDS EAST A DISTANCE OF 126.57 FEET TO A POINT; THENCE SOUTH 00 DEGREES 56 MINUTES 40 SECONDS WEST A DISTANCE OF 0.48 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 20 SECONDS EAST A DISTANCE OF 15.34 FEET TO A POINT; THENCE SOUTH 00 DEGREES 56 MINUTES 40 SECONDS WEST A DISTANCE OF 7.98 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 20 SECONDS EAST A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 56 MINUTES 40 SECONDS WEST A DISTANCE OF 0.40 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 20 SECONDS EAST A DISTANCE OF 36.83 FEET TO A POINT;

THENCE NORTH 00 DEGREES 56 MINUTES 40 SECONDS EAST A DISTANCE OF 8.38 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 20 SECONDS EAST A DISTANCE OF 17.33 FEET TO A POINT; THENCE NORTH 00 DEGREES 56 MINUTES 40 SECONDS EAST A DISTANCE OF 0.48 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 20 SECONDS EAST A DISTANCE OF 111.13 FEET TO THE POINT OF BEGINNING.

ALSO BEING SHOWN AND DESCRIBED AS LOT 32A ON THE CERTIFICATE OF SURVEY LOT 32, MINOR PLAT OF SUMMIT FAIR, LOTS 31 AND 32, PART OF A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, LYING IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST, RECORDED AS DOCUMENT NO. 2017E0096423 IN BOOK S-14, PAGE 81.

TRACT 4:

ALL THAT PART OF LOT 32, SUMMIT FAIR, LOTS 31 AND 32, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, LYING IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST; THENCE SOUTH 02 DEGREES 28 MINUTES 52 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 414.72 FEET TO A POINT ON THE NORTH LINE OF LOT 32, MINOR PLAT OF SUMMIT FAIR, LOTS 31 AND 32, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE SOUTH 89 DEGREES 03 MINUTES 20 SECONDS EAST (THIS AND THE FOLLOWING THREE COURSES ALONG THE NORTH LINE OF SAID LOT 32) A DISTANCE OF 52.23 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE IN A SOUTHEASTERLY AND SOUTHERLY DIRECTION, ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS SOUTH 29 DEGREES 32 MINUTES 56 SECONDS EAST, HAVING A RADIUS OF 139.00 FEET, THROUGH A CENTRAL ANGLE OF 30 DEGREES 30 MINUTES 24 SECONDS, AN ARC DISTANCE OF 74.01 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 57 MINUTES 28 SECONDS WEST A DISTANCE OF 65.80 FEET TO A POINT; THENCE SOUTH 89 DEGREES 10 MINUTES 24 SECONDS EAST A DISTANCE OF 231.21 FEET TO THE NORTHEAST CORNER OF SAID LOT 32; THENCE SOUTH 00 DEGREES 49 MINUTES 36 SECONDS WEST (THIS AND THE FOLLOWING 13 COURSES ALONG THE EAST LINE OF SAID LOT 32) A DISTANCE OF 53.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 10 MINUTES 24 SECONDS WEST A DISTANCE OF 231.31 FEET TO A POINT; THENCE SOUTH 00 DEGREES 49 MINUTES 36 SECONDS WEST A DISTANCE OF 18.58 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY AND SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 111.00 FEET, THROUGH A CENTRAL ANGLE OF 35 DEGREES 01 MINUTES 35 SECONDS, AN ARC DISTANCE OF 67.86 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A SOUTHEASTERLY AND SOUTHERLY DIRECTION,

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 139.00 FEET THROUGH A CENTRAL ANGLE OF 35 DEGREES 03 MINUTES 33 SECONDS, AN ARC DISTANCE OF 85.05 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 51 MINUTES 33 SECONDS WEST A DISTANCE OF 33.87 FEET TO POINT; THENCE SOUTH 89 DEGREES 10 MINUTES 24 SECONDS EAST A DISTANCE OF 153.18 FEET TO A POINT; THENCE SOUTH 10 DEGREES 52 MINUTES 23 SECONDS WEST A DISTANCE OF 44.01 FEET TO A POINT; THENCE SOUTH 79 DEGREES 07 MINUTES 37 SECONDS EAST A DISTANCE OF 49.50 FEET TO A POINT; THENCE SOUTH 10 DEGREES 52 MINUTES 23 SECONDS WEST A DISTANCE OF 54.98 FEET TO A POINT; THENCE SOUTH 02 DEGREES 59 MINUTES 20 SECONDS WEST A DISTANCE OF 285.85 FEET TO A POINT; THENCE SOUTH 48 DEGREES 14 MINUTES 35 SECONDS WEST A DISTANCE OF 33.37 FEET TO A POINT; THENCE SOUTH 03 DEGREES 14 MINUTES 35 SECONDS WEST A DISTANCE OF 82.26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03 DEGREES 14 MINUTES 35 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 32, A DISTANCE OF 11.00 FEET TO A POINT; THENCE SOUTH 41 DEGREES 45 MINUTES 25 SECONDS EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 48.19 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE IN A SOUTHERLY DIRECTION, CONTINUING ALONG SAID EAST LINE AND ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS SOUTH 04 DEGREES 14 MINUTES 32 SECONDS WEST, HAVING A RADIUS OF 4951.00 FEET, THROUGH A CENTRAL ANGLE OF 1 DEGREE 32 MINUTES 42 SECONDS, AN ARC DISTANCE OF 133.52 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10 DEGREES 25 MINUTES 21 SECONDS WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 21.58 FEET TO THE SOUTHEAST CORNER OF SAID LOT 32; THENCE NORTH 79 DEGREES 27 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 32, A DISTANCE OF 50.17 FEET TO A POINT; THENCE SOUTH 10 DEGREES 42 MINUTES 44 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 47.54 FEET TO A POINT; THENCE NORTH 87 DEGREES 04 MINUTES 24 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 93.39 FEET TO A POINT; THENCE NORTH 89 DEGREES 10 MINUTES 03 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 297.55 FEET TO A POINT; THENCE NORTH 00 DEGREES 49 MINUTES 36 SECONDS EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 265.70 FEET TO A POINT; THENCE SOUTH 87 DEGREES 40 MINUTES 31 SECONDS EAST A DISTANCE OF 191.23 FEET TO A POINT; THENCE SOUTH 76 DEGREES 58 MINUTES 41 SECONDS EAST A DISTANCE OF 87.17 FEET TO A POINT; THENCE SOUTH 86 DEGREES 45 MINUTES 25 SECONDS EAST A DISTANCE OF 153.45 FEET TO THE POINT OF BEGINNING.

ALSO BEING SHOWN AND DESCRIBED AS LOT 32B ON THE CERTIFICATE OF SURVEY LOT 32, MINOR PLAT OF SUMMIT FAIR, LOTS 31 AND 32, PART OF A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, LYING IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST, RECORDED AS DOCUMENT NO. 2017E0096423 IN BOOK S-14, PAGE 81.

TRACT 5:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER THE COMMON AREA, THE PASSAGE AND PARKING OF VEHICLES, THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS AND INCIDENTAL USES, UTILITY LINES, PEDESTRIAN AND VEHICULAR TRAFFIC WITHIN THE ACCESS ROADS, THE DISCHARGE OF SURFACE STORM WATER DRAINAGE AND/OR RUNOFF AS ESTABLISHED BY THE CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT DATED AS OF JULY 31, 2008, AND RECORDED AS OF AUGUST 13, 2008, AS INSTRUMENT NUMBER 2008E0087161, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT DATED AS OF NOVEMBER 7, 2008, AND RECORDED AS OF NOVEMBER 10, 2008, AS INSTRUMENT NUMBER 2008E0117315, AS AMENDED BY THAT CERTAIN SECOND AMENDMENT DATED AS OF AUGUST 17, 2016, AND RECORDED AS OF AUGUST 17, 2016, AS INSTRUMENT NUMBER 2016E0076054 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, MISSOURI.

TRACT 6:

NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, ABUTMENT, SIGNS, UTILITY, STORM DRAINAGE AND PARKING, ESTABLISHED BY THE DECLARATION OF RECIPROCAL EASEMENT, COVENANTS AND RESTRICTIONS RECORDED FEBRUARY 24, 2010 AS DOCUMENT NO. 2010E0018101.

TRACT 7:

LOT 26B, SUMMIT FAIR, LOTS 26A AND 26B, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.