K1463P2059

EXHIBIT A

Legal Description of the Property

01-5310

Lots 16, 17, 18 and 19, BLOCK 3, BUNKER HILL, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, more particularly described as follows: Beginning at the Southwest corner of Lot 16, said Block 3; thence South 2 degrees, 16 minutes, 17 seconds West along the West line of said Lots 16, 17, 18 and 19, being also the East line of Jarboe Street, as now established, a distance of 100 feet to the Northwest corner of Lot 20, said Block 3; thence South 87 degrees, 16 minutes, 07 seconds East along the North line of said Lot 20, 132.36 feet to the Northeast corner thereof; thence North 2 degrees, 16 minutes, 17 seconds East along the East line of said Lots 16, 17, 18 and 19, 100 feet to the Southeast corner of said Lot 15; thence North 87 degrees, 16 minutes, 07 seconds West along the South line of said Lot 15, 132.26 feet to the point of beginning. Containing 0.304 Acres, more or less.

EXHIBIT B

58460 K1463P2060

454

THE BRADFORD CONDOMINIUM

A CONDOMINIUM SUBDIVISION

IN KANSAS CITY, JACKSON COUNTY, MISSOURI

K1463P2061

062

I.E. Section 448.010 et seq., of
vision is subject to the
ium Act (1983), and as provided

are recorded with this plat.

unit as shown on the plat
, according to the recorded plat

icting said units and describing
ns, and includes the plaster,
om the halls, stairwells,
s on the building. The remaining
by way of limitation, the
l bearing walls, studs and joists

re generally all in common areas.
tutes an easement for such use.
s recorded concurrently herewith.

bearings to be otherwise.

s and basement each, with nine (9)
its.

t designated as an exclusive
ical dimensions corresponding to

This is a resurvey and subdivision of Lots 16, 17, 18 and 19, Block 3, BUNKER HILL, a subdivision of land in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, more particularly described as follows: Beginning at the Southwest corner of Lot 15, said Block 3; thence South 2°16'17" West along the West line of said Lots 16, 17, 18 and 19, being also the East line of Jarbow Street, as now established, a distance of 100 feet to the Northwest corner of Lot 20, said Block 3; thence South 87°16'07" East along the North line of said Lot 20, 132.36 feet to the Northeast corner thereof; thence North 2°16'17" East along the East line of said Lots 16, 17, 18 and 19, 100 feet to the Southeast corner of said Lot 16; thence North 87°16'07" West along the South line of said Lot 15, 132.36 feet to the point of beginning. Containing 0.304 Acres, more or less.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, in accordance with Chapter 448 of the Revised Statutes of Missouri (1983), which subdivision and plat shall hereafter be known as "THE BRADFORD CONDOMINIUM".

The Developer elects to pay to the City of Kansas City, Missouri, a sum of twelve hundred eighty nine and thirty three hundredths dollars ($1,289.33) in lieu of required parkland dedication for thirteen (13) multi-family units pursuant to Section 31.32, Code of General Ordinances, as amended.

In testimony whereof, P & R Enterprises, a Missouri General Partnership, has caused these presents to be signed by its general partners duly authorized so to do.

By Barbara J. Parker
Barbara J. Parker, Managing General Partner

P & R ENTERPRISES
By Joseph A. Riley
Joseph A. Riley, General Partner

STATE OF MISSOURI } SS
COUNTY OF JACKSON }

On this 4th day of September 1985, before me appeared Barbara J. Parker, Managing General Partner of P & R Enterprises, to me personally known to be the person who executed the foregoing instrument in behalf of said partnership and acknowledged to me that she executed the same as the free act and deed of said Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Kansas City, Jackson County, Missouri, the day and year first above written.

My commission expires JAMES C BOWERS, JR
NOTARY PUBLIC STATE OF MISSOURI
JACKSON CO.
MY COMMISSION EXP. AUG. 10,1989

Sign James C. Bowers
Print Name James C. Bowers Jr
Notary Public in and for said county and state

STATE OF MISSOURI } SS
COUNTY OF JACKSON }

On this ____ day of _____, 1985, before me appeared Joseph A. Riley, General Partner of P & R Enterprises, to me personally known to be the person who executed the foregoing instrument in behalf of said partnership and acknowledged to me that he executed the same as the free act and deed of said partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Kansas City, Jackson County, Missouri, the day and year first above written.

My commission expires _____

Sign _____

Print Name _____
Notary Public in and for said County and State

CITY PLAN COMMISSION

Approved _____

_____
Chairman - Thompson L. Nelson

_____
Secretary - Richard E. Duncan

PUBLIC WORKS DEPARTMENT

Approved _____

_____
City Engineer - Don B. Muribert

Approved _____

_____
Director - Myron D. Calkins

Entry No. _____

COUNCIL

This is to certify that the within plat was submitted to and approved by the council of Kansas City, Missouri, by Ordinance No. _____ duly authenticated as passed this ____ day of _____, 1985.

_____
Mayor - Richard L. Berkley

_____
City Clerk - E. Richard Brennemann

THE
TUTTLE-AYERS-WOODWARD CO.
CIVIL ENGINEERING — SURVEYING
LAND PLANNING — LANDSCAPE ARCHITECTURE
KANSAS CITY, MISSOURI

Exhibit B

58460

K1463P2062

THE BRADFC

A CONDC

IN KANSAS CITY,

NOTES

1. This plat of THE BRADFORD CONDOMINIUM, a Condominium Subdivision, is the Plat as the term is defined in Chapter 448, R.S., Section 448.010 et seq., of the Revised Statutes of Missouri (1978), as further supplemented by Section 448.2-109 et seq. (1983), and said Subdivision is subject to the provisions of the Condominium Property Act as contained in said Chapter 448, as supplemented by the Uniform Condominium Act (1983), and as provided in the Declaration and By-Laws recorded concurrently herewith.

2. In satisfaction of the requirements of Chapter 448, et seq., RSMo. (1969, 1978 & 1983), the Declaration and By-Laws are recorded with this plat. Said Declaration and By-Laws govern the management and use of this property.

3. The legal description of each unit described in said Declaration shall be by reference to the number identifying the unit as shown on the plat followed by the words "THE BRADFORD CONDOMINIUM", a Condominium Subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

4. The exterior dimensions and the vertical dimensions of each respective unit are shown on this plat on the pages depicting said units and describing the elevations for their floors and ceilings. Each unit includes all parts of the unit within the exterior dimensions, and includes the plaster, frosen and dry wall parts of the exterior walls of the units, the walls, floors and ceilings separating the units from the halls, stairwells, vertical exhaust shafts, piping and wiring shafts, and other units, down to, but not including, the studs and joists on the building. The remaining portions of The Bradford Condominium, not located within any units comprise the common elements, including, but not by way of limitation, the stairwells, roofs, halls, foundations, pipes, ducts, flues, conduits, wires, all utility connection outlets, and all bearing walls, studs and joists of the building to the unfinished walls thereof.

5. Sewer, water and gas pipes, electrical, telephone and television wires or cables, fresh air and exhaust air ducts are generally all in common areas. Where the above pipes, wires, cables and ducts may exist outside common areas, the present location and use constitutes an easement for such use. Access, control and use of these areas and facilities are governed by the provisions of the Declarations and By-Laws recorded concurrently herewith.

6. Interior room walls, doors and other interior improvements, equipment or facilities are not shown on this plat.

7. All interior unit lines are at right angles to or parallel with the exterior lines of the building, unless shown by bearings to be otherwise.

8. This subdivision consists of two (2) brick and frame buildings facing West and South, respectively, having 2 stories and basement each, with nine (9) units in the building facing South, and four (4) units in the building facing West for a total of thirteen (13) units.

9. Each area on the plat designated "Overhang" or "Patio" followed by the number identifying a unit, is common element designated as an exclusive easement, the use of which is reserved to the owner of the unit with the corresponding unit designation, with vertical dimensions corresponding to the unit, in accordance with the Declaration and By-Laws recorded concurrently herewith.

RIGHT OF ACCESS - Access is hereby granted through the common elements, the units, and all other property within the boundaries of the property to the Fire and Police Departments for the purpose of fire and police protection.

I HEREBY CERTIFY that the within plat of THE BRADFORD CONDOMINIUM is based upon an actual survey made under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri; and that said plat contains all the information required by sec. 448.2-109, RSMo. 1983 Supp.

W. M. Spann, Jr., LS - 19
Surveyor

Date

THE TUTTLE-AYERS-WOODWARD CO.

CIVIL ENGINEERING — SURVEYING
LAND PLANNING — LANDSCAPE ARCHITECTURE
KANSAS CITY, MISSOURI

This is a resurvey and
Missouri, according to the recorn
thence South 2°16'12" west along
of 100 feet to the Northwest corn
east corner thereof; thence North
thence North 87°16'07" west alon

The undersigned propri
plat, in accordance with Chapter
CONDOMINIUM".

The Developer elects t
($1,289.33) in lieu of required
amended.

In testimony whereof, F & R Enter
to be.

By Barb
Barbara J. Parker,

STATE OF MISSOURI } ss
COUNTY OF JACKSON }

On this 4th day of S
personally known to be the perso
as the free act and deed of said

In WITNESS WHEREOF, I
and year first above written.

My commission expires

STATE OF MISSOURI } ss
COUNTY OF JACKSON }

On this ____ day of
to be the person who executed th
and deed of said partnership.

In WITNESS WHEREOF, I
and year first above written.

My commission expires

CITY

Approved _____

Chairman - Thompson L.

Secretary - Richard L.

COUNCIL

This is to certify tha
duly authenticated as passed thi

Mayor - Richard L. Berr

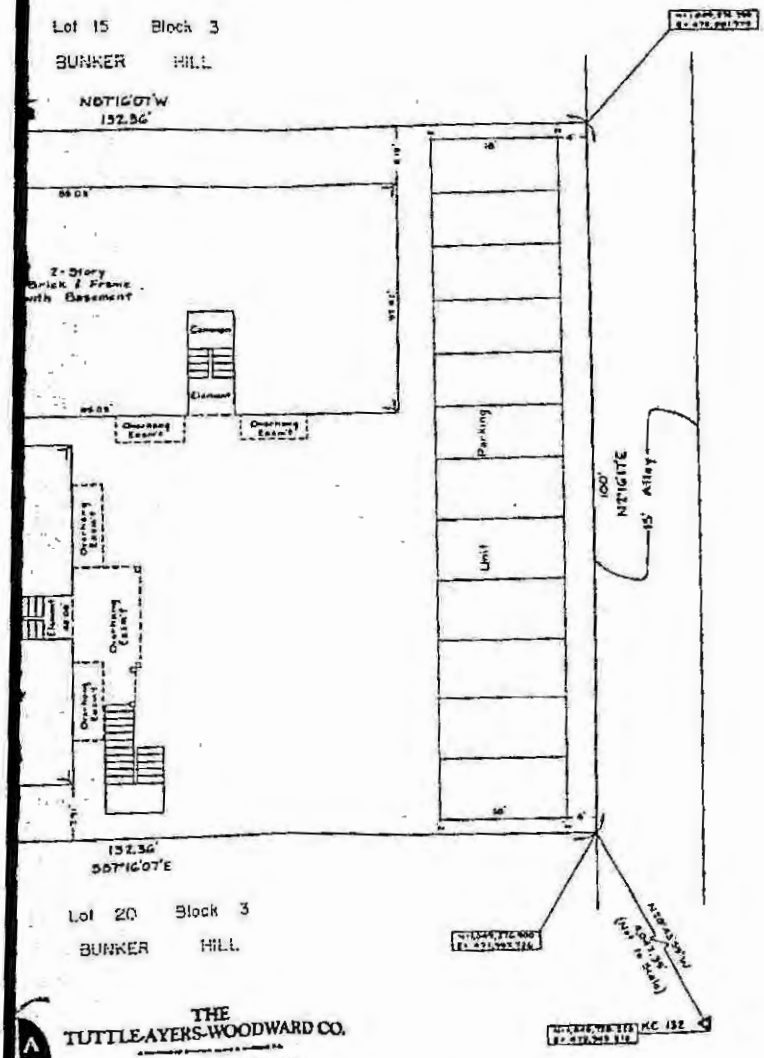
364

THE BRADFORD CONDOMINIUM

A CONDOMINIUM SUBDIVISION

IN KANSAS CITY, JACKSON COUNTY, MISSOURI

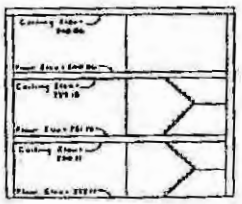
K1463P2063



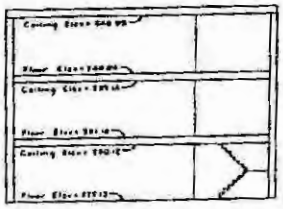
STREET GRADES

Street Grades in Jarboe Street have been previously established by Ordinance No. 23827, passed on October 5, 1903.

All Bearings and Coordinates shown are based on the Kansas City Independent Grid System using a combined grid factor of 0.999989665.



North Bldg. Elev
Looking East



South Bldg. Elev
Looking North

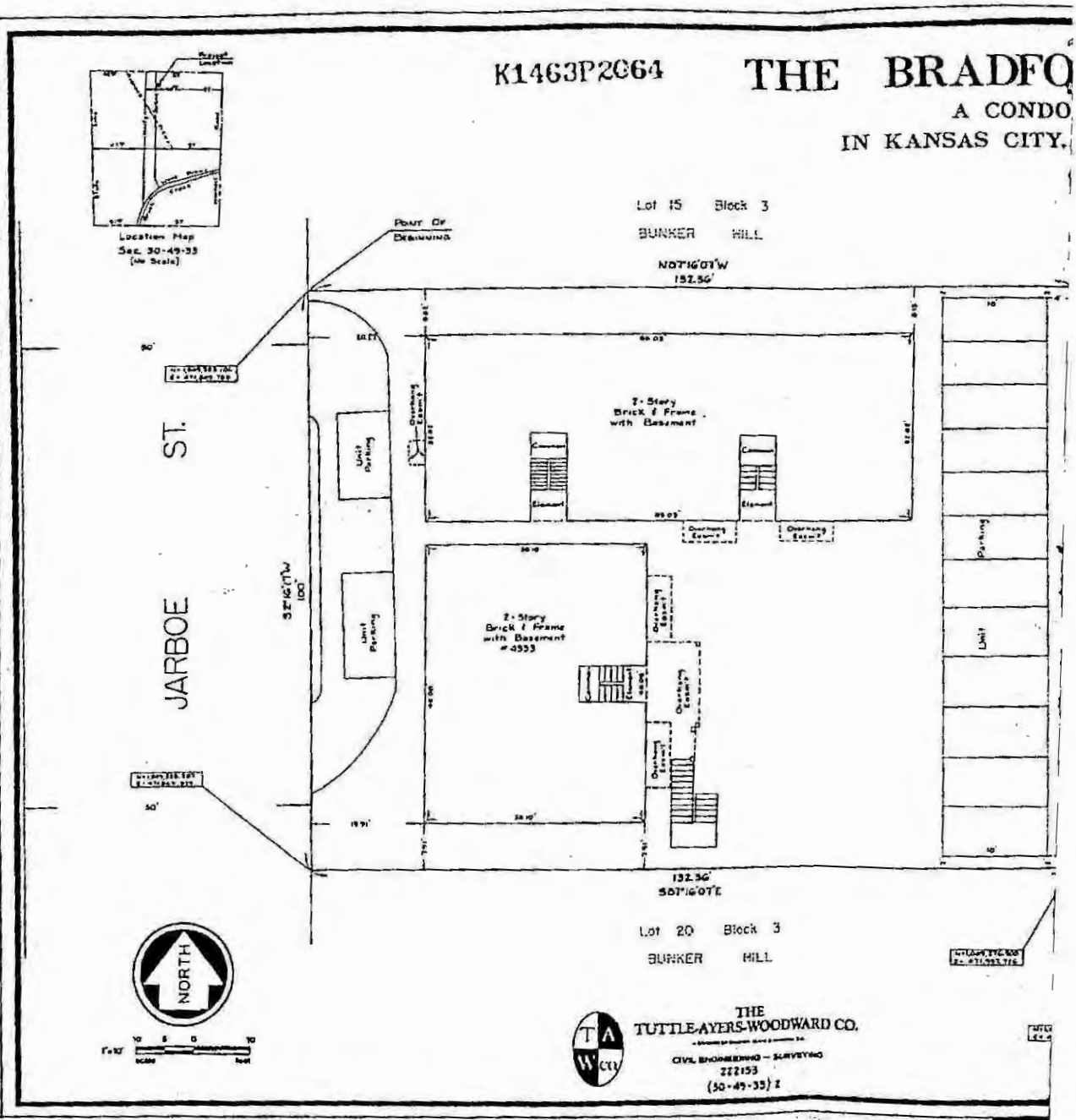
THE
TUTTLE-AYERS-WOODWARD CO.
CIVIL ENGINEERING — SURVEYING
222153
(30-49-33) 2

K1463P2064

THE BRADFO

A CONDO

IN KANSAS CITY,

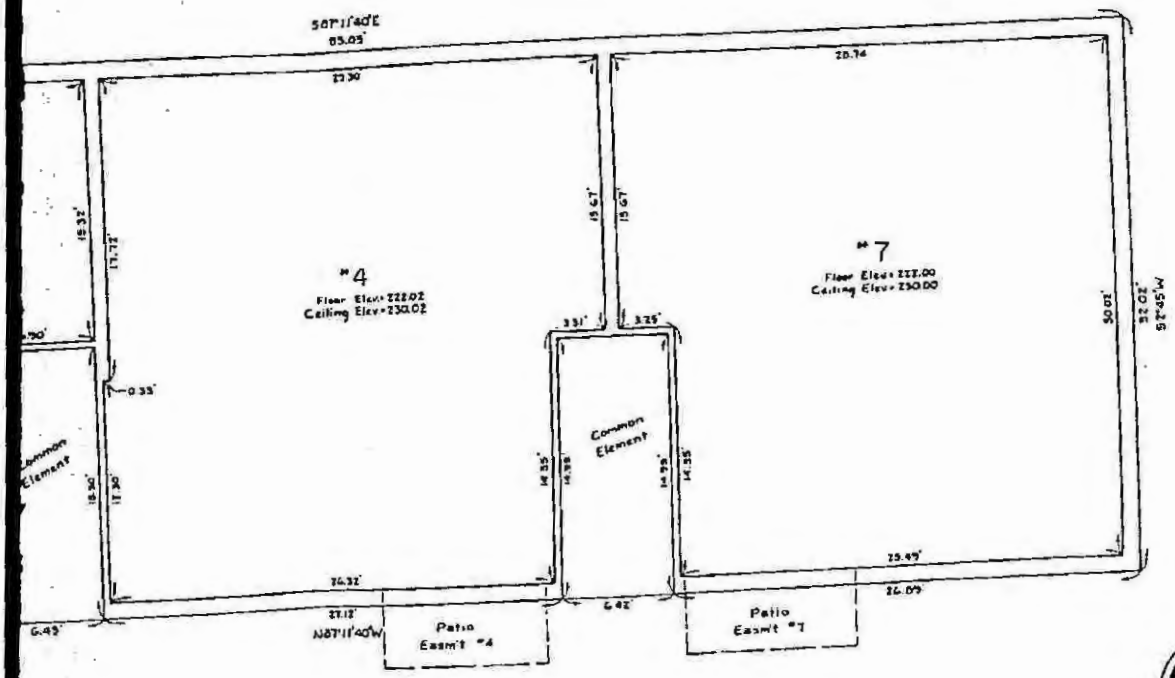


THE BRADFORD CONDOMINIUM

A CONDOMINIUM SUBDIVISION

IN KANSAS CITY, JACKSON COUNTY, MISSOURI

K1463P2065



GROUND FLOOR
North Building

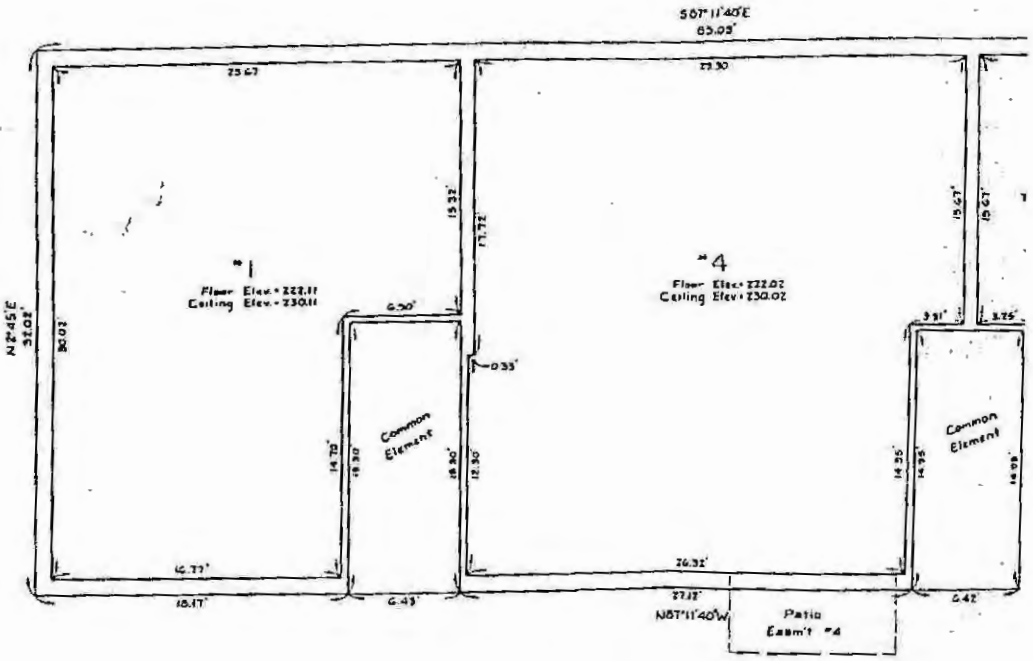
THE
TUTTLE-AYERS-WOODWARD CO.
CIVIL ENGINEERING — SURVEYING
222153

K1463P2066

THE BRADFORI

A CONDOMINI

IN KANSAS CITY, JAC



GROUND FLOOR
North Building

THE
TUTTLE-AYERS-WOODWARD CO.
CIVIL ENGINEERING – SURVEYING
222153

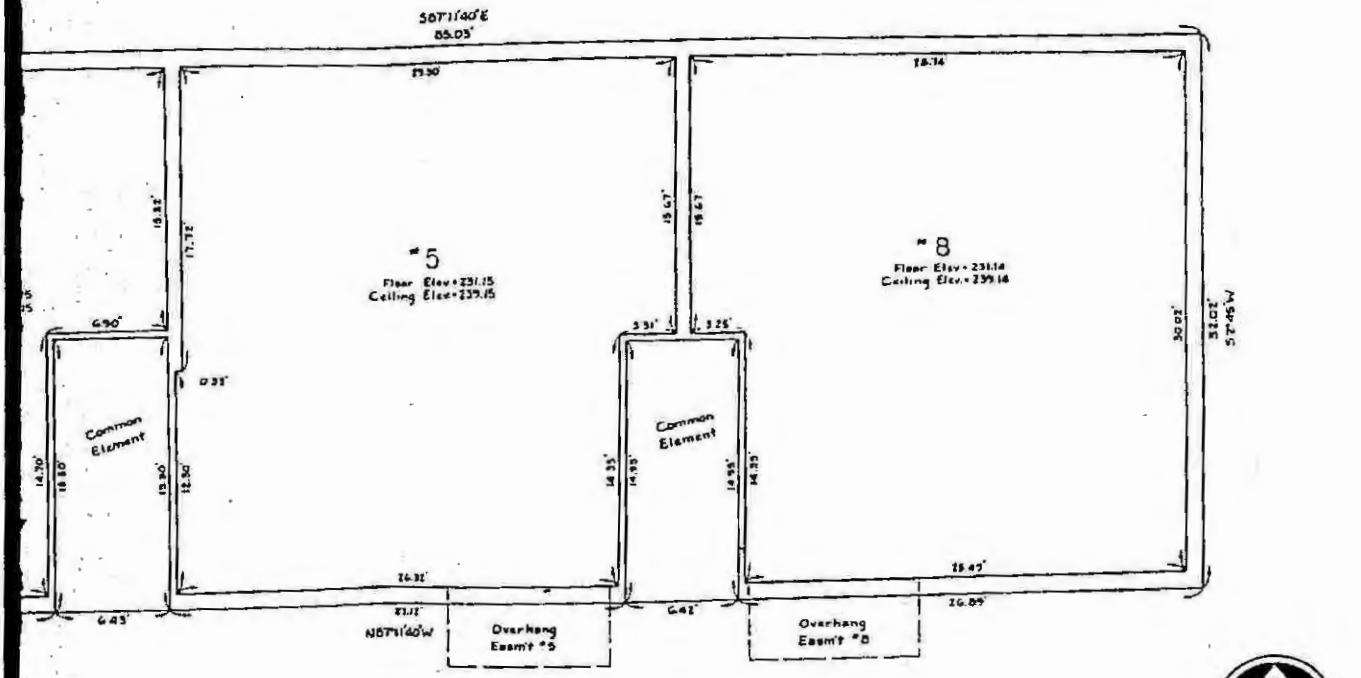
463P2068

THE BRADFORD CONDOMINIUM

A CONDOMINIUM SUBDIVISION

IN KANSAS CITY, JACKSON COUNTY, MISSOURI

K1463P2067



FIRST FLOOR
North Building

1"=4'

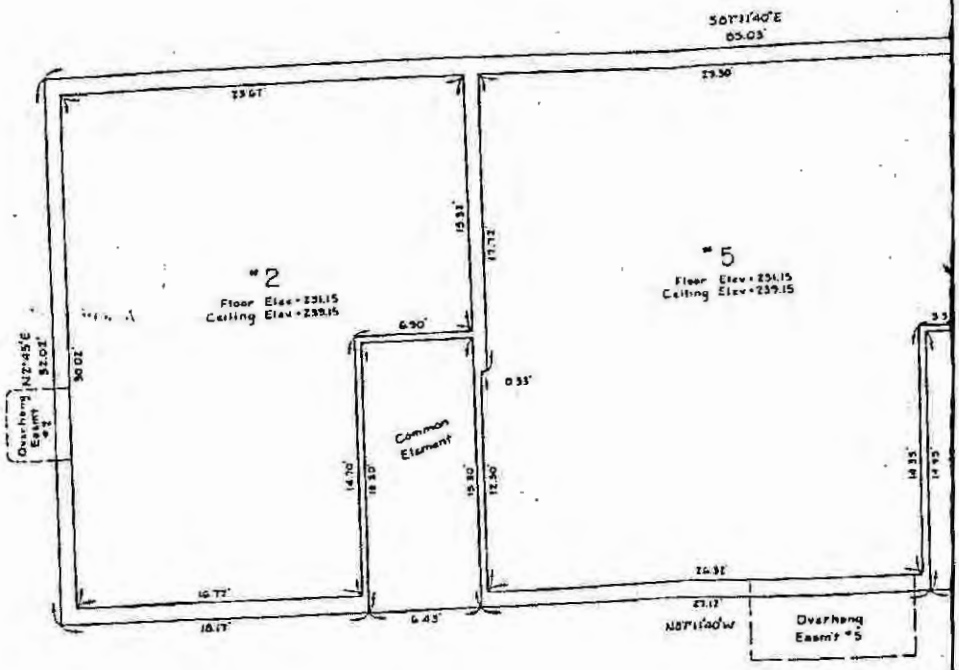
THE
TUTTLE-AYERS-WOODWARD CO.
CIVIL ENGINEERING – SURVEYING
772153

K1463P2068

THE BRADFO

A CONDO

IN KANSAS CITY,



FIRST FLOOR
North Building

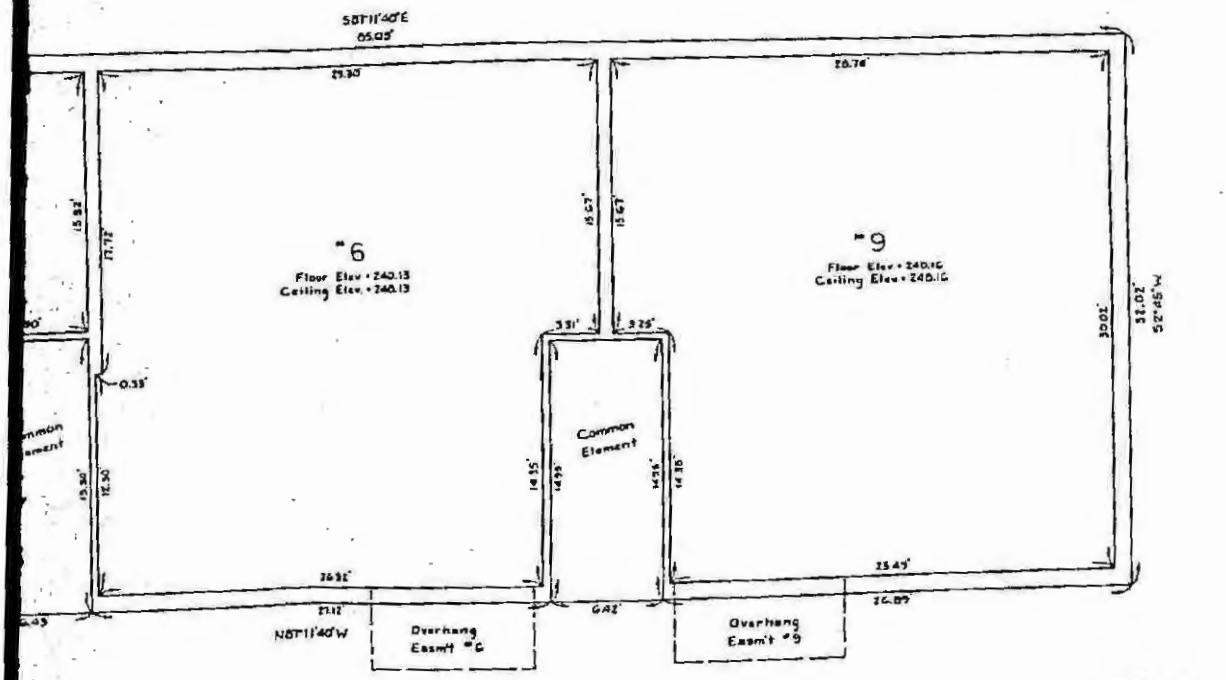
THE
TUTTLE-AYERS-WOODWARD CO.
CIVIL ENGINEERING — SURVEYING
122153

6670

THE BRADFORD CONDOMINIUM

A CONDOMINIUM SUBDIVISION
IN KANSAS CITY, JACKSON COUNTY, MISSOURI

K1463P2069



SECOND FLOOR
North Building

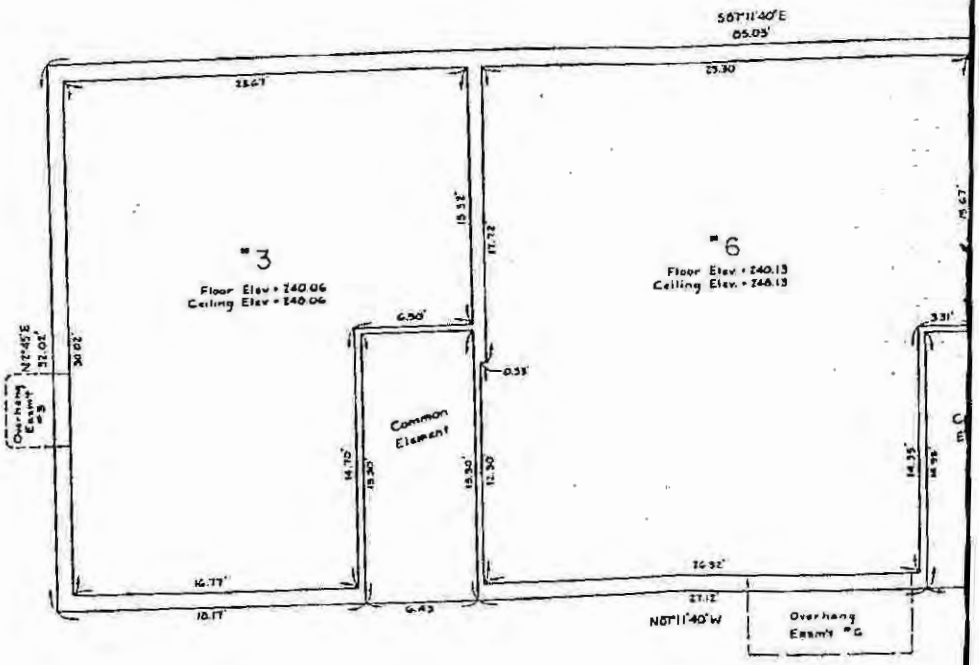
THE
TUTTLE-AYERS-WOODWARD CO.
CIVIL ENGINEERING — SURVEYING
722153

K1463P2670

THE BRADFO

A CONDON

IN KANSAS CITY,



SECOND FLOOR
North Building

THE
TUTTLE-AYERS-WOODWARD CO.
CIVIL ENGINEERING - SURVEYING
722153

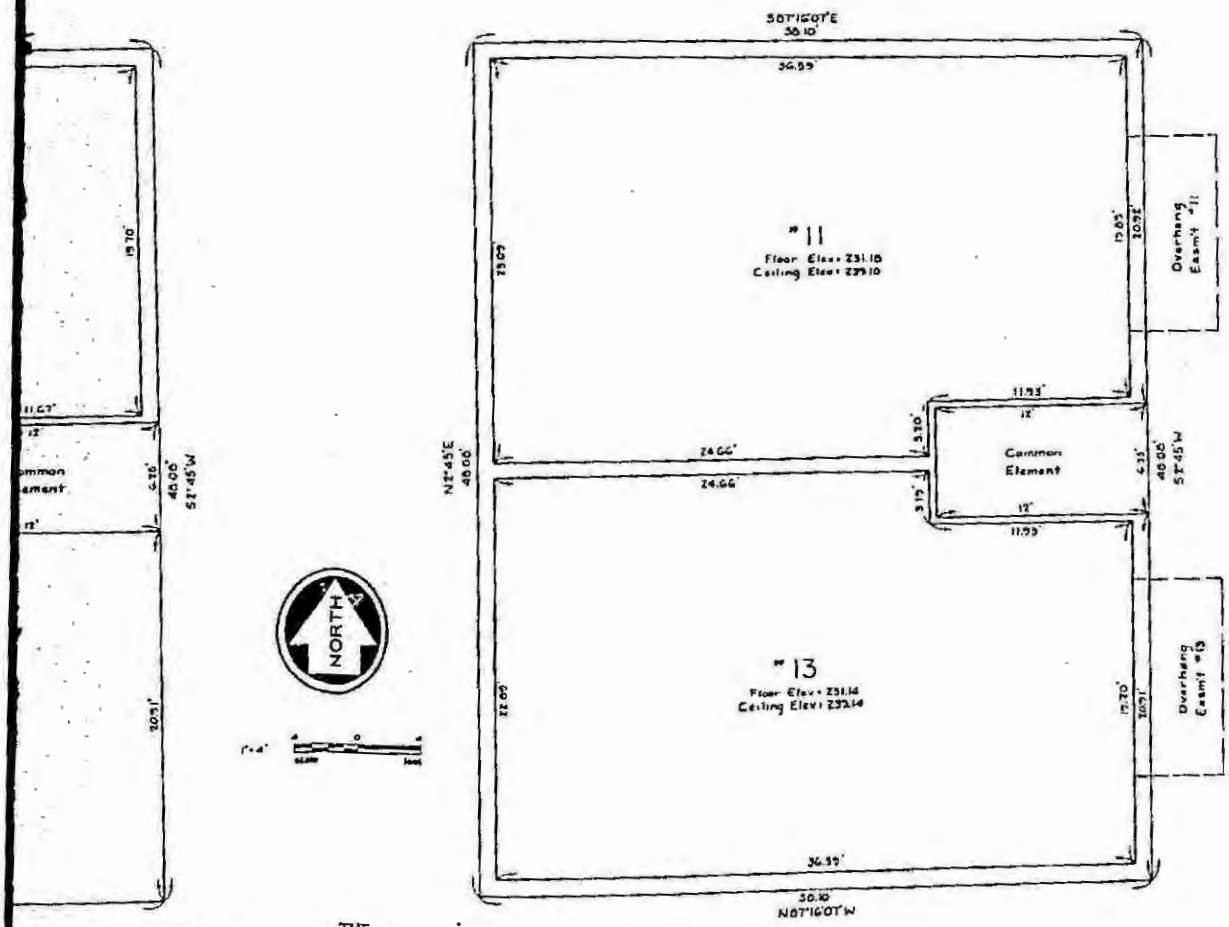
372

THE BRADFORD CONDOMINIUM

A CONDOMINIUM SUBDIVISION

IN KANSAS CITY, JACKSON COUNTY, MISSOURI

K1463P2071



THE TUTTLE-AYERS-WOODWARD CO.

CIVIL ENGINEERING – SURVEYING

222153

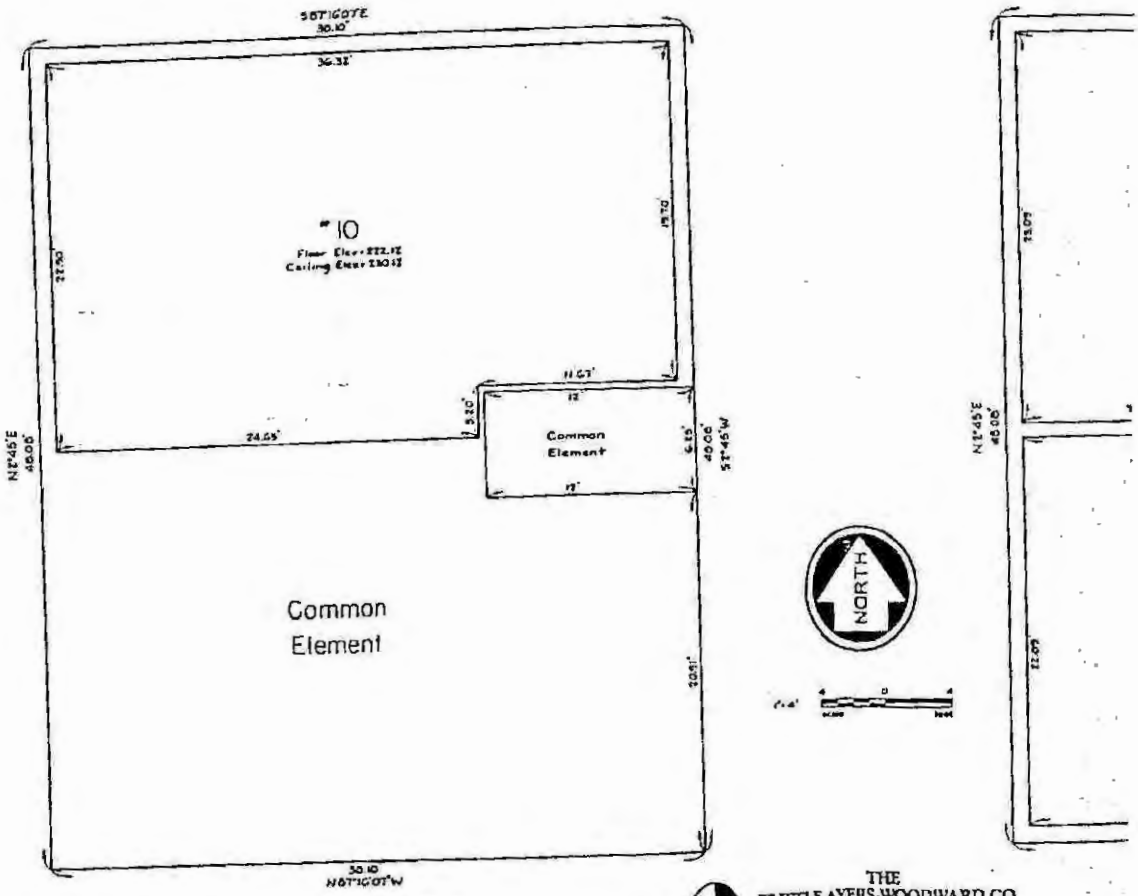
FIRST FLOOR
South Building

K1463P2072

THE BRADFO

A CONDO

IN KANSAS CITY,



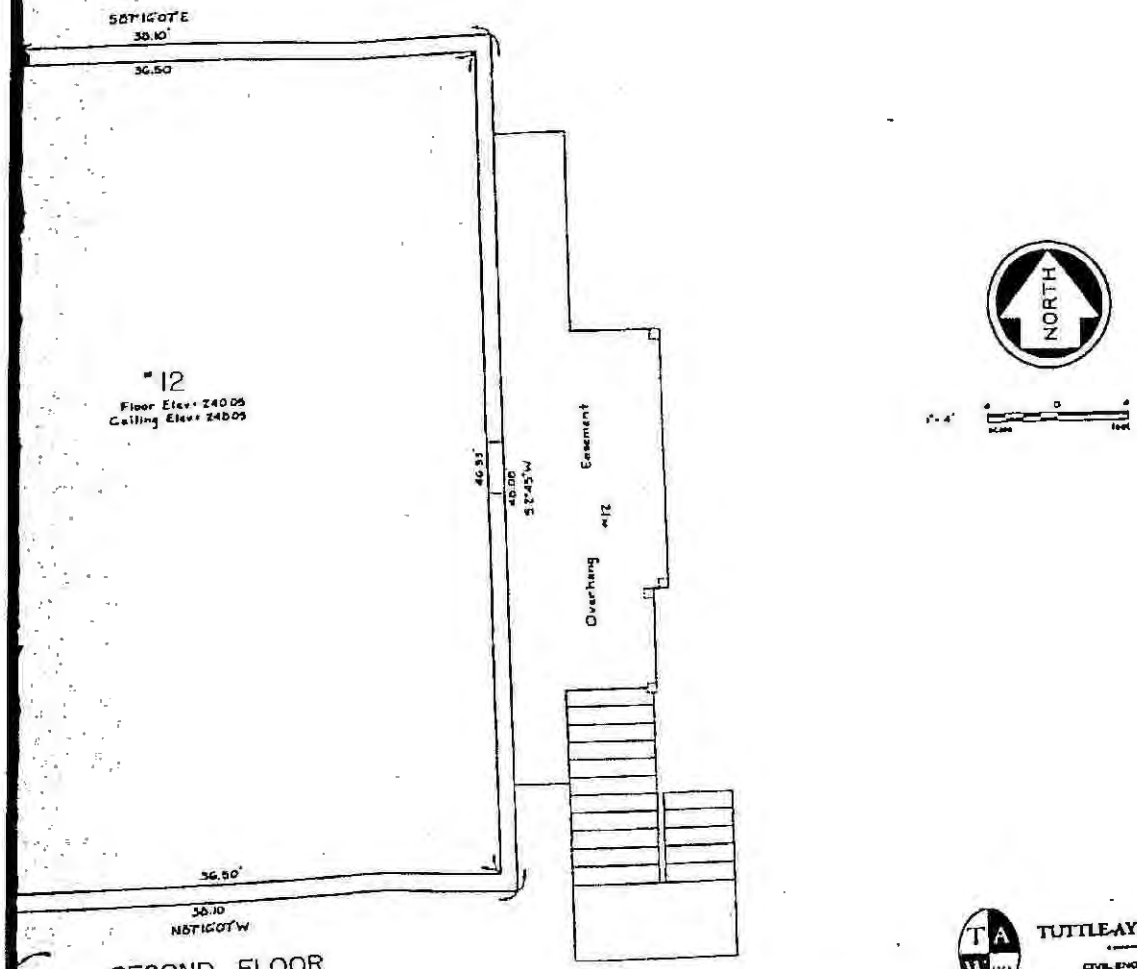
P2074

THE BRADFORD CONDOMINIUM

A CONDOMINIUM SUBDIVISION

IN KANSAS CITY, JACKSON COUNTY, MISSOURI

K1463P2073



SECOND FLOOR
South Building

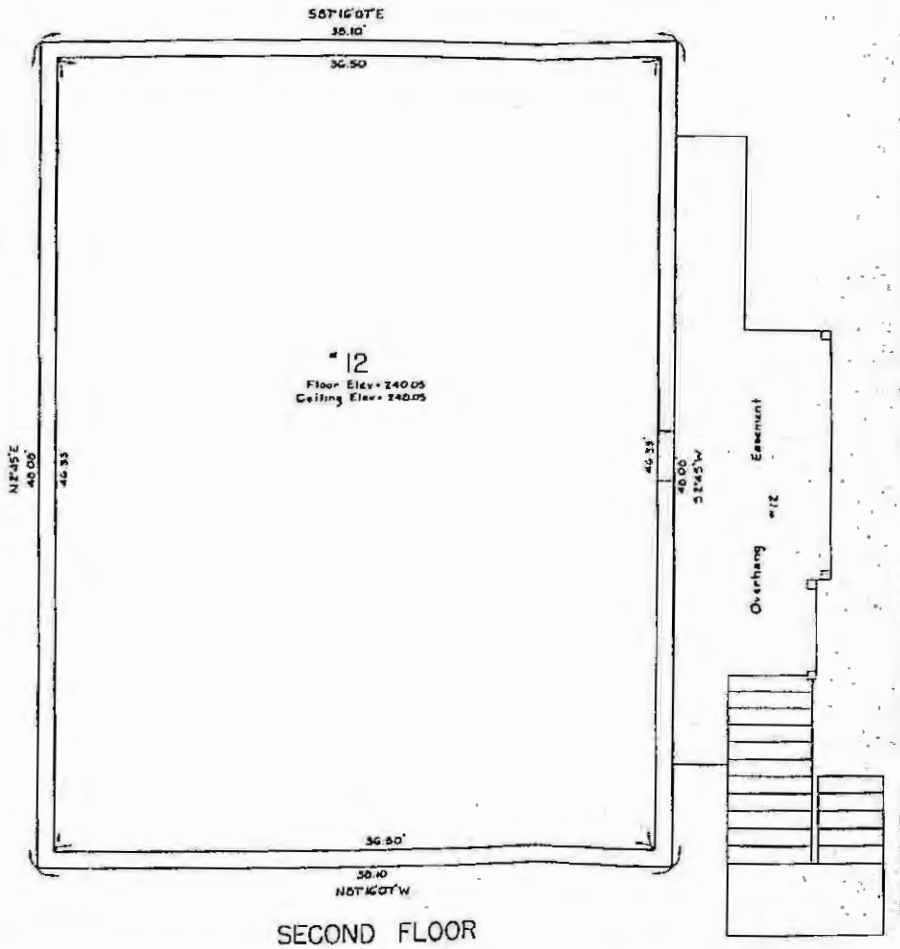
THE
TUTTLE-AYERS-WOODWARD CO.
CIVIL ENGINEERING – SURVEYING
227153

K1463P2074

THE BRADFORD

A CONDOMINIU

IN KANSAS CITY, JACK



SECOND FLOOR
South Building

454

58460 K1463P2075

EXHIBIT C

Percentage or Fractional Interests Assigned to Each Unit

UNIT NUMBER	PERCENTAGE OR FRACTIONAL INTEREST
1	6 %
2	6 %
3	6 %
4	8 %
5	8 %
6	8 %
7	8 %
8	8 %
9	8 %
10	8 %
11	8 %
12	10 %
13	8 %
	100 %

58460 K1463P2076

EXHIBIT D

BY-LAWS

OF

THE BRADFORD ASSOCIATION

(an unincorporated association of
condominium unit owners)

454

K1463P2077

58460

BY-LAWS

OF

THE BRADFORD ASSOCIATION

(an unincorporated association of
condominium unit owners)

K1463P2078

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THE BRADFORD ASSOCIATION

(An Unincorporated Association of Condominium Unit Owners)

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58460

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EXHIBIT B