

LEGAL DESCRIPTION

TRACT 1:

THAT PORTION OF TRACT A, BAPTIST MEDICAL CENTER, SECOND PLAT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT A, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF TROOST AVENUE AS NOW ESTABLISHED; THENCE NORTH 86 DEGREES 43 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT A, DISTANCE OF 440.70 FEET; THENCE SOUTH 02 DEGREES 19 MINUTES 33 SECONDS WEST, ALONG AN EAST LINE OF SAID TRACT A, A DISTANCE OF 118.50 FEET; THENCE NORTH 86 DEGREES 43 MINUTES 43 SECONDS WEST, ALONG A SOUTH LINE OF SAID TRACT A, A DISTANCE OF 150.00 FEET; THENCE NORTH 02 DEGREES 19 MINUTES 33 SECONDS EAST, ALONG A WEST LINE OF SAID TRACT A, A DISTANCE OF 368.50 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 33 WEST; THENCE SOUTH 86 DEGREES 43 MINUTES 43 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 590.30 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TROOST AVENUE; THENCE SOUTH 02 DEGREES 14 MINUTES 06 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET, TO THE POINT OF BEGINNING.

TRACT 2:

THAT PORTION OF TRACT "A", BAPTIST MEDICAL CENTER, SECOND PLAT, A SUBDIVISION IN THE CITY OF KANSAS CITY, JACKSON COUNTY MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE ON MISSOURI STATE PLANE BEARINGS, COINCIDENT WITH THE EAST LINE OF SAID TRACT "A" ALONG THE FOLLOWING COURSES: SOUTH 02°22'56" WEST (SOUTH 02°22'30" WEST,P) A DISTANCE OF 304.89 FEET; THENCE NORTH 86°43'17" WEST (NORTH 86°43'43" WEST,P), 117.81 FEET; THENCE SOUTH 02°22'42" WEST (SOUTH 02°22'16" WEST,P), 329.82 FEET; THENCE SOUTH 86°43'17" EAST (SOUTH 86°43'43" EAST,P), 137.54 FEET; THENCE SOUTH 02°22'56" WEST (SOUTH 02°22'30" WEST,P), 50.01 FEET; THENCE SOUTH 86°43'17" EAST (SOUTH 86°43'43" EAST,P), 150.00 FEET; THENCE SOUTH 02°22'56" WEST (SOUTH 02°22'30" WEST,P), 609.64 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 33 WEST OF THE 5TH P.M.; THENCE DEPARTING THE EAST LINE OF SAID TRACT "A", NORTH 86°43'13" WEST (NORTH 86°43'43" WEST,P), COINCIDENT WITH THE SOUTH LINE OF SAID QUARTER SECTION LINE, 270.24 FEET; THENCE NORTH 02°12'17" EAST, 345.57 FEET; THENCE NORTH 86°43'13" WEST, 118.32 FEET; THENCE NORTH 01°50'23" EAST, 67.82 FEET; THENCE NORTH 10°16'15" EAST, 10.59 FEET; THENCE NORTH 25°08'34" EAST, 11.45 FEET; THENCE NORTH 40°28'17" EAST, 11.59 FEET; NORTH 58°32'49" EAST, 10.85 FEET; THENCE NORTH 53°30'41" EAST, 48.55 FEET; THENCE NORTH 40°18'43" WEST, 455.39 FEET TO THE WEST LINE OF SAID TRACT "A"; THENCE ALONG A NONTANGENT CURVE TO THE LEFT, COINCIDENT WITH THE WEST LINE OF SAID TRACT "A", 8.63 FEET, SAID CURVE HAS A RADIUS OF 552.00 FEET AND A CHORD BEARING NORTH 32°19'43" EAST, 8.63 FEET TO A POINT OF A TANGENT COMPOUND CURVE; THENCE ALONG SAID CURVE, TO THE LEFT, COINCIDENT WITH THE WEST LINE OF SAID TRACT "A", 181.26 FEET, SAID CURVE HAS A RADIUS OF 392.60 FEET AND A CHORD BEARING NORTH 18°39'17" EAST, 179.66 FEET TO A POINT OF NON-TANGENT CURVE, AS PLATTED; THENCE ALONG SAID NONTANGENT CURVE, TO THE LEFT, COINCIDENT WITH THE WEST LINE OF SAID TRACT "A", 100.00 FEET, SAID CURVE HAS A RADIUS OF 540.00 FEET AND A CHORD BEARING NORTH 07°40'44" EAST, 99.85 FEET; THENCE NORTH 02°22'26" EAST (NORTH 02°22' EAST,P), COINCIDENT WITH THE WEST LINE OF SAID TRACT "A", 162.53 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, COINCIDENT WITH THE WEST LINE OF SAID TRACT "A", 63.46 FEET, SAID CURVE HAS A RADIUS OF 40.00 FEET AND A CHORD

BEARING NORTH 47°49'34" EAST, 57.01 FEET TO THE NORTH LINE THEREOF; THENCE SOUTH 86°43'17" EAST (SOUTH 86°43'43" EAST,P), COINCIDENT WITH THE NORTH LINE OF SAID TRACT "A", 365.03 FEET (365.68 FEET, P) TO THE POINT OF BEGINNING, CONTAINING 433,999 SQUARE FEET OR 9.963 ACRES, MORE OR LESS.

TRACT 3:

THE NORTH 50 FEET OF THE EAST 190 FEET (EXCEPT THAT PART THEREOF IN TROOST AVENUE) OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 48, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 4:

LOT 2, DIALYSIS CLINIC INCORPORATED-FIRST PLAT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO A RECORDED PLAT THEREOF, WHICH LOT 2 IS DESCRIBED IN METES AND BOUNDS AS FOLLOWS:

ALL THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 48, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID 1/4 1/4 1/4 1/4 SECTION AND THE WEST RIGHT-OF-WAY LINE OF TROOST AVENUE, AS NOW ESTABLISHED; THENCE

SOUTH 2° 21' 45" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 62.50 FEET, TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED;

THENCE NORTH 86° 42' 13" WEST, PARALLEL WITH THE NORTH LINE OF SAID 1/4 1/4 1/4 1/4 SECTION, A DISTANCE OF 157.39 FEET; THENCE SOUTH 3° 17' 47" WEST, A DISTANCE OF 192.75 FEET;

THENCE NORTH 86° 42' 13" WEST, PARALLEL WITH THE NORTH LINE OF SAID 1/4 1/4 1/4 1/4 SECTION, A DISTANCE OF 127.27 FEET TO A POINT ON THE EAST LINE OF TRACT "A", "BAPTIST MEDICAL CENTER, SECOND PLAT", A SUBDIVISION OF LAND IN SAID

CITY, COUNTY AND STATE; THENCE SOUTH 2° 21' 45" WEST, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 74.44 FEET, TO A JOG THEREIN; THENCE SOUTH 86° 42' 13" EAST, ALONG SAID JOG AND THE SOUTH LINE OF SAID 1/4 1/4 1/4 1/4 SECTION, A DISTANCE OF 287.81 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TROOST AVENUE;

THENCE NORTH 2° 21' 45" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF SAID TROOST AVENUE, A DISTANCE OF 267.21 FEET, TO THE TRUE POINT OF BEGINNING.

TRACT 5:

THE NONEXCLUSIVE EASEMENTS (APPURTENANT TO TITLE TO LOT 2, DIALYSIS CLINIC INCORPORATED -FIRST PLAT) ESTABLISHED BY THE DECLARATION OF EASEMENTS RECORDED JUNE 23, 1993 AS DOCUMENT NUMBER K-1086478 IN BOOK K-2408 AT PAGE 1684, OVER THAT PORTION OF LOT 1, DIALYSIS CLINIC INCORPORATED-FIRST PLAT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, FROM TIME TO TIME ESTABLISHED AS WALKWAYS, DRIVEWAYS AND PARKING AREAS FOR THE PURPOSE OF PEDESTRIAN INGRESS AND EGRESS, VEHICULAR INGRESS AND EGRESS AND FOR MOTOR VEHICLE PARKING.

COMBINED DESCRIPTION OF TRACTS 1 THROUGH 4.

THAT PORTION OF TRACT "A", BAPTIST MEDICAL CENTER, SECOND PLAT, AND LOT 2, DIALYSIS CLINIC INCORPORATED-FIRST PLAT, SUBDIVISIONS IN THE CITY OF KANSAS CITY, AND AN UNPLATTED TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 33 WEST OF THE 5TH P.M. IN JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE ON MISSOURI STATE PLANE BEARINGS, COINCIDENT WITH THE BOUNDARY LINE OF SAID TRACT "A", ALONG THE FOLLOWING COURSES: SOUTH 02°22'56" WEST (SOUTH 02°22'30" WEST, PLAT) A DISTANCE OF 304.89 FEET; THENCE NORTH 86°43'17" WEST (NORTH 86°43'43" WEST, PLAT), 117.81 FEET; THENCE SOUTH 02°22'42" WEST (SOUTH 02°22'16" WEST, PLAT), 255.35 FEET (255.27

FEET, PLAT) TO A NORTHWEST CORNER OF SAID LOT 2; THENCE COINCIDENT WITH THE BOUNDARY OF SAID LOT 2, DEPARTING THE BOUNDARY OF SAID TRACT "A", ALONG THE FOLLOWING COURSES: SOUTH 86°43'17" EAST (SOUTH 86°42'13" EAST, PLAT), 127.28 FEET (127.27 FEET, PLAT); THENCE NORTH 03°16'32" EAST (NORTH 03°17'47" EAST, PLAT), 192.82 FEET (192.75 FEET, PLAT); THENCE SOUTH 86°43'17" EAST (SOUTH 86°42'13" EAST, PLAT), 157.25 FEET (157.39 FEET, PLAT); THENCE SOUTH 02°22'56" WEST (SOUTH 02°22'30" WEST, PLAT), 267.31 FEET (267.21 FEET, PLAT) TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE, DEPARTING THE BOUNDARY OF SAID LOT 2, SOUTH 02°22'56" WEST, COINCIDENT WITH THE WEST RIGHT OF WAY LINE OF TROOST AVENUE, 50.01 FEET TO A NORTHEAST CORNER OF SAID TRACT "A"; THENCE COINCIDENT WITH THE BOUNDARY OF SAID TRACT "A" ALONG THE FOLLOWING COURSES: SOUTH 02°22'56" WEST (SOUTH 02°22'30" WEST, PLAT), 609.64 FEET TO THE SOUTH LINE OF SAID SECTION 5; THENCE SOUTH 02°14'57" WEST (SOUTH 02°14'06" WEST, PLAT), 250.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 86°43'17" WEST (NORTH 86°43'43" WEST, PLAT), 440.39 FEET (440.70 FEET, PLAT); THENCE SOUTH 02°19'59" WEST (SOUTH 02°19'33" WEST, PLAT), 118.50 FEET; THENCE NORTH 86°43'17" WEST (NORTH 86°43'43" WEST, PLAT), 150.00 FEET; THENCE NORTH 02°19'59" EAST (NORTH 02°19'33" EAST, PLAT), 368.50 FEET TO THE SOUTH LINE OF SAID SECTION 5; THENCE DEPARTING THE BOUNDARY OF SAID TRACT "A", SOUTH 86°43'13" EAST (SOUTH 86°43'43" EAST, PLAT), COINCIDENT WITH THE SOUTH LINE OF SAID SECTION 5, 319.79 FEET; THENCE NORTH 02°12'17" EAST, 345.57 FEET; THENCE NORTH 86°43'13" WEST, 118.32 FEET; THENCE NORTH 01°50'23" EAST, 67.82 FEET; THENCE NORTH 10°16'15" EAST, 10.59 FEET; THENCE NORTH 25°08'34" EAST, 11.45 FEET; THENCE NORTH 40°28'17" EAST, 11.59 FEET; THENCE NORTH 58°32'49" EAST, 10.85 FEET; THENCE NORTH 53°30'41" EAST, 48.55 FEET; THENCE NORTH 40°18'43" WEST, 455.39 FEET TO THE WEST LINE OF SAID TRACT "A"; THENCE COINCIDENT WITH THE WEST LINE OF SAID TRACT "A" ALONG THE FOLLOWING COURSES: ON A NON-TANGENT CURVE TO THE LEFT, 8.63 FEET, SAID CURVE HAS A RADIUS OF 552.00 FEET AND A CHORD BEARING NORTH 32°19'43" EAST, 8.63 FEET TO A POINT OF A TANGENT COMPOUND CURVE; THENCE ALONG SAID CURVE, TO THE LEFT, 181.26 FEET, SAID CURVE HAS A RADIUS OF 392.60 FEET AND A CHORD BEARING NORTH 18°39'17" EAST, 179.66 FEET TO A POINT OF NON-TANGENT CURVE, AS PLATTED; THENCE ALONG SAID NON-TANGENT CURVE, TO THE LEFT, 100.00 FEET, SAID CURVE HAS A RADIUS OF 540.00 FEET AND A CHORD BEARING NORTH 07°40'44" EAST, 99.85 FEET; THENCE NORTH 02°22'26" EAST (NORTH 02°22' EAST, PLAT), 162.53 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, 63.46 FEET, SAID CURVE HAS A RADIUS OF 40.00 FEET AND A CHORD BEARING NORTH 47°49'34" EAST, 57.01 FEET TO THE NORTH LINE OF SAID TRACT "A"; THENCE SOUTH 86°43'17" EAST (SOUTH 86°43'43" EAST, PLAT), COINCIDENT WITH THE NORTH LINE OF SAID TRACT "A", 365.03 FEET (365.68 FEET, PLAT) TO THE POINT OF BEGINNING, CONTAINING 658,823 SQUARE FEET OR 15.125 ACRES, MORE OR LESS.