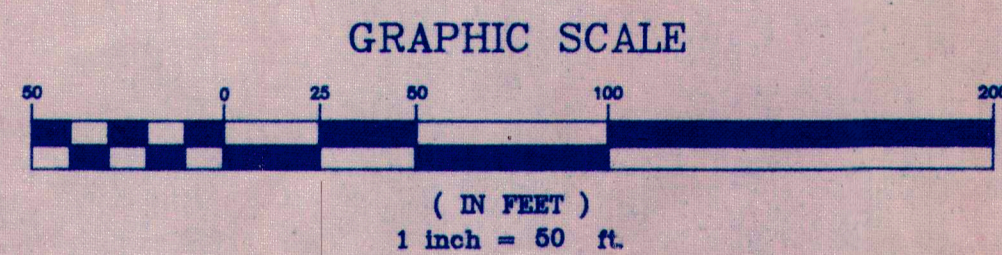
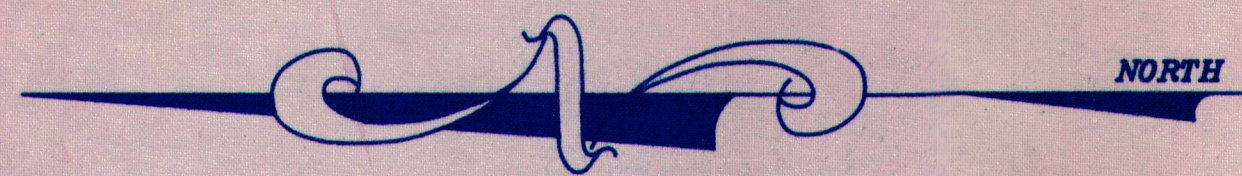


BROWNING INDUSTRIAL PARK EAST, BLOCK F

A Resurvey of Lots 1 and 3 "BROWNING INDUSTRIAL PARK EAST" and Part of "RESURVEY OF BROWNING INDUSTRIAL PARK, EAST, BLOCK E" LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



ALL BEARINGS ARE BASED ON THOSE BEARINGS FOUND ON THE PLATS OF BROWNING INDUSTRIAL PARK EAST.

LEGAL DESCRIPTION:

All of Lots 1 and 3, BROWNING INDUSTRIAL PARK EAST, a subdivision of land in Lee's Summit, Jackson County, Missouri, and also all that part of, RESURVEY OF BROWNING INDUSTRIAL PARK EAST, BLOCK E, a subdivision of land in said City, County and State, more particularly described as follows:

Beginning at the Northwest Corner of said Lot 1, said point being on the Southerly Right-of-Way Line of U.S. Highway No. 50; thence South 00°04'05" East along the West Line of said Lots 1 and 3 and also along the West Line of said Block E a distance of 798.67 feet (plats = South 00°04'05" East 800.00 feet) to the Southwest Corner of said Block E; thence South 89°55'03" East along the South Line of said Block E (plat = South 90°00' East) a distance of 144.00 feet; thence North 00°04'05" West a distance of 498.54 feet (deed = North 00°00' West, 500.00 feet) to a point on the North Line of said Block E, said point also being on the South Line of said Lot 3; thence South 89°59'06" East along said lines a distance of 56.00 feet (plat = South 90°00' East) to the Southeast Corner of said Lot 3; thence North 00°27'16" West along said East Line (plat = North 00°00' East) a distance of 65.00 feet to the Northeast Corner thereof; thence North 89°59'07" West along the North Line of said Lot 3 a distance of 99.78 feet (plat = North 90°00' West, 100.00 feet) to the Southeast Corner of said Lot 1; thence North 00°15'07" West along the East Line of said Lot 1 a distance of 223.19 feet (plat = North 00°00' West, 222.8 feet) to the Northeast Corner of said Lot 1, said Corner also being on said Southerly Right-of-Way Line; thence North 83°00'45" West along the North Line of said Lot 1 and also along said Southerly Right-of-Way Line a distance of 99.82 feet (plat = North 83°02'39" West, 100.74 feet) to the point of beginning.

Containing 2.4 acres.

DEDICATION:

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as: BROWNING INDUSTRIAL PARK EAST, BLOCK F

In testimony whereof: Daves Roe Body Shop, Inc. a Missouri Corporation has caused these presents to be signed by its president and its corporate seal affixed this 12th day of November, 1993.

By Dave Baltz President - Dave Baltz
Attest Steve Baltz Secretary - Steve Baltz

State of Missouri } ss
County of Jackson }

On this 12th day of November, 1993, before me personally appeared Dave Baltz who being by me sworn did say that he is President of Daves Roe Body Shop, Inc., a Missouri Corporation, and that the seal affixed to the foregoing instrument is the Company Seal of said Corporation and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors and to be the true act and deed of said Corporation.

In witness whereof: I have hereunto set my hand and affixed my Notarial Seal at my office the day and year last above written.

62594
My Commission Expires
Patricia Lunsford
Notary Public in and for Jackson County, Missouri PATRICIA LUNSFORD

APPROVED PURSUANT TO ORDINANCE NO. 2211

By Susan E. Van Petten Date Nov. 16, 1993
Director of Community Development
Susan E. Van Petten

By William T. Stockhausen Date 16 Nov 93
City Engineer - William T. Stockhausen

By Denise R. Chisum Date 11/16/93
City Clerk - Denise R. Chisum

APPROVED BY JACKSON COUNTY ASSESSOR:

By BRUCE C. FISHER
Date 11-17-93

SURVEYOR'S CERTIFICATION:

I hereby certify that the within plat of BROWNING INDUSTRIAL PARK EAST, BLOCK F, is based on an actual Class A survey made by me or under my direct supervision and said survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors, in April, 1993; I further certify that the bearings shown on this plat are based on those bearings found on the plats of BROWNING INDUSTRIAL PARK EAST; that the survey boundary corner monuments were either found or set as indicated on this plat; that the Lot Corners were monumented as indicated on this plat; that I have complied with all State, Jackson County, and City statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

By Leslie R. Hamilton
Leslie R. Hamilton - Missouri L.S. 2226

Date October 8, 1993

MONUMENTATION:

- Found 1/2" Iron Bar
- Found 3/8" Iron Bar
- Found PK Nail
- Monument Set

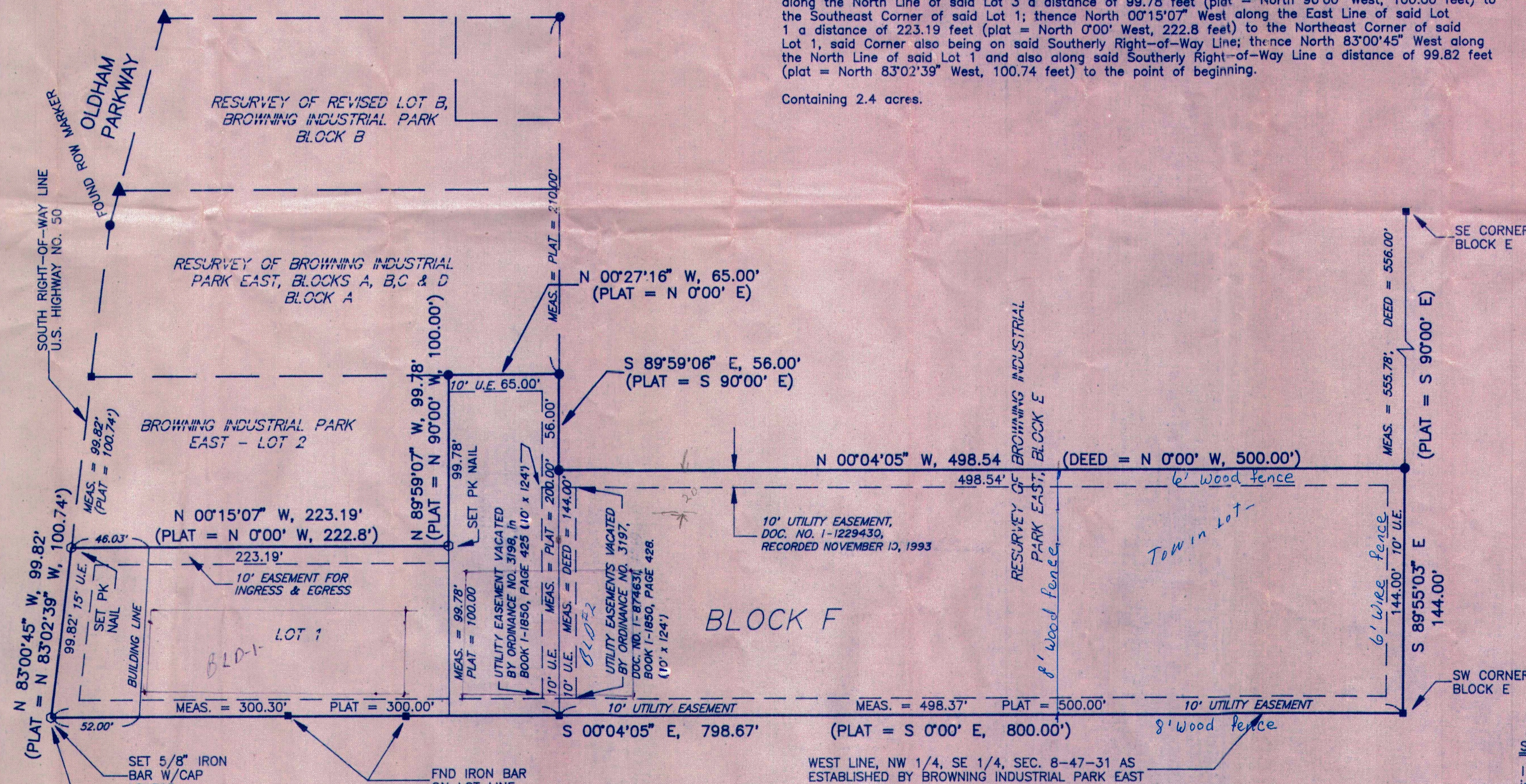
ALL MONUMENTS INDICATED AS "SET" HAVE BEEN SET THIS DATE.

SURVEYED and PLATTED by:

E.J. Werner & Associates
900 S.W. Oldham Parkway
Suite 200
Lee's Summit, Mo. 64081
(816) 246-8649

OWNER

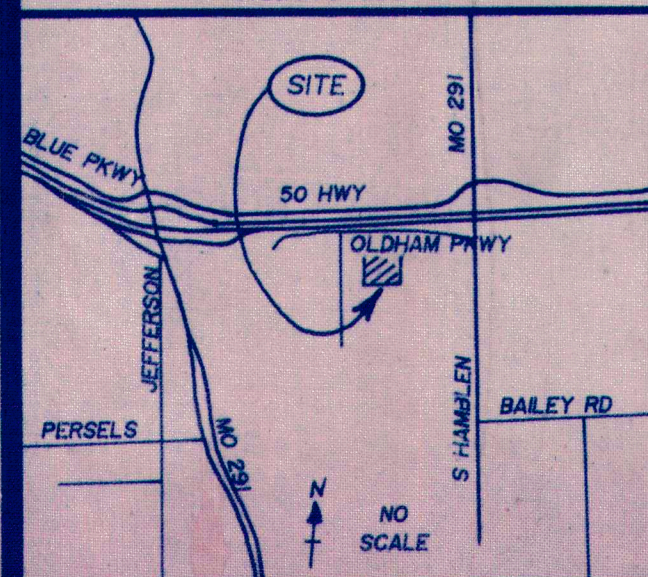
Daves Roe Body Shop, Inc.
451 Oldham Parkway
Lee's Summit, Mo. 64063
(816) 524-2133

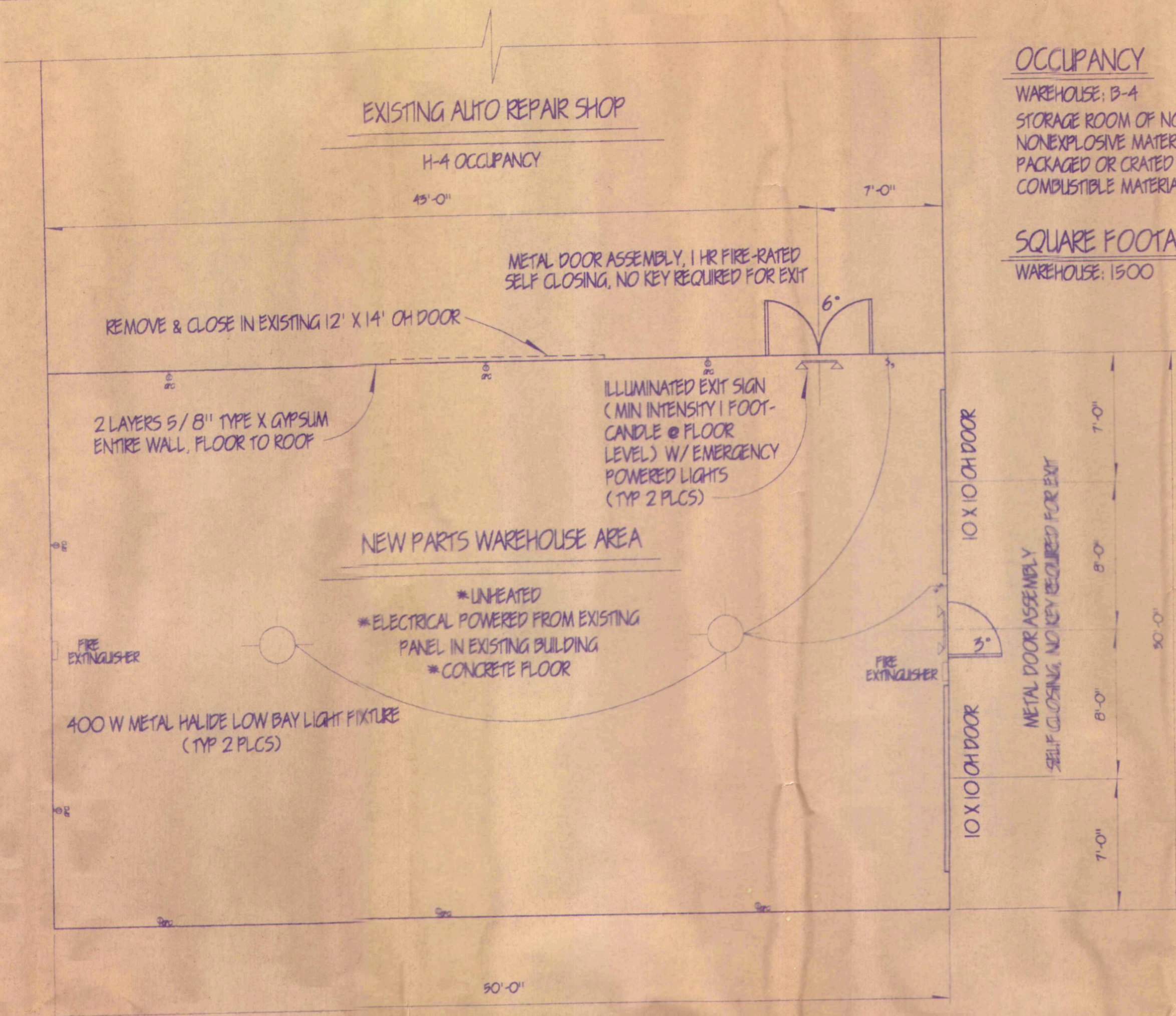
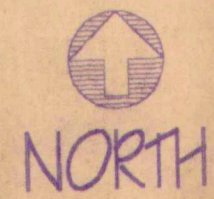


NOTES:

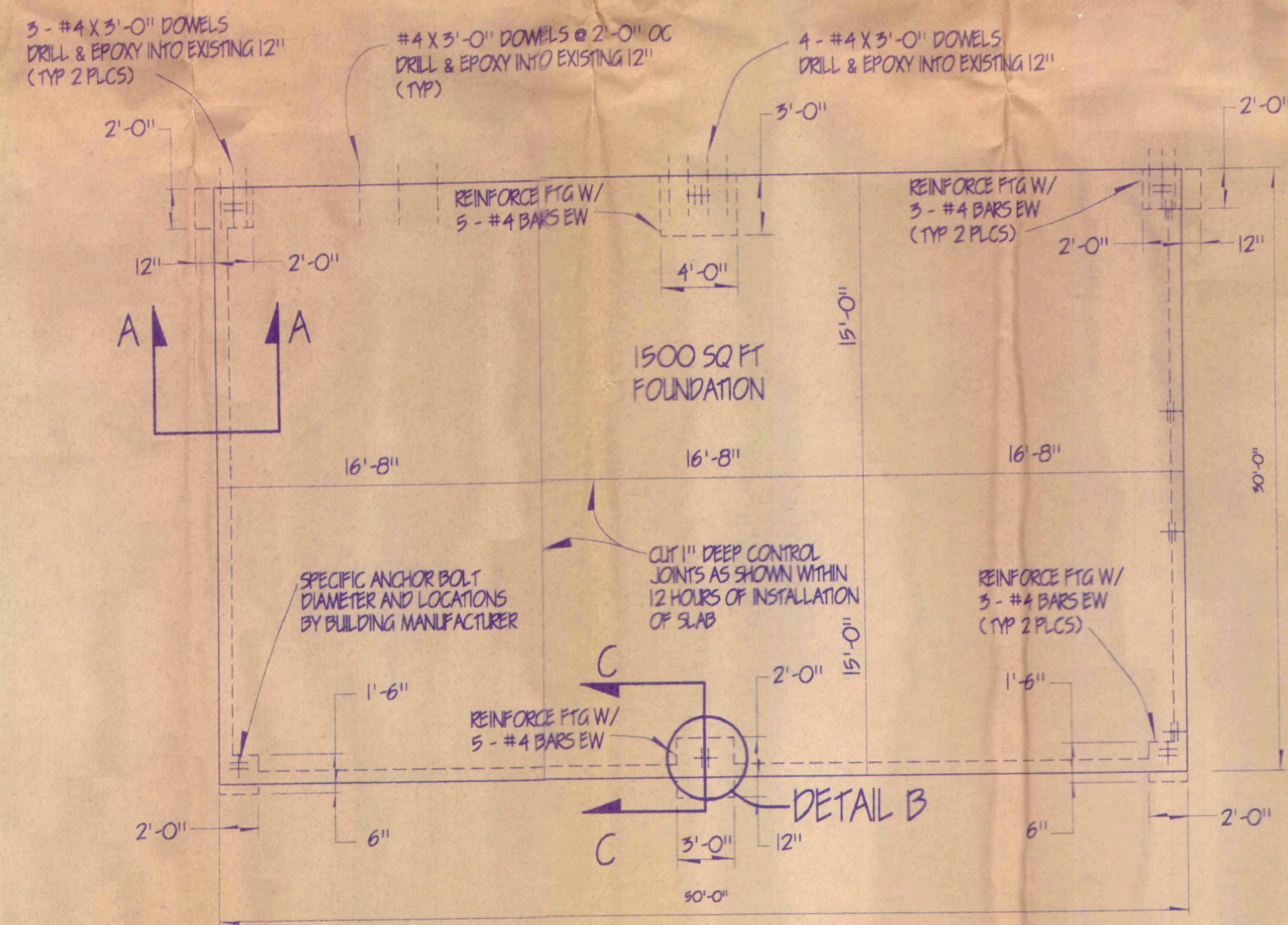
- ALL EASEMENTS SHOWN ARE FROM RECORDED PLATS.
- NO TITLE REPORT WAS PROVIDED AND NO RECORDS SEARCH WAS PERFORMED BY THIS OFFICE, THIS DATE TO DETERMINE ANY MATTERS AFFECTING THIS PROPERTY.

VICINITY MAP





FLOOR PLAN

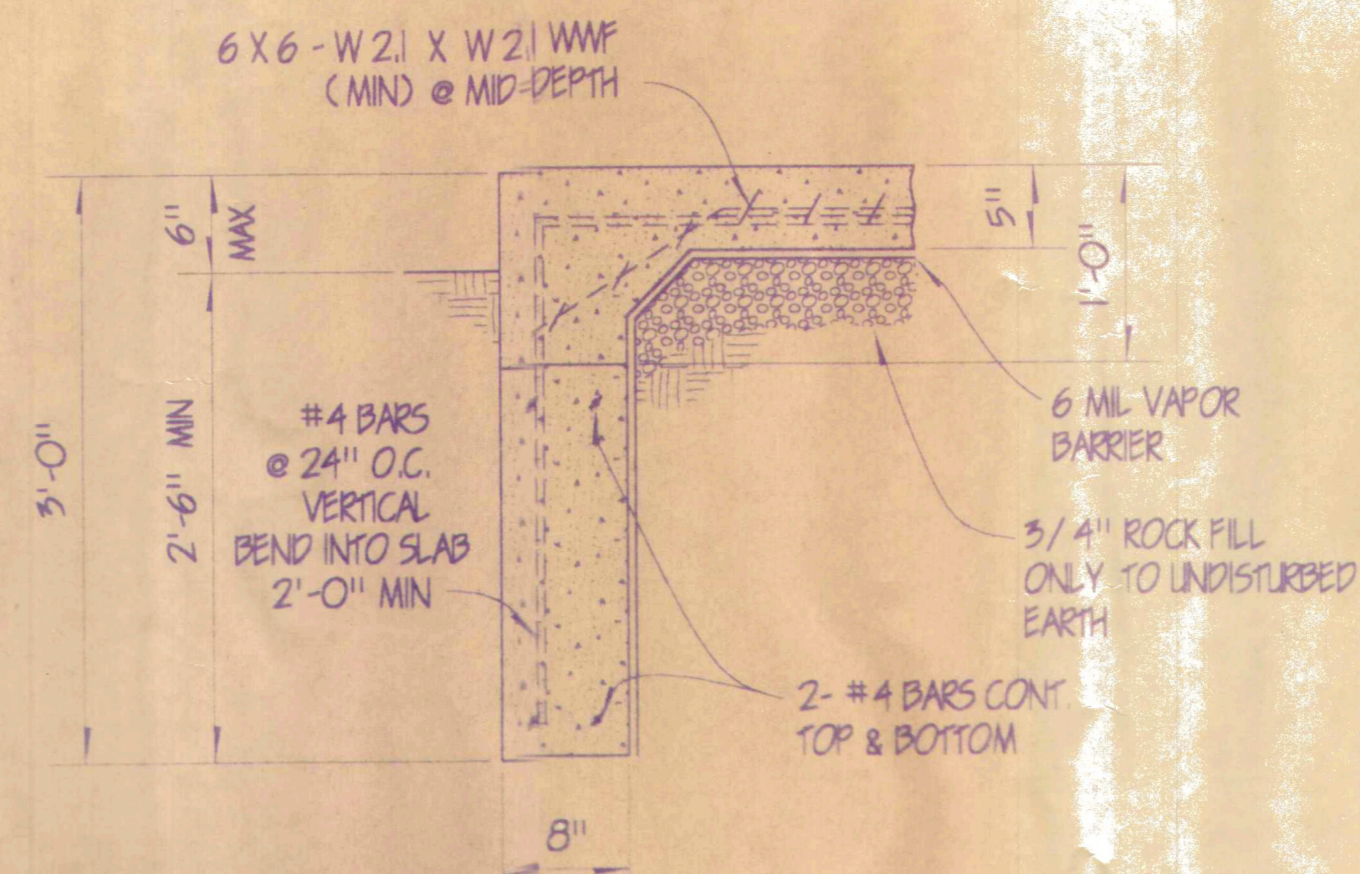


FOUNDATION PLAN

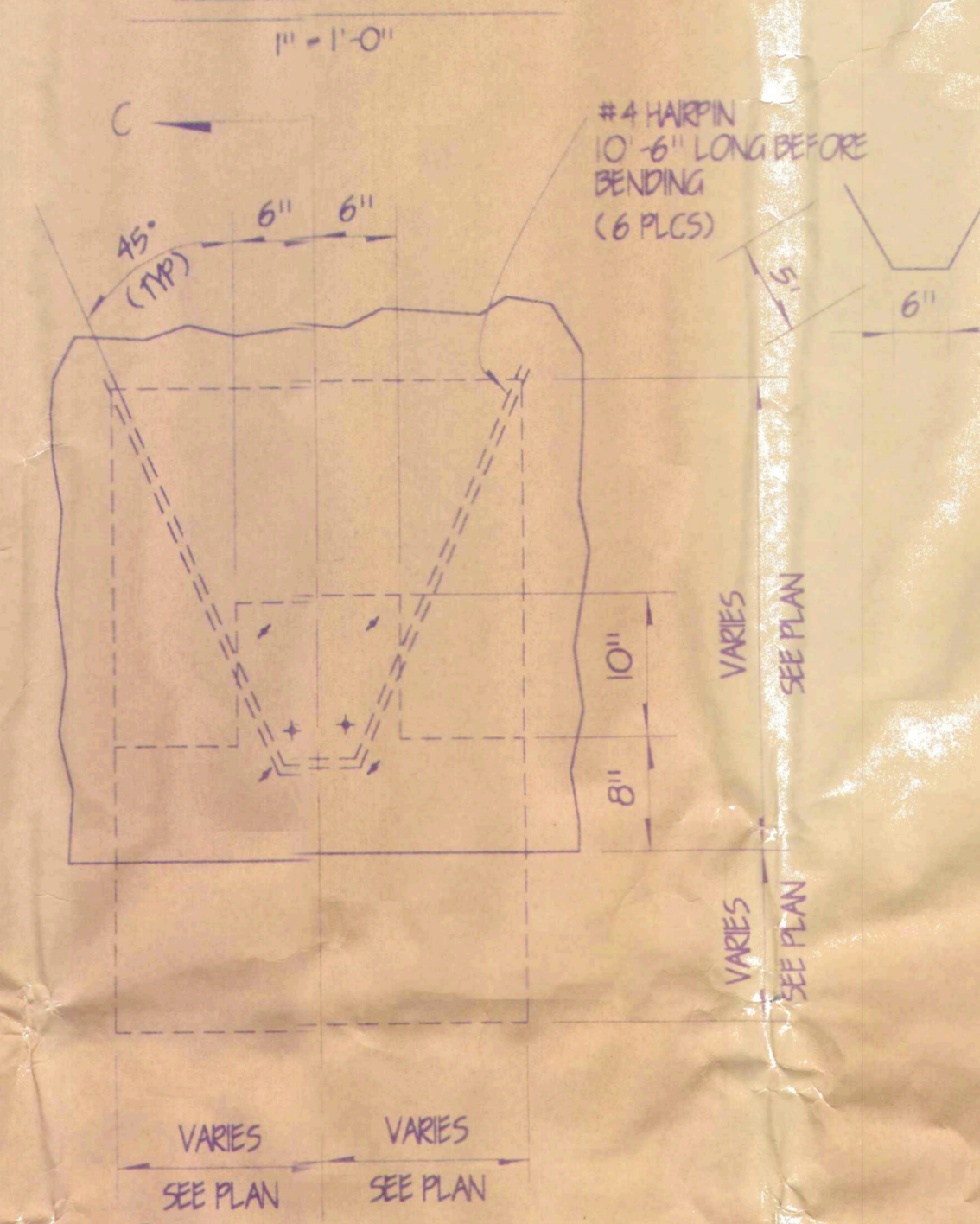
OCCUPANCY
WAREHOUSE, B-4
STORAGE ROOM OF NONCOMBUSTIBLE AND NONEXPLOSIVE MATERIALS THAT ARE NOT PACKAGED OR CRATED IN OR SUPPORTED BY COMBUSTIBLE MATERIAL.

SQUARE FOOTAGES
WAREHOUSE: 1500

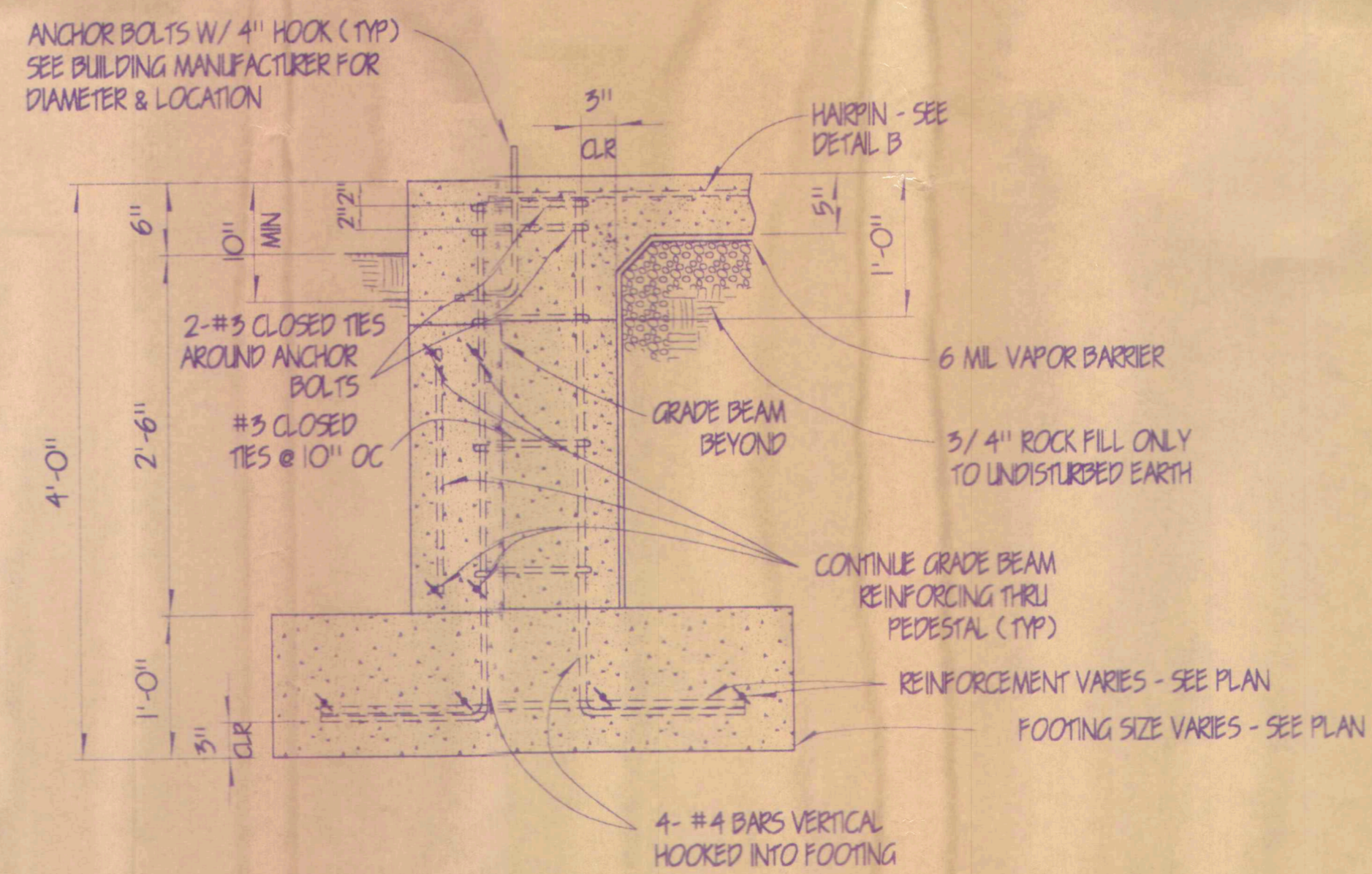
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SECTION A-A



DETAIL B



SECTION C-C

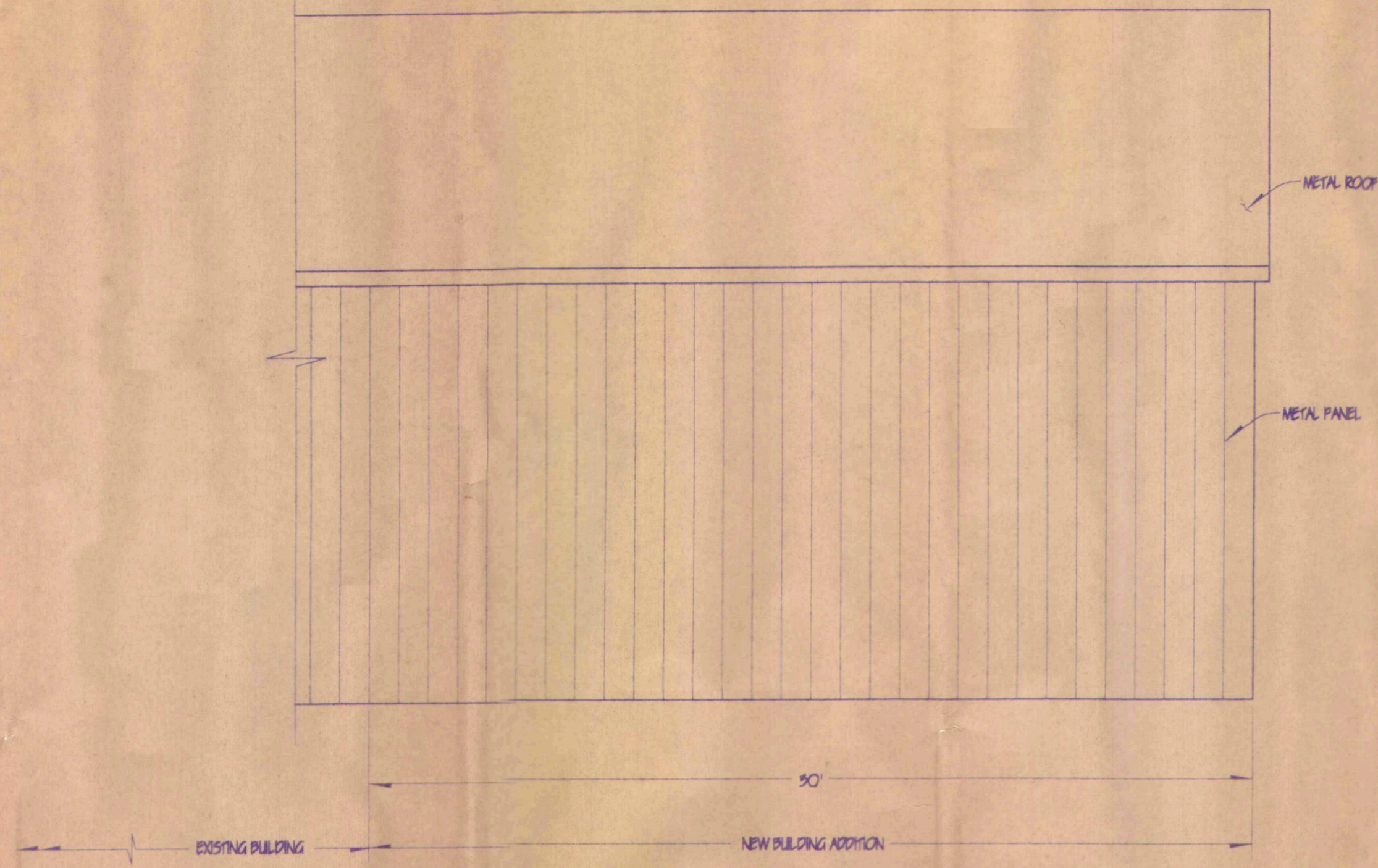
CONTRACTOR SHALL CONFORM CONSTRUCTION TO LOCAL ORDINANCES AND SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.

STRUCTURAL NOTES:

- GENERAL:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SAFE JOB SITE CONFORMING TO ALL APPLICABLE OSHA REQUIREMENTS. CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING AS REQUIRED. OBTAINING CONSTRUCTION TO ENSURE THE SAFETY OF ALL INDIVIDUALS AT JOB SITE.
- FOUNDATION:
1. ALL FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL OF AT LEAST 2000 PSF. IF UNSTABLE CONDITIONS OR POOR BEARING IS FOUND, CONSULT ENGINEER BEFORE PROCEEDING.
2. ALL ANCHOR BOLTS SHALL BE LOCATED BY TEMPLATE TO ENSURE ALIGNMENT.
- CONCRETE:
1. ALL CONCRETE AND REINFORCING SHALL BE IN ACCORDANCE WITH ACI 308 - STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
2. NO WASTE SHALL BE ADDED AT JOB SITE WITHOUT APPROVAL OF ENGINEER. CONCRETE TO HAVE MINIMUM 28 DAY STRENGTH OF 3500 PSI. MAXIMUM SLUMP 5.
- REINFORCED STEEL:
1. REINFORCING STEEL - #5 BARE AND LARGER SHALL BE ASTM A635 GRADE 60. REINFORCING STEEL - #4 BARE AND SMALLER SHALL BE ASTM A635 GRADE 40. DETAIL BARS SHALL BE IN ACCORDANCE WITH ACI 308 AND ACI 308.2.
2. REINFORCING SHALL BE CONTINUOUS WITH LAPS A MINIMUM 40 BAR DIAMETERS. WELDED WIRE MESH (ASTM A653) SHALL BE LAPPED A MINIMUM 6 INCHES.
3. STANDARD CONCRETE COVER OF STEEL BARS, EARTH FORMED WALLS AND SLABS 1 1/2", OTHERS 2". WELDED FABRIC AT CENTER OF SLAB.
- STRUCTURAL STEEL:
1. ALL STRUCTURAL STEEL TO BE THE RESPONSIBILITY OF THE STEEL BUILDING MANUFACTURER.
2. COLUMN ANCHOR BOLTS SHALL HAVE MINIMUM YIELD STRESS OF 56 KSI.
- GENERAL NOTES:
1. BUILDING CODES: 1991 UNIFORM BUILDING CODE AND LOCAL AMENDMENTS
1991 NPPA 101 LIFE SAFETY CODE
1990 NATIONAL ELECTRICAL CODE
1991 UNIFORM FIRE CODE
2. CONTRACTORS, SUBCONTRACTORS, AND MATERIAL SUPPLIERS SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO INITIATION OF THEIR WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL BUILDING PERMITS AND SHALL COMPLY WITH ALL GOVERNING FEDERAL, STATE, AND LOCAL BUILDING CODES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DEVIATION FROM PLANS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY WITH OWNER ALL COMPONENTS OF THE METAL BUILDING PACKAGE INCLUDING STYLE AND INSULATION REQUIREMENTS OF EXTERIOR WALL AND ROOF PANELS, MAIN DOORS, AND GARAGE DOORS.
5. ALL UNIFORMS AND SHAPES SHALL BE ORDERED TO A SMOOTH, FLOWING GROUND SURFACE TO PROVIDE PROPER DRAINAGE.
6. ALL COMPACTED FILL TO BE COMPACTED TO MAX 95% PLUS OR MINUS 5% OF THEIR REQUIRED DENSITY WITH OPTIMUM SOIL MOISTURE CONTENT.
7. PERSON LOADS: SNOW LOAD: 20 PSF
WIND LOAD: EXPOSURE B: 80 MPH WIND SPEED
SEISMIC ZONE: ZONE 2A

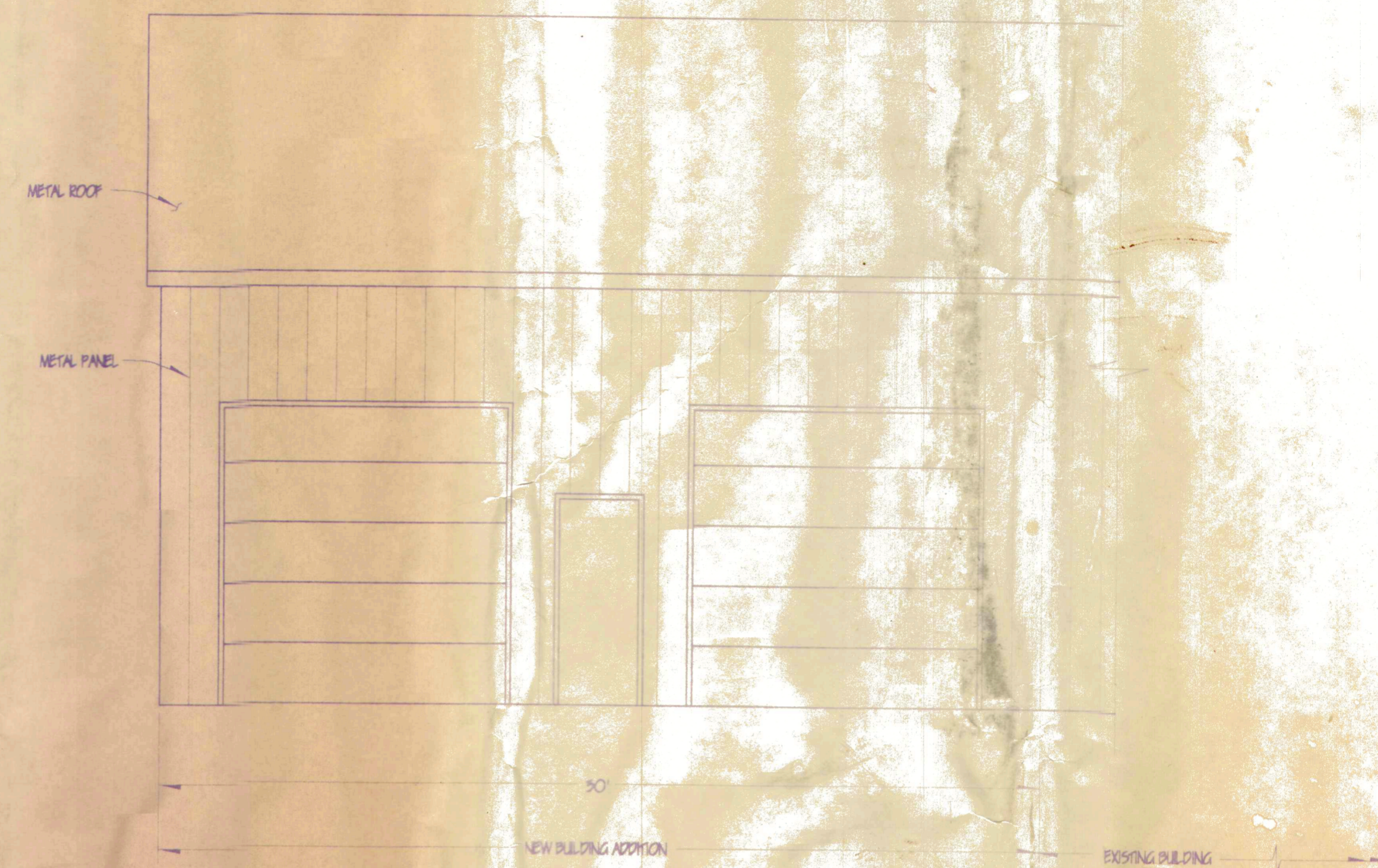


DRAWING NUMBER 961204	BUILDING ADDITION FOR ROE ALTOBODY	
	DRAWN BY SHERRI L. WEAVER, CPBD	
DATE 12/4/96	NOT A REGISTERED ARCHITECT (C616) 525-5906	SHEET 2 OF 2



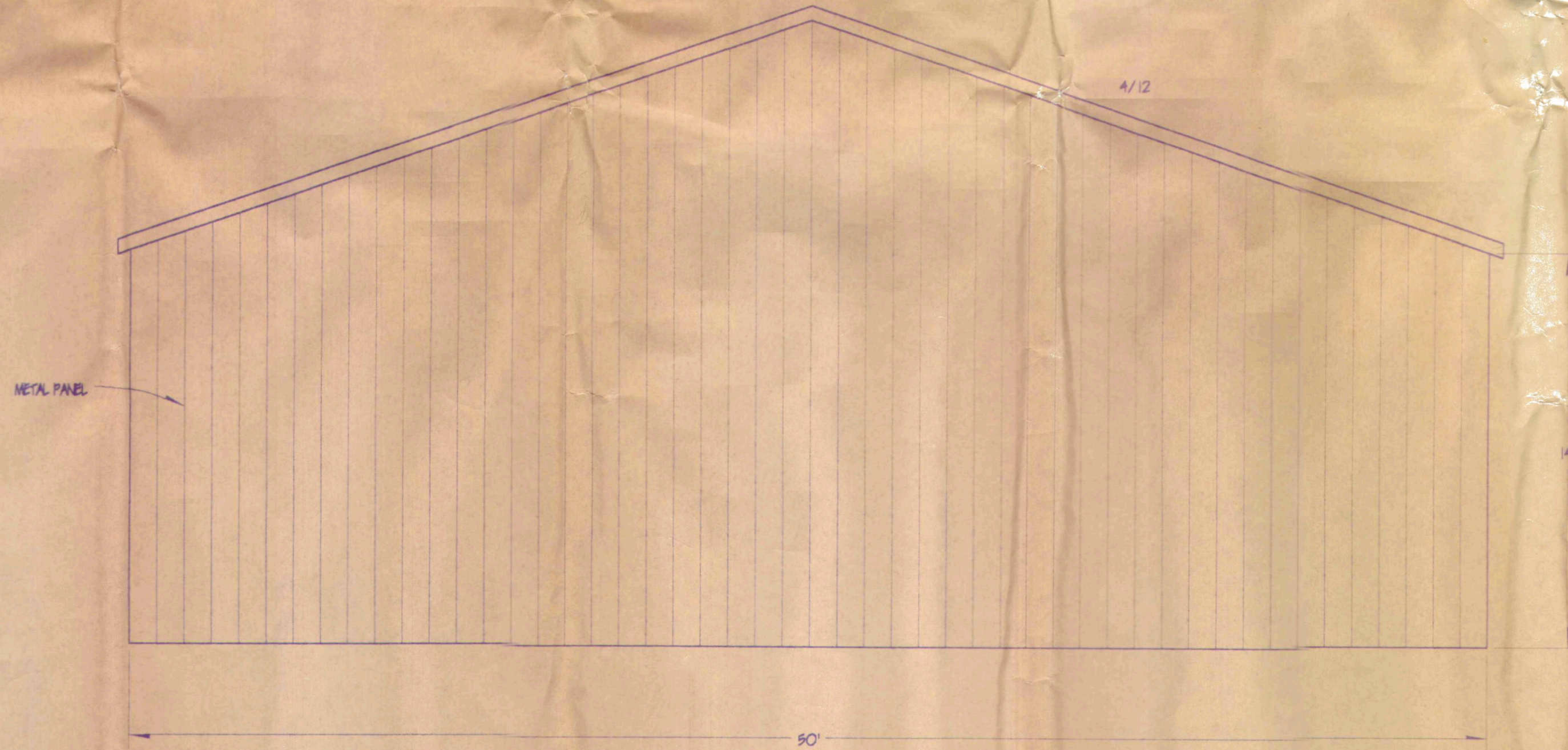
WEST ELEVATION

1/4"=1'-0"



EAST ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"



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CONTRACTOR SHALL CONFORM CONSTRUCTION TO LOCAL ORDINANCES AND SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.

DRAWING NUMBER 961204	BUILDING ADDITION FOR ROE AUTOBODY	
	DRAWN BY SHERRI L. WEAVER, CPBD	
	LEE'S SUMMIT, NC NOT A REGISTERED ARCHITECT (C018) 929-9506	
	DATE 12/4/96	SHEET 1 OF 2