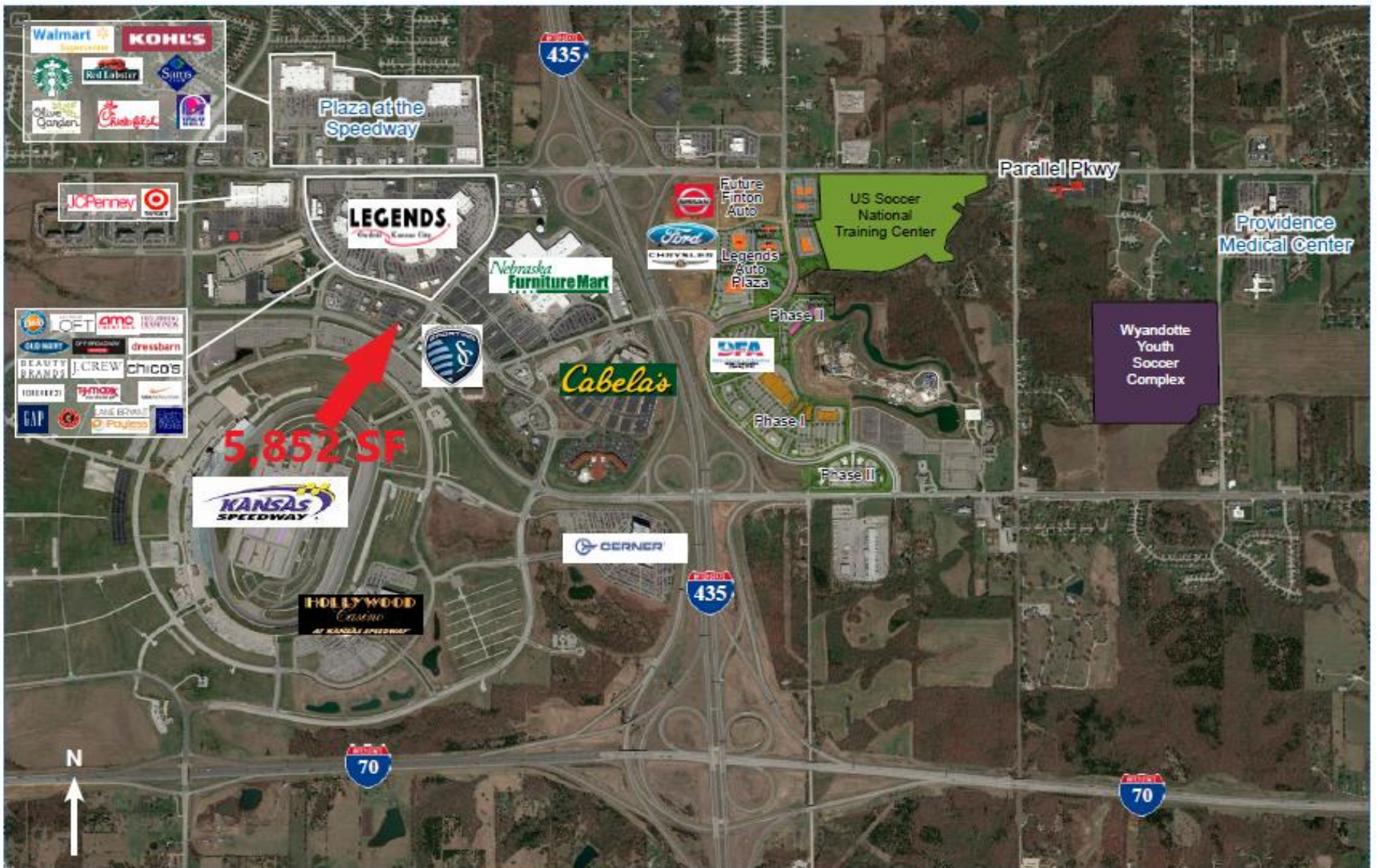
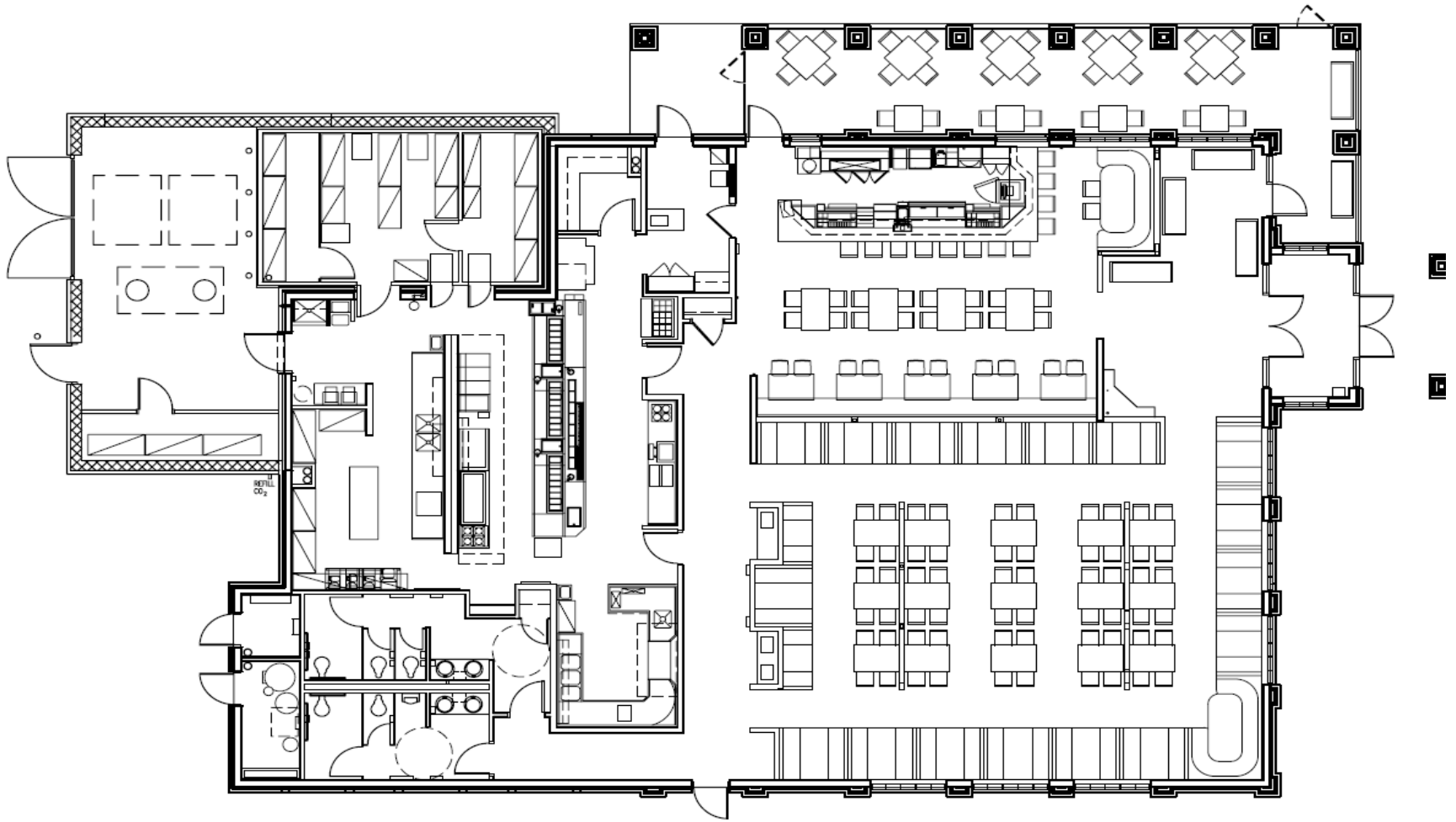


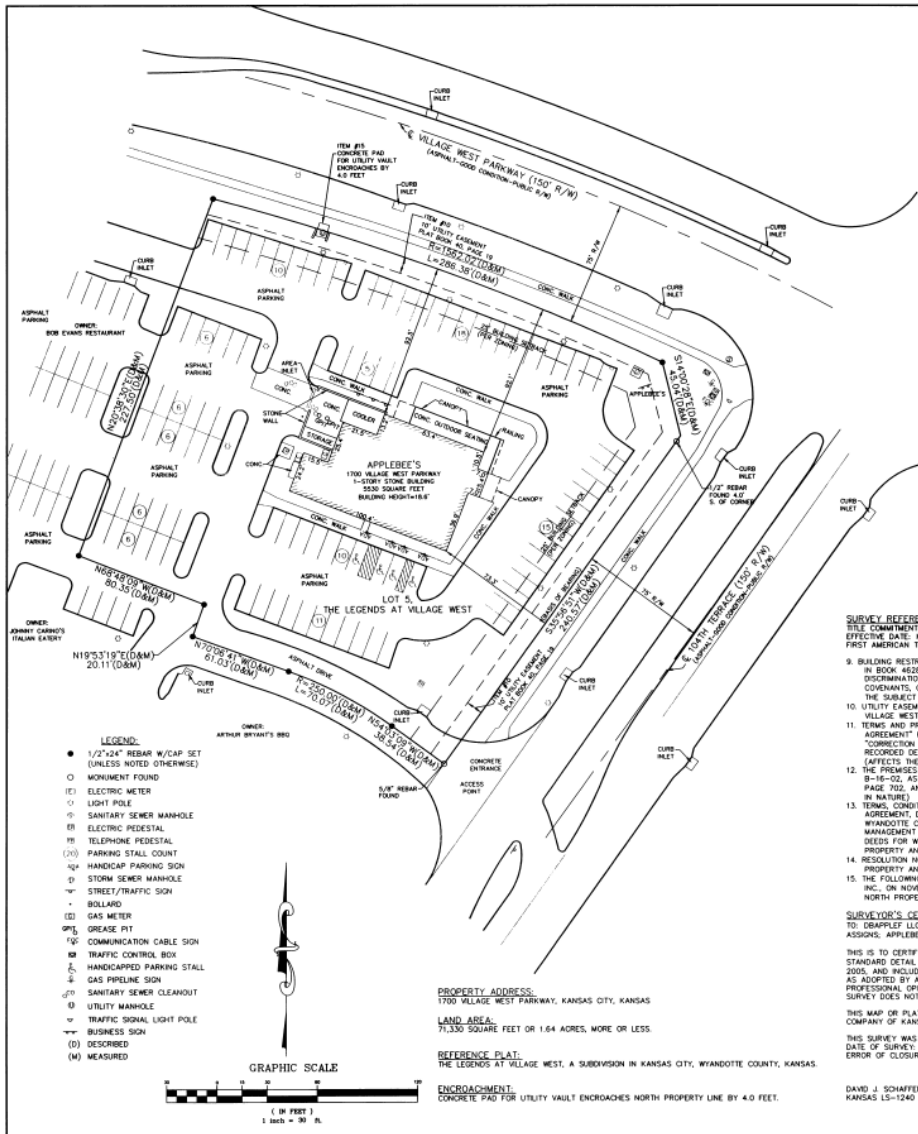
1700 Village West Parkway, Kansas City, Kansas 66109







FLOOR PLAN – 5,852 SF



- NOTES:**
- FOR THE CITY OF KANSAS CITY, KANSAS ZONING REGULATIONS, THIS PROPERTY IS ZONED "CP-2" - PLANNED GENERAL BUSINESS DISTRICT.
 - "CP-2" ZONING REQUIREMENTS:
FRONT: 25 FEET
SIDE: NONE, UNLESS ABUTTING A PUBLIC STREET, THEN 25 FEET
REAR: NONE
MAXIMUM BUILDING HEIGHT: 12 STORES
PARKING REQUIREMENTS: 1 SPACE PER EACH 50 SQUARE FEET OF SEATING AREA, PLUS 1 SPACE PER EACH 300 SQUARE FEET OF ADDITIONAL REMAINING TOTAL FLOOR AREA.
 - THERE EXISTS A TOTAL OF 99 PARKING STALLS ON THE SUBJECT PROPERTY (95 REGULAR + 4 HANDICAPPED)
 - THE SUBJECT PROPERTY IS LOCATED IN AN AREA LABELED ZONE "C" (AREAS OF MINIMAL FLOODING) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 2003630010A, EFFECTIVE DATE AUGUST 31, 1981.
 - ACCESS TO THE SUBJECT PROPERTY VIA 104TH TERRACE.
 - THE BASIS OF BEARING USED FOR THIS SURVEY WAS 130°56'51"W ON THE SOUTHEASTERLY LINE OF THE SUBJECT PROPERTY.
 - UNDER THE CURRENT ZONING THE SUBJECT PROPERTY ALLOWS FOR A RESTAURANT.
 - IN MOST CASES DRAINAGE APPEARS TO DRAIN INTO PUBLIC RIGHT-OF-WAYS.
 - ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR VIA A UTILITY EASEMENT.
 - THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

TITLE COMMITMENT LEGAL DESCRIPTION:
LOT 5, THE LEGENDS AT VILLAGE WEST, A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OF VEHICLES AND PEDESTRIANS, UTILITIES, STORM DRAINAGE, SIGN AND LANDSCAPE, EXCEPT THOSE IN ROADS, AS SET FORTH IN ARTICLE II OF THAT CERTAIN MASTER DECLARATION OF OPERATION AND EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT RECORDED NOVEMBER 2, 2001, AS DOCUMENT NO. 2001R-24257 IN BOOK 4347 AT PAGE 481 AND CORRECTION MASTER DECLARATION OF OPERATION AND EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS AGREEMENT RECORDED DECEMBER 30, 2002 AS DOCUMENT NO. 2002R-31807 IN BOOK 4524 AT PAGE 92.

SURVEYOR'S DESCRIPTION:
LOT 5, THE LEGENDS AT VILLAGE WEST, A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OF VEHICLES AND PEDESTRIANS, UTILITIES, STORM DRAINAGE, SIGN AND LANDSCAPE, EXCEPT THOSE IN ROADS, AS SET FORTH IN ARTICLE II OF THAT CERTAIN MASTER DECLARATION OF OPERATION AND EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT RECORDED NOVEMBER 2, 2001, AS DOCUMENT NO. 2001R-24257 IN BOOK 4347 AT PAGE 481 AND CORRECTION MASTER DECLARATION OF OPERATION AND EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS AGREEMENT RECORDED DECEMBER 30, 2002 AS DOCUMENT NO. 2002R-31807 IN BOOK 4524 AT PAGE 92.

TOGETHER WITH BUILDING RESTRICTIONS AND RESTRICTIONS AS TO USE AND OCCUPANCY AS SET FORTH IN DECLARATION OF RESTRICTIONS, RECORDED IN BOOK 4626, PAGE 415, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 49CSR 306(A)(C) OR ANY SIMILAR STATE STATUTE OR LOCAL ORDINANCE.

SURVEY REFERENCE:
TITLE COMMITMENT NUMBER: NCS-300000SS
EFFECTIVE DATE: MAY 15, 2008 AT 7:30 A.M.
FIRST AMERICAN TITLE INSURANCE COMPANY OF KANSAS

- BUILDING RESTRICTIONS AND RESTRICTIONS AS TO USE AND OCCUPANCY AS SET FORTH IN DECLARATION OF RESTRICTIONS, RECORDED IN BOOK 4626, PAGE 415, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 49CSR 306(A)(C) OR ANY SIMILAR STATE STATUTE OR LOCAL ORDINANCE. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)
- UTILITY EASEMENTS, COVENANTS FOR INGRESS/EGRESS EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF THE LEGENDS AT VILLAGE WEST RECORDED SEPTEMBER 30, 2002 AS DOCUMENT NO. 2002R-23511 IN PLAT BOOK 40, PAGE 19. (PLOTTED AND SHOWN)
- TERMS AND PROVISIONS OF THE "MASTER DECLARATION OF OPERATION AND EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT" RECORDED NOVEMBER 2, 2001 AS DOCUMENT NO. 2001R-24257 IN BOOK 4347, PAGE 481 AND AS CORRECTED BY "CORRECTION MASTER DECLARATION OF OPERATION AND EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT" RECORDED DECEMBER 30, 2002 AS DOCUMENT NO. 2002R-31807 IN BOOK 4524, PAGE 92. AMENDED IN BOOK 4548, PAGE 35. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)
- THE PREMISES IN QUESTION ARE LOCATED WITHIN THE BOUNDARIES OF IMPROVEMENT DISTRICT ESTABLISHED IN RESOLUTION NO. B-16-02, AS SET FORTH IN THE INSTRUMENT RECORDED MARCH 6, 2002 AS DOCUMENT NO. 2002R-05386 IN BOOK 4395, PAGE 702, AND MAY BE SUBJECT TO ASSESSMENTS BY REASON THEREOF. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)
- TERMS, CONDITIONS, STIPULATIONS INCLUDING, BUT NOT LIMITED TO, REVERSIONARY RIGHTS, CONTAINED IN THE SPECIFIC VENTURE AGREEMENT, DATED AS OF NOVEMBER 26, 2002, AS AMENDED FEBRUARY 26, 2003, BY AND BETWEEN UNITED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, GOURMET SYSTEMS OF KANSAS, INC. D/B/A "APPLEBEE'S", AND OWNER MANAGEMENT MEMORANDUM # 4 OF WHICH AGREEMENT IS FILED OF RECORD ON MARCH 6, 2003, IN THE OFFICE OF THE REGISTER OF DEEDS FOR WYANDOTTE COUNTY, KANSAS AS DOCUMENT NO. 2003R-06327, IN BOOK 4558, PAGE 272. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)
- RESOLUTION NO. R-37-03 AUTHORIZING STREET IMPROVEMENTS RECORDED IN BOOK 4595, PAGE 63. (AFFECTS THE SUBJECT PROPERTY AND IS OF A NATURE WHICH CANNOT BE PLOTTED)
- THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY DESIGN SURVEYS, LLC, FOR THE MATTHEWS COMPANY, INC., ON NOVEMBER 1, 2007, DESIGNATED JOB NO. 32124 (07-0689): 1. CONCRETE PAD FOR UTILITY VAULT ENCROACHES NORTH PROPERTY LINE BY 4.0 FEET. (PLOTTED AND SHOWN)

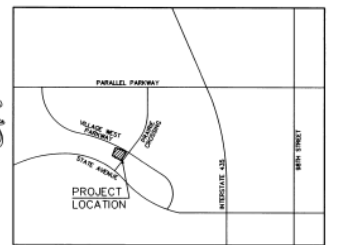
SURVEYOR'S CERTIFICATION:
I, DAVID J. SCHAEFFER, A DELAWARE LIMITED LIABILITY COMPANY, WELLS FARGO BANK, NATIONAL ASSOCIATION AND/OR ITS SUCCESSORS AND ASSIGNS, APPLEBEE'S RESTAURANTS KANSAS LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1-4, 6, 7(a)-(c), 8-10, 11(a), 13 AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF KANSAS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THIS MAP OR PLAT OF SURVEY OF THE PREMISES SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY OF KANSAS TITLE COMMITMENT NUMBER NCS-300000SS DATED MAY 15, 2008.

THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE MINIMUM KANSAS STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
DATE OF SURVEY: OCTOBER 31, 2007
ERROR OF CLOSURE: 1:36,840

DAVID J. SCHAEFFER
KANSAS LS-1240



UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ONE CALL
811
316-687-2470
1-800-DIG-SAFE



DESIGN SURVEYS, LLC
707 N. MAIN STREET
EUDORA, KANSAS 66025
PH. (913) 686-4427
FAX (913) 686-4430

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.
National ALTA Survey Management

1720 Newhope Street, Suite 108-110, Englewood, CO 80150
Tel: (714) 879-7789 Fax: (714) 841-2840
www.themattthewscompany.com

1	8/9/08	CLIENT COMMENTS	JMT
1	8/9/08	REVISION	APPS

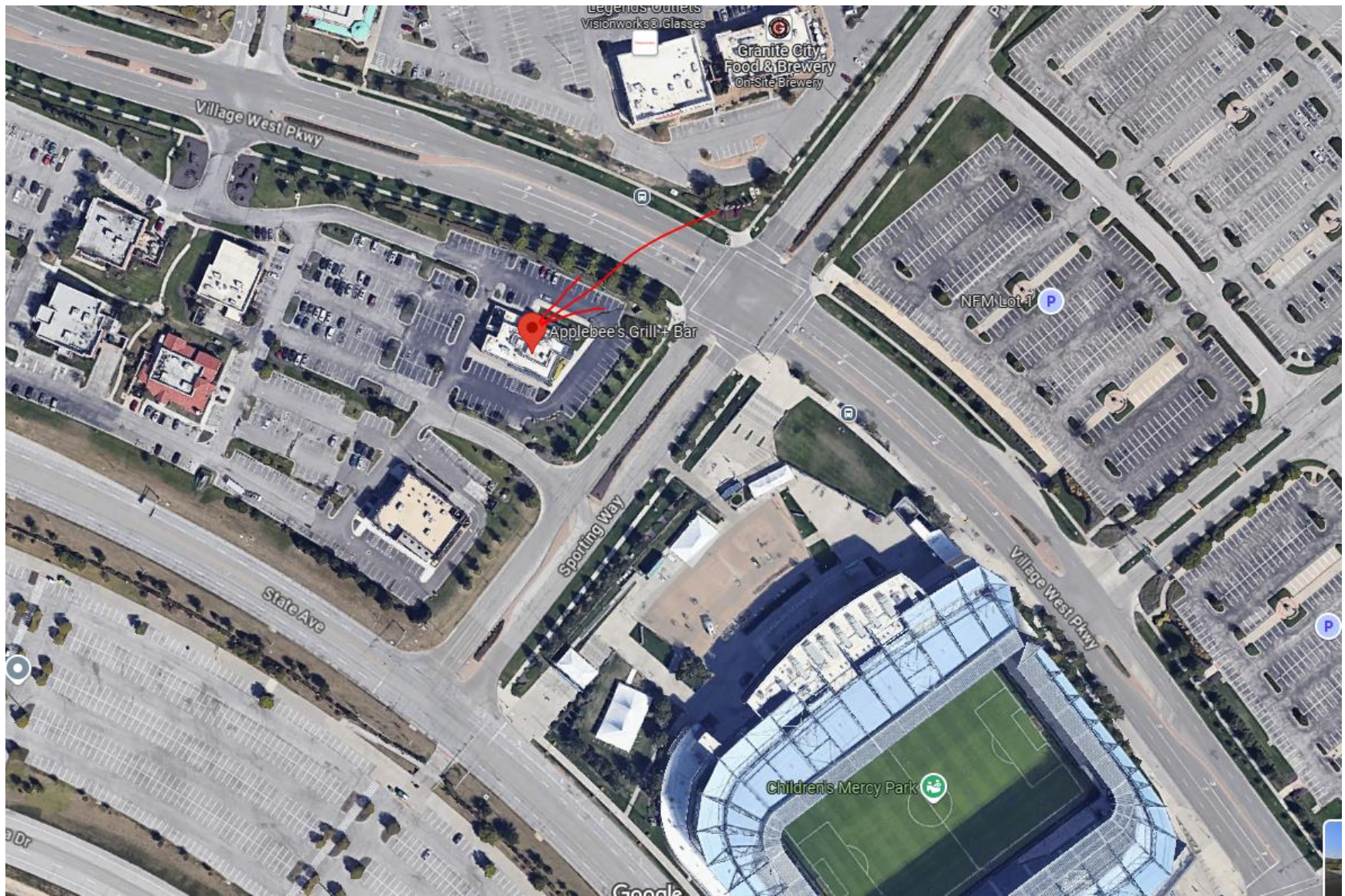
APPLEBEE'S INTERNATIONAL, INC.

1700 VILLAGE WEST PARKWAY
KANSAS CITY, KANSAS

SCALE: 1" = 30'
DATE: 11/07/07
OWN: JMT
CHKD: BY: UNIT NO: 51014

CHKD: / APV/D
APPROVED:
LOCATION: KS SPEEDWAY
UNIT NO: 51014

DCGN SURVEYS: 07-0609 J.N.: 32124





Sporting Park: The MLS Sporting Kansas City soccer team opened its brand new, state-of-the-art 342,000 square foot Sporting Park on June 9, 2011. The \$200 million venue is one of the best soccer stadiums of its size in the world. Sporting Park is the first major league professional sports stadium in the State of Kansas.



Hollywood Casino at Kansas Speedway: The first phase of this development opened in early 2012 and features a 100,000 SF casino floor, a lounge, and several dining and entertainment concepts. A later phase is planned to include a hotel, more gambling space, a spa, a convention center, and an entertainment retail district.



The Kansas Speedway: The Kansas Speedway is the Midwest's premier auto sports venue, and features NASCAR, IRL & Craftsman Truck events. The Speedway seats 82,000 and has infield space for 750 motor coaches.



Great Wolf Lodge: Great Wolf Lodge is a full-service, year-round family destination resort featuring: 281 family-sized suites, a 49,000 square foot indoor entertainment area including a waterpark, themed family restaurant, spa, arcade, meeting/conference space, confectionery cafe, fitness center and gift shop.



Cabela's: Featuring museum quality wildlife displays and large aquariums, Cabela's destination retail stores reinforce an outdoor lifestyle image and provide exciting tourist and entertainment shopping experiences for the entire family. The 188,000 square foot Kansas City store had over 4 million visitors in one year.




Nebraska Furniture Mart: A true success, Nebraska Furniture Mart is America's largest home furnishings store and occupies more than one million square feet of space.



Across the street from Nebraska Furniture Mart, Target, the massive Legends Kansas City Outlets which is a huge draw to the immediate area along with many tourist attractions such as the Kansas City Motor Speedway, T-Bones baseball stadium, Schlitterbahn water park and Great Wolf Lodge.

Demographic Summary Report

Legends Outlets Kansas City 1700 Village West Pky, Kansas City, KS 66111							
Building Type: General Retail Secondary: Restaurant GLA: 5,852 SF Year Built: 2003		Total Available: 0 SF % Leased: 100% Rent/SF/Yr: -					
Radius	1 Mile		3 Mile		10 Mile		
Population							
2029 Projection	1,728		14,704		233,938		
2024 Estimate	1,781		15,173		232,447		
2020 Census	1,888		16,135		236,735		
Growth 2024 - 2029	-2.98%		-3.09%		0.64%		
Growth 2020 - 2024	-5.67%		-5.96%		-1.81%		
2024 Population by Hispanic Origin							
2024 Population	149		1,576		43,227		
2024 Population	1,781		15,173		232,447		
White	1,215	68.22%	9,313	61.38%	143,261	61.63%	
Black	219	12.30%	2,593	17.09%	29,889	12.86%	
Am. Indian & Alaskan	8	0.45%	147	0.97%	3,391	1.46%	
Asian	79	4.44%	844	5.56%	9,980	4.29%	
Hawaiian & Pacific Island	0	0.00%	42	0.28%	927	0.40%	
Other	261	14.65%	2,234	14.72%	44,999	19.36%	
U.S. Armed Forces	24		60		397		
Households							
2029 Projection	846		5,660		84,553		
2024 Estimate	873		5,847		83,980		
2020 Census	929		6,236		85,605		
Growth 2024 - 2029	-3.09%		-3.20%		0.68%		
Growth 2020 - 2024	-6.03%		-6.24%		-1.90%		
Owner Occupied	293	33.56%	4,136	70.74%	58,326	69.45%	
Renter Occupied	581	66.55%	1,711	29.26%	25,654	30.55%	
2024 Households by HH Income							
Income: <\$25,000	30	3.44%	376	6.43%	11,164	13.29%	
Income: \$25,000 - \$50,000	87	9.98%	768	13.13%	14,441	17.20%	
Income: \$50,000 - \$75,000	302	34.63%	1,258	21.52%	14,598	17.38%	
Income: \$75,000 - \$100,000	164	18.81%	835	14.28%	12,142	14.46%	
Income: \$100,000 - \$125,000	115	13.19%	941	16.09%	9,238	11.00%	
Income: \$125,000 - \$150,000	45	5.16%	506	8.65%	6,326	7.53%	
Income: \$150,000 - \$200,000	103	11.81%	550	9.41%	7,623	9.08%	
Income: \$200,000+	26	2.98%	613	10.48%	8,447	10.06%	
2024 Avg Household Income	\$94,604		\$110,949		\$101,435		
2024 Med Household Income	\$77,591		\$90,613		\$78,678		