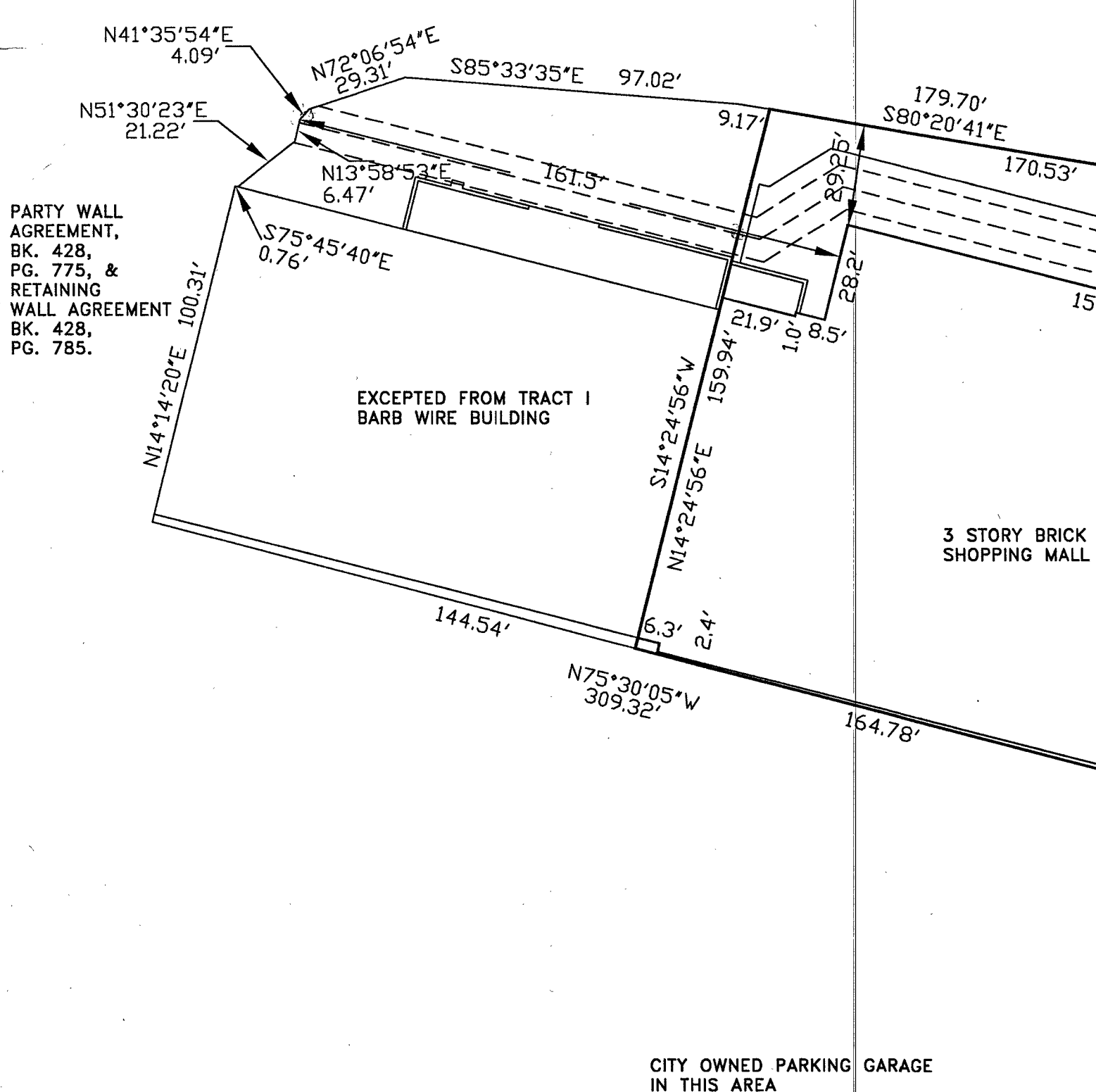


PARTY WALL AGREEMENT, BK. 428, PG. 775, & RETAINING WALL AGREEMENT BK. 428, PG. 785.



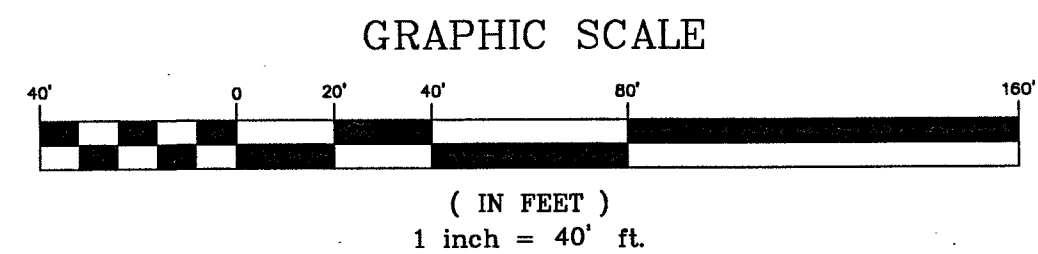
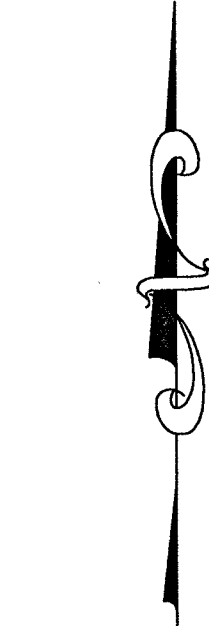
Legal Description of Access Easement to be recorded:

An access easement 12 feet wide, 6 feet on either side of a centerline described as follows: Commencing at the point of intersection of the East right of way line of New York Street with the North right of way line of Pickney Street; thence along the North right of way line of said Pickney Street North 70° 27' 15" West, 40.93 feet to the true point of beginning; thence North 0° 03' 52" East, 109.82 feet; thence North 50° 20' 11" West, 197.54 feet; thence North 59° 03' 11" West, 85.17 feet; thence North 23° 21' 37" West, 66.29 feet; thence North 58° 45' 40" West, 343.06 feet; thence North 69° 58' 37" West, 187.08 feet; thence North 75° 45' 40" West, 143.73 feet; thence South 58° 11' 23" West, 28.60 feet; thence North 75° 45' 40" West, 6.43 feet; to the point of terminus.

And also an access easement 12 feet wide, 6 feet on either side of a centerline described as follows: Commencing at the point of intersection of the East right of way line of New York Street with the North right of way line of Pickney Street; thence along the North right of way line of said Pickney Street North 70° 27' 15" West, 40.93 feet; thence North 0° 03' 52" East, 109.82 feet; thence North 50° 20' 11" West, 197.54 feet; thence North 59° 03' 11" West, 85.17 feet; thence North 23° 21' 37" West, 66.29 feet; thence North 58° 45' 40" West, 343.06 feet; thence North 69° 58' 37" West, 187.08 feet; thence North 75° 45' 40" West, 143.73 feet; thence South 58° 11' 23" West, 28.60 feet; thence North 75° 45' 40" West, 6.43 feet to the true point of beginning; thence continuing North 75° 45' 40" West, 131.33 feet to the point of terminus.

UTILITY WARNING

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 THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



Surveyors Certificate  
To Riverfront LLC and First American Title Insurance Company.

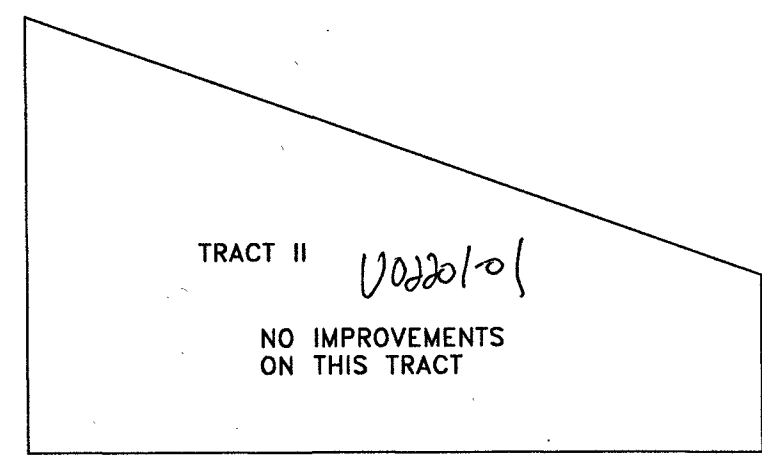
This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1997, and includes items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11, 12, 13, 14, 15 and 16 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) for an Urban Survey.

Dated 3-1-20  
Signed [Signature]  
[Seal: KANSAS LAND SURVEYOR, No. 3008]

Legal Description  
Tract I: A tract of land located in the area known as the Levee Area, in the City of Lawrence, more particularly described as follows:  
Beginning at the intersection of the East right of way line of New York Street with the North right of way line of Pickney Street; thence along the North right of way line of said Pickney Street North 70° 27' 15" West, 136.40 feet to the North right of way line of the Atchison, Topeka and Santa Fe Railroad, as described in Douglas County District Court Case No. CV31910 B; thence along the North right of way line of the said Atchison, Topeka and Santa Fe right of way North 49° 51' 55" West, 266.44 feet; thence continuing along the North right of way line of the said Atchison, Topeka and Santa Fe right of way on a curve to the left with a radius of 1169.78 feet and an arc length of 530.20 feet (chord of said curve bears North 62° 51' 00" West, 525.68); thence continuing along the North right of way line of the said Atchison, Topeka and Santa Fe right of way North 75° 50' 05" West, 164.78 feet; thence along the East edge of an existing wall located within an existing building and along the East edge of said existing wall extended North 14° 24' 56" East, 159.94 feet; thence South 80° 20' 41" East, 170.53 feet; thence South 66° 14' 07" East, 138.88 feet; thence South 66° 29' 15" East, 137.19 feet; thence South 61° 43' 50" East, 106.18 feet; thence South 52° 14' 50" East, 116.10 feet; thence South 59° 09' 36" East, 221.57 feet; thence South 52° 17' 55" East, 155.23 feet to the West line of Reserve No. Eight(8); thence along the West line of said Reserve No. 8, South 0° 10' 16" East, 183.29 feet to the point of beginning, all in the City of Lawrence, Douglas County, Kansas.

Tract II: Levee Lots Twenty-one (21), Twenty-two (22) and Twenty-three (23), less the South 50 feet thereof, in the City of Lawrence, Douglas County, Kansas, together with that part of vacated Pickney Street (now 6th Street) accruing thereto, by Order of Vacation, recorded December 1, 1988, in the records of the Register of Deeds, at Book 425, Page 1960.

Excluded from the survey is the tract known as the Barb Wire Building:  
A tract of land located in the area known as the Levee Area in the City of Lawrence, more particularly described as follows:  
Commencing at the point of intersection of the East right of way line of New York Street with the North right of way line of Pickney Street; thence along the North right of way line of said Pickney Street North 70° 27' 15" West, 136.40 feet to the North right of way line of the Atchison, Topeka and Santa Fe Railroad, as described in Douglas County District Court Case No. CV31910 B; thence along the North right of way line of the said Atchison, Topeka and Santa Fe right of way North 49° 51' 55" West, 266.44 feet; thence continuing along the North right of way line of the said Atchison, Topeka and Santa Fe right of way on a curve to the left with a radius of 1169.78 feet and an arc length of 530.20 feet (chord of said curve bears North 62° 51' 00" West, 525.68); thence continuing along the North right of way line of the said Atchison, Topeka and Santa Fe right of way North 75° 50' 05" West, 164.78 feet to the point of beginning being on the East edge of an existing wall located within an existing building; thence continuing along the North line of the said Atchison, Topeka and Santa Fe right of way North 75° 50' 05" West, 144.54 feet to the center of an existing wall line located within an existing building; thence along the center of the said existing wall North 14° 14' 20" East, 100.31 feet to the outside edge of the North wall of the existing building; thence along the outside of the North wall of the said existing building South 75° 45' 40" East, 0.76 feet to the face of an existing concrete retaining wall; thence along the face of the said retaining wall North 51° 30' 23" East, 21.22 feet; thence continuing along the face of the said retaining wall North 13° 58' 53" East, 6.47 feet; thence continuing along the face of said retaining wall North 41° 35' 54" East, 4.09 feet; thence North 72° 06' 54" East, 29.31 feet; thence South 85° 33' 35" East, 97.02 feet; thence South 80° 20' 41" East, 9.17 feet; thence along the East edge of an existing wall located within an existing building and along the East edge of said existing wall extended South 14° 24' 56" West, 159.94 feet to the point of beginning, all in the City of Lawrence, Douglas County, Kansas.



REVISIONS			LAWRENCE RIVER FRONT PLAZA		
			SCALE: 1"=40'	ALTA-ACSM SURVEY	DRAWN BY: CDT
			DATE:		FIELD BOOK: NA
				VIKING SURVEYS	
				LAND SURVEYORS	
				P.O. BOX 13324, OVERLAND PARK, KS 66282 (913) 492-6179, Fax(913) 492-6125	