Cedar Creek Commercial Ground

Location	Lot Size		Building Size		Cost psf		Total Cost
Campus B	14.5	acres	150,000	sf	$5.00	psf	$3,158,100
Campus C							
Upper	3.4	acres	25,000	sf	$5.00	psf	$740,520
Lower	2.4	acres	15,000	sf	$5.00	psf	$522,720
	1.6	acres	15,000	sf	$5.00	psf	$348,480
	2.5	acres	20,000	sf	$5.00	psf	$544,500
Campus D	9.5	acres	100,000	sf	$4.50	psf	$1,862,190
	5.4	acres	75,000	sf	$4.50	psf	$1,058,508
	2.3	acres	25,000	sf	$4.50	psf	$450,846
	1	acre	8,000	sf	$4.50	psf	$196,020
Campus F	1.2	acres	15,000	sf	$6.00	psf	$313,632
Campus	71	acres	750,000	sf	$3.00	psf	$9,278,280

For more information contact:
Craig Eymann - Broker/Owner
Ambassador Real Estate, LLC
913-383-8899
craig@ambconst.com

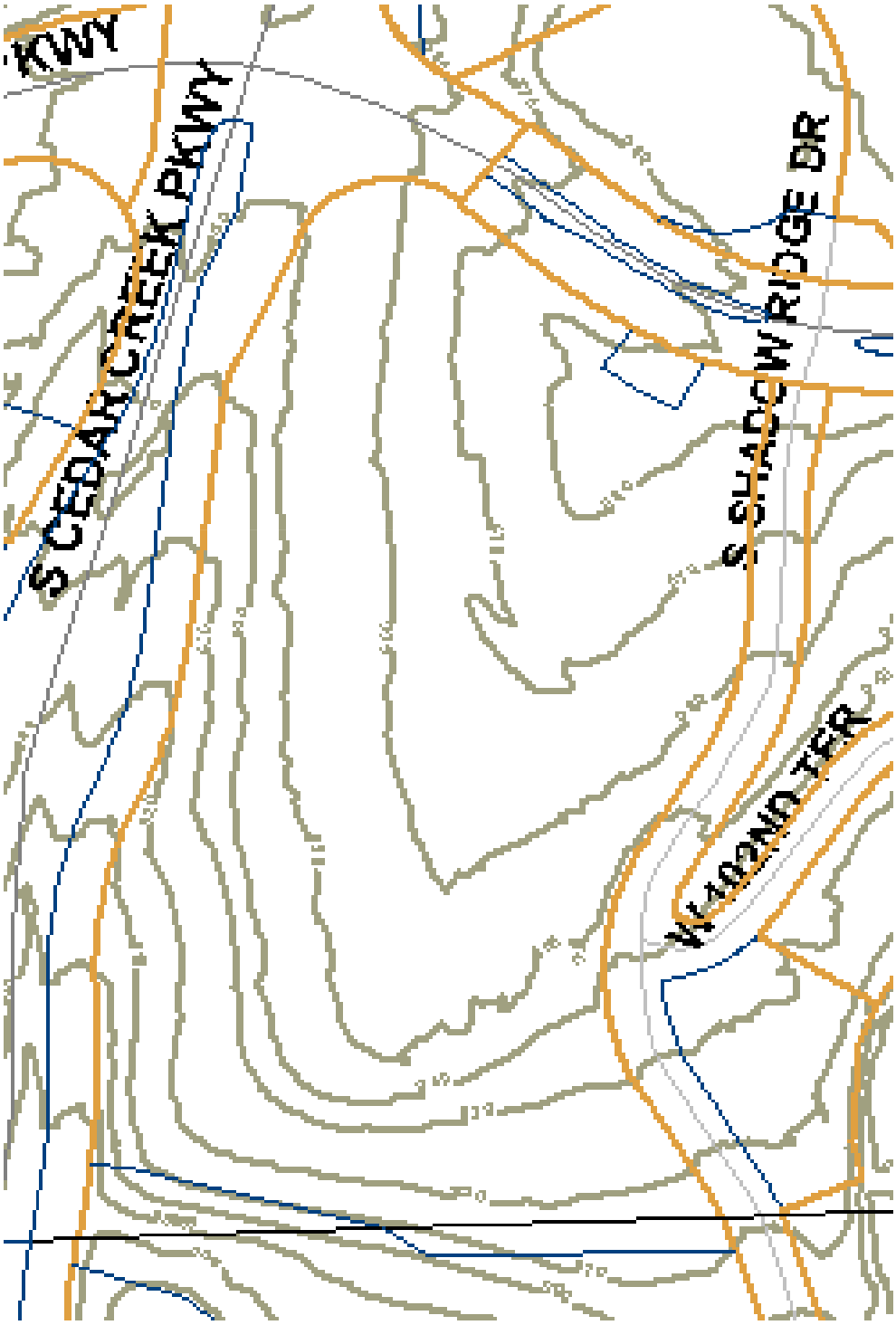
Cedar Creek Corporate Park

Campus B

Aerial Photo

Cedar Creek Corporate Park

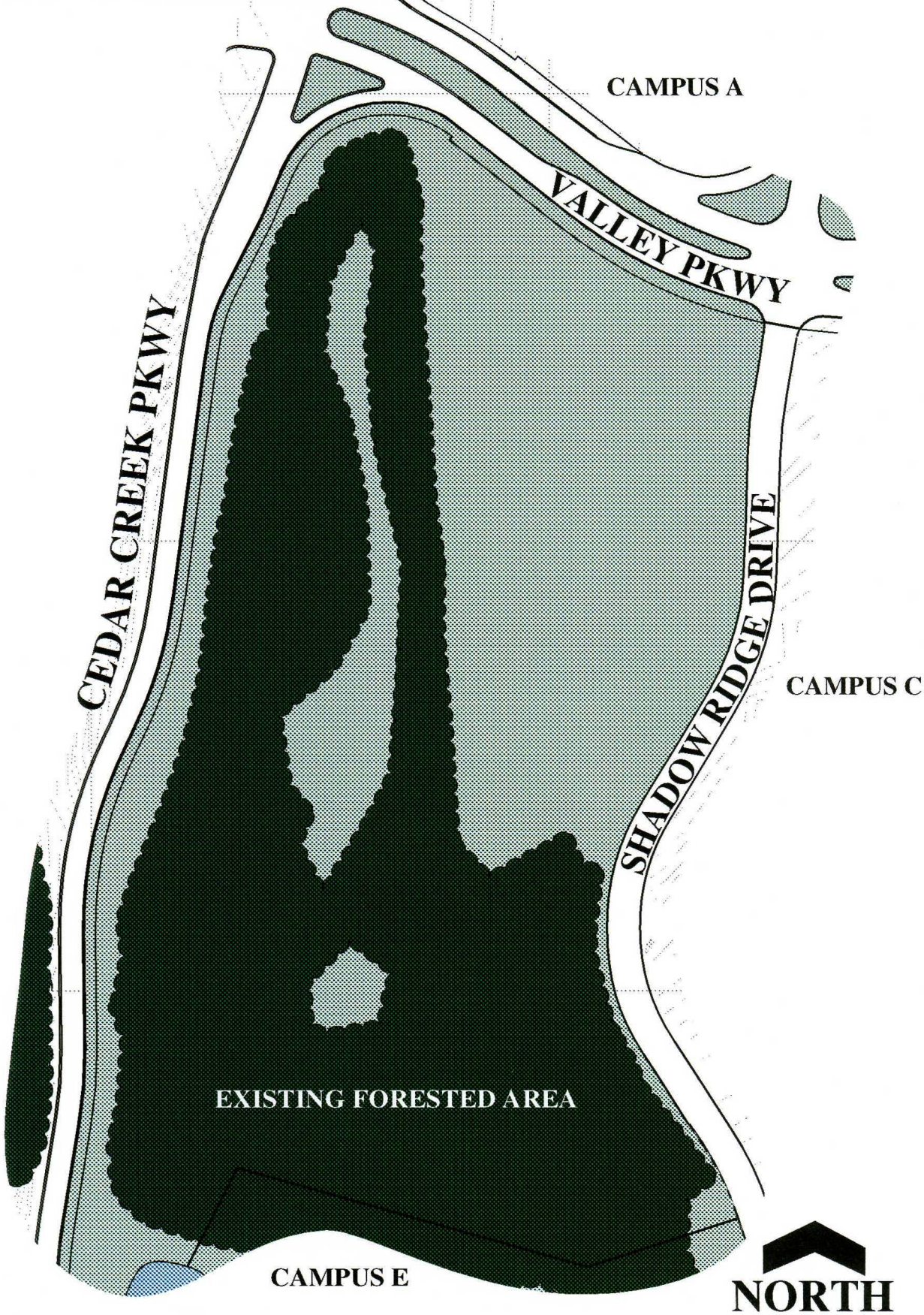
Campus B



Lot Contours - 1

CAMPUS B

Existing Site Conditions



CEDAR CREEK CORPORATE PARK® EAST

This proposed plan is based on our current development plans for Cedar Creek, which are subject to change.

CPE-028-07-96

100 0 100
50

LEGAL DESCRIPTION EXHIBIT

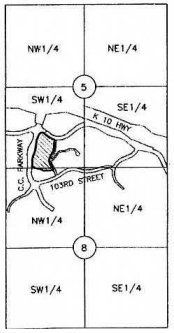
CEDAR CREEK TRACT 1 EXTRA

(PT. OF SW1/4 SEC. 5, AND NW1/4 SEC. 8, TOWNSHIP 13 SOUTH, RANGE 23 EAST)

DESCRIPTION:

Parts of the Southwest One-Quarter of Section 5, and the Northwest One-Quarter of Section 8, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southeast corner of the said Southwest One-Quarter of Section 5; thence South 87 degrees 57 minutes 29 seconds West, along the South line of the said Southwest One-Quarter, a distance of 1073.08 feet to a point on a curve on the Westerly right-of-way line of Shadow Ridge Drive, as platted in Cedar Creek Corporate Park E.C., a subdivision of land in the said City of Olathe, said point being the POINT OF BEGINNING; thence Southeasterly along the said Westerly line, and along a curve to the right having a radius of 320.00 feet, an initial tangent bearing of South 25 degrees 59 minutes 42 seconds East, a central angle of 07 degrees 45 minutes 25 seconds and an arc length of 43.32 feet to a point; thence South 89 degrees 13 minutes 50 seconds West a distance of 331.59 feet to a point; thence North 55 degrees 29 minutes 53 seconds West a distance of 55.92 feet to a point; thence North 75 degrees 26 minutes 45 seconds West a distance of 281.13 feet to a point; thence North 88 degrees 41 minutes 12 seconds West a distance of 41.42 feet to a point of curvature on the Easterly right-of-way line of Cedar Creek Parkway as platted in Cedar Creek Village I Fourteenth Plat, a subdivision in the said City of Olathe; thence Northerly, along the said Easterly line, and along a curve to the left having a radius of 526.00 feet, an initial tangent bearing of North 09 degrees 08 minutes 17 seconds East, a central angle of 09 degrees 43 minutes 32 seconds and an arc length of 89.28 feet to a point; thence North 00 degrees 35 minutes 14 seconds West, along the said Easterly line, a distance of 120.86 feet to a point of curvature; thence Northerly, along the said Easterly line and along a curve to the right having a radius of 474.00 feet, a central angle of 26 degrees 24 minutes 09 seconds and an arc length of 218.42 feet to a point; thence North 25 degrees 48 minutes 54 seconds East, along the said Easterly line, a distance of 7.12 feet to a point of curvature; thence Northerly, along the said Easterly line and along a curve to the left having a radius of 526.00 feet, a central angle of 18 degrees 19 minutes 45 seconds and an arc length of 168.27 feet to a point; thence North 07 degrees 29 minutes 09 seconds East, along the said Easterly line, a distance of 259.53 feet to a point of curvature; thence Northerly, along the said Easterly line and along a curve to the right having a radius of 474.00 feet, a central angle of 03 degrees 54 minutes 45 seconds and an arc length of 32.37 feet to a point of compound curvature; thence Northerly, along the said Easterly line and along a curve to the right having a radius of 188.00 feet, a central angle of 15 degrees 09 minutes 01 second and an arc length of 49.71 feet to a point; thence North 26 degrees 32 minutes 55 seconds East, along the said Easterly line, a distance of 90.34 feet to a point; thence North 22 degrees 44 minutes 27 seconds East, along the said Easterly line, a distance of 55.28 feet to a point of curvature; thence Northeasterly, along the said Easterly line and along a curve to the right having a radius of 113.00 feet, a central angle of 105 degrees 57 minutes 44 seconds and an arc length of 208.98 feet to a point on the Westerly right-of-way line of Valley Parkway as platted in Cedar Creek Corporate Park First Plat, a subdivision of land in the said City of Olathe; thence South 38 degrees 42 minutes 11 seconds West, along the said Westerly line, a distance of 5.00 feet to a point; thence South 51 degrees 17 minutes 49 seconds East, along the Southerly right-of-way line of said Valley Parkway, a distance of 148.88 feet to a point of curvature; thence Easterly, along the said Southerly line and along a curve to the left having a radius of 560.00 feet, a central angle of 25 degrees 18 minutes 23 seconds and an arc length of 247.34 feet to a point; thence South 10 degrees 19 minutes 33 seconds West, along the Westerly right-of-way line of Shadow Ridge Drive, as platted in Cedar Creek Corporate Park E.C. First Plat, a subdivision of land in the said City of Olathe, a distance of 74.72 feet to a point of curvature; thence Southerly, along the said Westerly line and along a curve to the left having a radius of 555.00 feet, a central angle of 08 degrees 08 minutes 49 seconds and an arc length of 78.92 feet to a point; thence South 02 degrees 10 minutes 44 second West, along the said Westerly line, a distance of 124.68 feet to a point of curvature; thence Southerly, along the said Westerly line and along a curve to the right having a radius of 275.00 feet, a central angle of 29 degrees 00 minutes 00 seconds and an arc length of 139.19 feet to a point; thence South 31 degrees 10 minutes 44 seconds West, along the said Westerly line, a distance of 140.00 feet to a point of curvature; thence Southerly, along the said Westerly line and along a curve to the left having a radius of 280.00 feet, a central angle of 63 degrees 45 minutes 00 seconds and an arc length of 311.54 feet to a point; thence South 32 degrees 34 minutes 16 seconds East, along the Westerly line, a distance of 116.87 feet to a point of curvature; thence Southeasterly, along the said Westerly line and along a curve to the right having a radius of 320.00 feet, a central angle of 06 degrees 34 minutes 34 seconds and an arc length of 36.73 feet to the POINT OF BEGINNING and containing 14.4952 acres, more or less.



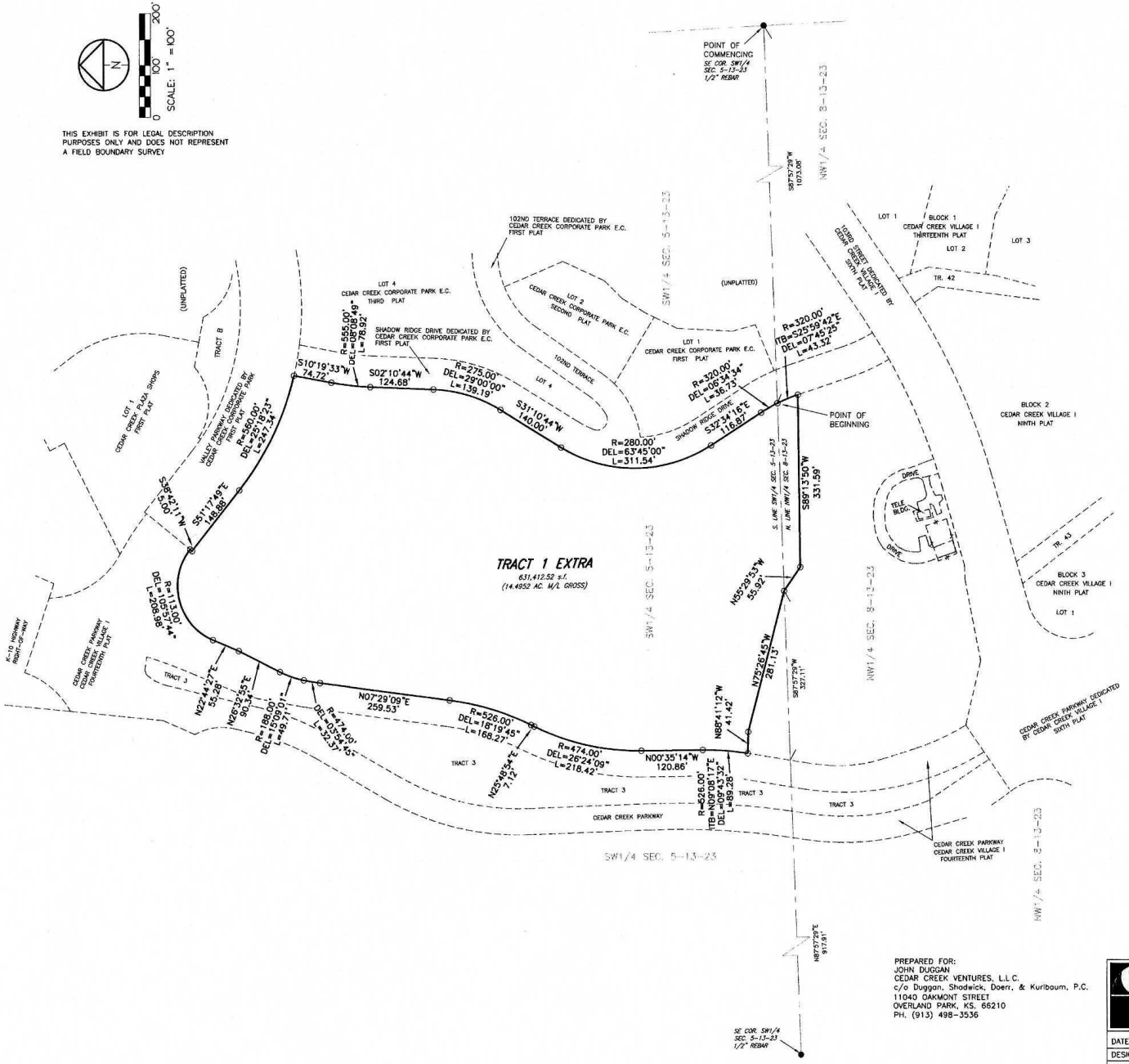
N

SCALE 1" = 2000'

LOCATION MAP

SECTION 5-13-23

SECTION 8-13-23



PREPARED FOR:
JOHN DUGGAN
CEDAR CREEK VENTURES, L.L.C.
c/o Duggan, Shadwick, Doerr, & Kuribaum, P.C.
11040 OAKMONT STREET
OVERLAND PARK, KS. 66210
PH. (913) 498-3536

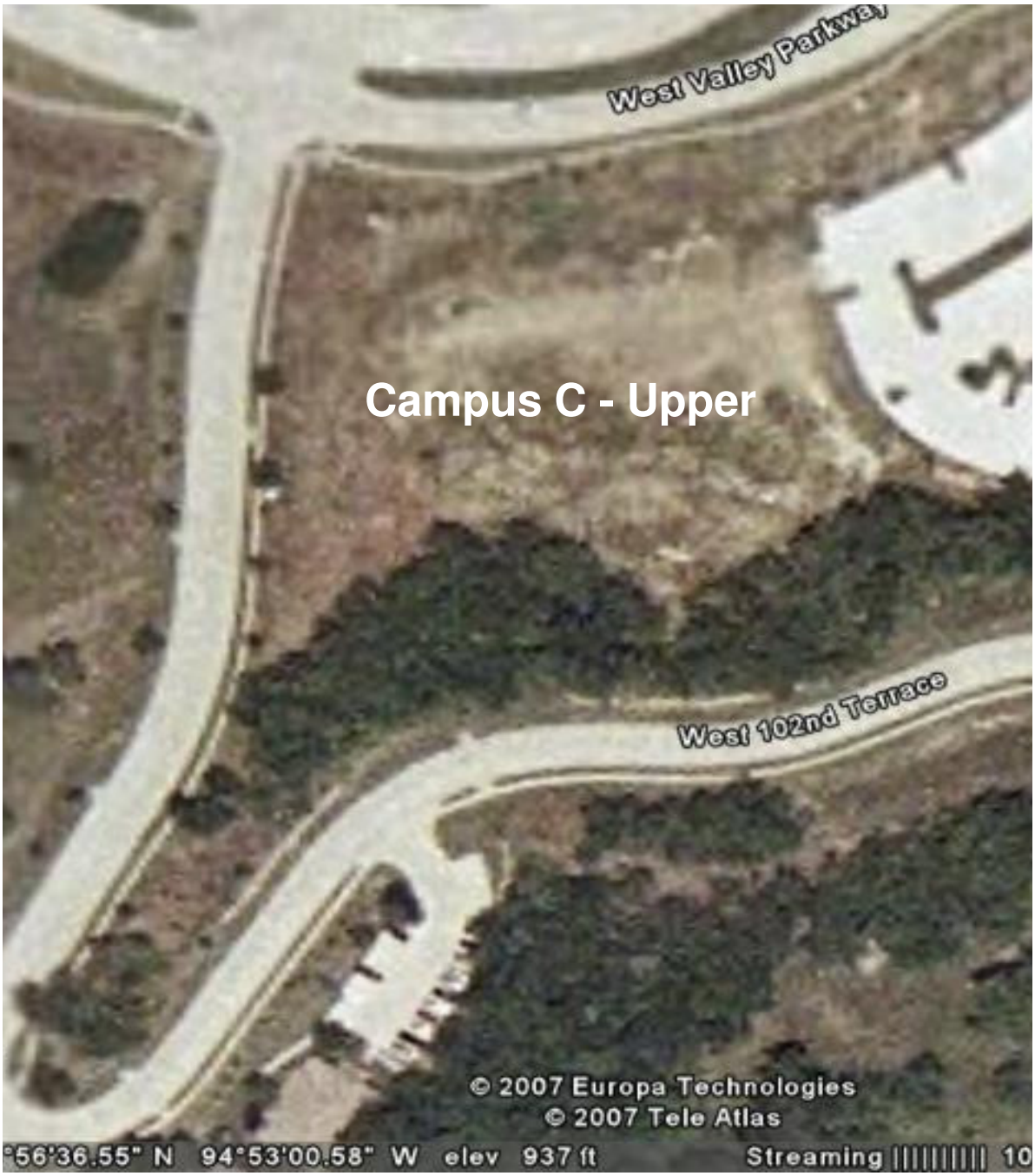
LEGAL DESCRIPTION EXHIBIT
CEDAR CREEK TRACT 1 EXTRA

SCHLAGEL & ASSOCIATES, P. A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400

DATE	12-15-06	LEGAL DESCRIPTION EXHIBIT CEDAR CREEK TRACT 1 EXTRA
DESIGN	G.L.	
DRAWN BY	H.J.	

CO#86-143-080

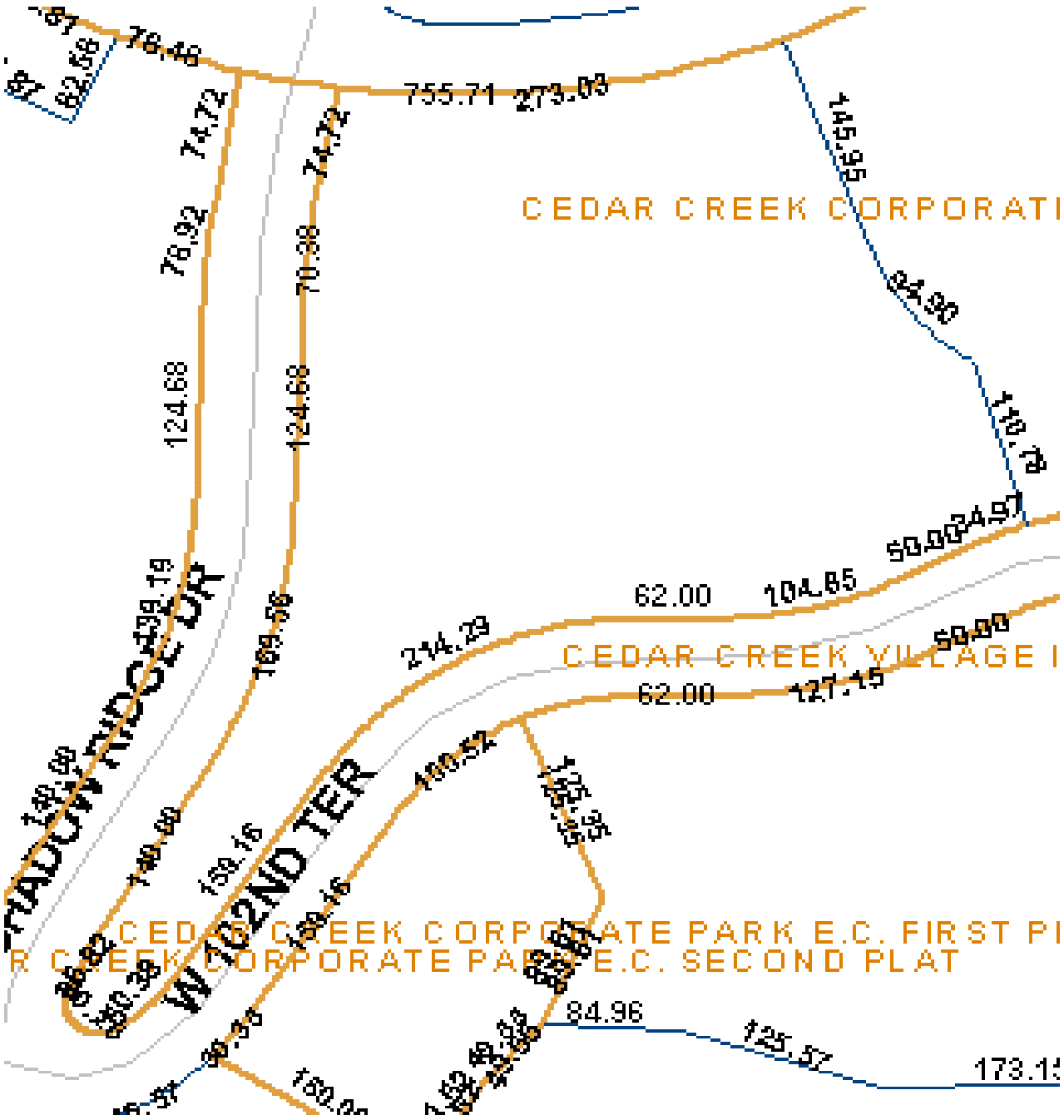
Cedar Creek Corporate Park
Campus C - Upper



Aerial Photo

Cedar Creek Corporate Park

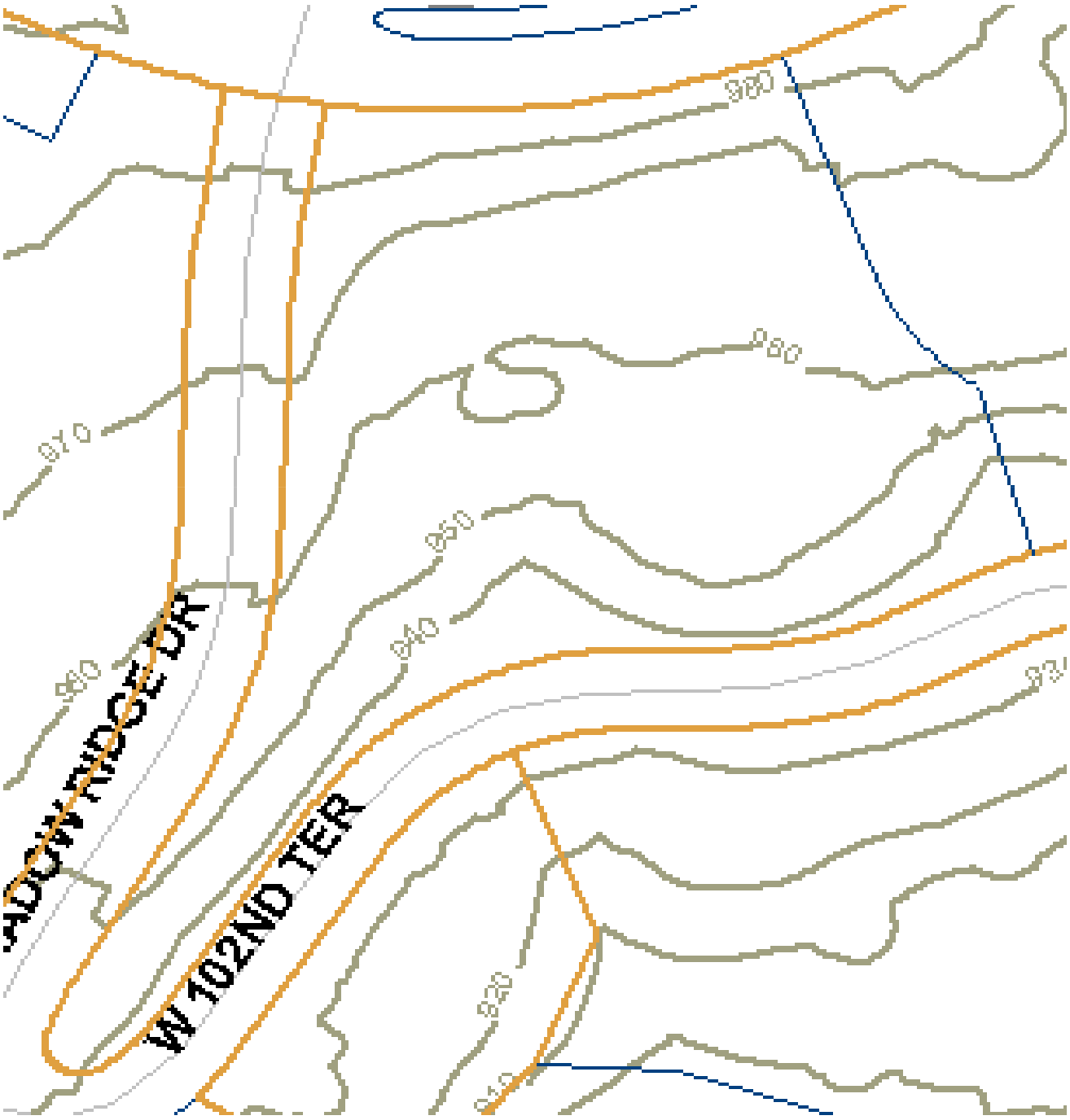
Campus C - Upper



Lot Dimensions

Cedar Creek Corporate Park

Campus C - Upper



Lot Contours - 1

CAMPUS C
UPPER PARCEL

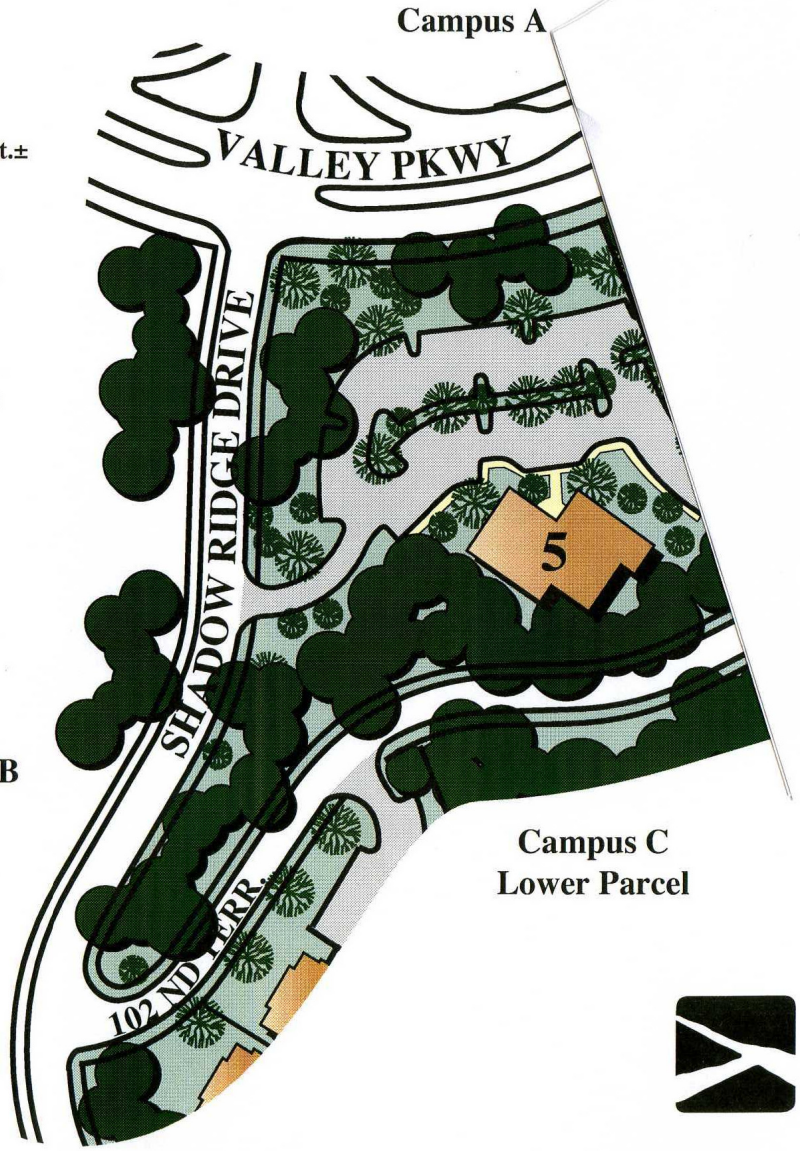
Illustrative Site Plan

Schedule

tal Gross Area	- 9.34± Acres
eenspace	- .64 ± Acres
tal Net Area	- 8.7± Acres
tal G.L.F.A	- 84,000 Sq. Ft.
tal Parking	- 3.8 Cars/1,000 Sq. Ft.± 319± Cars

ilding 5-Net Area -3.0± Acres
1 Building @ - 24,000 Sq. Ft. / 3 Floors
Parking - 93± Cars

ilding 6-Net Area -5.7± Acres
1 Building @ - 60,000 Sq. Ft. / 3 Floors (Existing)
Parking - 226± Cars



NORTH

100 0 100
50

This proposed plan is based on our current development plans for Cedar Creek, which are subject to change.

CEDAR CREEK®
CORPORATE PARK
EAST

CPE-001--03

LEGAL DESCRIPTION EXHIBIT

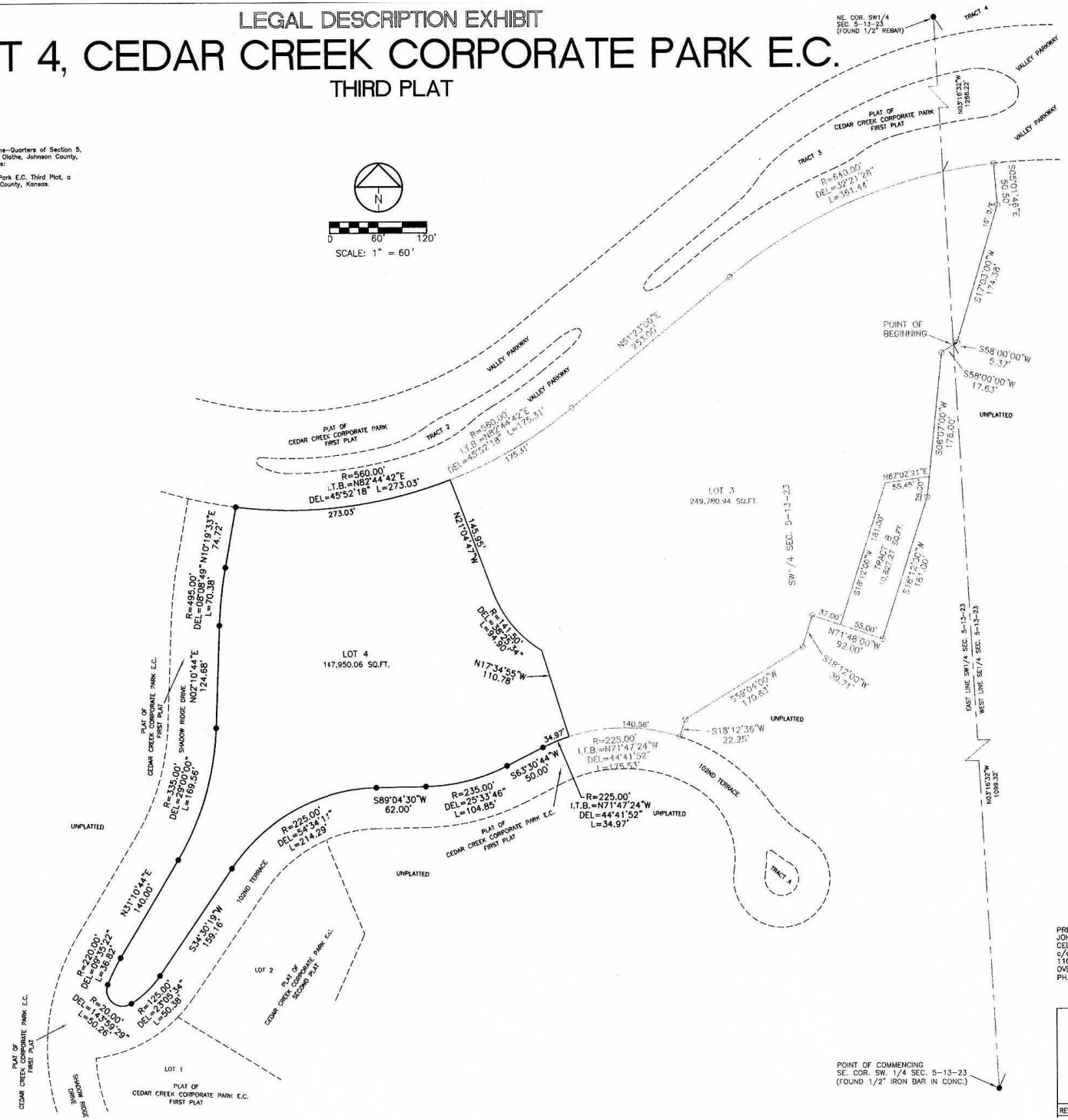
LOT 4, CEDAR CREEK CORPORATE PARK E.C.

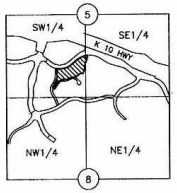
THIRD PLAT

Description:

A tract of land in the Southwest and Southeast One-Quarters of Section 5, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

All of Lot 4 as platted in Cedar Creek Corporate Park E.C. Third Plat, a subdivision of land in the City of Olathe, Johnson County, Kansas.





N

SCALE 1" = 2000'

LOCATION MAP

SECTION 5-13-23

PREPARED FOR:
JOHN DUGGAN
CEDAR CREEK VENTURES, L.L.C.
c/o Duggan, Shadwick, Doerr, & Kurlbaum, P.C.
11040 OAKMONT STREET
OVERLAND PARK, KS. 66210
PH. (913) 498-3536

SCHLAGEL & ASSOCIATES,
Engineers • Planners • Surveyors • Landscape Archi
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400

DATE	12-20-06
DESIGN	G.L
DRAWN BY	W.L.
REV.	REV.

LEGAL DESCRIPTION EXHI
LOT 4, CEDAR CREEK CORP. PARK
THIRD PLAT

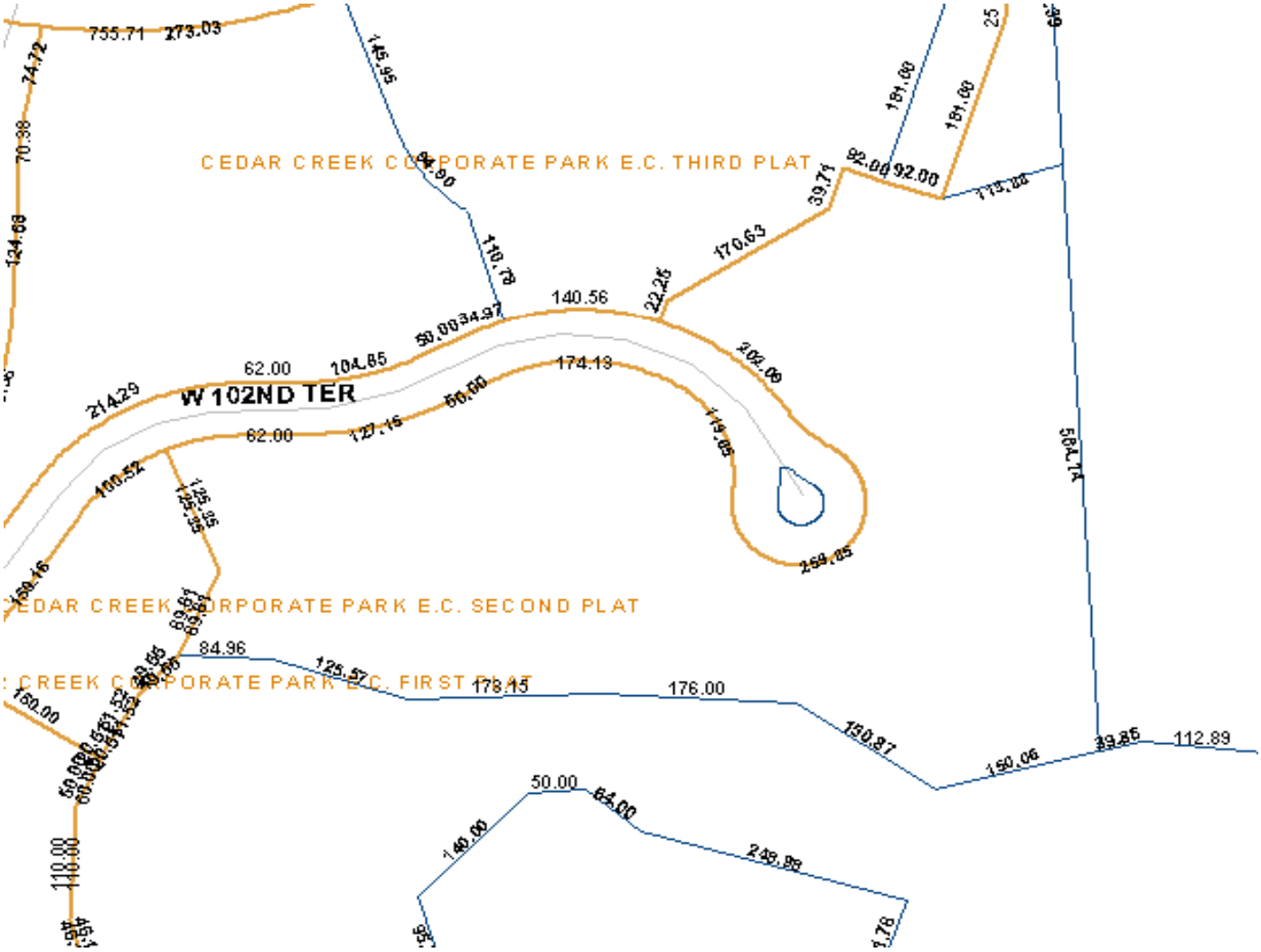
Cedar Creek Corporate Park

Campus C - Lower

Aerial Photo

Cedar Creek Corporate Park

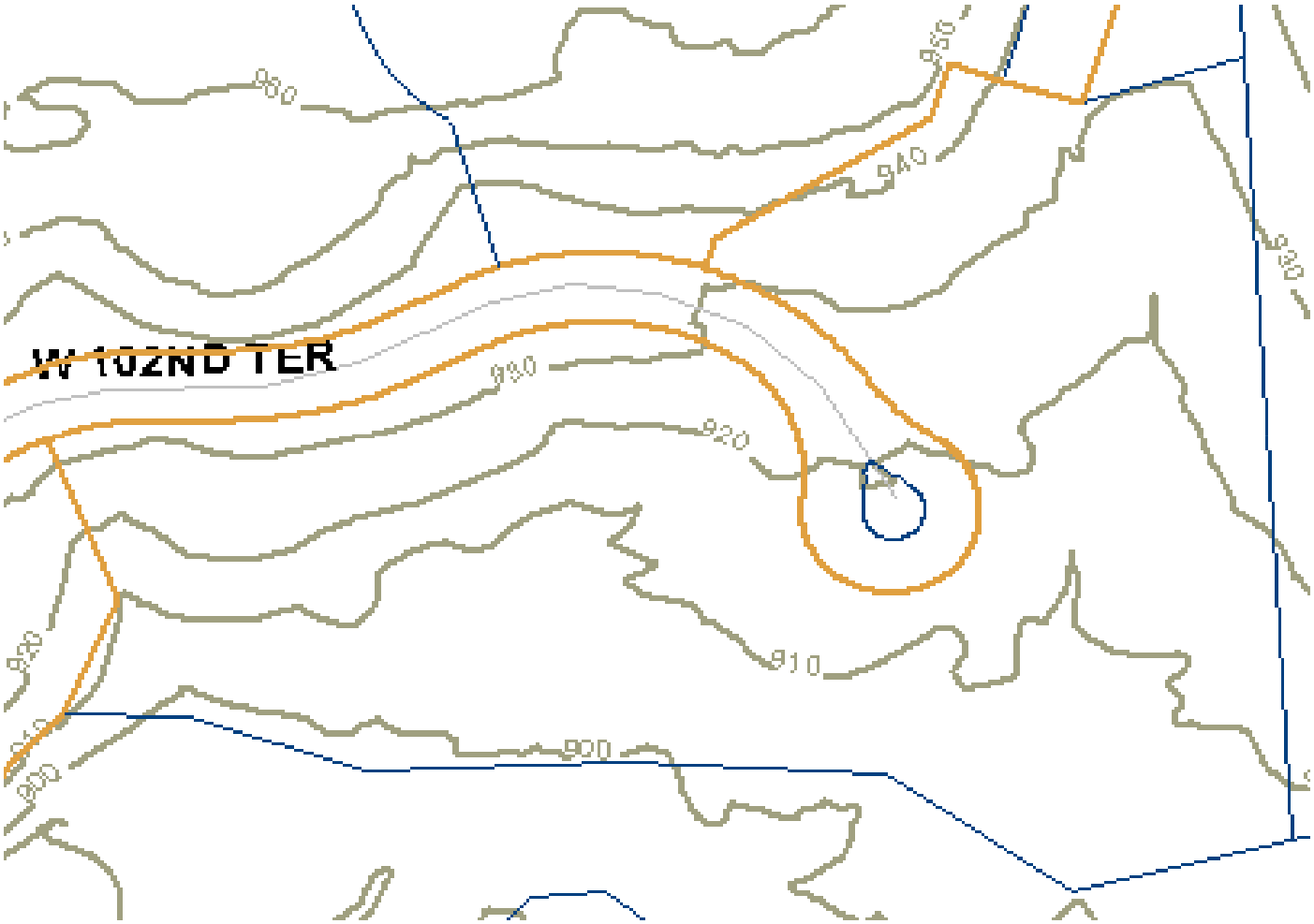
Campus C - Lower



Lot Dimensions

Cedar Creek Corporate Park

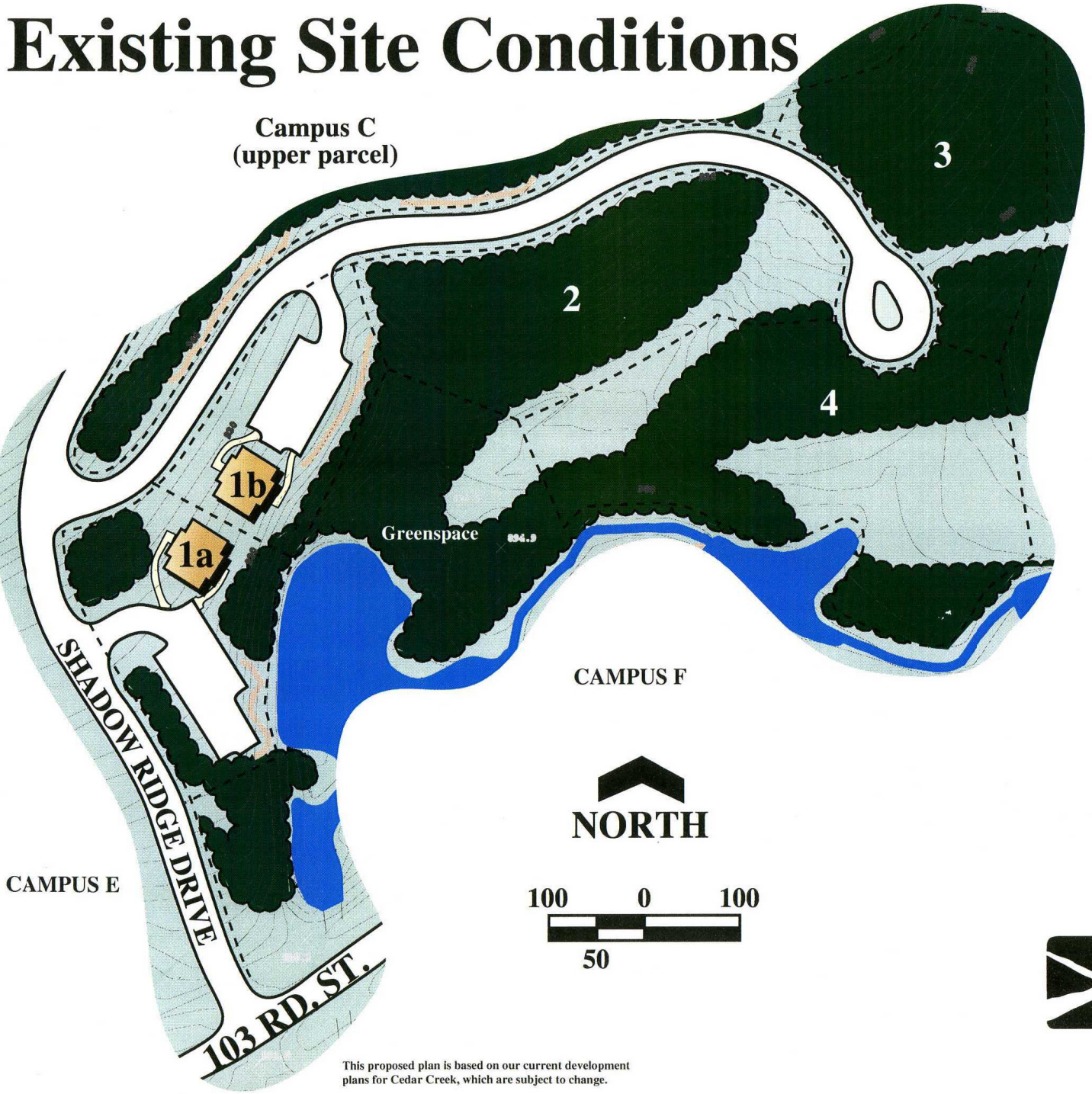
Campus C - Lower



Lot Contours - 1

CAMPUS C
LOWER PARCEL

Existing Site Conditions



This proposed plan is based on our current development plans for Cedar Creek, which are subject to change.

Schedule

Total Net Area - 7.40 ± Acres
Total Greenspace - 3.72 Acres

Building 1a - 2 Floors - 6,000 S.F.
1.02 ± Acres 22 ± Cars
1b - 2 Floors - 6,000 S.F.
.83 ± Acres 23 ± Cars

Site 2 -1.61 ± Acres

Site 3 - 1.48 ± Acres

Site 4 - 2.46 ± Acres

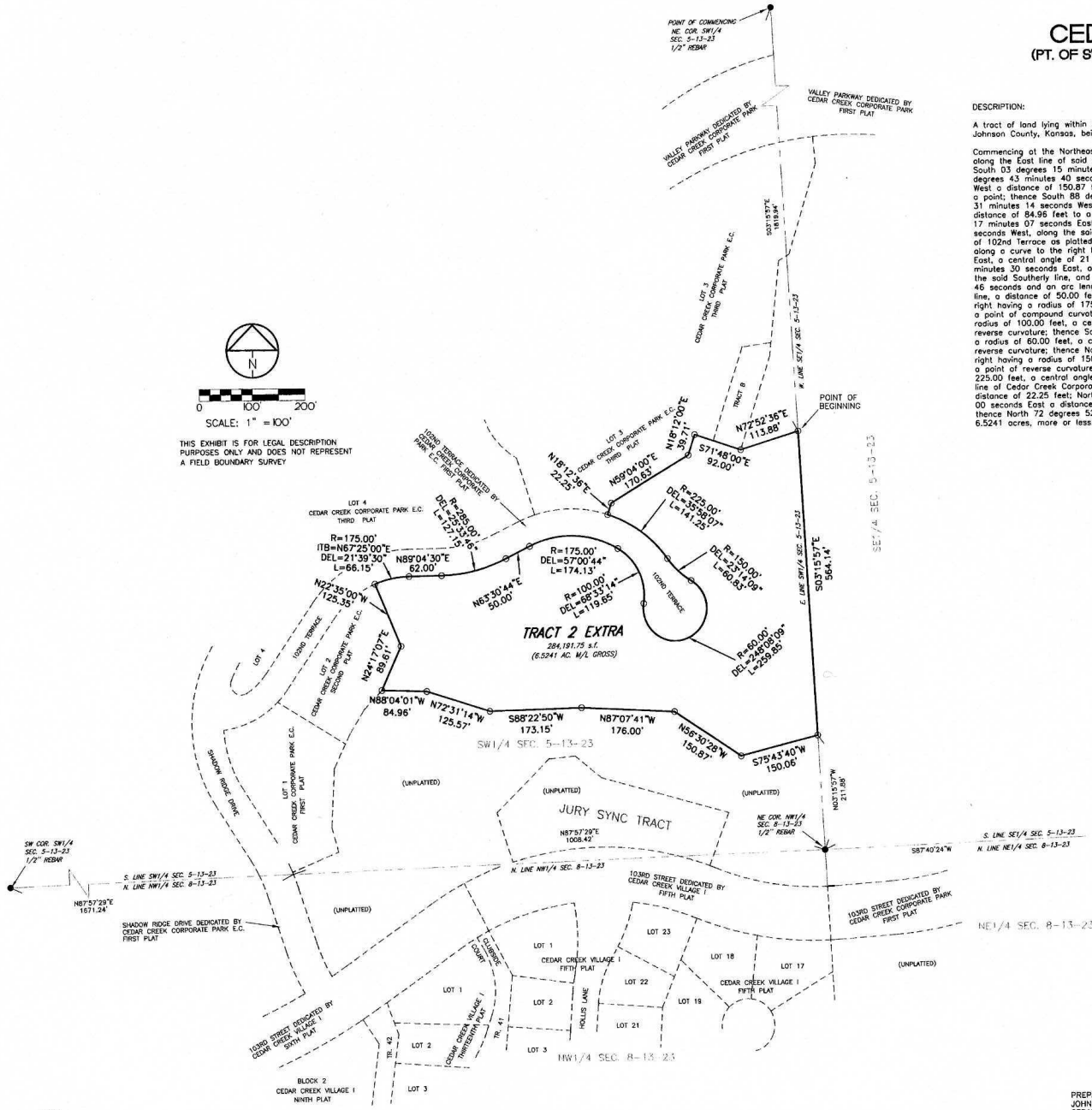
CEDAR CREEK®
CORPORATE PARK
EAST

CPE-015-01-98

LEGAL DESCRIPTION EXHIBIT

CEDAR CREEK TRACT 2 EXTRA

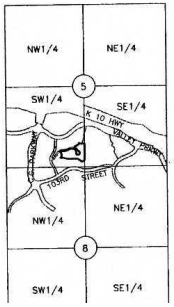
(PT. OF SW1/4 OF SEC. 5, TOWNSHIP 13 SOUTH, RANGE 23 EAST)



DESCRIPTION:

A tract of land lying within the Southwest One-Quarter of Section 5, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of said Southwest One-Quarter; thence South 03 degrees 15 minutes 57 seconds East, along the East line of said Southwest One-Quarter, a distance of 1819.94 feet to the POINT OF BEGINNING; thence continuing South 03 degrees 15 minutes 57 seconds East, along said East line, a distance of 564.14 feet to a point; thence South 75 degrees 43 minutes 40 seconds West a distance of 150.06 feet to a point; thence North 56 degrees 30 minutes 28 seconds West a distance of 150.87 feet to a point; thence North 87 degrees 07 minutes 41 seconds West a distance of 176.00 feet to a point; thence South 88 degrees 22 minutes 50 seconds West a distance of 173.15 feet to a point; thence North 72 degrees 31 minutes 14 seconds West a distance of 125.57 feet to a point; thence North 88 degrees 04 minutes 01 second West a distance of 84.96 feet to a point on the Easterly line of Cedar Creek Corporate Park E.C. Second Plat; thence North 24 degrees 17 minutes 07 seconds East, along the said Easterly line, a distance of 89.61 feet; thence North 22 degrees 35 minutes 00 seconds West, along the said Easterly line, a distance of 125.35 feet to a point of curvature on the Southerly right-of-way line of 102nd Terrace as platted in Cedar Creek Corporate Park E.C. First Plat; thence Easterly, along the said Southerly line, and along a curve to the right having a radius of 175.00 feet, an initial tangent bearing of North 67 degrees 25 minutes 00 seconds East, a central angle of 21 degrees 39 minutes 30 seconds and an arc length of 66.15 feet; thence North 89 degrees 04 minutes 30 seconds East, along the said Southerly line, a distance of 62.00 feet to a point of curvature; thence Easterly, along the said Southerly line, and along a curve to the left having a radius of 285.00 feet, a central angle of 25 degrees 33 minutes 46 seconds and an arc length of 127.15 feet; thence North 63 degrees 30 minutes 44 seconds East, along the said Southerly line, a distance of 50.00 feet to a point of curvature; thence Easterly, along the said Southerly line, and along a curve to the right having a radius of 175.00 feet, a central angle of 57 degrees 00 minutes 44 seconds and an arc length of 174.13 feet to a point of compound curvature; thence Southeasterly, along the said Southerly line and along a curve to the right having a radius of 100.00 feet, a central angle of 68 degrees 33 minutes 14 seconds and an arc length of 119.65 feet to a point of reverse curvature; thence Southerly, Easterly, and Northerly, along the said right-of-way line and along a curve to the left having a radius of 60.00 feet, a central angle of 248 degrees 08 minutes 09 seconds and an arc length of 259.85 feet to a point of reverse curvature; thence Northwesterly, along the Northerly right-of-way line of said 102nd Terrace and along a curve to the right having a radius of 150.00 feet, a central angle of 23 degrees 14 minutes 09 seconds and an arc length of 60.83 feet to a point of reverse curvature; thence Northwesterly, along the said Northerly line and along a curve to the left having a radius of 225.00 feet, a central angle of 35 degrees 58 minutes 07 seconds and an arc length of 141.25 feet; thence along the Easterly line of Cedar Creek Corporate Park E.C. Third Plat the following three courses, North 18 degrees 12 minutes 36 seconds East a distance of 22.25 feet; North 59 degrees 04 minutes 00 seconds East a distance of 170.63 feet; North 18 degrees 12 minutes 00 seconds East a distance of 39.71 feet; thence South 71 degrees 48 minutes 00 seconds East a distance of 92.00 feet; thence North 72 degrees 52 minutes 36 seconds East a distance of 113.88 feet to the POINT OF BEGINNING and containing 6.5241 acres, more or less.



N

SCALE 1" = 2000'

LOCATION MAP

SECTION 5-13-23

PREPARED FOR:
JOHN DUGGAN
CEDAR CREEK VENTURES, L.L.C.
c/o Duggan, Shodwick, Doerr, & Kurlbaum, P.C.
11040 OAKMONT STREET
OVERLAND PARK, KS. 66210
PH. (913) 498-3536

LEGAL DESCRIPTION EXHIBIT
CEDAR CREEK TRACT 2 EXTRA

SCHLAGEL & ASSOCIATES, P. A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400

DATE	12-15-06
DESIGN	G.L.
DRAWN BY	H.J.

LEGAL DESCRIPTION EXHIBIT
CEDAR CREEK
TRACT 2 EXTRA

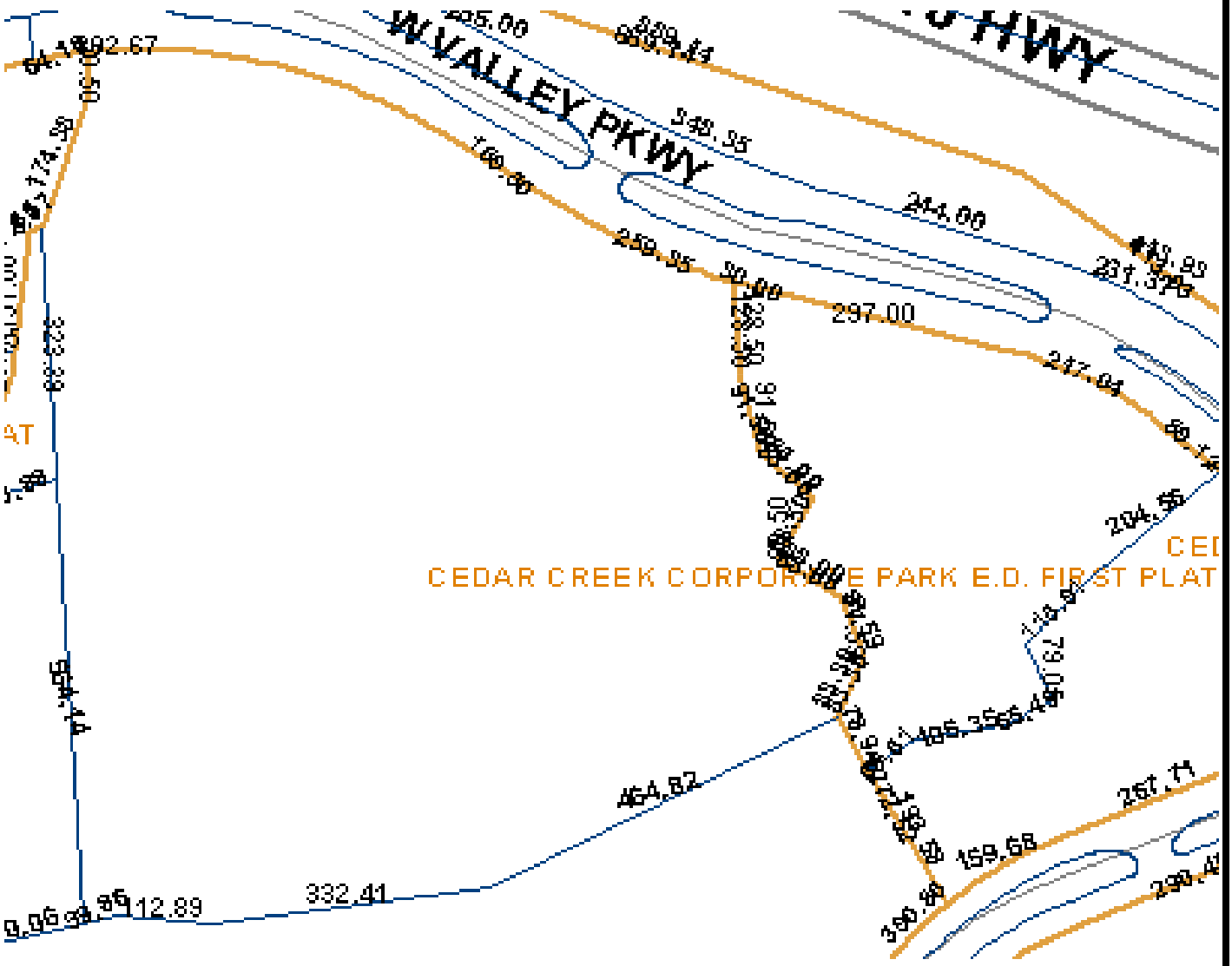
#86-143-080

Cedar Creek Corporate Park
Campus D

Aerial Photo

Cedar Creek Corporate Park

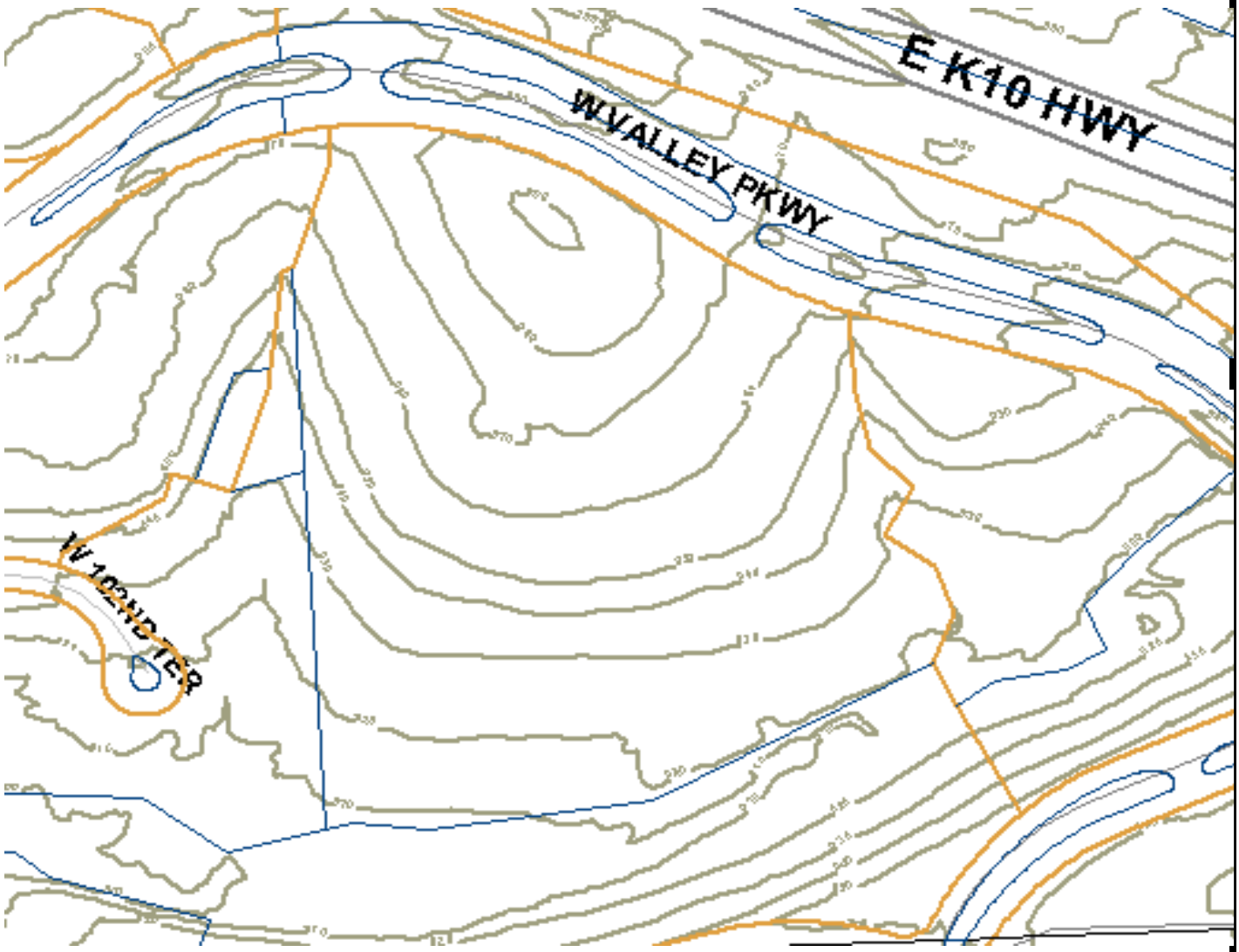
Campus D



Lot Dimensions

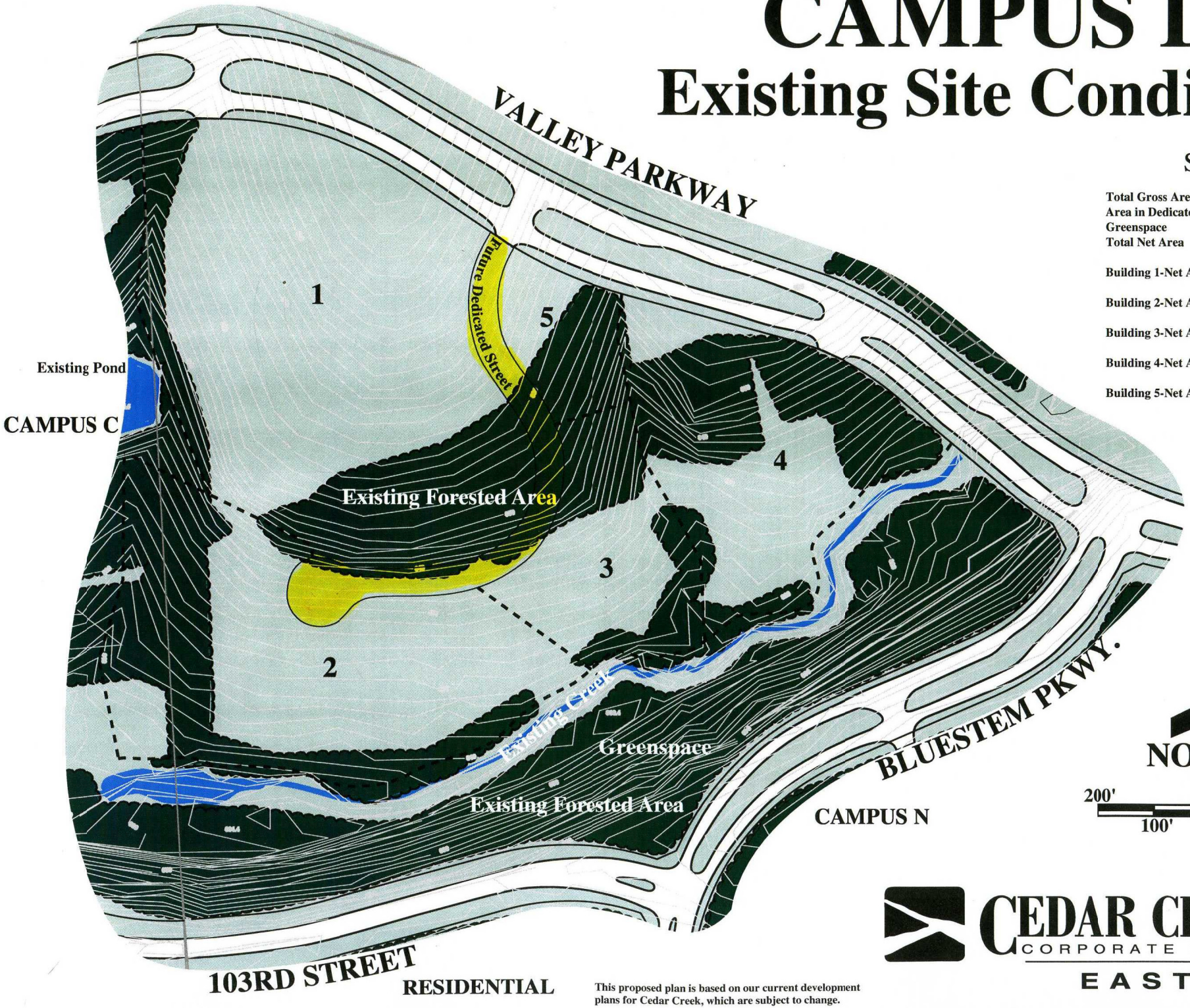
Cedar Creek Corporate Park

Campus D



Lot Contours - 1

CAMPUS D
Existing Site Conditions



Schedule

Total Gross Area	- 34.05± Acres
Area in Dedicated Streets	- 1.35± Acres
Greenspace	- 9.15 ± Acres
Total Net Area	- 23.55± Acres

Building 1-Net Area -9.50± Acres

Building 2-Net Area -6.47± Acres

Building 3-Net Area -2.30± Acres

Building 4-Net Area -4.25± Acres

Building 5-Net Area -1.03± Acres

CEDAR CREEK CORPORATE PARK EAST

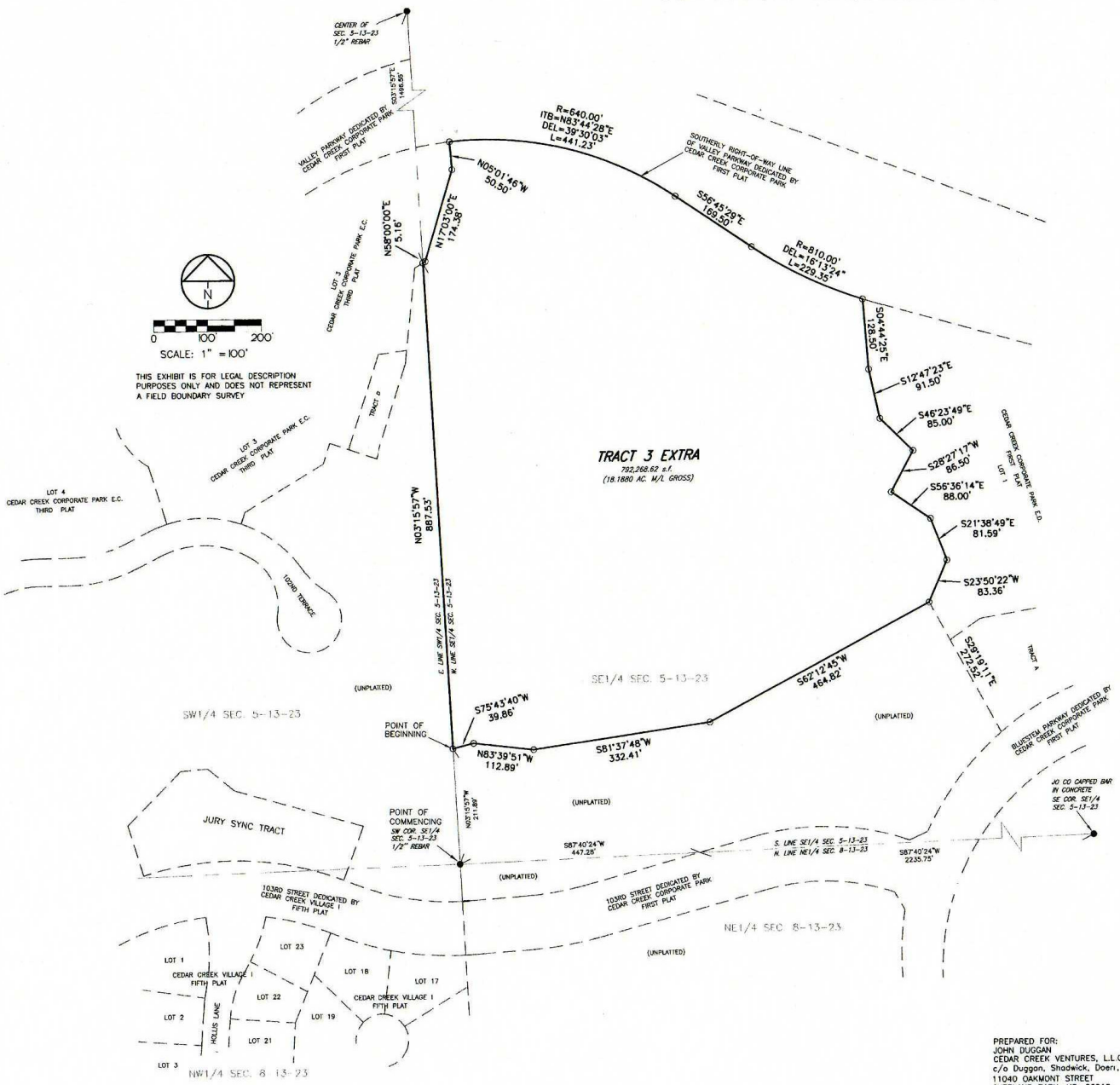
This proposed plan is based on our current development plans for Cedar Creek, which are subject to change.

CPE-028-07-96

LEGAL DESCRIPTION EXHIBIT

CEDAR CREEK TRACT 3 EXTRA

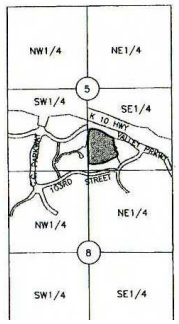
(PT. OF THE SE1/4 OF SEC. 5, TOWNSHIP 13 SOUTH, RANGE 23 EAST)



DESCRIPTION:

Part of the Southeast One-Quarter of Section 5, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southwest corner of said Southeast One-Quarter; thence North 03 degrees 15 minutes 57 seconds West, along the West line of said Southeast One-Quarter, a distance of 211.89 feet to the POINT OF BEGINNING; thence continuing North 03 degrees 15 minutes 57 seconds West, along said West line, a distance of 887.53 feet to a point; thence North 58 degrees 00 minutes 00 seconds East a distance of 5.16 feet to a point; thence North 17 degrees 03 minutes 00 seconds East a distance of 174.38 feet; thence North 05 degrees 01 minute 46 seconds West a distance of 50.50 feet to a point, said point being on a curve on the Southerly right-of-way line of Valley Parkway, Cedar Creek Corporate Park First Plat; thence Easterly, along the said Southerly line, and along a curve to the right having a radius of 640.00 feet, an initial tangent bearing of North 83 degrees 44 minutes 28 seconds East, a central angle of 39 degrees 30 minutes 03 seconds and an arc length of 441.23 feet; thence South 56 degrees 45 minutes 29 seconds East, along the said Southerly line, a distance of 169.50 feet to a point of curvature; thence Southerly, along the said Southerly line and along a curve to the left having a radius of 810.00 feet, a central angle of 16 degrees 13 minutes 24 seconds and an arc length of 229.35 feet; thence along the Westerly line of Cedar Creek Corporate Park E.D. First Plat the following seven courses; South 04 degrees 44 minutes 25 seconds East a distance of 128.50 feet; South 12 degrees 47 minutes 23 seconds East a distance of 91.50 feet; South 46 degrees 23 minutes 49 seconds East a distance of 85.00 feet; thence South 28 degrees 27 minutes 17 seconds West a distance of 86.50 feet; South 56 degrees 36 minutes 14 seconds East a distance of 88.00 feet; South 21 degrees 38 minutes 49 seconds East a distance of 81.59 feet; South 23 degrees 50 minutes 22 seconds West a distance of 83.36 feet to a point; thence South 62 degrees 12 minutes 45 seconds West a distance of 464.82 feet to a point; thence South 81 degrees 37 minutes 48 seconds West a distance of 332.41 feet to a point; thence North 83 degrees 39 minutes 51 seconds West a distance of 112.89 feet to a point; thence South 75 degrees 43 minutes 37 seconds West a distance of 39.86 feet to the POINT OF BEGINNING and containing 18.1880 acres, more or less.



N

SCALE 1" = 2000'

LOCATION MAP

SECTION 5-13-23

PREPARED FOR:
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LEGAL DESCRIPTION EXHIBIT
CEDAR CREEK TRACT 3 EXTRA

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DATE	12-18-06	LEGAL DESCRIPTION EXHI
DESIGN	G.L.	CEDAR CREEK
DRAWN BY	H.J.	TRACT 3 EXTRA

CO#86-143-080