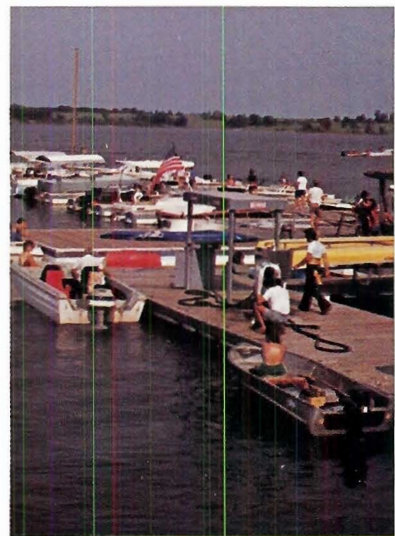
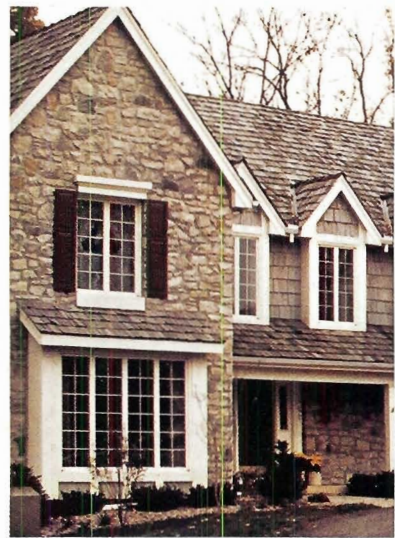
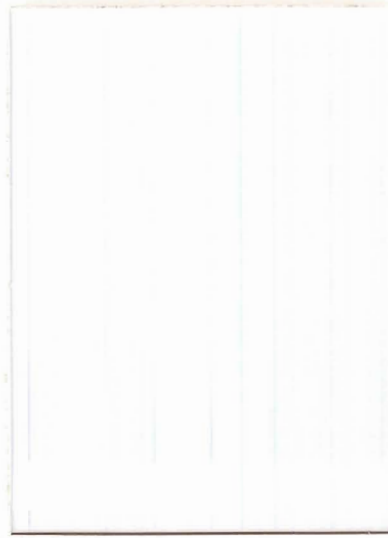
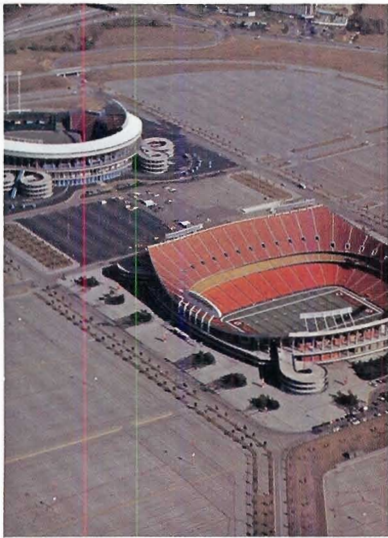
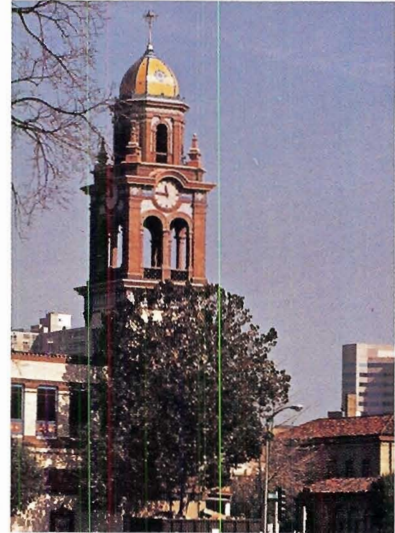


***Here's your opportunity to invest in the major growth area
in Greater Kansas City —***



Country Club Plaza

With its Moorish and Spanish architecture, the Country Club Plaza has become world famous as the first and most unique shopping center in the country. It boasts exclusive shops, restaurants, imported outdoor sculpture, fountains, horse-drawn carriages, gardens and a winding stream, with outdoor concerts held on its banks. At Christmas, each building is outlined with brilliant Christmas lights.

Kansas City, Mo.

As one of the most affordable and beautiful cities in the country, Kansas City offers outstanding facilities to businesses, visitors and conventioners. Within the last few years, new hotels, restaurants, and convention facilities have made the city a major attraction for business and conventions. But above all, Kansas City has gained a well deserved reputation as being one of the finest areas in the country for living and raising a family.

Park College

Located in Parkville in Platte County, Park College is a four year, private, liberal arts coeducational college. Over 3,000 students each year are enrolled in courses at the Schools of Arts & Sciences and Community Education. Park College also offers courses off campus and evening classes.

Residential

Today, Platte County takes pride in its many beautiful residential areas. Between 1970 and 1980, the county experienced a 45% population increase. As a result, new schools and shopping centers were constructed throughout this area. Since downtown Kansas City is only minutes away, many businessmen live in Platte County. They, along with many others, have discovered that the beautiful residential districts, the relatively low cost of homes, and the proximity to business and recreational areas, all add up to an excellent lifestyle for them and their families.

Truman Sports Complex

These twin stadiums, located in eastern Jackson County, are the homes of the American League Kansas City Royals and the NFL Kansas City Chiefs. These two major league teams every year attract over two million fans from all over the Midwest.

Smithville Lake

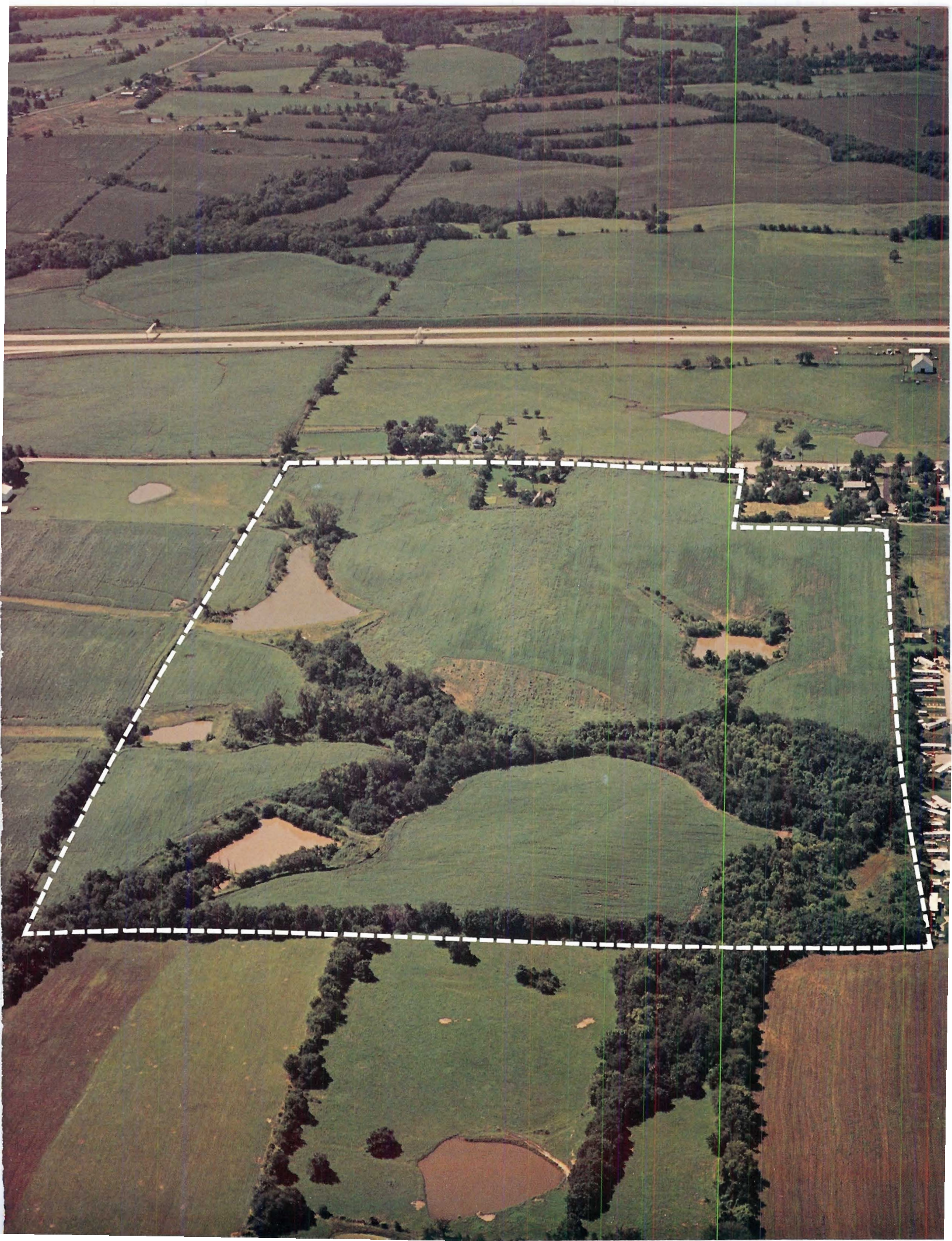
Twenty minutes north of Parkwood Hills is the 7,200 acre Smithville Lake, with parks, swimming beaches, fishing, picnic sites and shelter houses. A full service marina offers boat slips for motorboats and sailboats. With its many features, Smithville Lake is a major recreational attraction for the Northland area.

Office Construction

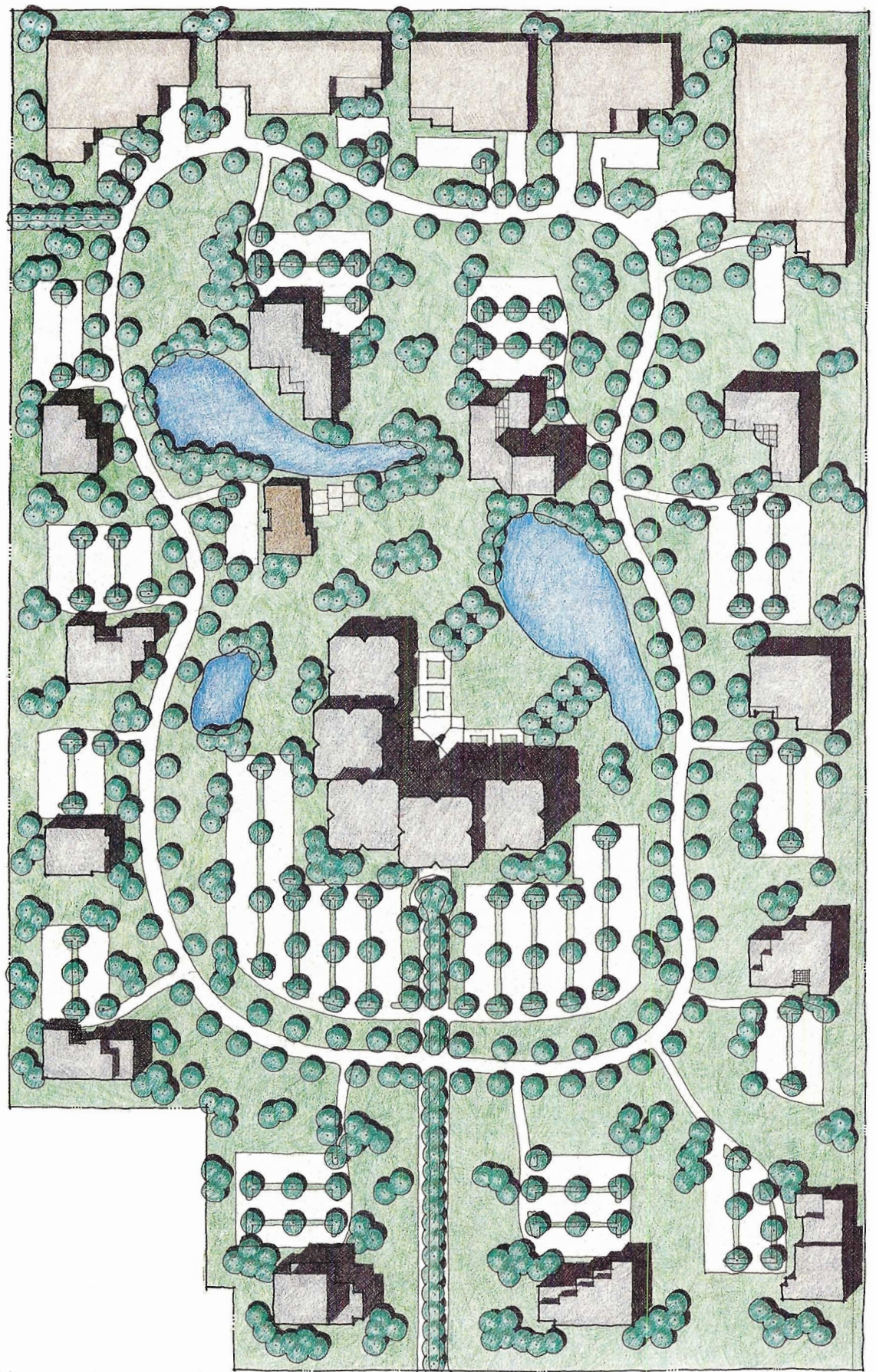
It doesn't take long for a visitor to this area to realize that the Northlands is experiencing dynamic building growth, including commercial, industrial, residential and retail. Businessmen are discovering that not only is this an excellent area for commercial development, but residential as well. Platte County boasts an excellent AAA school system. Many retail and recreational facilities add to the area's attractiveness. Major highway and boulevard systems are being constructed to meet the increasing demand.

Worlds of Fun

Kansas City's 500 acre amusement and internationally-themed park features over 115 rides, shows and attractions. The Fury of the Nile, the White Water Ride, the Orient Express and Oceans of Fun thrill thousands of visitors every year.

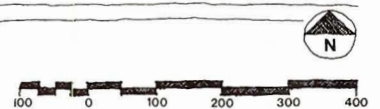


OFFICE
AND
INDUSTRIAL

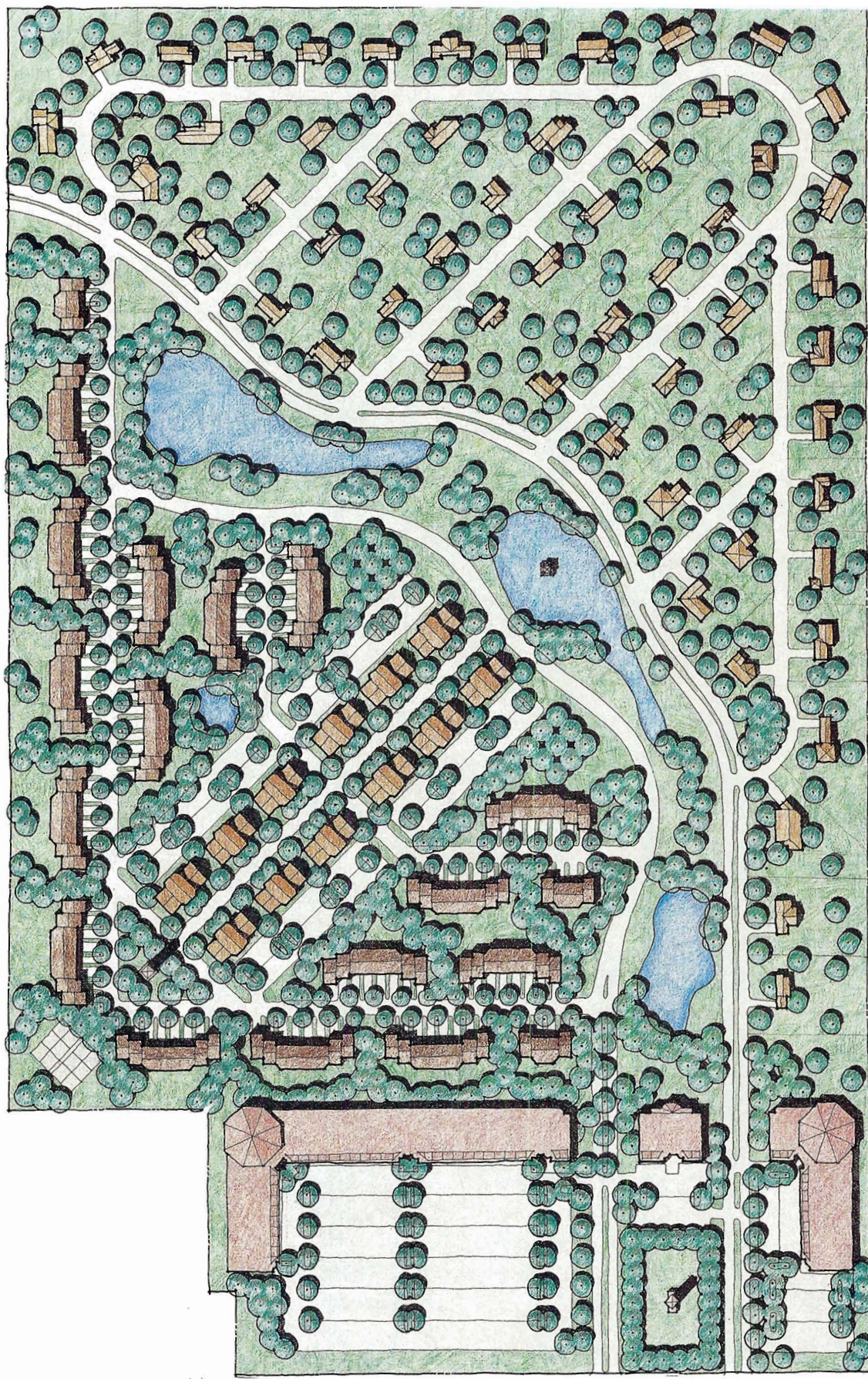


L. P. COOKINGHAM DRIVE

Parkwood Hills
Riffe Construction Company



SINGLE
FAMILY,
MULTI-FAMILY
AND
SHOPPING
CENTER



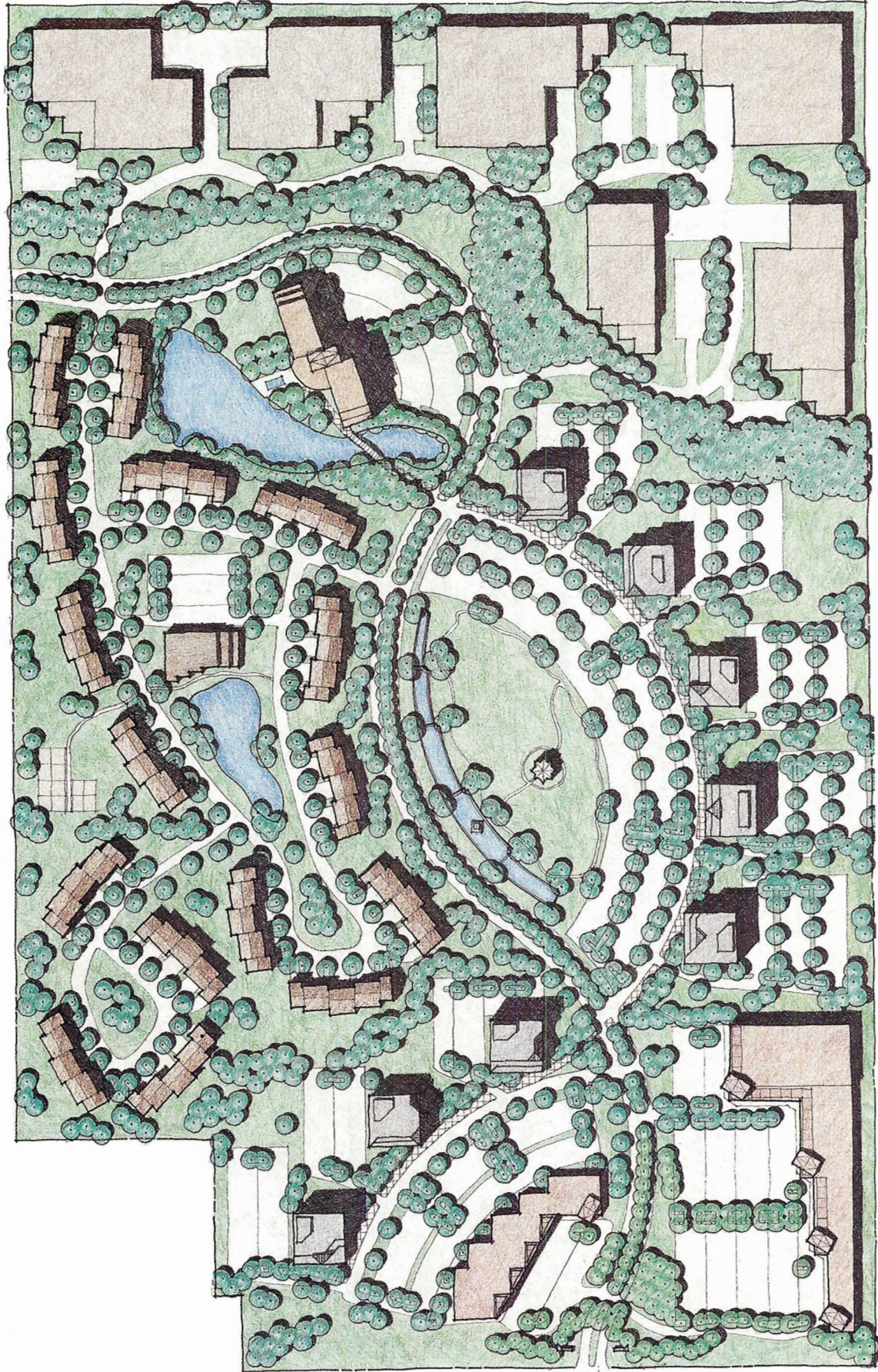
L. P. COOKINGHAM DRIVE

Parkwood Hills

Riffe Construction Company



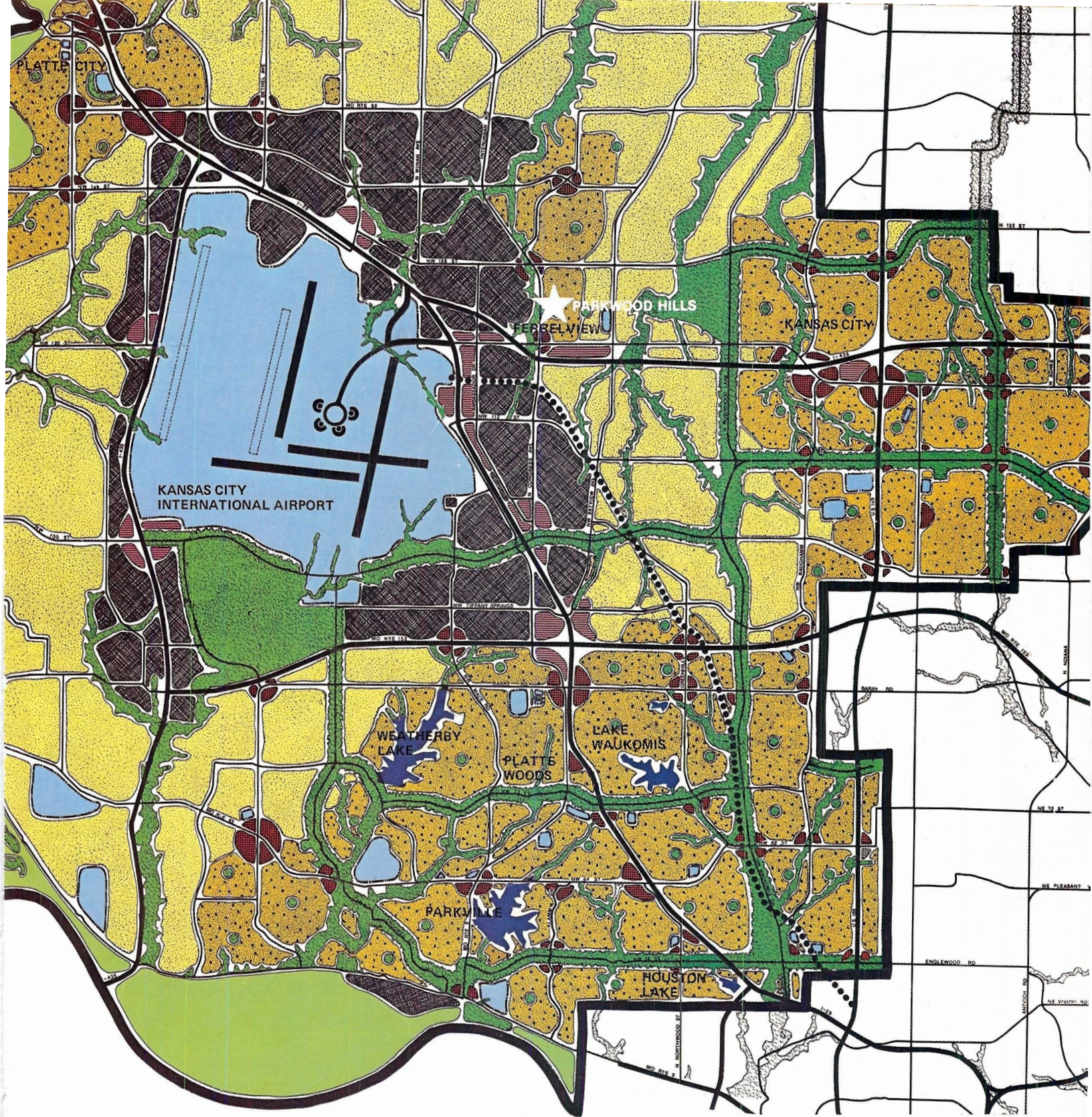
INDUSTRIAL,
OFFICE,
MULTI-FAMILY
AND
SHOPPING
CENTER



L. P. COOKINGHAM DRIVE



Parkwood Hills
Riffe Construction Company



KANSAS CITY INTERNATIONAL
AIRPORT MASTER PLAN

**AIRPORT ENVIRONS
LAND USE GUIDE**

- | | | |
|--------------------------------|------------------------|--|
| Agriculture | Industry | Lakes |
| Agriculture/Estate Development | Public and Semi-Public | Special Purpose Transit Corridor |
| Residential | Parks and Open Space | Runways (Existing or Built by Year 2000) |
| Office/Hotel | Boulevards | Runways (Built After Year 2000) |
| Retail | | |

THIS LAND USE GUIDE WAS PREPARED APRIL 1980
BY THE KANSAS CITY, MISSOURI AVIATION AND
CITY DEVELOPMENT DEPARTMENTS.





Parkwood Hills

AT THE CENTER OF A GROWING
RESIDENTIAL, COMMERCIAL AND
INDUSTRIAL COMMUNITY





AROUND THE METROPOLITAN AREA AND THE COUNTRY, YOU CAN GET THERE FROM HERE — QUICKLY AND EASILY.

Businesses located in the Kansas City area know that they can ship products and send salesmen around the country with more cost efficiency than anywhere else. Kansas City has rapidly developed into one of the major office centers in the country. Within recent years, national and international companies have established offices here. And the trend is still on the upswing. Kansas City is a hub of both north-south and east-west rail and highway systems. There are over 200 carriers serving the Kansas City area.

HEALTH, EDUCATION AND PROTECTION — FOR EVERYONE'S WELFARE.

Residents and businesses in the area are protected by hospitals, police and fire departments with the most up-to-date equipment and highly trained professionals. Platte County has AAA school systems as well as several accredited four year colleges, vocational and technical schools.

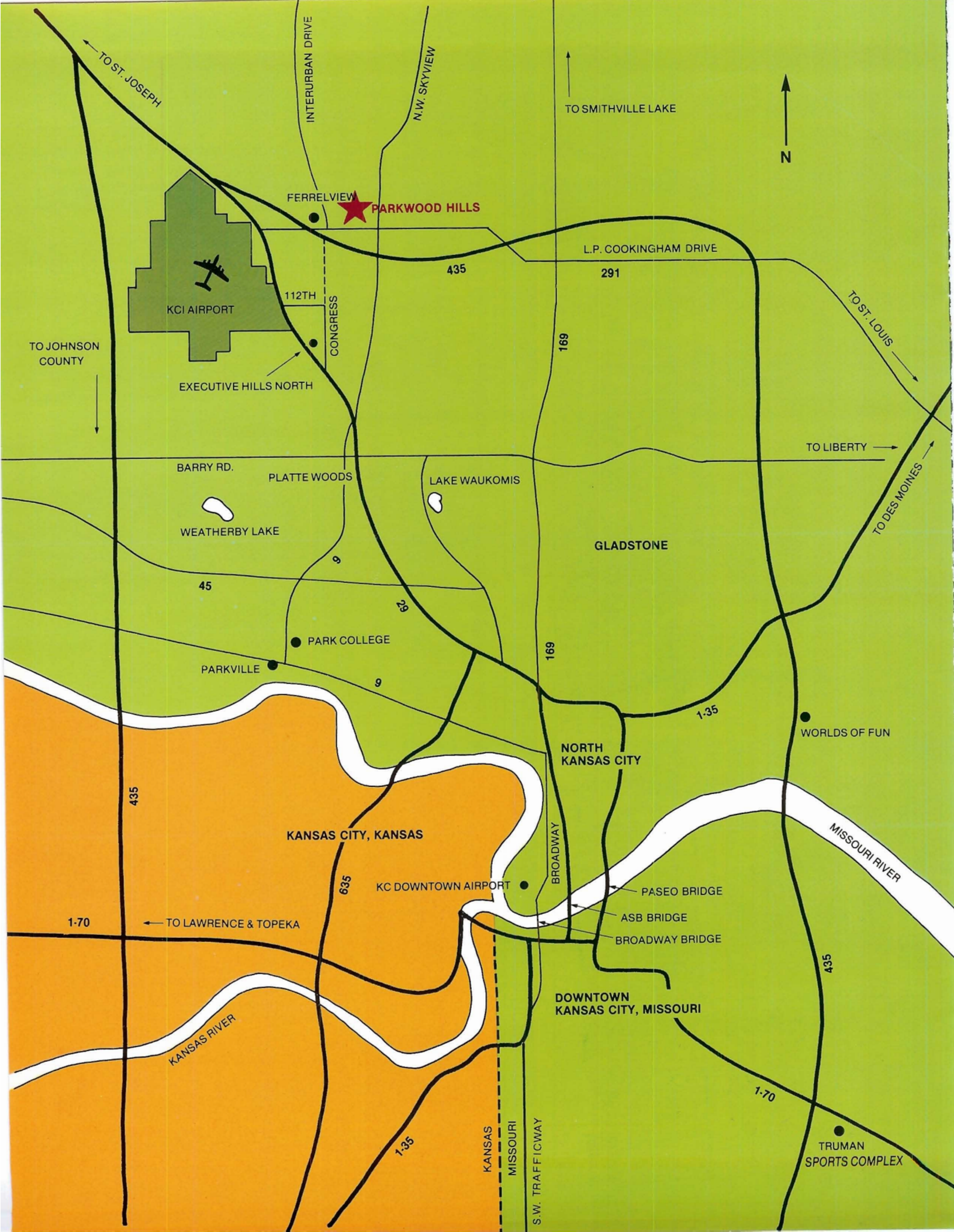


SPORTS, SHOPPING, AND RECREATION — JUST FOR THE FUN OF IT!

When the work is done, residents and visitors can find plenty of delightful diversions. Just to name a few:

- Smithville Lake
- World Famous Country Club Plaza
- Worlds of Fun — Oceans of Fun
- Swope Park Zoo
- Lake Jacomo
- Historical Westport
- Fort Osage
- Starlight Theatre
- Truman Sports Complex
- Kemper Arena
- Crown Center
- Nelson Gallery of Art
- Liberty Memorial
- Kansas City museum
- Truman Library and Museum
- Harry S. Truman Home





PARKWOOD HILLS

- 95 acres of rolling terrain, ideally located in the heart of the KCI master plan
- 1200' of frontage on LP Cookingham Drive
- Natural gas available near the site
- 24" water main at the property
- Sanitary sewers at the property

AAA Schools

Kindergarten through 4th grade – East Platte Elementary, 123rd and NW Skyview Drive

Fifth through eighth grade – Barry Middle School, 2001 NW 87th Terrace

High School – Platte County R-3, Platte City

Platte County Area Vocational, Platte City

Technical School for high school age students and adults, Platte City

Park College – Four year Liberal Arts. Coeducational. Majors in 22 areas of study

Parks

Barry Road Park –

7601 NW Barry Road. 7 acres, includes tennis, playgrounds, 2 lighted ball diamonds

Tiffany Springs Park –

NW 88th Street and NW Hampton Road. 484 acres, includes baseball diamonds, soccer fields, shelters, picnic areas and wilderness trails

Shopping Centers

Platte Woods • Metro North • Antioch

Police

North Patrol Division at Barry Road and 169 Highway

Highways

The area is serviced by I-29 and I-35 (North and South)

I-635 (South)

I-435 (East, West and South)

Missouri Highways 9, 45, 92, 152, 291 and 371

Platte County

Population – 52,000

Estimated by 1990 – 70,000

Total work force – 23,000

Total business firms – 619

18 companies employ 100 or more people

Transportation

Trucking – 200 lines service the Kansas City area

Rail – 2 rail carriers. Kansas City is the second largest rail center

Air – KCI Airport is located just one mile West of Parkwood Hills.

Employs over 10,000 people. 400 flights daily. 58,000 tons of cargo move through KCI daily.

Kansas City has as many sunny days as San Diego. It ranks 6th in the nation in per capita retail sales.

H. H. RIFFE & Co.

Residential / Commercial / Industrial Construction

1021 BURNING TREE DRIVE

KANSAS CITY, MISSOURI 64145

Office: 764-7444

Home: 942-6888



KANSAS CITY INTERNATIONAL AIRPORT

KCI, located just 3 minutes from Parkwood Hills, serves America's Heartland as a major hub of domestic and international air travel. Twelve major airlines and 6 commuter lines serve KCI, providing over 400 flights daily. With its Mid-America location, no large city in the continental U.S. is over 3 hours away. Air cargo is big business at KCI, with 46 firms handling air cargo.