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RECORD IN REAL PROPERTY RECORDS
JACKSON COUNTY, MISSOURI

COVER PAGE FOR RECORDING

Title of Document: CONVEYANCE OF RIGHT-OF-WAY

Date of Document: November 28, 2025

Grantor: MISSOURI ADC HOLDINGS, LLC, a Delaware limited liability company

Grantee: CITY OF INDEPENDENCE, MISSOURI

Grantee's Mailing Address: 111 E. Maple
Independence, Missouri 64050

Legal Description: See Exhibit A

Instrument No. Reference: N/A

When recorded return to: City of Independence, Missouri
Attn: _____
111 E. Maple
Independence, Missouri 64050

Chicago
KCC251758

CONVEYANCE OF RIGHT-OF-WAY

THIS INDENTURE, made on the 28 day of November, 2025, by and between MISSOURI ADC HOLDINGS, LLC, a Delaware limited liability company ("**Grantor**"), with an address at c/o Nebius, Inc., 10 State Street, Newburyport, Massachusetts 01950, in favor of the City of Independence, County of Jackson, State of Missouri ("**Grantee**"), whose address is 111 E. Maple, Independence, Missouri 64050.

WITNESSETH, that the said Grantor, in consideration of the sum of One Dollar and other good and valuable consideration, to Grantor in hand paid by or on behalf of the said Grantee, the receipt of which is acknowledged, do by these presents GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto the said Grantee, the following described land lying, being and situated in the City of Independence, County of Jackson, State of Missouri, to-wit:

See Exhibit "A" for legal description of property and Exhibit "A-1" for depiction of property.

TO HAVE AND TO HOLD, the same, with all the rights, immunities, privileges and appurtenances thereto belonging unto said Grantee for all purposes connected with the use and enjoyment of said land herein conveyed, including but not limited to the purposes of construction and maintenance of a public street with public right-of-way for all appurtenances and legal purposes on the said land herein conveyed, FOREVER. The said Grantor, hereby covenanting that Grantor is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that Grantor have good right to convey the same.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the Grantor have hereunto set their hands and seals the day and year first above written.

MISSOURI ADC HOLDINGS, LLC,
a Delaware limited liability company

By: Boaz Tal
Name: Boaz Tal
Title: _ President

ACKNOWLEDGEMENT

STATE OF New York)
)
COUNTY OF Westchester)

On November 28, 2025, before me personally appeared Boaz Tal, as President of MISSOURI ADC HOLDINGS, LLC, a Delaware limited liability company, on behalf of such limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the aforesaid County and State, the day and year first above written.



Notary Public in and for the State of New York

My commission expires: 02/02/2027

Notarized online using audio-video communication

Lee Presser
Online Notary Public
State of New York
Westchester County
Commission #: 01PR0000217
Commission Expires: 02/02/2027

EXHIBIT "A"

LEGAL DESCRIPTION

Part of Sections 34 and 35, Township 50 North, Range 31 West of the Fifth Principal Meridian in the City of Independence, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Quarter Corner common to Section 34 and 35 of said Township and Range, said point being a 5/8 inch rebar set at midpoint of the common Section Line between said Sections, said midpoint lying South 02° 04' 17" West a distance of 2643.17 feet of a record 1" pipe found at the Section Corner common to Sections 26, 27, 34 and 35;

Thence North 02°04'17" East, along the East line of the Northeast Quarter of said Section 34, a distance of 708.03 feet to a point on the South line of the MOPAC Spur (abandoned), said point being the true POINT OF BEGINNING;

Thence North 45°36'00" East, along said South line, a distance of 87.12 feet;

Thence South 02°04'17" West, a distance of 462.79 feet to the beginning of a curve tangent to said line;

Thence southerly a distance of 1144.63 feet along the curve concave to the northwest, having a radius of 730.00 feet and a central angle of 89°50'19" to a point of reverse curvature;

Thence westerly a distance of 541.82 feet along the arc of said curve concave to the south having a radius of 670.00 feet and a central angle of 46°20'04";

Thence South 45°34'32" West tangent to said curve, a distance of 92.62 feet to the beginning of a curve tangent to said line;

Thence southwesterly a distance of 357.82 feet along the curve concave to the northwest, having a radius of 730.00 feet and a central angle of 28°05'03" to a point of cusp on said South line;

Thence North 45°44'35" East, along said South line, a distance of 160.64 feet to a point hereafter known as Point "A", said point being the beginning of a curve concave to the northwest having a radius of 670.00 feet and a central angle of 15°51'10" and being subtended by a chord which bears North 53°30'07" East 184.79 feet;

Thence northeasterly along said curve, a distance of 185.38 feet;

Thence North 45°34'32" East tangent to said curve, a distance of 92.62 feet to the beginning of a curve tangent to said line;

Thence northeasterly a distance of 590.34 feet along the curve concave to the south, having a radius of 730.00 feet and a central angle of 46°20'04" to a point of reverse curvature;

Thence easterly a distance of 1050.55 feet along the arc of said curve concave to the northwest having a radius of 670.00 feet and a central angle of 89°50'19" to a point on said East line;

Thence North 02°04'17" East, along said East line and tangent to said curve, a distance of 399.63 feet to the true POINT OF BEGINNING.

Containing 147,941 square feet or 3.40 acres, more or less.

EXHIBIT "A-1"

DEPICTION OF PROPERTY

