



LEE'S SUMMIT MISSOURI

December 21, 2021

TMC DB Lee's Summit LLC
11312 Hazel Dell Parkway
Carmel, Indiana 46280

BB Holdings OK Group, LLC, its affiliates
And subsidiaries and their successors, assigns and grantees

First American Title Insurance Company
1 First American Way
Santa Ana, California 92707

Re: Proposed Dutch Bros Store at 500 NW Chipman Rd..., Lee's Summit MO 64086

Ladies and Gentlemen:

This is to advise you that the zoning and use of the above-referenced Premises is governed by the laws and regulations of the of Lee's Summit, Missouri, including the of Lee's Summit Zoning Bylaw or Ordinance (collectively, the "Zoning Regulations").

The Premises is located in a Planned Mixed Use (PMIX) zoning district. Under the Zoning Regulations, use and operation of a coffee retail store with drive-though is permitted as part of the approved Preliminary Development Plan, Ordinance No. 7885, and therefore is a permitted use of the Premises.

The development or redevelopment of the Premises as shown on that certain Dutch Bros site plan prepared by Premier Design Group, dated November 8, 2021 (the "Site Plan") complies with all applicable dimensional and parking regulations under the Zoning Regulations. The Site Plan was approved by the on December 2, 2021.

No zoning enforcement action concerning the Premises or any buildings or other improvements thereon, or use thereof, is currently pending or is otherwise anticipated.

Very truly yours,

Mike Weisenborn
Project Manager
Development Services
City of Lee's Summit, Missouri