

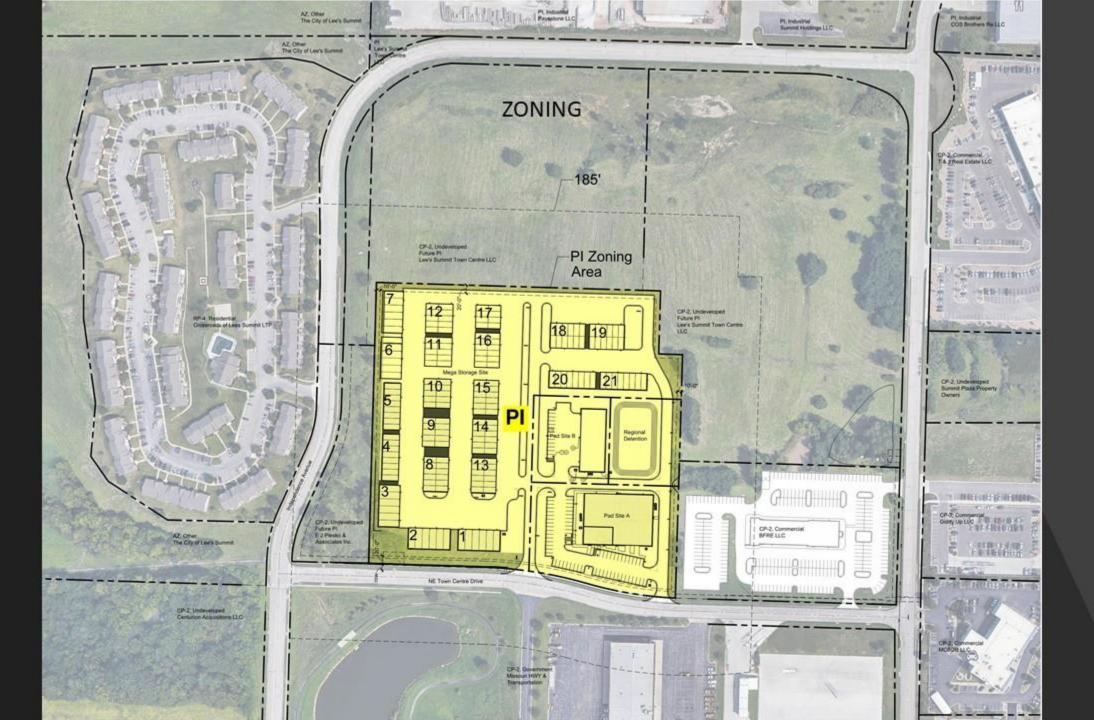


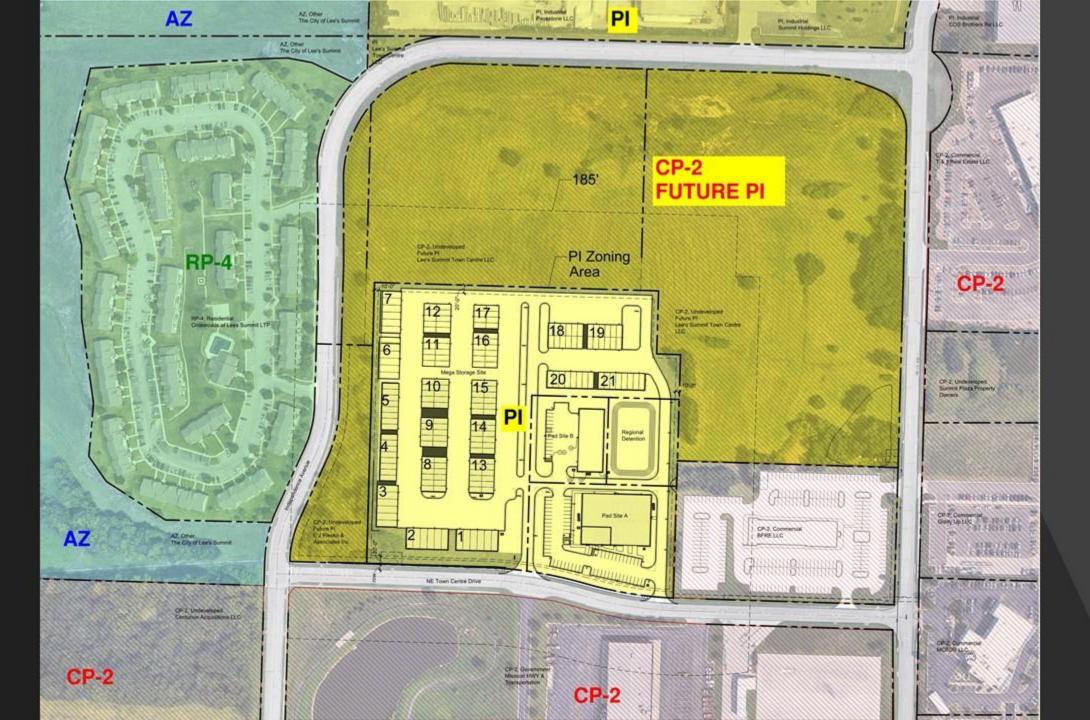
Lot 1 Town Centre

520 NE Town Centre Drive, Lee's Summit, Missouri

- DBAT Phase I
- Mega Storage Phase I & II
- Pad Site B Future Business Phase III







EXISTING CONDITIONS

- Adjacent Zoning
 - Future PI West, North, partial East Property lines currently undeveloped
 - CP-2 East and South across the street
 - East Car Detailing
 - South Missouri Hwy & Transportation Facility
 - Features a small pond
- Nearby Properties
 - Multifamily (two-story) apartments to the west of the block
 - Industrial to the north of the block with outdoor storage and silo
 - Car dealerships to the east of the block
 - Airport zone to the west of the apartments
- Topography
 - Site Slopes Down from the Northwest Corner
 - High point is the northwest corner of the property
 - Features a large retaining wall at south property line along the existing sidewalk
 - Adjacent Property to the West Dips down to a low point at the southwest corner of the block
 - Current ponds are being re-claimed
 - New detention basin is proposed

U.S. Fish and Wildlife Service National Wetlands Inventory

Town Centre - Lot 1



January 4, 2022

Wetlands Estuarine and Marine Deepwater Estuarine and Marine Wetland



Freshwater Pond

Lake

Other Riverine This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Shallow Ground Water/Moisture Sensitive Soils

The presence of shallow groundwater and potentially moisture sensitive shallow soils will increase the difficulty of site grading. PSI has been involved with projects in this region where these soils can undergo a loss of stability during wetter portions of the year. PSI anticipates that the soils at their current moisture levels will become easily disturbed if subjected to conventional rubber tire or narrow track-type equipment resulting in a loss of strength and characteristic "pumping". Soils that become disturbed would need to be excavated and replaced; however, this remedial excavation may expose progressively wetter soils with depth, thus compounding the condition. Thus, a normal approach to subgrade preparation may not be possible. In the event these conditions are observed, PSI recommends that the following remediation procedures be considered to further stabilize wet/soft areas if typical surface moisture conditioning/disking/recompacting methods are not affective.

- 1. Track in 3 to 5-inch minus well-graded crushed limestone or similar material into the failing areas to attempt to bridge the soft zones. These materials should be placed in loose lifts of no more than 10 inches and tracked in with a loaded rubber tire truck or beat in with a backhoe bucket. Once the areas are stabilized onsite soils then be placed to the recommended low volume change material subgrade elevation for pavements. If for some reason areas do not stabilize with 1 to 2 lifts of stone, a layer of grid or fabric may need to be incorporated into those areas at that time, followed by additional lifts of stone consisting of ¾ inch minus materials (AB-3).
- 2. A second option would be to place geo grid similar to Tensar BX1100 and then place new granular fill similar to ¾-inch minus material in compacted lifts. The grid should extend at least 10 feet past the perimeter of the failing areas and should be overlapped according to the manufactures requirements. If the area does not stabilize by the second lift of ¾ inch minus material an additional layer of grid should then be placed and the process should be repeated until it is stabilized.

PSI recommends a test section be performed to verify the selected remediation method.





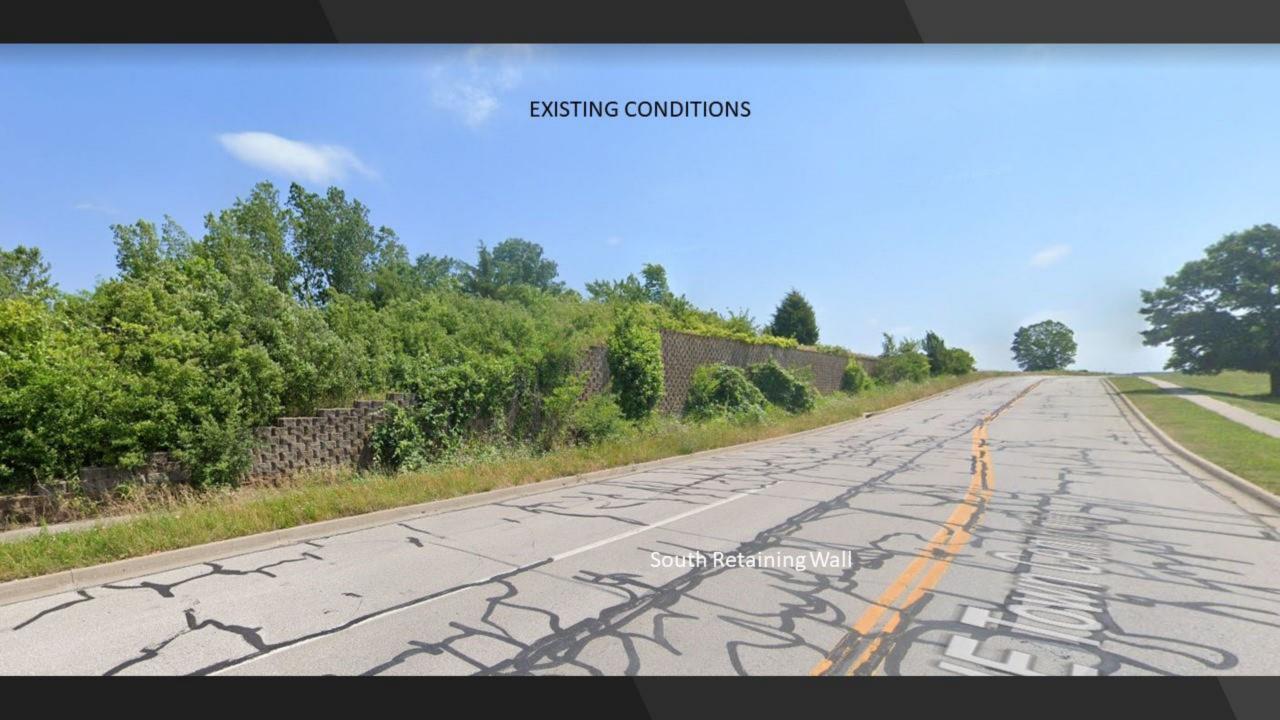




EXISTING CONDITIONS



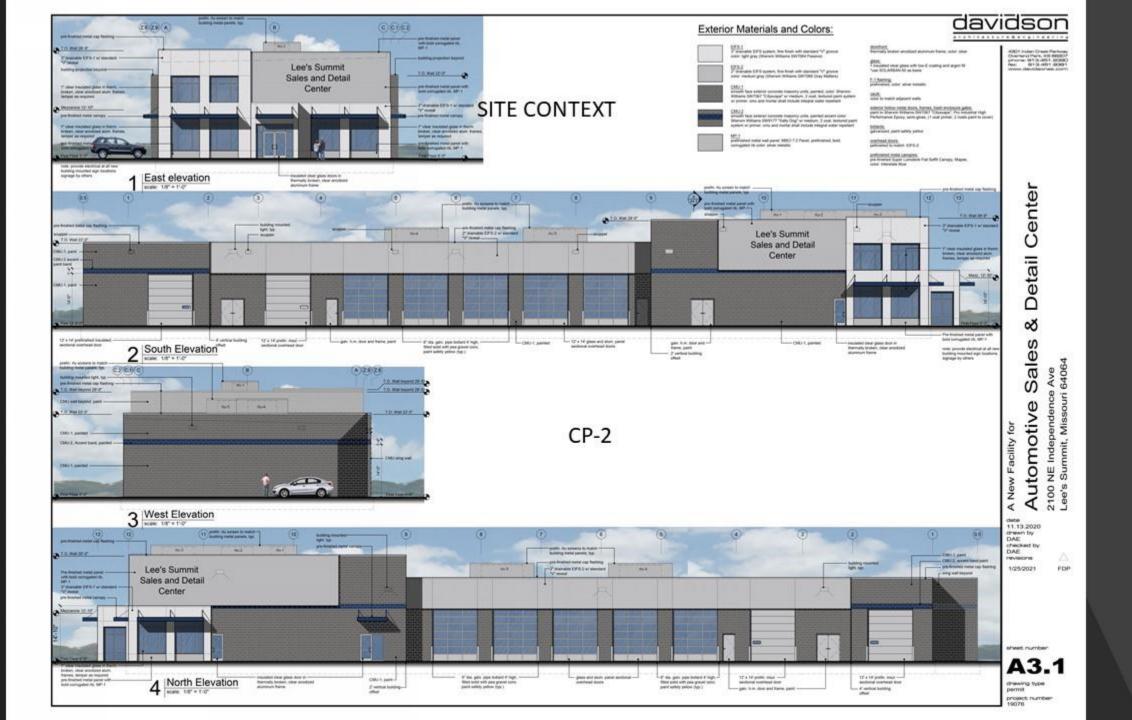














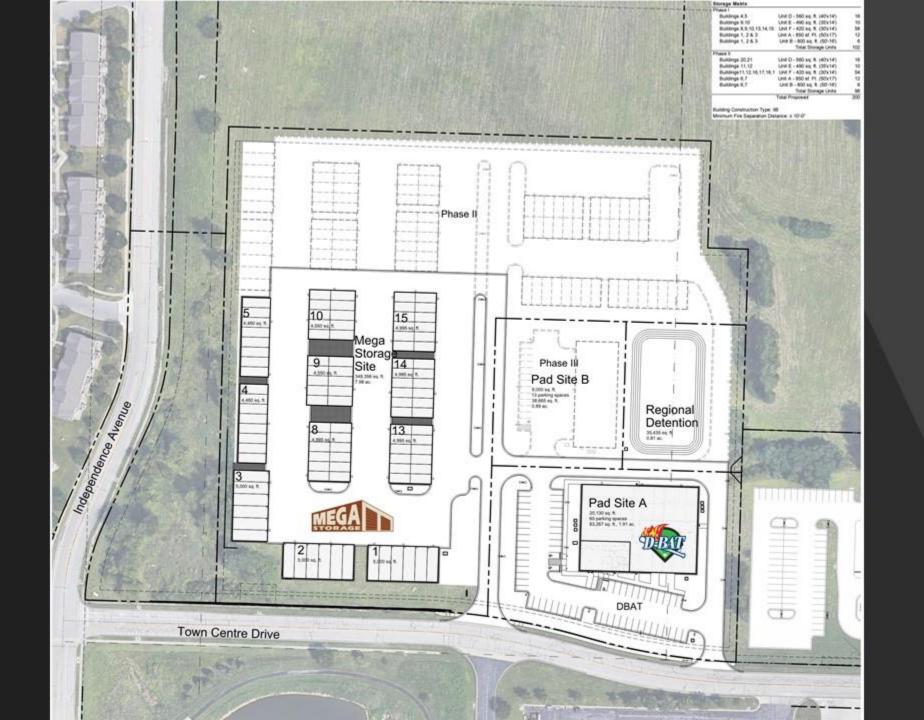


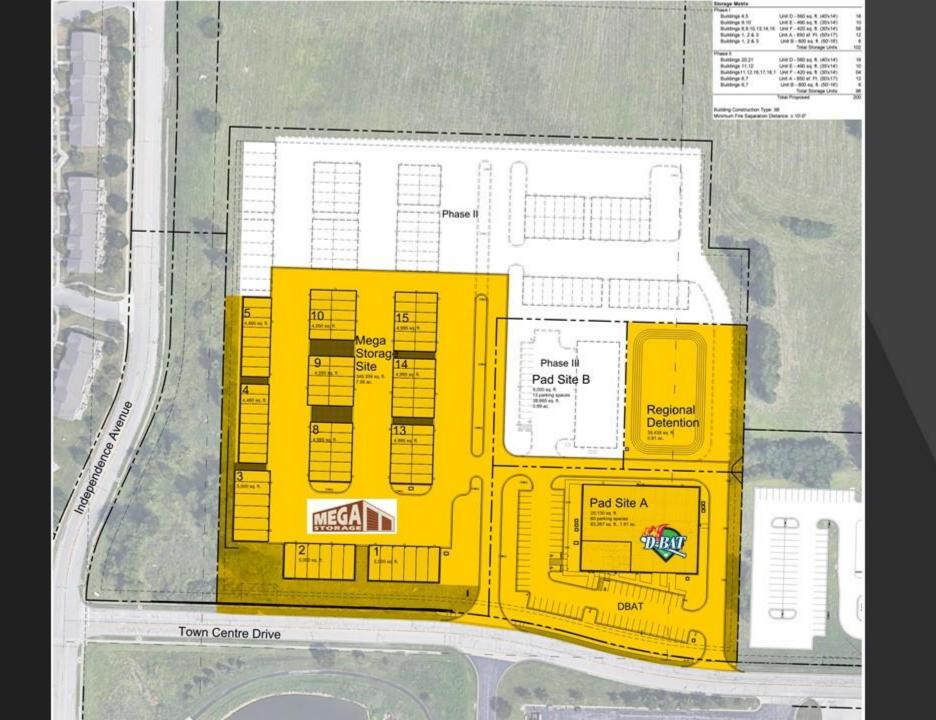


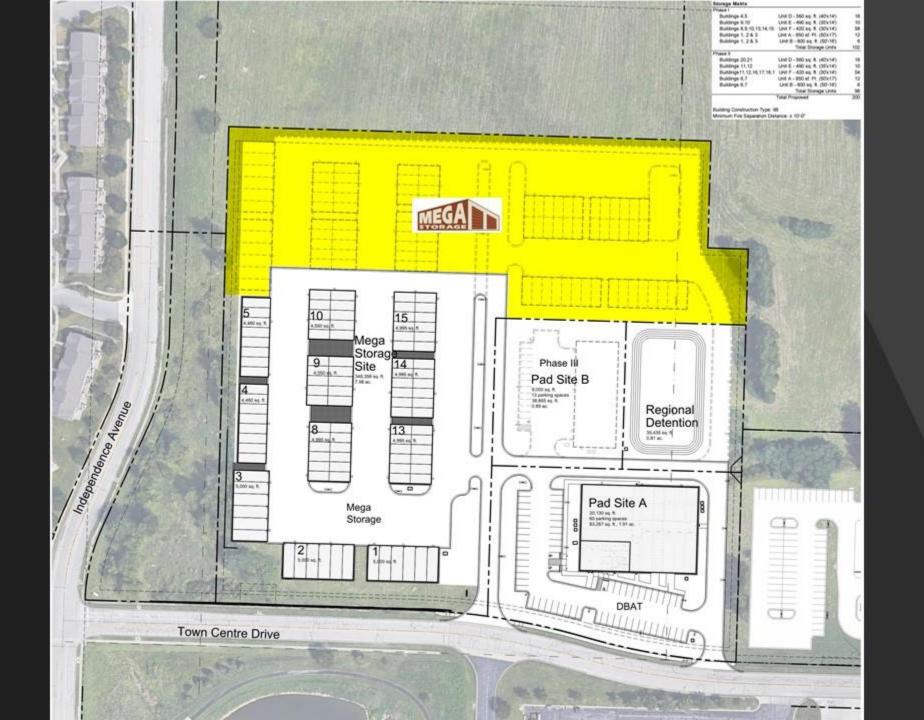


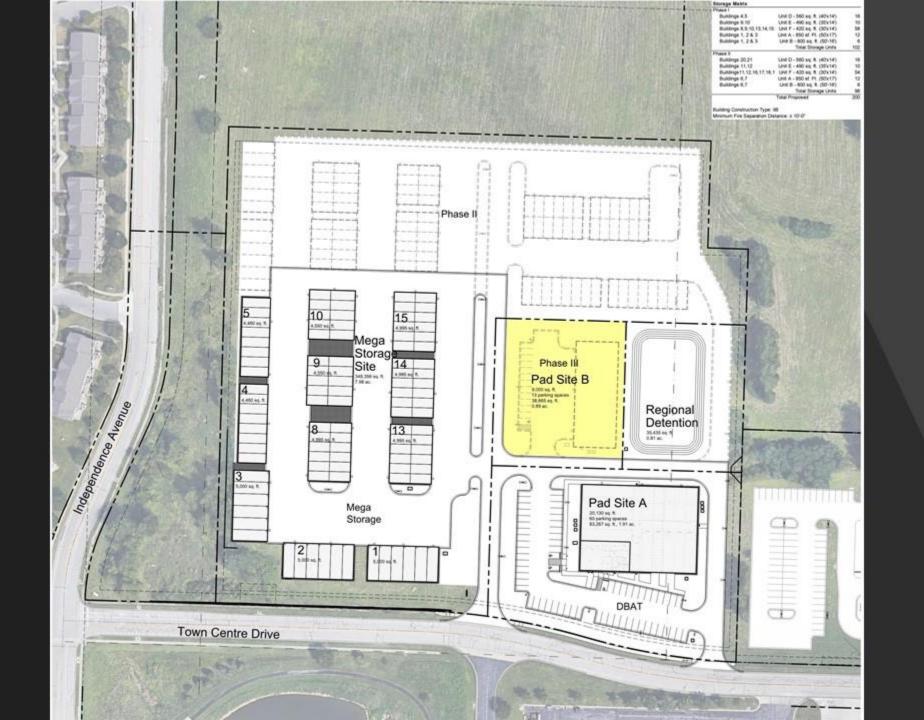


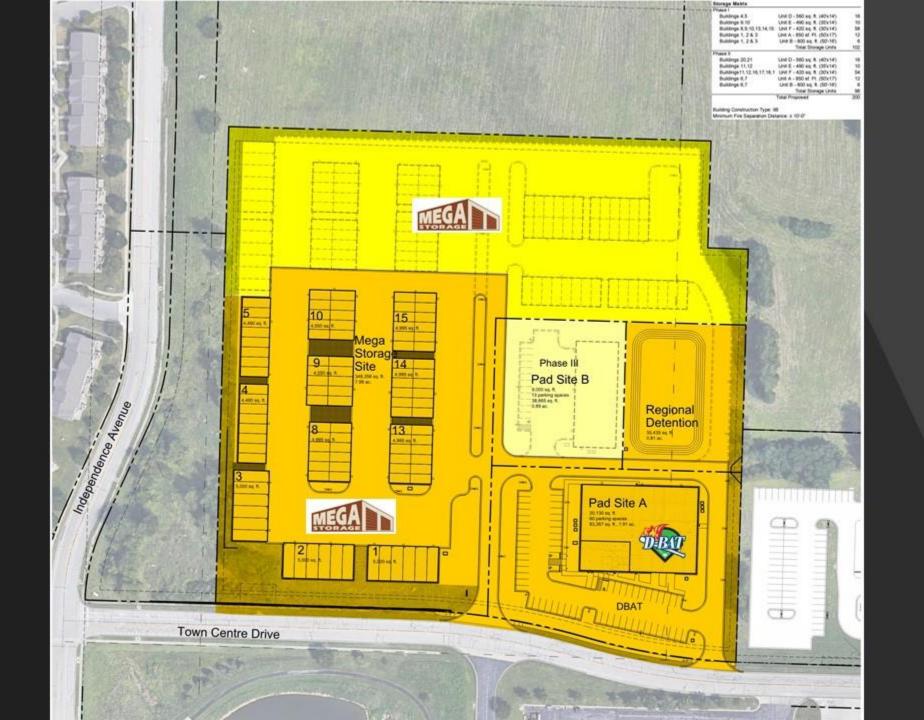




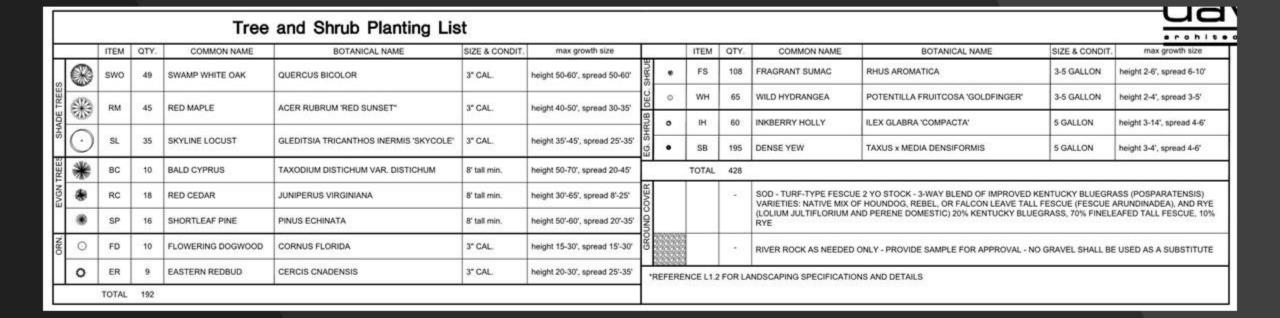


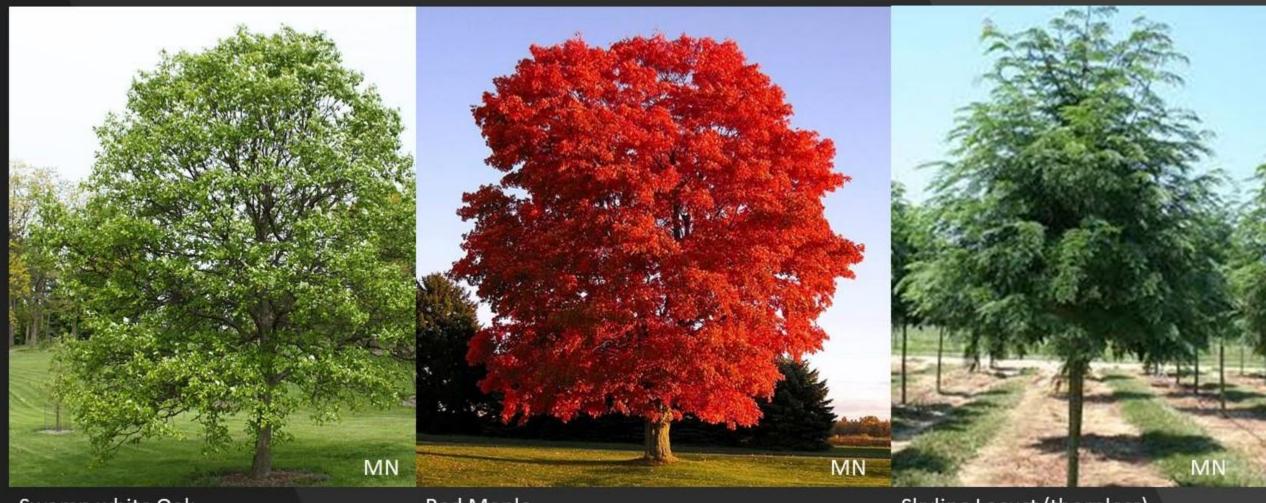






Landscaping





Swamp white Oak

Red Maple

Skyline Locust (thornless)

SHADE TREES



Bald Cyprus

Red Cedar

Shortleaf Pine

EVERGREEN TREES



Flowering Dogwood

Eastern Redbud
ORNAMENTAL TREES



Fragrant Sumac

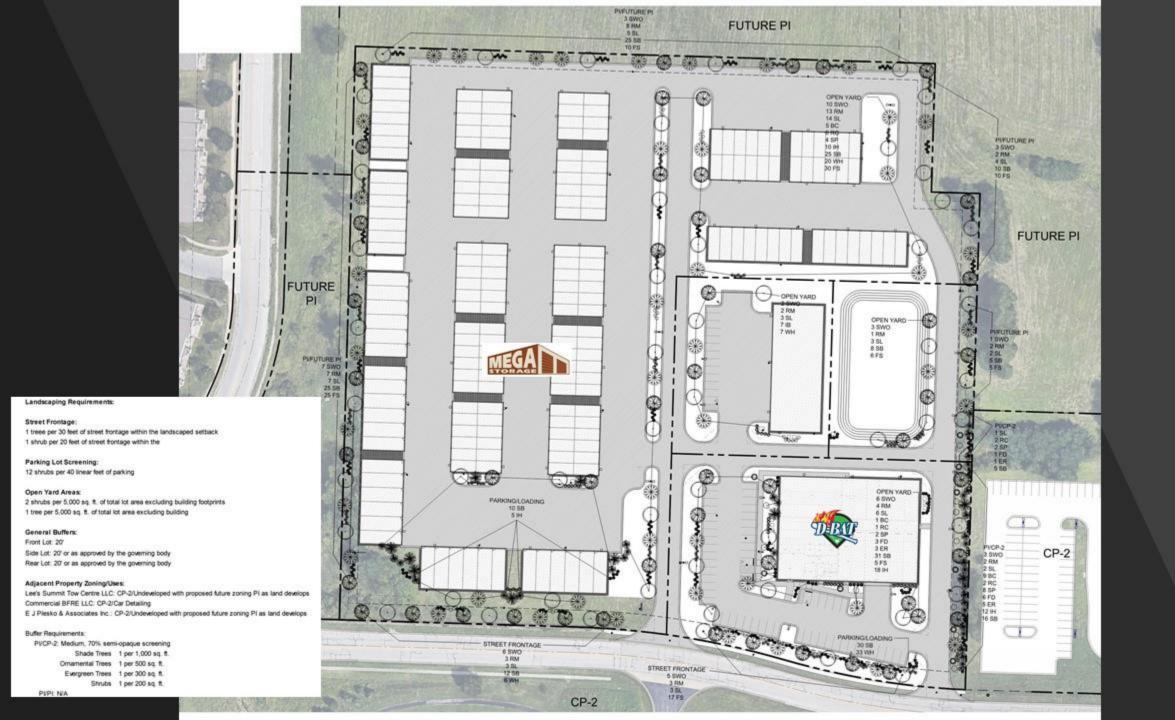
Wild Hydrangea DECIDUOUS SHRUBS



Inkberry Holly

Dense Yew EVERGREEN SHRUBS









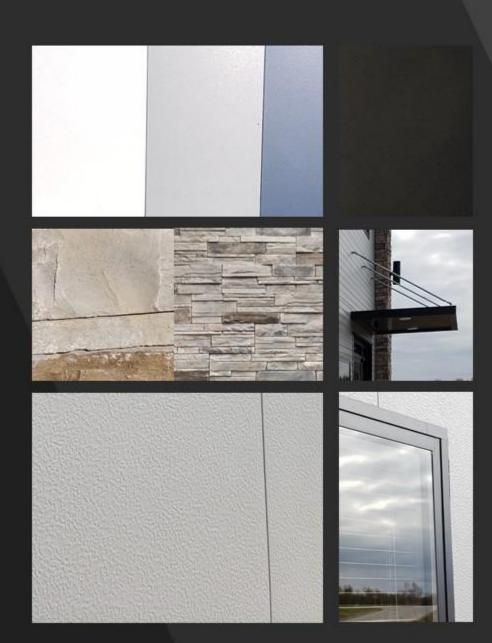
DBAT/Pad Site B Elevations

Architectural Materials:

- Textured Metal Panel Colors: white, gray and blue
- Manufactured Stone
- Clear Glass in black frame
- Trim to match metal panels
- Fascia Black
- Gutter and Downspouts

 color to match metal
 panels





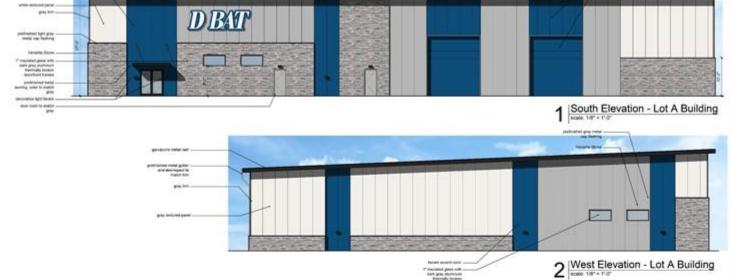
davidsor

ASCH Filter Chein Flervon Overhand Plans, KS SMSSCT Shrume: S2138-4651 (6)800 Feet (6)108-4651 (6)800

DBAT elevations

Architectural Features:

- Awnings
- Color Blocking
- Stone Accent
- · Accent Lighting
- Windows
- Doors
- Façade variation





3 North Elevation - Lot A Building





4 East Elevation - Lot A Building

a new development for town of the state of t

A3.1

project number 20231

11.02.2021



davidsor

Centre

Town

date 12.16.2021 drawn by DAE checked by DAE revisions

12.21.2021

A3.2

drawing type FDP project number 2021

a new development for

Pad Site B elevations (Future Business)

Architectural Features:

- Awnings
- Color Blocking
- Stone Accent
- · Accent Lighting
- Windows
- Doors
- Façade Variation





Mega Storage Elevations

Architectural Materials:

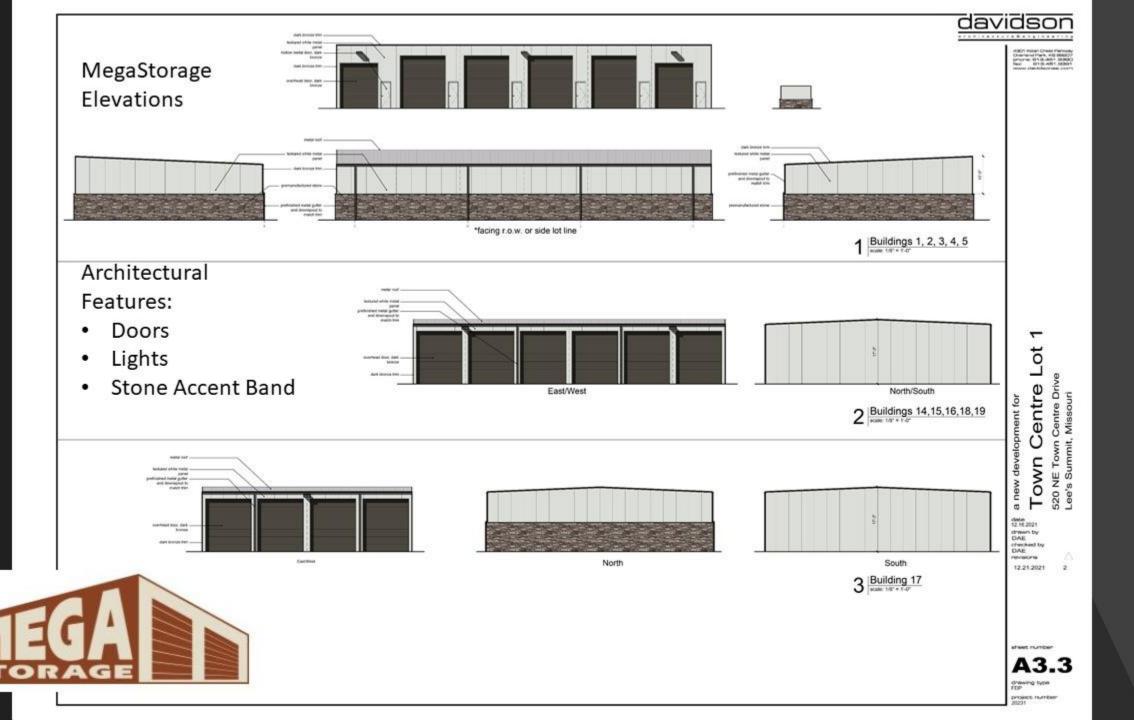
- Textured Metal Panel white
- Manufactured Stone
- Trim to match metal panels
- Gutter and Downspouts

 color to match metal
 panels



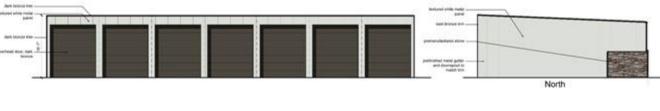






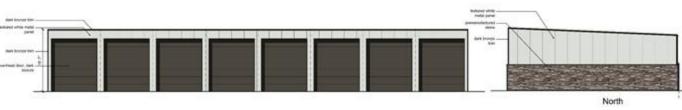


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1 Building 6





2 Building 7

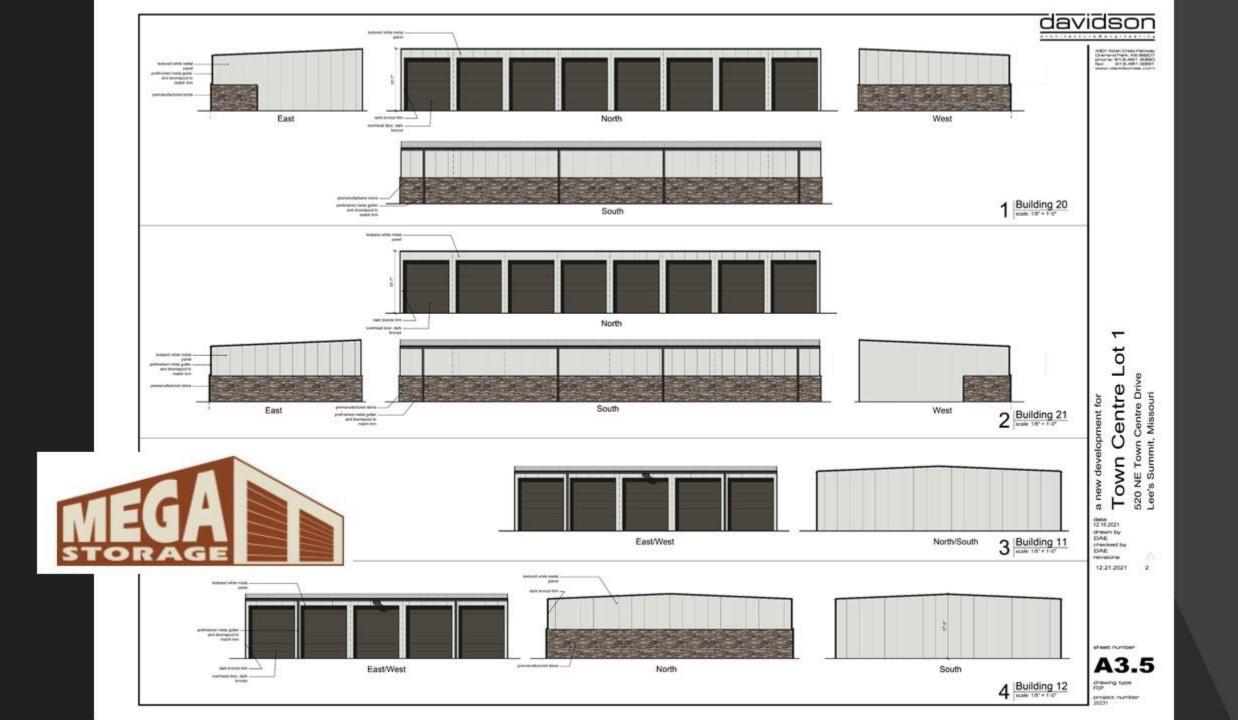
Town Centre Lot 1
520 NE Town Centre Drive
Lee's Summit, Missouri a new development for

date 12.16.2021 drawn by DAE checked by DAE revesors 12.21.2021 2

A3.4

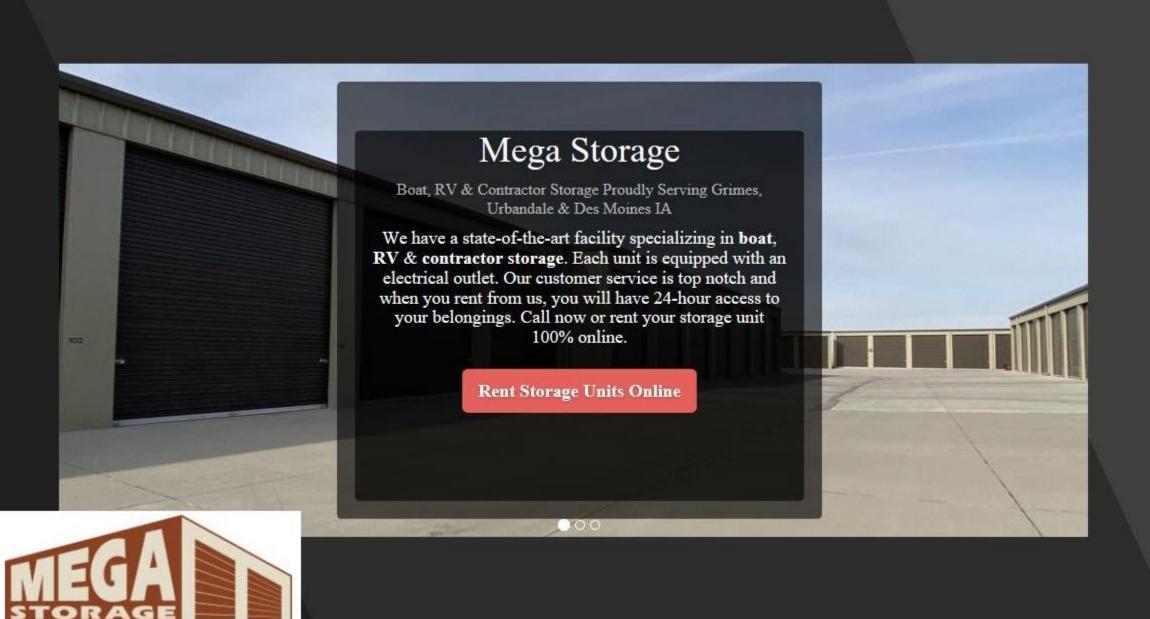
drawing type FDP project number 20231











Featuring Extra Large Units Suitable For Contractor Storage!

Are you a contractor, plumber or landscaper? What about an electrician or handyman? Our extra large storage units are the perfect home for your tools, supplies and equipment. Let us take the hassle off your hands and choose to store at Mega Storage! Our secure facilities will allow you to have that well earned down time worry free time. Rest easy knowing those items that help you get the job done are safe and sound, ready for the next day's work.



All The Convenience And Security You Need

✓ 24 Hour Access

- ✓ Great Customer Service
- Onsite Security

✓ Online Bill Pay

 Variety of unit sizes available ✓ Drive-up Access

 ✓ RV Storage

- ✓ 4 Convenient Locations
- ✓ Boat Storage



Our Promise To You



Security

We take the security of our storage facility seriously, and our SSL secure website protects your personal information. Your property is our number one priority. You can rest assured that your property is protected and secure at Mega Storage!



Customer Service

We are committed to providing you a clean, secure & ready-to-rent self, boat & RV storage units. Our friendly staff provides you with a great storage rental experience from start to finish.





Convenience

Manage your storage unit from the convenience of your own home, 24 hours a day and 7 days a week. Our website makes it quick and easy for you to manage your self, boat and RV storage unit online. Simply log in to your account and you have access to your unit on our website!





Lee's Summit, MO

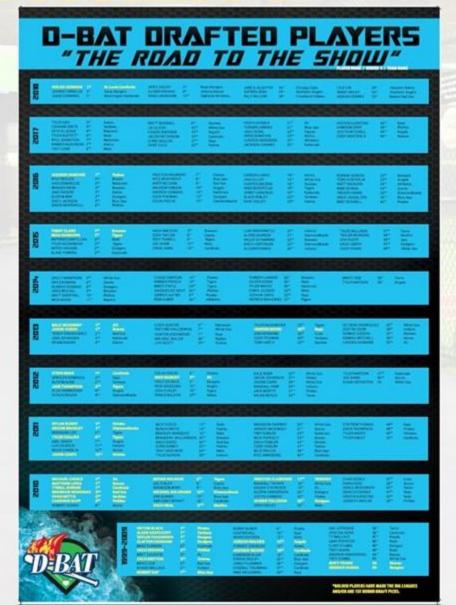
please be courteous others and pick up a balls when finished hird Thank you.



Memberships I Instruction I Facility Rental I Equipment I Apparel I Sports Performance Training

THE ELITE TRAINING FACILITY





For over 20 years, Danhas impacted the growth of thousands of ballplayers. As a young player, there is nothing worse than striking out...And as a parent, we wish we could be in the batter's box for our kids. At Danha is our mission to:

Provide a quality teaching environment with quality instruction to enhance the baseball experience for players at all levels from little league through the pros.

While the core demographic for a facility ranges from ages 7-12, the reality is some of MLB's top prospects have trained at property and even more players have earned college scholarships.

Top Prospects:

Clayton Kershaw: Cy Young Winner, All-Star

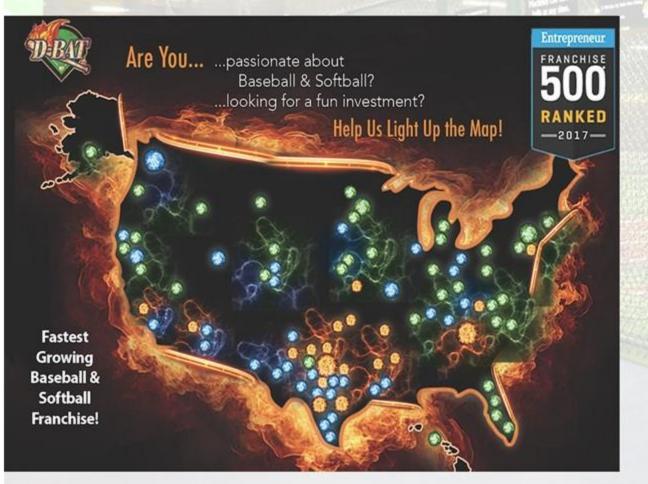
Billy McKinney: 1st Round
Bobby Witt Jr.: 1st Round

Dylan Bundy: 1st Round (4th overall pick - 2011)
Archie Bradley: 1st Round (7th overall pick - 2011)

Slade Heathcott: 1st Round
Jordan Walden: 2011 All-Star
Ben Zobrist: 2-time All-Star

DRW Existing Locations

Over 50 Locations Sold and Coming Soon!



Abilene, TX Addison, TX

Allen, TX

Open

Amarillo, TX

Arlington, TX

Asheville, NC

Austin, TX

Avondale, AZ Bakersfield, CA

10. Baton Rouge, LA

11. Billings, MT

12. Boerne, TX

Boise, ID

14. Bothell, WA

15. Buckhead, GA

16. Carrollton, GA 17. Cedar Park, TX

18. Chattanooga, TN

19. Cheshire, CT

20. Colorado Springs, CO 21. Columbia, SC

22. Columbia Basin, WA

23. Columbus, OH

24. Columbus North, OH

25. Denton, TX

26. Detroit, MI 27. Douglasville, GA

28. DuPage, IL

29. East Dallas, TX

30. El Paso, TX

31. Elkhart, IN

32. Fort Myers, FL

Ft. Worth, TX

34. Ft. Worth Midtown, TX

35. Frisco, TX

36. Gaithersburg, MD

37. Georgetown, TX

38. Hattiesburg, MS 39. Herriman, UT

40. Hickory Hills, IL

41. Humble, TX

42. Huntersville, NC

43. Indian Trail, NC

44. Jacksonville, FL 45. Johns Creek, GA

46. Joshua, TX

47. Kansas City, MO

48. Katy, TX

49. Keller, TX 50. Kerrville, TX Sportsplex 51. Lake Charles, LA

52. Lake Mary, FL 53. Lakeside, TX

54. Lawton, OK 55. Lewisville, TX

56. Little Rock, AR 57. Lincoln, NE

58. Lubbock, TX

59. Mansfield, TX 6o. Marietta, GA

61. Marion, IA

62. Melissa, TX 63. Mesa, AZ

64. Middleburg Heights, OH

65. Mid-Michigan, MI

66. Mokena, IL

67. Mount Pleasant, TX

68. Monroe, LA 6g. Mountainside, NJ

70. Nashville, TN

71. Newark, DE 72. Windsor, CO

73. North Canton, OH

74. NW Arkansas

75. NW Denver, CO

76. Oklahoma City, OK

77. Pearl, MS 78. Peoria, AZ

79. Perimeter, GA 8o. Permian Basin, TX

81. Pine Bluff, AR

82. Rockford, IL 83. Ruston, LA

84. San Angelo, TX

85. San Antonio North, TX

86. San Antonio West, TX 87. Sherman, TX

88. Shreveport, LA

8g. Sioux Falls, SD go. Skagit Valley, WA

gs. Solon, OH

g2. Southlake (DFW), TX

93. South Shore, FL

94. SW Birmingham, AL

95. Temecula, CA

96. Texoma, TX 97. Trumbull, CT

98. Tucson, AZ 99. Tulsa, OK

100. Tyler, TX

101. Virginia Beach, VA

102. Waco, TX

103. Warner Robins, GA 104. Waxahachie, TX 105. Weatherford, TX 106. Webster, TX 107. Wesley Chapel, FL

108. West El Paso, TX 109. West Houston, TX

110. West Cobb, GA

111. Wichita Falls, TX

112. The Woodlands, TX

D-BAT ACADEMIES - Sample Specs D-BAT

D-BATAddison, TX

Size: 18,000 Sq. ft. / 13 cages

D-BATAllen, TX

Size: 28,000 Sq. ft. / 17 cages

D-BATBuckhead, GA

Size: 21,200 Sq. ft. / 13 cages

D-BATFrisco, TX

Size: 21,800 Sq. ft. / 16 cages

D-BATDFW,TX

Size: 18,200 Sq. ft. / 12 cages



D-BATLewisville, TX

Size: 17,000 Sq. ft. / 11 cages

D-BATVirginia Beach

Size: 18,000 Sq. ft. / 13 cages

D-BATLakeside, TX

Size: 13,500 Sq. ft. / 9 cages

D-BATJacksonville

Size: 20,000 Sq. ft. / 13 cages

D-BATMokena, IL

Size: 18,200 Sq. ft. / 11 cages

D-BATSan Antonio, TX

Size: 29,000 Sq. ft. / 16 cages

D-BATSW Birmingham

Size: 16,000 Sq. ft. / 11 cages

D-BATScottsdale

Size: 21,000 Sq. ft. / 15 cages

D-BATMarietta GA

Size: 31,800 Sq. ft. / 16 cages





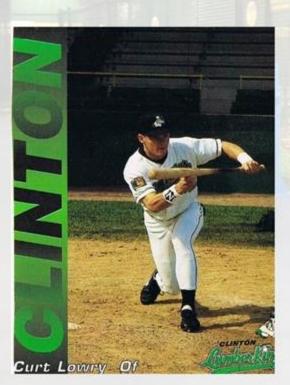
D-BAT

Lee's Summit OWNERSHIP GROUP



Professional Background:

Owner/Operator



Curt Lowry

Brings 4 years of professional playing experience, 12 years as a head baseball coach /teacher and over 15 years of professional hitting instruction/camp administration skills, as well as developing the D-BAT KC location into one of the top D-BAT franchises.

Owner/Partner



Vance Harrington

Brings 20 years of Sr
Management experience
in the energy sector,
managing large sales,
marketing and
operations teams before
joining D-BAT KC as a
partner in 2018. His
experience in sales and
marketing and co-owner
will be a valuable asset to
this business venture



REVENUE STREAMS









- 1. Memberships
- 2. Lessons
- 3. Cage Rentals
- 4. Retail Pro shop
- 5. Camps
- 6. Clinics
- 7. Showcases
- 8. Birthday parties
- 9. Uniforms
- 10. Card Swipes
- 11. Vending
- 12. Sports performance training



PRO SHOP





Average size 800 to 1300 Sq. Ft.

Average inventory level \$50,000 to \$140,000

Vendors

D-BAT A9 Pro Nine Ultimate Scorebook Rawlings Lizard Skin Strike



MARKETING



MARKETING HIERARCHY: Leagues >>> Teams >>> Players

In an effort to build relationships with influential leaders in our marketplace, D-BAT will spend thousands of dollars advertising our business.

The D-BAT corporate team is deeply ingrained in the day to day marketing efforts to generate foot traffic at the store level.

D-BAT knows its target audience and by partnering and marketing directly with Leagues and Teams, we are able to generate immediate business.

Top 10 Ways to Generate Foot Traffic

#1: Promotional items to Leagues >> Teams >> Players

#2: Hire instructors w/ existing clientele

#3: FREE Cage Rentals for Coaches:

#4: FREE Coaching buckets:

#5: Cash Card Giveaway:

#6: Chamber of Commerce:

#7: Collect emails and zip codes/understand trade area:

#8: Product Demo days:

#9: Hire High school players:

#10: Involve customers in building process

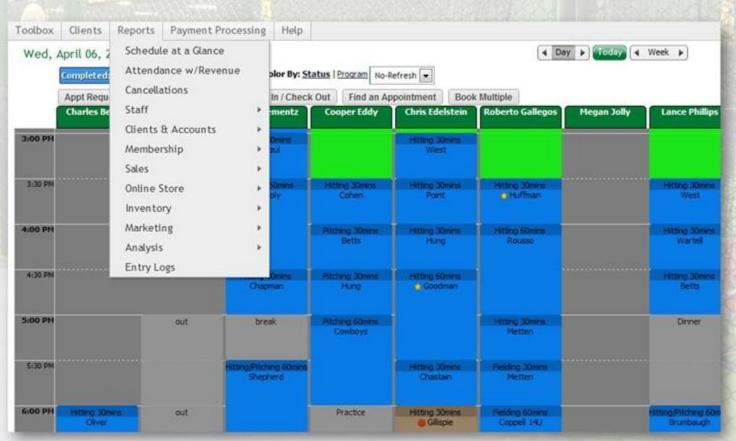


PROPRIETARY SOFTWARE



Proprietary D-BAT software manages the entire business...

- Scheduling Software
 Automated lesson confirmation
- Inventory Management
 Point of Sale transactions
- Payroll
 Sales Reports
- Member Management
 Mobile Phone Apps
- Customer Email Marketing





SUMMARY



- Multiple Existing D-BAT owners are currently purchasing 2nd, 3rd and 4th territories
- The D-BAT membership program is the backbone of the business model
 - · Facilities generate subscription based revenue subsidizing the rent and utilities
- D-BAT spends thousands of dollars marketing to the local teams and leagues







