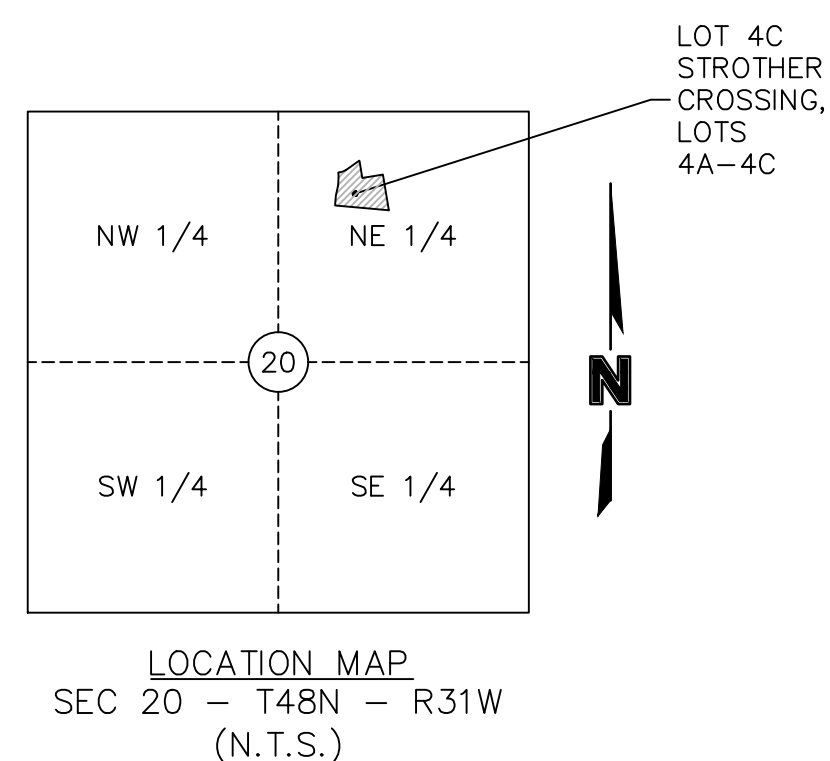


ALTA/NSPS LAND TITLE SURVEY OF
LOT 4C,
STROTHER CROSSING, LOTS 4A-4C
NE 1/4, SEC. 20 - T48N - R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



PROPERTY DESCRIPTION: AS PROVIDED BY CHICAGO TITLE
INSURANCE COMPANY

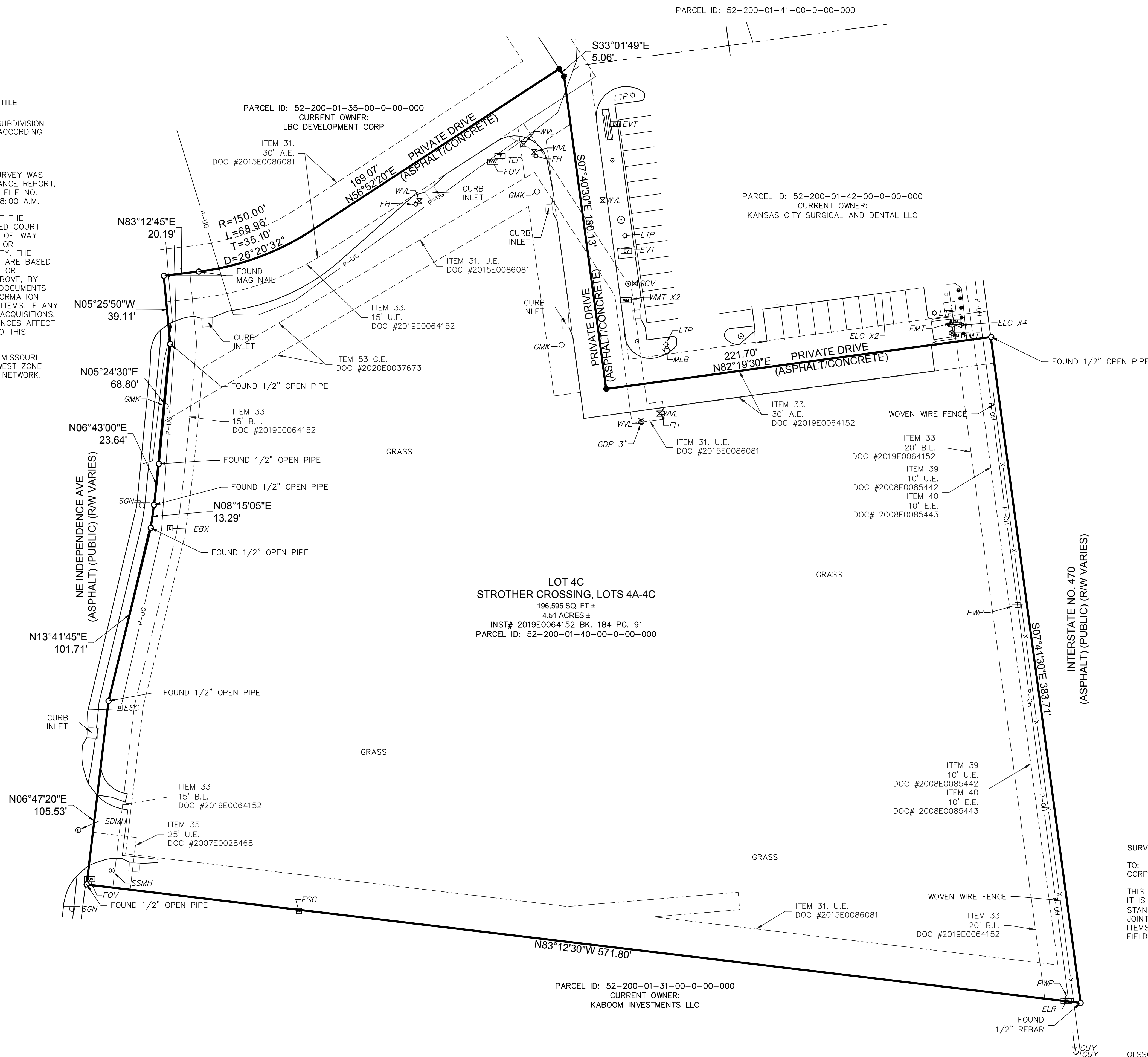
LOT 4C, STROTHER CROSSING, LOTS 4A-4C, A SUBDIVISION
IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING
TO THE RECORDED PLAT THEREOF.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS
TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT,
ISSUED BY CHICAGO TITLE INSURANCE COMPANY. FILE NO.
KCC213290, EFFECTIVE DECEMBER, 30, 2021 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFORESAIDED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT IS BELIEVED TO BE KNOWN TO THE SURVEYOR. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI
STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE
WITH OBSERVATIONS FROM THE MODOT VRS GPS NETWORK



LEGEND	
○ FND	FOUND MONUMENT
● SET	SET MONUMENT
A.E.	ACCESS EASEMENT
B.L.	BUILDING SETBACK
□ EBX	ELECTRIC BOX
ER ELR	ELECTRIC RISER
ES ESC	ELECTRIC SECTIONALIZER
EV EVT	ELECTRIC VAULT
FOV FOV	FIBER OPTIC VAULT
○ FH	FIRE HYDRANT
G.E.	GAS EASEMENT
◦ GMK	GAS MARKER
○ GDP	GUARD POST
— GUY	GUY WIRE
☆ LTP	LIGHT POLE
□ MLB	MAILBOX
○ FH	FIRE HYDRANT
— P—OH—	OVERHEAD POWER LINE
E.E.	POWER EASEMENT
⊕ PWP	POWER POLE
⊙ SSMH	SANITARY MANHOLE
● SCO	SEWER CLEANOUT
○ SGH	SIGN
⊙ SDMH	STORM SEWER MANHOLE
□ TEP	TELEPHONE PEDESTAL
—P—UG—	UNDERGROUND POWER LINE
U.E.	UTILITY EASEMENT
× VWL	WATER VALVE

SURVEYORS CERTIFICATION:

TO: DH4 HOLDINGS, LLC , LBC DEVELOPMENT CORP., A MISSOURI
CORPORATION, CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2022 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 11A, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 5, 2022.



OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
JANUARY 13, 2022
JROUDEBUSH@OLSSON.COM

olsson

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.381.1177
 FAX 816.381.1888
www.olsson.com

SHEET
1 of 2

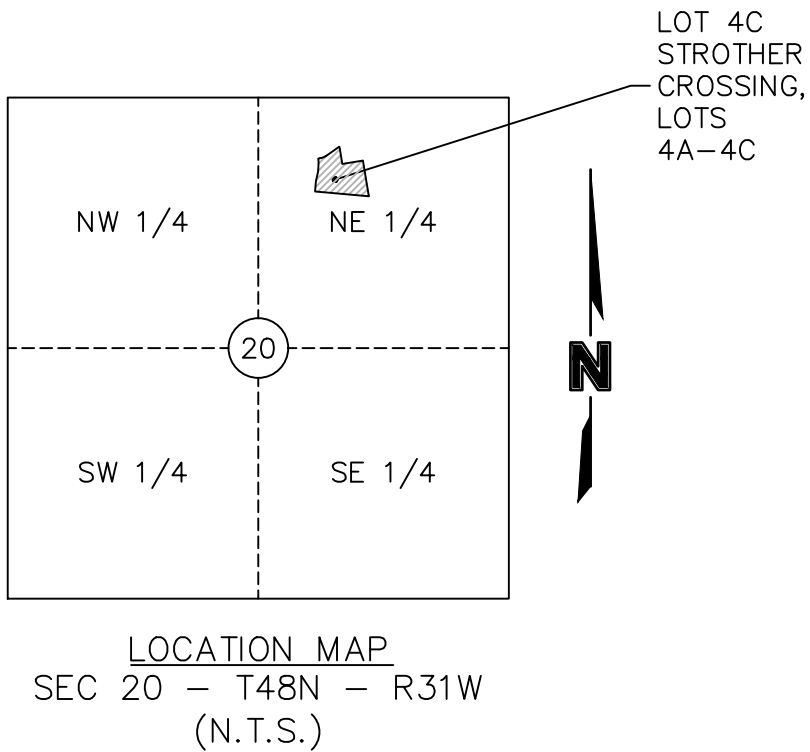
USER: jholdcroft

DWG: F:\2021\09001-09500\021-09054\40-Design\Survey\SRVY\Sheets\ALTA\V_ALTA_021-09054.dwg

SURVEY PREPARED FOR

DH4 HOLDINGS, LLC
10624 EASTERN AVE, STE A-975
HENDERSON, NV 89052

ALTA/NSPS LAND TITLE SURVEY OF
LOT 4C,
STROTHER CROSSING, LOTS 4A-4C
NE 1/4, SEC. 20 - T48N - R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



PROPERTY DESCRIPTION: AS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY

LOT 4C, STROTHER CROSSING, LOTS 4A-4C, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. KCC213290, EFFECTIVE DECEMBER, 30, 2021 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE WITH OBSERVATIONS FROM THE MODOT VRS GPS NETWORK.

ALTA/NSPS TABLE A NOTES:

1. MONUMENTS FOR THIS SURVEY HAVE BEEN FOUND OR SET AS SHOWN ON THIS SURVEY.

2. THE PHYSICAL ADDRESS OF THE SUBJECT TRACT IS 2911 NE INDEPENDENCE AVE LEE'S SUMMIT MO, 64064

3. ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0430G, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

NOTE: THIS STATEMENT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL IN NO WAY CONSTITUTE A BASIS FOR A FLOOD CERTIFICATE. NO FIELD WORK WAS PERFORMED TO ESTABLISH THE BOUNDARIES OF THIS ZONE. THE INFORMATION WAS DERIVED BY SCALING THE SUBJECT PROPERTY ON THE ABOVE REFERENCED MAP.

4. THE SUBJECT PROPERTIES CONTAINS A TOTAL OF 196,595 SQUARE FEET OR 4.51 ACRES MORE OR LESS.

7A. THERE ARE NO VISIBLE BUILDINGS ON THE SUBJECT PROPERTY.

8. ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON THIS SURVEY.

11A. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, EXISTING DRAWINGS AND MARKING PROVIDED BY MISSOURI ONE CALL SYSTEM, INC. FROM ONE CALL REQUEST NUMBER, 213630842. THE SURVEYOR MAKES NO GUARANTEE THAT UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FACILITIES.

13. THE NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS FOUND ON-LINE WITHIN THE JACKSON COUNTY, MISSOURI GIS MAPS ARE SHOWN ON THIS SURVEY.

TITLE RELATED NOTES: SCHEDULE B EXCEPTIONS

ITEM 8 - LACK OF RIGHT OF DIRECT ACCESS TO INTERSTATE ROUTE 470, SUCH RIGHT OF ACCESS HAVING BEEN CONVEYED TO THE STATE OF MISSOURI BY THE DOCUMENTS FILED OCTOBER 28, 1968, AS DOCUMENTS NUMBERS 1-26482 IN BOOK 1-76 AT PAGE 498, AND DOCUMENT NO. 1-26483 IN BOOK 1-76 AT PAGE 490.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 9 - EASEMENTS FOR DRAINAGE DITCH IN CONNECTION WITH INTERSTATE ROUTE 470, CONVEYED TO THE STATE OF MISSOURI BY THE DOCUMENTS FILED OCTOBER 28, 1968, AS DOCUMENTS NUMBERS 1-26482 IN BOOK 1-76 AT PAGE 488 AND 1-26483 IN BOOK 1-76 AT PAGE 490.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 10 - EASEMENT GRANTED TO MISSOURI PUBLIC SERVICE COMPANY, A MISSOURI CORPORATION DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1-935 AT PAGE 1974, AS DOCUMENT NO. 1-384146.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 11 - EASEMENT GRANTED TO MISSOURI PUBLIC SERVICE COMPANY, A MISSOURI CORPORATION DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1-938, AT PAGE 582, AS DOCUMENT NO. 1-385624.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 12 - WATER LINE EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1-1066 AT PAGE 1742, AS DOCUMENT NO. 1-450727.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 13 - WATER LINE EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1-1066, AT PAGE 1745, AS DOCUMENT NO. 1-450728.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 14 - EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1-1831 AT PAGE 1346, AS DOCUMENT NO. 1-862948.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 15 - SEWER EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1-1868, AT PAGE 821, AS DOCUMENT NO. 1-884796.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 16 - DRAINAGE AND UTILITY EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1-1933, AT PAGE 487, AS DOCUMENT NO. 1-923482.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 17 - UTILITY EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1-1933, AT PAGE 489, AS DOCUMENT NO. 1-923483.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 18 - DRAINAGE AND UTILITY EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1-1933, AT PAGE 491, AS DOCUMENT NO. 1-923484.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 19 - WATER LINE EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1-1991, AT PAGE 850, AS DOCUMENT NO. 1-957691.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 20 - SEWER EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1-2034 AT PAGE 158, AS DOCUMENT NO. 1-984390.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 21 - EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1-2064, AT PAGE 486 AS DOCUMENT NO. 1-1003503.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 22 - PERMANENT GRADING EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1-2122, AT PAGE 925, AS DOCUMENT NO. 1-1039006.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 23 - AVIGATION EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1-2122, AT PAGE 931, AS DOCUMENT NO. 1-1039008.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 24 - SEWER EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1-2150 AT PAGE 404, AS DOCUMENT NO. 1-1055282.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 25. UTILITY EASEMENT IN THE VACATED INDEPENDENCE AVENUE HEREIN DESCRIBED, RESERVED IN ORDINANCE NO. 3634, VACATING THE SAME, A COPY OF WHICH WAS RECORDED IN BOOK 1-2235, PAGE 318 AS DOCUMENT NO. 1-1101791, AS AMENDED BY THE AMENDMENT, A COPY OF WHICH WAS RECORDED IN BOOK 1-2270, AT PAGE 1194, AS DOCUMENT NO. 1-1122146.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 26 - UTILITY EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1-2809, AT PAGE 890, AS DOCUMENT NO. 1-0013015.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 27. UTILITY EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1-2810, AT PAGE 484, AS DOCUMENT NO. 1-0013467, RERECORDED IN BOOK 1-2816, AT PAGE 828, AS DOCUMENT NO. 1-0016717.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 28 - COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING DATE: NOVEMBER 25, 1987 RECORDING NO: 1-813928 IN BOOK 11747 AT PAGE 2020,

AND RECORDING DATE: AUGUST 18, 2000 RECORDING NO: 2000i0054891,

AND RECORDING DATE: AUGUST 9, 2004 RECORDING NO: 2004i0075942,

AND RECORDING DATE: JANUARY 12, 2005 RECORDING NO: 2005i0003377

AND RECORDING DATE: FEBRUARY 17, 2005 RECORDING NO: 2005i0013307,
-THE ABOVE ITEMS RELATING TO ITEM 28 COLLECTIVELY AFFECT THE SUBJECT PROPERTY HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

ITEM 29 - EASEMENTS, IF ANY, FOR PUBLIC UTILITIES, INSTALLED IN, UNDER OR UPON THE VACATED INDEPENDENCE AVENUE PRIOR TO THE VACATION THEREOF, AND FOR WHICH NO NOTICE APPEARS IN THE OFFICE OF THE RECORDER/REGISTER OF DEEDS.
-THIS ITEM MAY AFFECT THE SUBJECT PROPERTY HOWEVER NO SEARCH HAS BEEN MADE FOR DOCUMENTS OUTSIDE OF WHAT WAS INCLUDED IN THE TITLE REPORT.

ITEM 30 - TERMS AND PROVISIONS OF ORDINANCE NO. 7698 OF THE CITY OF LEE'S SUMMIT, MISSOURI RECORDED SEPTEMBER 24, 2015 AS DOCUMENT NO. 2015E0086080.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

TITLE RELATED NOTES: SCHEDULE B EXCEPTIONS CONTINUED

ITEM 31 - BUILDING LINES, RESTRICTIONS, UTILITY, DRAINAGE, STORM SEWER, SANITARY SEWER, AND WATERLINE EASEMENTS SHOWN ON THE PLAT, STROTHER CROSSING - 1ST PLAT, RECORDED SEPTEMBER 24, 2015 AS DOCUMENT NO. 2015E0086081.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 32 - COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS RECORDING DATE: JANUARY 26, 2016 RECORDING NO: 2016E0006431.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

ITEM 33 - BUILDING LINES, RESTRICTIONS, UTILITY, DRAINAGE, STORM SEWER, SANITARY SEWER, AND WATERLINE EASEMENTS SHOWN ON THE PLAT, STROTHER CROSSING, LOTS 4A-4C, RECORDED AUGUST 15, 2019 AS DOCUMENT NO. 2019E0064152.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 34 - TERMS AND PROVISIONS OF DEVELOPMENT AGREEMENT RECORDED JULY 24, 2006 AS DOCUMENT NO. 2006E0062585.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

ITEM 35 - UTILITY EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT BY THE INSTRUMENT RECORDED MARCH 2, 2007 AS DOCUMENT NO. 2007E0028468.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 36 - TERMS AND PROVISIONS OF DEVELOPMENT AGREEMENT RECORDED DECEMBER 7, 2007 AS DOCUMENT NO. 2007E0155575 AND AMENDED BY AMENDMENT TO DEVELOPMENT AGREEMENT RECORDED DECEMBER 7, 2007 AS DOCUMENT NO. 2007E0155576.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

ITEM 37 - RIGHT OF WAY GRANTED TO THE CITY OF LEE'S SUMMIT BY THE INSTRUMENT RECORDED AUGUST 8, 2008 AS DOCUMENT NO. 2008E0085546.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 38 - EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY BY THE INSTRUMENT RECORDED APRIL 1, 2008 AS DOCUMENT NO. 2008E0035153.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 39 - EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT BY THE INSTRUMENT RECORDED AUGUST 8, 2008 AS DOCUMENT NO. 2008E0085442.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 40 - EASEMENT GRANTED TO AQUILA, FORMERLY UTILICORP UNITED, INC., A DELAWARE CORPORATION BY THE INSTRUMENT RECORDED AUGUST 8, 2008 AS DOCUMENT NO. 2008E0085443.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 41 - UTILITY EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT BY THE INSTRUMENT RECORDED AUGUST 8, 2008 AS DOCUMENT NO. 2008E0085547.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 42 - UTILITY EASEMENT GRANTED TO THE AQUILA, INC. FORMERLY UTILICORP UNITED INC. BY THE INSTRUMENT RECORDED AUGUST 8, 2008 AS DOCUMENT NO. 2008E0085548.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 43 - TEMPORARY CONSTRUCTION EASEMENT GRANTED TO CITY OF LEE'S SUMMIT RECORDED AUGUST 8, 2008 AS DOCUMENT NO. 2008E0085549.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 44 - RIGHT OF WAY DEED GRANTED TO CITY OF LEE'S SUMMIT BY THE INSTRUMENT RECORDED AUGUST 8, 2008 AS DOCUMENT NO. 2008E0085551.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 45 - UTILITY EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT RECORDED AUGUST 8, 2008 AS DOCUMENT NO. 2008E0085552.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 46 - EASEMENT GRANTED TO AQUILA, INC. FORMERLY UTILICORP UNITED, INC., A DELAWARE CORPORATION BY THE INSTRUMENT RECORDED AUGUST 8, 2008 AS DOCUMENT NO. 2008E0085553.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 47 - RIGHT OF WAY DEED GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI BY THE INSTRUMENT RECORDED SEPTEMBER 16, 2008 AS DOCUMENT NO. 2008E0098666.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 48 - RIGHT OF WAY EASEMENT GRANTED TO THE STATE OF MISSOURI BY THE INSTRUMENT RECORDED OCTOBER 4, 2011 AS DOCUMENT NO. 2011E0091844.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 49 - STORM DRAINAGE EASEMENT GRANTED TO CITY OF LEE'S SUMMIT, MISSOURI BY THE INSTRUMENT RECORDED DECEMBER 12, 2012 AS DOCUMENT NO. 2012E0131435.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 50 - RIGHT OF WAY DEED GRANTED TO CITY OF LEE'S SUMMIT, MISSOURI BY THE INSTRUMENT RECORDED DECEMBER 12, 2012 AS DOCUMENT NO. 2012E0131436.
-THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

ITEM 51 - TERMS AND PROVISIONS OF DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 24, 2015 AS DOCUMENT NO. 2015E0086079.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

ITEM 52 - COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING DATE: JANUARY 26, 2016 RECORDING NO: 2016E0006943,
-THIS ITEM AFFECTS THE SUBJECT PROPERTY HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

ITEM 53 - EASEMENT GRANTED TO SPIRE MISSOURI, INC. BY THE INSTRUMENT RECORDED MAY 11, 2020 AS DOCUMENT NO. 2020E0037673.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 54 - CERTIFICATE OF COMPLETION AND COMPLIANCE RECORDED AUGUST 7, 2020 AS DOCUMENT NO. 2020E0069264.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

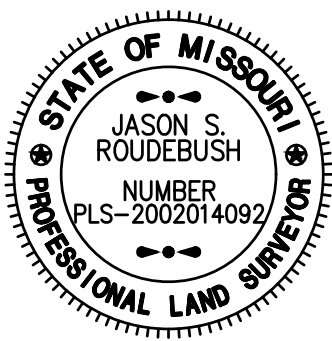
ITEM 55 - STATE COURT JUDGMENTS, STATE TAX LIENS, AND FEDERAL TAX LIENS, IF ANY, AGAINST THE PARTY(IES) TO BE INSURED AS OWNER(S).
-THIS IS A NON-SURVEY ITEM WITH NOTHING TO PLOT OR SHOW HEREON.

ITEM 56 - TENANCY RIGHTS, EITHER AS MONTH TO MONTH OR BY VIRTUE OF WRITTEN LEASES, OF PERSONS NOW IN POSSESSION OF ANY PART OF THE LAND.
-THIS IS A NON-SURVEY ITEM WITH NOTHING TO PLOT OR SHOW HEREON.

SURVEYORS CERTIFICATION:

TO: DH4 HOLDINGS, LLC , LBC DEVELOPMENT CORP., A MISSOURI CORPORATION, CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2022 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 11A, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 5, 2022.



OLSSON, MO 645 366
JASON S. ROUDEBUSH, MO PLS 2002014092
JANUARY 13, 2022
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY
01-13-2022

drawn by: JRS
surveyed by: JRS
checked by: JRS
approved by: JRS
project no.: 021-09054
file name: V_ALTA_021-09054.DWG

olsson

SHEET
2 of 2

USER: joldcroft

DWG: F:\2021\09001-09500\021-09054\40-Design\Survey\SRVY\Sheets\ALTA\V_ALTA_021-09054.dwg
DATE: Jan 13, 2022 10:48AM

SURVEY PREPARED FOR:

DH4 HOLDINGS, LLC
10624 EASTERN AVE, STE A-975
HENDERSON, NV 89052