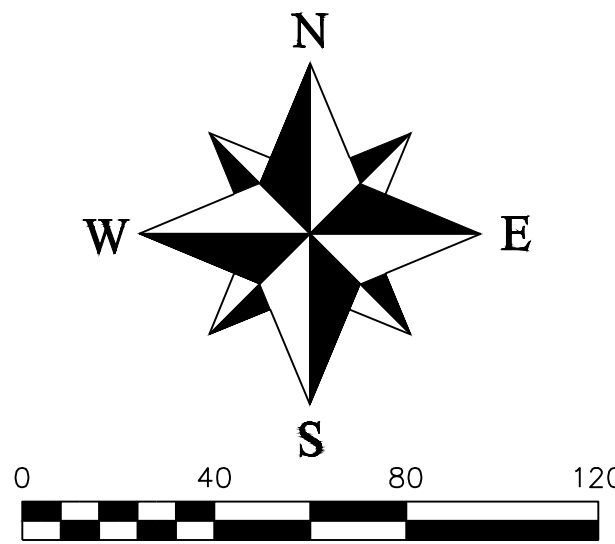


ALTA/NSPS Land Title Survey  
Streets of West Pryor Lot 12

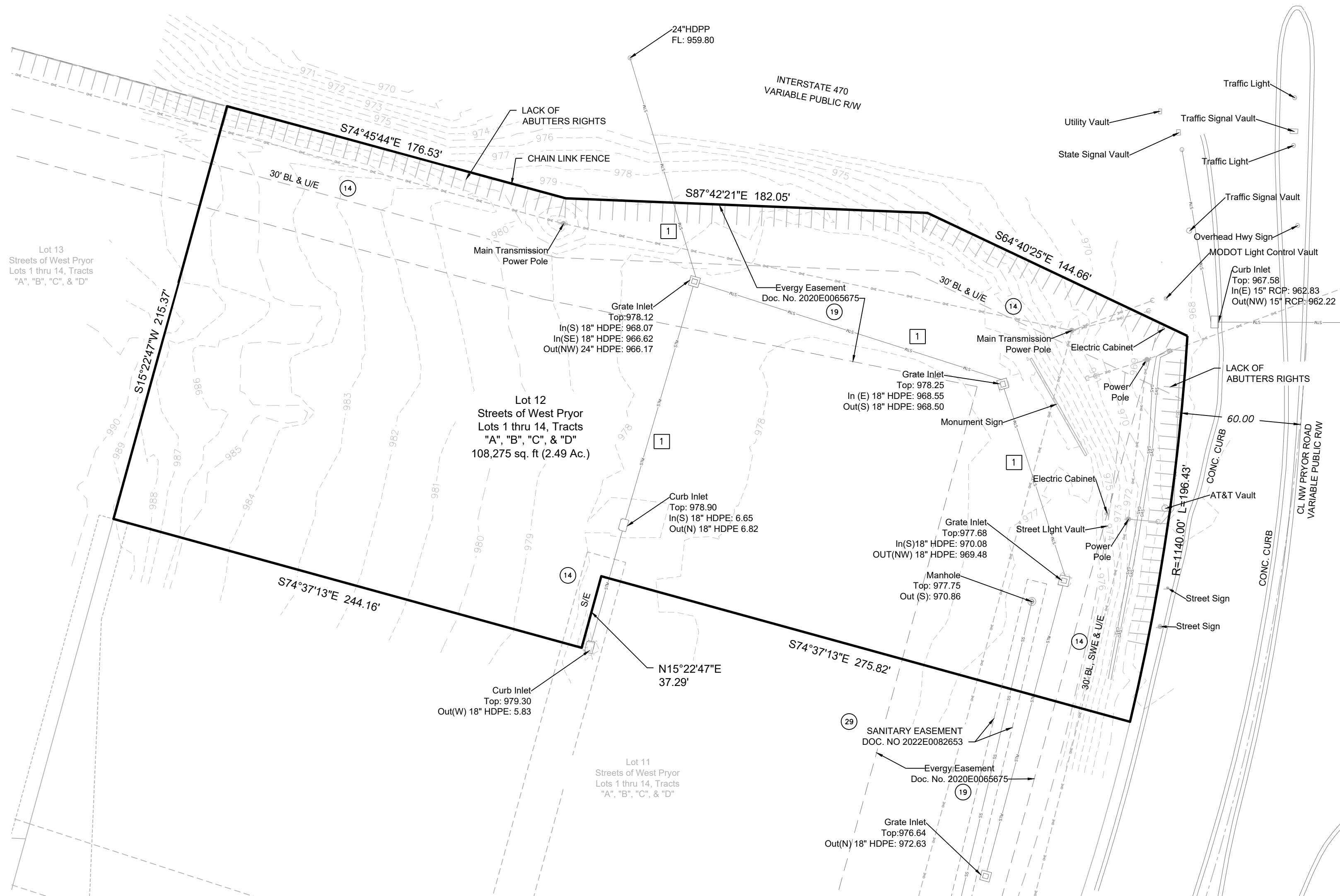
Section 35, Township 48, Range 32  
Lee's Summit, Jackson County, Missouri



LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebor & Cap
- ⊙ Found Survey Monument (As Noted)
- # Exception Document Location
- Existing Fence Line - Chain Link
- Existing Water Line
- Existing Sanitary Sewer Main
- Existing Storm Sewer
- Existing Gas Line
- Existing Underground Telephone
- Existing Underground Electric



SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.  
(A) Streets of West Pryor Lots 1 thru 14, Tracts "A", "B", "C", & "D", recorded as Document No. 2019E0032538 in Book 183 at Page 28.
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- The Title report was furnished by First American Title Insurance Company, Policy No. NCS-1149696-KCTY Dated: September 23, 2022 @ 8:00 A.M.
- Bearings shown hereon are based upon bearings described in the Final Plat of Streets of West Pryor Lots 1 thru 14, Tracts "A", "B", "C" & "D".
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- This property is located outside the 100 year flood plain, zone "X" as shown on the Map Number 29095C0416G, Dated January 20, 2017

Potential Encroachments

- Storm sewer appears to be without of easement.

PROPERTY DESCRIPTION (First American Title Insurance Company, Policy No. NCS-1149696-KCTY) (September 23, 2022, at 8:00 AM)

Description taken verbatim from Commitment

LOT 12, STREETS OF WEST PRYOR LOTS 1 THRU 14, TRACTS "A", "B", "C" & "D", A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

The Survey Parcel is subject to the following items listed in Schedule B - Section II

- Intentionally Deleted
- Intentionally Deleted
- Intentionally Deleted
- Intentionally Deleted
- Easements, restrictions and setback lines as per plat, recorded as/in Plat Book 183, Page 28. (Streets of West Pryor, Lots 1 thru 14, tracts "A", "B", "C" & "D")  
As affected by vacation of certain easements and building lines as stated and shown in Lee's Summit Ordinance No. 8813, recorded February 27, 2020 as Document No. 2020E0016907; and in Lee's Summit Ordinance No. 8733 recorded October 10, 2019 as Document No. 2019E0083815 (shown on Survey, affects surveyed Parcel)
- Terms and Provisions as set forth in the Final Judgment and Order forming the West Pryor Transportation Development District in Case No. 1916-CV00964 filed February 21, 2019 in the Circuit Court of Jackson County, Missouri.(NOT SHOWN on Survey, affects surveyed Parcel)
- Terms and Provisions as set forth in Easement Agreement for Site Preparation for the Streets of West Pryor Project, by and between City of Lee's Summit, Missouri and Streets of West Pryor, LLC, recorded March 15, 2019 as Document No. 2019E0018176. (NOT SHOWN on Survey, affects surveyed Parcel)
- A Temporary Construction Easement to Streets of West Pryor, LLC, a Missouri limited liability company recorded April 5, 2019 in Document No. 2019E0024032. (NOT SHOWN on Survey, affects surveyed Parcel)
- A Conservation Easement to Midwest Mitigation Oversight Association, Inc., a Missouri non-profit corporation recorded May 3, 2019 in Document No. 2019E0032459.(NOT SHOWN on Survey, DOES NOT Affect surveyed Parcel)
- An Easement to Every Missouri West, Inc. recorded July 29, 2020 in Document No. 2020E0065675. (SHOWN on Survey, Affects Surveyed Parcel)
- Declaration of Restrictive Covenants and Right of First Refusal recorded March 29, 2019 as Document No. 2019E0022014. Termination of Right of First Refusal Recorded May 7, 2019 as Document No. 2019E0032998. Partial Termination of Declaration of Restrictive Covenants and Right of First Refusal recorded March 4, 2020 as Document No. 2020E0018783. (NOT SHOWN on Survey, Affects surveyed Parcel)
- Terms and provisions of the Declaration of Covenants, Restrictions and Easements recorded May 3, 2019 as Document No. 2019E0032460. (NOT SHOWN on Survey, Affects Surveyed Parcel)
- Intentionally Deleted
- Memorandum of Tax Increment Financing Contract dated January 8, 2019 by and between City of Lee's Summit, Missouri and Streets of West Pryor, LLC, filed May 6, 2019 as Document No. 2019E0032995. (NOT SHOWN on Survey, Affects Surveyed Parcel)
- Memorandum of Streets of West Pryor CID Cooperative Agreement dated March 25, 2019, by and between the City of Lee's Summit, Missouri, Streets of West Pryor Community Improvement District, and Streets of West Pryor, LLC, filed May 06, 2019 as Document No. 2019E0032996. (NOT SHOWN on Survey, Affects Surveyed Parcel)
- Memorandum of Streets of West Pryor TDD Cooperative Agreement dated March 25, 2019, by and between the City of Lee's Summit, Missouri, Streets of West Pryor Transportation Development District, and Streets of West Pryor, LLC, filed May 06, 2019 as Document No. 2019E0032997. (NOT SHOWN on Survey, Affects Surveyed Parcel)
- Declaration of Restrictive Covenant recorded on April 14, 2020 as Entry No. 2020E0030241 of Official Records. Acknowledgement and Ratification of Declaration of Restrictive Covenants recorded October 21, 2020 as Document No. 2020E0098024. (NOT SHOWN on Survey, Affects Surveyed Parcel)
- Declaration of Restrictive Covenants recorded October 21, 2020 as Document No. 2020E0098021. (NOT SHOWN on Survey, Affects Surveyed Parcel)
- Acknowledgement and Ratification of Declaration of Restrictive Covenants filed December 11, 2020 as Document No. 2020E0118696. (NOT SHOWN on Survey, Affects Surveyed Parcel)
- Omnibus Amendment of Documents filed August 17, 2021 as Document No. 2021E0090570. Declaration of Restrictive Covenants recorded November 5, 2021 as Document No. 2021E0122453. (NOT SHOWN on Survey, Affects Surveyed Parcel)
- Declaration of Restrictive Covenants recorded November 5, 2021 as Document No. 2021E0122453 (NOT SHOWN on Survey, Affects Surveyed Parcel)
- Terms and provisions of an unrecorded lease dated January 20, 2021, by and between SWP II, LLC, a Missouri limited liability company as lessor and Shake Shack Missouri LLC, a Delaware limited liability company (aka #1348, Lee's Summit) as lessee, as disclosed by a Memorandum of Lease recorded February 10, 2021 as Document No. 2021E0015050 of Official Records. (NOT SHOWN on Survey, Affects Surveyed Parcel)
- Terms and provisions of an unrecorded lease dated July 6, 2020, by and between SWP III, LLC, a Missouri limited liability company as lessor and Starbucks Corporation, a Washington corporation as lessee, as disclosed by a Memorandum of Lease recorded July 16, 2021 as Document No. 2021E0078187 of Official Records. (NOT SHOWN on Survey, Affects Surveyed Parcel)
- A Sanitary Sewer Easement to City of Lee's Summit, Missouri recorded September 6, 2022 in Document No. 2022E0082653. (SHOWN on Survey, Affects Surveyed Parcel)
- Terms and Provisions as set forth in Access Easement and Maintenance Agreement, recorded September 15, 2022 as Document No. 2022E0085659. (NOT SHOWN on Survey, NOT PLOTTABLE, Affects Surveyed Parcel)
- Terms and provisions of an unrecorded Lease Agreement dated May 01, 2019 by and between the City of Lee's Summit, as Lessor, and Streets of West Pryor, LLC, as Lessee, notice of which is given by the Memorandum of Lease Agreement recorded May 07, 2019 as Document No. 2019E0033314. (NOT SHOWN on Survey, Affects Surveyed Parcel)
- Assignment and Assumption Agreement dated March 29, 2022 by and between Streets of West Pryor, LLC, Assignor and SWP IX, LLC, Assignee filed March 30, 2022 as Document No. 2022E0030122.
- Note: Said Memorandum of Lease grants Streets of West Pryor the option to purchase the project in terms of the Lease.
- Tenancy rights, either as month to month, or by virtue of written leases of persons in possession of any part of the subject property. (NOT SHOWN on Survey, Affects Surveyed Parcel)

ALTA/NSPS - Table A requested items

- Monuments were placed at all major corners of the boundary, unless already marked or referenced by existing monuments
- Address of subject property  
-010 NW Pryor Rd
- Flood Zone Classification  
-Located outside the 100 year flood plain per panel 29095C0416G, dated January 20, 2017
- Gross land area  
-Lot Area 109,275 sq. ft (2.49 Ac.)
- Current Zoning Classification  
-Zoned PMIX (Planned Mixed Use District)
- Exterior dimensions of all buildings at ground level. No Buildings present.
- Substantial features observed in the process of conducting the survey.
- Stripping, number and type of parking spaces in parking areas, lots and structures  
-No Parking
- Location of utilities existing on or serving the surveyed property as determined by observed evidence  
-Locate Ticket # 222853647
- Governmental Agency survey-related requirements as specified by the client, such as for HUD surveys, and survey for lease on Bureau of Land Management managed lands  
-HUD Requirements have been added to the survey
- Name of adjoining owners of platted lands according to the current public record
- 786.84 Feet to the intersection of the Centerline of NW Pryor Rd and NW Lowenstein Dr.
- There is no observed evidence of current earth moving work, building construction or building additions
- There have been no apparent changes to the street right of way
- Location of wetland areas as delineated by appropriate authorities  
-None identified onsite
- Plottable offsite easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6.

To: First American Title Insurance Company; Streets of West Pryor, LLC a Missouri limited liability company, and SWP XII, LLC, a Missouri limited liability company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 5, 6, 7, 8, 9, 11, 14, 13, 16, 17, 18, and 19 of Table A thereof. The field work was completed on November 6, 2022.

Date of Plat or Map: January 13, 2023

Matthew J. Schlicht, MO-PLS 2012000172  
Engineering Solutions, LLC, Corp Authority CLS-2005008319-D

REVISIONS

DATE	REVISIONS

Streets of West Pryor Lot 12  
Section 35, Township 48, Range 32  
Lee's Summit, Jackson County, Missouri

ALTA/NSPS Land Title Survey

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	35	48	32	Jackson	Streets of West Pryor
DRAWN BY	DATE OF PREPARATION	SCALE	DATE OF PREPARATION	DATE OF PREPARATION	DATE OF PREPARATION
M. Schlicht, PLS, PE	November 14, 2022	1"=40'	November 14, 2022	November 14, 2022	November 14, 2022

PROFESSIONAL SEAL