

ALTA / NSPS LAND TITLE SURVEY
Lot 4B, Strother Crossing - 2951 NE Independence Avenue
A subdivision lying in the Northeast Quarter of Section 20, Township 48 North,
Range 31 West, in the City of Lee's Summit, Jackson County, Missouri

Title and Easement Information Furnished by:
National Secured Title, LLC on agent for
Chicago Title Insurance Company
220 W. Central Avenue, Suite 100
El Dorado, Kansas 67042
(316)320-2410
Title Commitment No. MP50001654
Effective Date: May 12, 2022 at 8:00 A.M.

PROPERTY DESCRIPTION AS FURNISHED

TRACT 1:
Lot 4B, STROTHER CROSSING, LOTS 4A - 4C, a subdivision in Lee's Summit, Jackson County, Missouri

TRACT 2:
Non-exclusive easement for access, ingress and egress created by the plat recorded September 24, 2015 as Document No. 2015E0086081. Subject to the terms, provisions and conditions set forth in said instrument.

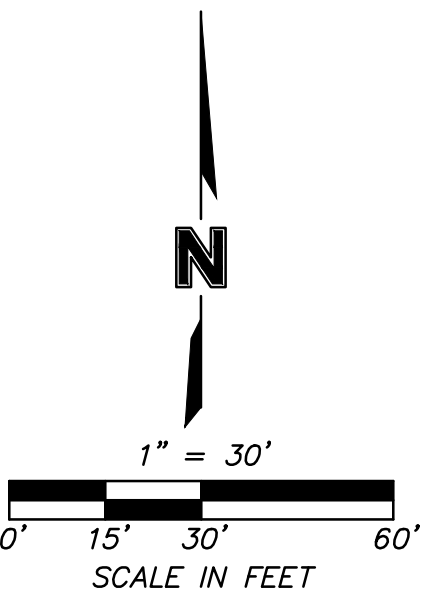
TRACT 3:
Non-exclusive easement for common areas created by the Declaration of Covenants and Restrictions recorded January 26, 2016 as Document No. 2016E006943. Subject to the terms, provisions and conditions set forth in said instrument.

SCHEDULE B EXCEPTIONS

- Building setback lines, easements, covenants and restrictions, but deleting any unlawful restrictions including, but not limited to, racial restrictions, which are shown on the recorded plat of STROTHER CROSSING - 1ST PLAT. (Applies, Plotted)
- Building setback lines, easements, covenants and restrictions, but deleting any unlawful restrictions including, but not limited to, racial restrictions, which are shown on the recorded plat of STROTHER CROSSING, LOTS 4A-4C. (Applies, Plotted)
- Utility Easement granted to the City of Lee's Summit as described in the document recorded in Book 11933, at page 489, as Document No. 1923453. (Does Not Apply, West of the Subject Premise, Not Plotted)
- Easement over a portion of the premises in question, granted to City of Lee's Summit, by the instrument recorded as Document No. 20020067137. (Does Not Apply, West of the Subject Premise, In Road R/W, Not Plotted)
- Easement over a portion of the premises in question, granted to City of Lee's Summit, by the instrument recorded as Document No. 20020067138. (Does Not Apply, Temporary Construction Easement has Expired, Not Plotted)
- Right of Way granted to City of Lee's Summit, by the instrument recorded as Document 20020067139. (Does Not Apply, Old R/W Line of Independence Avenue, Not Plotted)
- 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. (Does Not Apply, Not an Easement, Not Plotted)
- Easement granted to the City of Lee's Summit by the instrument recorded August 8, 2008 as Document No. 2008E0085442. (Applies, Plotted)
- Easement granted to Aquila, formerly Utilicorp United, Inc., a Delaware corporation by the instrument recorded August 8, 2008 as Document No. 2008E0085443. (Applies, Plotted)
- Easement granted to Aquila, formerly Utilicorp United, Inc., a Delaware corporation by the instrument recorded August 8, 2008 as Document No. 2008E0085553. (Does Not Apply, West of the Subject Premise, Not Plotted)
- Terms and provisions of Development Agreement recorded September 24, 2015 as Document No. 2015E0086079. (Applies, Not an Easement, Not Plotted)
- Easement granted to Spire Missouri, Inc. by the instrument recorded May 11, 2020 as Document No. 020E0037673. (Applies, Plotted)
- Declaration of Covenants and Restrictions recorded as Document No. 2016E0006943. (Applies, Not an Easement, Not Plotted)

SURVEYOR'S NOTES

- Basis of Bearings - Held the Westerly right-of-way line of Interstate Highway No. 470 which is also the Easterly line of Lot 4B, Strother Crossing, Lots 4A-4C as having a bearing of S07°41'30"E - Missouri Coordinate System, 1983, West Zone, based on the MoDOT Continuously Operating GNSS Network and calibrated to Missouri GR5 Monument BNAUV 3, 2003 adjustment. Distances shown herein are ground distances in US Survey Feet.
 - Vertical Control is based on MoDOT Continuously Operating GNSS Network, Missouri Coordinate System 1983, West Zone, KC Metro Control Point No. 134 with an Elevation of 969.81' (NAVD'88).
 - As Surveyed, the hereon shown property contains a total of 120,552 Sq. Ft. or 2.7675 Acres, more or less.
 - This survey meets or exceeds the Urban Property Accuracy Standard of Closure of 1:20,000 as defined by the Department of Insurance, Financial Institutions and Professional Registration Division 2030, Chapter 16, Title 20 CSR 2030-16-040 - Accuracy standards for Property Boundary Surveys, effective June 30, 2017.
 - No Zoning Report was provided to Olsson, Inc., however online searches suggest that the surveyed premises is Zoned OF-2 "Planned Community Commercial District".
- Restrictions:
Minimum Lot Area - 20,000 square feet.
Minimum Lot Width - Major Street - 100 feet.
Minimum Lot Depth - No requirement noted.
Maximum Lot Coverage - No requirement noted.
Maximum Floor Area Ratio - 0.55 FAR
Maximum Building Height Limit - 40 feet (3 Stories).
Front Yard Setbacks - 15 feet minimum Arterial, 0 feet other streets if main entry and any display windows face street, otherwise 15 feet.
Side Yard Setbacks - 10 feet minimum, 0 feet for interior lot lines.
Rear Yard Setbacks - 20 feet minimum.
- There are NO striped parking spaces on the surveyed premises.
 - There is NO evidence of recent and ongoing earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
 - To the best of this Surveyor's knowledge, there are no proposed changes in street right of way lines. There is no evidence of recent street, sidewalk construction or repairs on or about the subject property.
 - To the best of this surveyor's knowledge, we have included any plottable offsite (i.e., appurtenant) 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 (and applicable selected Table A items) (client to obtain necessary permissions).
 - There are no gaps, gores or overlaps between the subject property and adjacent properties and between the subject property and the direct access to public road.
 - Parent Tracts of Land were last conveyed in Special Warranty Deed filed in Doc. No. 2008E0097518 & in Doc. No. 2008E0097519.



CERTIFICATION

To: RH Real Estate Company, LLC, LBC Development Corporation, a Missouri Corporation and National Secured Title, LLC, an agent for 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, effective February 23, 2021 jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(a), 13, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on May 31, 2022.

Date: June 16, 2022
Surveyor: Timothy Blair Wiswell
Number: PLS-200900067
Project no.: 022-00262
Drawing no.: V_XALT_02202622.DWG
Date: 06/16/2022

Timothy Blair Wiswell, MO PLS No. 200900067
Olsson Associates LC-366
twwiswell@olsson.com

olsson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750

REVISIONS

ALTA/NSPS Land Title Survey

A subdivision lying in the Northeast Quarter
of Section 20, Township 48 North, Range 31 West

Lee's Summit, Jackson County, Missouri

drawn by: TML
checked by: TBW
approved by: TBW
QA/QC by: TBW
project no.: 022-00262
drawing no.: V_XALT_02202622.DWG
date: 06/16/2022

SHEET
1 of 1

DWG: F:\2022\02501-03000\022-02622\40-Design\Survey\SRV\Sheets\V_XALT_02202622.dwg
DATE: Jun 16, 2022 8:36am
USER: valentine

Prepared For:
Diventures
Attn: William Munroe
11640 Arbor Street, Suite 100
Omaha, Nebraska 68144

Property Owner:
LBC Development Corporation
P.O. Box 7258
Columbia, Missouri 65205

Prepared By:
Olsson, Inc.
7301 West 133rd Street, Suite 200
Overland Park, KS 66213
Phone: 913-381-1170
Fax: 913-381-1174

UTILITIES NOTE:

Utilities shown have been located from field survey information, together with obtained records. The Surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in-service or abandoned. The Surveyor further does not warrant that the utilities shown are in the exact location indicated. Locates are in compliance with Subsurface Utility Engineering Quality Level "B", and were through the Missouri One-Call System.

Utilities were ordered to be located through Missouri One Call per One-Call Tickets #22132695. The companies listed on the ticket are: AT&T Distribution; CenturyLink (Formerly Level 3 Communications); City of Lee's Summit Sewer; City of Lee's Summit Stormwater; City of Lee's Summit Water; Comcast Cable Communications; Evergy (Formerly Kansas City Power & Light); Missouri Department of Transportation Kansas City District and Spire Missouri West.