

LEGEND			
○ 1/2" BAR W/KVE CLS 20 CAP FOUND, UNLESS OTHERWISE NOTED	⌚ WATER METER		
● 5/8" X 24" REBAR W/KVE CLS 20 CAP SET	🔥 FIRE HYDRANT		
✂ CHISELED "X" IN CONCRETE	🔥 FIRE SPRINKLER VALVE		
⊙ 1/2" REBAR FOUND IN CONCRETE CURB	🔥 SPRINKLER CONTROL BOX		
(P&M) PLATTED & MEASURED	🔥 SANITARY SEWER MANHOLE		
— STREET SIGN	🔥 SANITARY SEWER CLEAN-OUT		
— BUSINESS SIGN	🔥 SANITARY SEWER LINE		
• STEEL BOLLARD	🔥 STORM SEWER MANHOLE		
☒ CANOPY SUPPORT	🔥 DOWNSPOUT		
🔥 UTILITY POLE	🔥 TELEPHONE PEDESTAL		
🔥 UTILITY POLE W/ LIGHT	🔥 SPLICE BOX		
🔥 UTILITY POLE W/TRANSFORMER	🔥 UNDERGROUND TELEPHONE LINE		
🔥 UTILITY POLE W/ LIGHT & TRANSFORMER	🔥 FIBER OPTIC CABLE SIGN		
☆ LIGHT POLE	🔥 FIBER OPTIC CABLE VAULT		
🔥 TRAFFIC CONTROL POLE	🔥 FIBER OPTIC CABLE		
🔥 ELECTRIC TRANSFORMER	🔥 HANDICAP SIGN		
← DEADMAN ANCHOR	🔥 HANDICAP PAINTED SYMBOL		
— (5) OP — OVERHEAD POWER LINE — # LINES	🔥 GUARDRAIL		
2 🔥 ELECTRIC METER W/NUMBER OF METERS	🔥 WELDED WIRE FENCE		
🔥 ELECTRIC BOX	🔥 CHAIN LINK FENCE		
🔥 ELECTRIC MANHOLE	🔥 DECIDUOUS TREE W/SIZE		
— E — UNDERGROUND ELECTRIC LINE	— — — — — TREE DRIP LINE		
🔥 GAS CATHODIC PROTECTION TESTING STATION	🔥 (20) PARKING STALL COUNT		
🔥 GAS VALVE	— — FLOOD LINE		
3 🔥 GAS METER W/NUMBER OF METERS	🔥 CURB INLET		
🔥 GAS RISER	🔥 AREA INLET		
— G — UNDERGROUND GAS LINE	🔥 B/CL BACK OF CURB TO CENTERLINE		
— W — WATER LINE	🔥 (33) SCHEDULE B — PART II IDENTIFIER		
🔥 WATER LINE GATE VALVE	🔥 (A) POTENTIAL ENCROACHMENT IDENTIFIER		
3-F 🔥 3 FIRE SPRINKLER VALVES	🔥 CONCRETE SURFACING		
	🔥 CONCRETE WHEEL STOP		

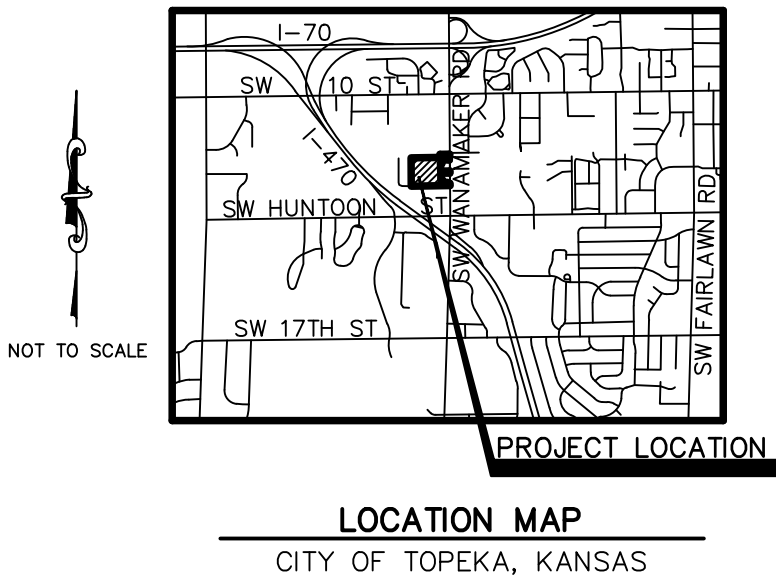
ALTA/NSPS LAND TITLE SURVEY

LOT 1, BLOCK A CROSSWIND COMMONS SUBDIVISION

TOPEKA, SHAWNEE COUNTY, KANSAS

TITLE COMMITMENT SCHEDULE A DESCRIPTION:

LOT 1, BLOCK A, CROSSWIND COMMONS SUBDIVISION A RE-PLAT OF ALL OF LOT 1, BLOCK "A", M.D.R. SUBDIVISION AND ALL OF LOT 1, BLOCK "A", M.D.R. SUBDIVISION NO. 2, THE NORTH 105 FEET OF LOT 5, VITT ACRES, EXCEPT THE EAST 10 FEET THEREOF TAKEN FOR HIGHWAY AND ALL OF LOT 1, BLOCK "A", RUTH SUBDIVISION, A SUBDIVISION IN THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.



TITLE COMMITMENT:

CHICAGO TITLE COMPANY, LLC AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO: 192306
EFFECTIVE DATE: SEPTEMBER 26, 2019 @ 8:00 AM

SCHEDULE B — PART II EXCEPTIONS:

NON-SURVEY RELATED ITEMS ARE NOT SHOWN.

- THE FOLLOWING ORDINANCE OR RESOLUTION CREATING A DISTRICT WITH THE POWER TO IMPOSE SPECIAL ASSESSMENTS AGAINST THE LAND HAS BEEN RECORDED IN CONFORMITY WITH K.S.A. 40-1134: RESOLUTION NO. 73-119 (AFFECTS SURVEYED PARCEL BUT IS NOT A PLOTTABLE ITEM); RESOLUTION NO. 78-65 (AFFECTS SURVEYED PARCEL BUT IS NOT A PLOTTABLE ITEM); RESOLUTION NO. 80-162 (AFFECTS SURVEYED PARCEL BUT IS NOT A PLOTTABLE ITEM); RESOLUTION NO. 80-162 (AFFECTS SURVEYED PARCEL BUT IS NOT A PLOTTABLE ITEM); ORDINANCE NO. 19878 (AFFECTS SURVEYED PARCEL BUT IS NOT A PLOTTABLE ITEM)
- EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY BY THE INSTRUMENT RECORDED OCTOBER 4, 1944 IN BOOK 868, PAGE 147. (UNABLE TO DETERMINE EXACT LOCATION OF EASEMENT)
- RIGHT OF WAY GRANTED TO THE KANSAS POWER AND LIGHT COMPANY BY THE INSTRUMENT RECORDED MARCH 2, 1950 IN BOOK 1039, PAGE 541; AFFECTED BY SUBORDINATION AND REIMBURSEMENT AGREEMENT RECORDED JANUARY 26, 1996 IN BOOK 3016, PAGE 540. (AFFECTS SURVEYED PARCEL, LOCATION AND WIDTH NOT DEFINED)
- RIGHT OF WAY GRANTED TO THE KANSAS POWER AND LIGHT COMPANY BY THE INSTRUMENT RECORDED OCTOBER 24, 1950 IN BOOK 1063, PAGE 392. (DOES NOT AFFECT SURVEYED PARCEL)
- COVENANTS, CONDITIONS AND RESTRICTIONS 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 WARRANTY DEED RECORDED NO: BOOK 1264, PAGE 209. (MAY AFFECT, DOCUMENT PROVIDED IS ILLEGIBLE AND TOO VAGUE TO PLOT)
- EASEMENTS GRANTED TO THE STATE HIGHWAY COMMISSION OF KANSAS ESTABLISHED IN QUIT CLAIM DEED RECORDED NOVEMBER 19, 1962 IN BOOK 1493, PAGE 645; AND ESTABLISHED IN QUIT CLAIM DEED RECORDED JANUARY 12, 2004 IN BOOK 3973, PAGE 303. (DOES NOT AFFECT SURVEYED PARCEL AS SHOWN HEREON)
- RIGHT OF WAY AGREEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY BY THE INSTRUMENT RECORDED BOOK 1343, PAGE 449; AFFECTED BY PARTIAL RELEASE RECORDED APRIL 20, 1970 IN BOOK 1727, PAGE 285. (AFFECTS A PORTION OF SURVEYED PARCEL UNABLE TO DETERMINE EXACT LOCATION OF EASEMENT AT TIME OF SURVEY)
- EASEMENT GRANTED TO TOPEKA TRUCK PLAZA, INC. BY THE INSTRUMENT RECORDED SEPTEMBER 29, 1971 IN BOOK 1770, PAGE 904. (AFFECTS SURVEYED PARCEL AND IS SHOWN HEREON)
- EASEMENT GRANTED TO TOPEKA TRUCK PLAZA, INC. BY THE INSTRUMENT RECORDED JANUARY 30, 1970 IN BOOK 1732, PAGE 32. (AFFECTS SURVEYED PARCEL AND IS SHOWN HEREON)
- RESOLUTION NO. 73-119 ESTABLISHING SHAWNEE COUNTY INTERCEPTOR SEWER DISTRICT NO. 11 BY THE INSTRUMENT RECORDED APRIL 30, 1973 IN BOOK 1820, PAGE 327. (AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM)
- PUBLIC IMPROVEMENT EASEMENT GRANTED TO THE BOARD OF COUNTY COMMISSIONERS BY THE INSTRUMENT RECORDED APRIL 16, 1976 IN BOOK 1913, PAGE 106. (MAY AFFECT SURVEYED PARCEL, EASEMENT IS SHOWN HEREON)

- RESOLUTION NO. 78-65 BY SHAWNEE COUNTY ESTABLISHING SHAWNEE COUNTY MAIN SANITARY SEWER DISTRICT NO. 7 BY THE INSTRUMENT RECORDED MARCH 9, 1978 IN BOOK 1994, PAGE 568. (AFFECTS SURVEYED PARCEL BUT IS NOT A PLOTTABLE ITEM)
- EASEMENT GRANTED TO THE BOARD OF COUNTY COMMISSIONERS BY THE INSTRUMENT RECORDED AUGUST 31, 1981 IN BOOK 2141, PAGE 90. (MAY AFFECT SURVEYED PARCEL, EASEMENT IS SHOWN HEREON)
- RESOLUTION NO. 80-162 BY THE BOARD OF COUNTY COMMISSIONERS OF SHAWNEE COUNTY ESTABLISHING LATERAL SANITARY SEWER DISTRICT NO. 45 BY THE INSTRUMENT RECORDED DECEMBER 18, 1940 IN BOOK 2115, PAGE 49. (AFFECTS SURVEYED PARCEL BUT IS NOT A PLOTTABLE ITEM)
- CROSS EASEMENT FOR INGRESS AND EGRESS BY THE INSTRUMENT RECORDED AUGUST 2, 1994 IN BOOK 2911, PAGE 842. (AFFECTS SURVEYED PARCEL, SEE DETAIL VIEW "B" ON SHEET 1 OF 2)
- PUBLIC IMPROVEMENT EASEMENT GRANTED TO THE CITY OF TOPEKA BY THE INSTRUMENT RECORDED DECEMBER 21, 1995 IN BOOK 3009, PAGE 833. (MAY AFFECT SURVEYED PARCEL, EASEMENT IS SHOWN HEREON)
- PERMANENT PUBLIC IMPROVEMENT EASEMENT GRANTED TO THE CITY OF TOPEKA BY THE INSTRUMENT RECORDED JULY 31, 2003 IN BOOK 3878, PAGE 694. (MAY AFFECT SURVEYED PARCEL, EASEMENT IS SHOWN HEREON)
- PERMANENT PUBLIC IMPROVEMENT EASEMENT GRANTED TO THE CITY OF TOPEKA BY THE INSTRUMENT RECORDED SEPTEMBER 26, 2003 IN BOOK 3922, PAGE 600 (MAY AFFECT SURVEYED PARCEL, EASEMENT IS SHOWN HEREON)
- TERMS AND PROVISIONS OF ORDINANCE NO. 19878 OF THE CITY OF TOPEKA, ESTABLISHING A COMMUNITY IMPROVEMENT DISTRICT FOR CROSSWINDS COMMON RECORDED JANUARY 30, 2014 AS DOCUMENT NO. 2014R01480. (AFFECTS SURVEYED PARCEL BUT IS NOT A PLOTTABLE ITEM)
- 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 RECORDED DATE: FEBRUARY 24, 2014 RECORDED NO: 2014R02610 (AFFECTS SURVEYED PARCEL BUT IS NOT A PLOTTABLE ITEM)
- PARTIAL ASSIGNMENT OF DEVELOPER'S RIGHT AND POWERS TO AGREE TOPEKA KS LLC, RECORDED FEBRUARY 20, 2015 AS DOCUMENT NO. 2015R02454. (AFFECTS SURVEYED PARCEL BUT IS NOT A PLOTTABLE ITEM)
- TERMS AND PROVISIONS OF DEVELOPMENT AGREEMENT, NOTICE OF WHICH IS GIVEN BY MEMORANDUM OF DEVELOPMENT AGREEMENT RECORDED FEBRUARY 24, 2014 AS DOCUMENT NO. 2014R02611. (AFFECTS SURVEYED PARCEL BUT IS NOT A PLOTTABLE ITEM)
- BUILDING LINES, RESTRICTIONS, UTILITY, DRAINAGE, STORM SEWER, SANITARY SEWER, AND WATERLINE EASEMENTS SHOWN ON THE PLAT, CROSSWINDS COMMONS SUBDIVISION, RECORDED JUNE 17, 2014 IN PLAT BOOK 52, PAGE 41. (AFFECTS SURVEYED PARCEL AND IS SHOWN HEREON)

BASIS OF BEARINGS:

BASIS OF BEARINGS FOR THIS SURVEY IS A PLATTED BEARING OF S 87°52'55" W ALONG THE SOUTH LINE OF LOT 1, BLOCK A, CROSSWIND COMMONS SUBDIVISION TO TOPEKA, SHAWNEE COUNTY, KANSAS.

POTENTIAL ENCROACHMENTS:

PER PARAGRAPHS 5.B.VI. AND 5.C.III. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, WITHOUT EXPRESSING A LEGAL OPINION AS TO OWNERSHIP OR NATURE, POTENTIAL ENCROACHMENTS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY ARE LISTED AS FOLLOWS:

- UNDERGROUND TELEPHONE LINE AND PEDESTALS ARE OVER THE SOUTH LINE ONTO THE SURVEYED PARCEL AS SHOWN HEREON.
- UNDERGROUND TELEPHONE LINE IS OVER THE WEST LINE ONTO THE SURVEYED PARCEL AS SHOWN HEREON.
- FIBER OPTIC CABLE AND FIBER OPTIC VAULTS ENCROACH OVER THE WEST LINE ONTO THE SURVEYED PARCEL AS SHOWN HEREON.

SOME POTENTIAL ENCROACHMENTS MAY EXIST THAT WERE NOT OBSERVED OR ARE NOT OBSERVABLE IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY. IT MAY BE THE OPINION OF OTHERS THAT ADDITIONAL POTENTIAL ENCROACHMENTS EXIST. AN ENCROACHMENT IS A LEGAL MATTER AND CAN ONLY BE ESTABLISHED OR DEFINED BY THE JUDICIAL SYSTEM.

ZONING:

EXISTING ZONE: C-4 COMMERCIAL DISTRICT
AS SHOWN PER CZR REPORT DATED: DRAFT (1) — 10-16-2019 PREPARED BY HAUPPAUGE PROPERTIES LLC.

FLOOD STATEMENT:

SURVEYED PARCEL IS SHOWN TO BE LOCATED IN OTHER AREAS ZONE "X", OTHER FLOOD AREAS ZONE "X", FLOODWAY AREAS IN ZONE "AE" AND SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE "AE" ON THE FLOOD INSURANCE RATE MAP FOR CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS. COMMUNITY PANEL NO. 20177C0192E, EFFECTIVE DATE SEPTEMBER 29, 2011. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

TABLE "A" NOTES:

- PROPERTY ADDRESS: 1133 SW WANAMAKER ROAD
- GROSS LAND AREA: 458,507 SQUARE FEET, 10.53 ACRES
- THERE ARE 628 DESIGNATED PARKING STALLS LOCATED ON SURVEYED PARCEL, 13 OF WHICH ARE HANDICAP ACCESSIBLE.
- 11(B). UNDERGROUND UTILITIES SHOWN PER CONSTRUCTION DOCUMENTS AND KANSAS ONE-CALL TICKET # 19482164 & 19482174.
- THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE ARE NOT PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES PER CONVERSATION WITH TOM ALLEN, CITY RIGHT-OF-WAY AGENT ON OCTOBER 22, 2019. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE WERE NO WETLANDS DELINEATED BY APPROPRIATE AUTHORITIES AT THE TIME OF THIS SURVEY.

SURVEY REFERENCE:

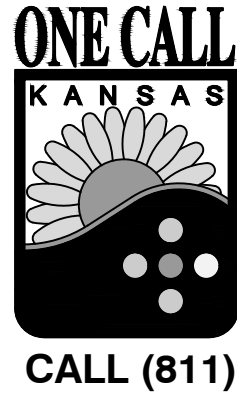
- THE ITEMS SHOWN ON THE SURVEY AS (PER PLAT) REFERED TO THE FINAL PLAT OF CROSSWIND COMMONS SUBDIVISION TO TOPEKA, RECORDED IN PLAT BOOK 52, PG 41.
- ALTA/ACSM LAND TITLE SURVEY PREPARED BY KAW VALLEY ENGINEERING WITH A PROJECT NUMBER OF A13_6372 DATED FEBRUARY 20, 2014.
- THE FINAL PLAT OF VITT ACRES RECORDED IN PLAT BOOK 12, PAGE 72

GENERAL NOTES:

- THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE LAWS AND MINIMUM STANDARDS FOR THE STATE OF KANSAS AND MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN SURVEY.
- SUBJECT TO CROSS EASEMENT FOR INGRESS EGRESS OVER THE NORTH 105' OF LOT 5, VITT ACRES AND LOT 1, BLOCK "A" RUTH SUBDIVISION TO LOT 4 VITT ACRES (BK 2911, PG 842) (PER PLAT).
- THE PROPERTY HAS DIRECT ACCESS TO WEST 12TH STREET AND SW WANAMAKER ROAD. DEDICATED PUBLIC STREETS.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT REFERENCED ON THIS SURVEY.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.



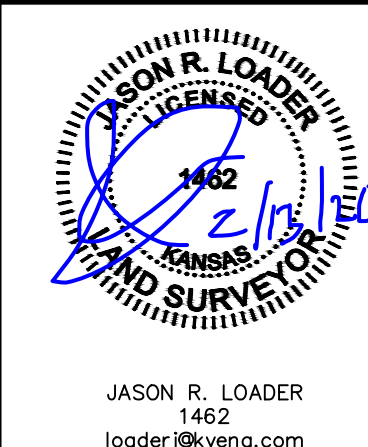
SURVEYOR CERTIFICATION:

TO THE JOHN A. RODGE RLT 1/20/03, A NEW YORK REVOCABLE LIVING TRUST, AGREE TOPEKA KS LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY, CHICAGO TITLE COMPANY, LLC, CROSSWINDS COMMONS, LLC, A KANSAS LIMITED LIABILITY COMPANY, WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS AND ISLAND ABSTRACT INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 6(a) 7(a), 8, 9, 11, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 16, 2019.

DATE OF PLAT OR MAP: OCTOBER 22, 2019

(AN ORIGINAL SEAL AND SIGNATURE IN BLUE INK SIGNIFIES THE CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT.)



PROJECT NO. A19_8936	
DRAWN BY JT	CHECKED BY JRL
DATE 12/13/20	SHEET 2 OF 2
PROJECT: CROSSWINDS COMMONS SHOPPING CENTER 1133 SW WANAMAKER ROAD TOPEKA, KANSAS 66604	
PREPARED FOR: HAUPPAUGE PROPERTIES, LLC 1975 HEMPSTEAD TPKE, SUITE 309 EAST MEADOW, NEW YORK 11554	
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/20	