

NOTES:

- PER THE CITY OF INDEPENDENCE, MISSOURI ZONING REGULATIONS, THIS PROPERTY IS ZONED "C-2" - GENERAL COMMERCIAL DISTRICT.
- "C-2" ZONING REQUIREMENTS:
SETBACKS:
FRONT: 25 FEET
SIDE: 25 FEET
REAR: 25 FEET
MAXIMUM BUILDING HEIGHT: 45 FEET
PARKING REQUIREMENTS: 4 SPACES FOR EACH 1000 SQUARE FEET OF FLOOR AREA.
- THERE EXISTS A TOTAL OF 55 PARKING STALLS ON THE SUBJECT PROPERTY (51 REGULAR + 4 HANDICAPPED).
- THE SUBJECT PROPERTY IS LOCATED IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0152F, EFFECTIVE DATE SEPTEMBER 29, 2006.
- ACCESS TO THE SUBJECT PROPERTY VIA STERLING AVENUE AND EAST U.S. HIGHWAY 24.
- THE BASIS OF BEARING USED FOR THIS SURVEY WAS N87°27'25"W ON THE SOUTH LINE OF THE SUBJECT PROPERTY.
- UNDER THE CURRENT ZONING THE SUBJECT PROPERTY ALLOWS FOR A RETAIL STORE/PHARMACY.
- IN MOST CASES DRAINAGE APPEARS TO DRAIN INTO PUBLIC RIGHT-OF-WAYS.
- ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR VIA A UTILITY EASEMENT.
- THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS WITHIN RECENT MONTHS.

TITLE COMMITMENT LEGAL DESCRIPTION & SURVEYOR'S MEASURED DESCRIPTION:

TRACT 1: LOTS 9 AND 10, FAIRMOUNT HIGHLANDS, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN 24 HIGHWAY, AS CONVEYED TO THE STATE OF MISSOURI BY THE INSTRUMENT RECORDED AS DOCUMENT NO. 305741 IN BOOK 571, PAGE 564.

TRACT 2: LOT 19, FAIRMOUNT HIGHLANDS, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 3: LOT 18, FAIRMOUNT HIGHLANDS, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 4: ALL OF LOT 20 TOGETHER WITH THAT PART OF LOTS 6, 7, 8 AND 21, FAIRMOUNT HIGHLANDS, A SUBDIVISION IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 8, BEING ALSO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY ROUTE NO. 24, AS NOW ESTABLISHED; THENCE SOUTH 87 DEGREES 41 MINUTES 20 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 73.02 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STERLING AVENUE, AS NOW ESTABLISHED; THENCE SOUTH 42 DEGREES 32 MINUTES 30 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 75.10 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 02 DEGREES 24 MINUTES 05 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, BEING 45 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF SAID STERLING AVENUE, A DISTANCE OF 184.37 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 21, BEING ALSO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 6TH STREET, AS NOW ESTABLISHED; THENCE NORTH 87 DEGREES 27 MINUTES 25 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 21 AND 20 AND ALONG SAID NORTH RIGHT-OF-WAY LINE, 91.41 FEET; THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 30 FEET AND A CENTRAL ANGLE OF 88 DEGREES 33 MINUTES 37 SECONDS, AN ARC DISTANCE OF 46.36 FEET TO A POINT ON THE WEST LINE OF SAID LOT 20, BEING ALSO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HARRIS STREET, AS NOW ESTABLISHED; THENCE NORTH 01 DEGREES 05 MINUTES 35 SECONDS EAST ALONG THE WEST LINE OF SAID LOTS 20 AND 8 AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 207.92 FEET TO THE POINT OF BEGINNING.

TRACT 5: A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 32 WEST IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI, SAID BEING THAT PART OF VACATED HARRIS STREET RIGHT-OF-WAY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 19 OF FAIRMOUNT HIGHLANDS, A SUBDIVISION IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 01 DEGREES 05 MINUTES 35 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF HARRIS STREET A DISTANCE OF 236.97; THENCE NORTH 87 DEGREES 41 MINUTES 20 SECONDS EAST A DISTANCE OF 50.01 FEET TO THE WEST LINE OF LOT 8 OF FAIRMOUNT HIGHLANDS AND THE EAST RIGHT-OF-WAY LINE OF HARRIS STREET; THENCE SOUTH 01 DEGREES 05 MINUTES 35 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 207.92 FEET; THENCE SOUTHEASTERLY, ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88 DEGREES, 33 MINUTES, 30 SECONDS, AND WHOSE INITIAL TANGENT BEARING IS SOUTH 01 DEGREES 05 MINUTES, 35 SECONDS WEST, A DISTANCE OF 46.37 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 6TH STREET; THENCE NORTH 87 DEGREES, 27 MINUTES, 25 SECONDS WEST A DISTANCE OF 79.27 FEET TO THE POINT OF BEGINNING.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 32 WEST, BEING A PART OF LOTS 6, 7, 8, 9, 10, 21 AND ALL OF LOTS 18, 19, 20, FAIRMOUNT HIGHLANDS, A SUBDIVISION IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH 01 DEGREES 05 MINUTES 35 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 18, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 18; THENCE SOUTH 87 DEGREES 27 MINUTES 25 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 01 DEGREES 05 MINUTES 35 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 111.57 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY ROUTE 24; THENCE SOUTH 87 DEGREES 41 MINUTES 20 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY ROUTE 24, A DISTANCE OF 223.03 FEET TO THE WEST RIGHT-OF-WAY LINE OF STERLING AVENUE; THENCE SOUTH 42 DEGREES 32 MINUTES 30 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF STERLING AVENUE, A DISTANCE OF 75.10 FEET TO THE SOUTH CORNER OF SAID LOT 18; THENCE SOUTH 02 DEGREES 24 MINUTES 05 SECONDS WEST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF STERLING AVENUE, A DISTANCE OF 184.37 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 6TH STREET AND THE SOUTH LINE OF SAID LOT 21; THENCE NORTH 87 DEGREES 27 MINUTES 25 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF 6TH STREET AND THE SOUTH LINE OF SAID LOTS 21, 20, 19, 18, A DISTANCE OF 320.68 FEET TO THE POINT OF BEGINNING.

SURVEY REFERENCE:

TITLE COMMITMENT NUMBER: NCS-429190MO1-PHX1
EFFECTIVE DATE: FEBRUARY 12, 2010 AT 8:00 A.M.
FIRST AMERICAN TITLE INSURANCE COMPANY

- EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, BOOK 7, PAGE 22. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO EASEMENTS OR BUILDING SETBACK LINES ON THE PLAT)
- AN EASEMENT TO STATE OF MISSOURI IN THE DOCUMENT RECORDED AS DOCUMENT NO. 305751 IN BOOK 572, PAGE 556 OF OFFICIAL RECORDS. (TRACT 4)
- THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY EDWARD K. DANNEWITZ, SURVEYOR FOR LHE P.A. ON APRIL 14, 2005, DESIGNATED JOB NO. 0503026:
(A) EXISTING UNDERGROUND GAS ALONG THE WEST LINE OF LOT 10 AND ALONG THE NORTH AND WEST LINES OF LOT 18. (B) RETAINING WALL INSIDE THE WEST, NORTH, SOUTH, EAST AND NORTHEAST BOUNDARY LINES. (C) EXISTING UNDERGROUND POWER CABLE RUNNING NORTHWESTERLY AND NORTHERLY OVER A PORTION OF LOT 19. (D) EXISTING UNDERGROUND WATER LINE RUNNING NORTHERLY OVER A PORTION OF LOT 19. (E) EXISTING UNDERGROUND SANITARY SEWER ALONG THE MOST NORTHERLY LINE OF LOT 18. (F) POSSIBLE ENCROACHMENT OF SANITARY SEWER MANHOLE 6 FEET OVER THE EXISTING SANITARY SEWER AND OVER THE 15 FOOT SANITARY SEWER EASEMENT. (G) 3 FOOT KOP&L EASEMENT RUNNING NORTHERLY ALONG THE EASTERLY LINE OF LOT 18 FOR WHICH WE FIND NO EASEMENT OF RECORD. (H) BROKEN PARALLEL LINES CONNECTING TO STORM SEWER MANHOLES; DESIGNATED NOS. 8, 7, 5, 4, 2, 3, AND 9, WHICH MAY BE SANITARY SEWER LINES (THE LEGEND DOES NOT INDICATE WHAT THEY WOULD BE). (I) ENCROACHMENTS: (A) CONCRETE SIDEWALK AT SOUTHWEST CORNER OF THE PROPERTY; (B) FIBER OPTIC LINE LOCATED ON THE WEST SIDE OF THE PROPERTY; (C) GAS MAIN LOCATED ON THE WEST SIDE OF THE PROPERTY; (D) CONCRETE SIDEWALK LOCATED ON THE NORTH SIDE OF THE PROPERTY; (E) WATER MAIN AND FIRE HYDRANT LOCATED ON THE NORTH SIDE OF THE PROPERTY; (F) CONCRETE SIDEWALK LOCATED ON THE NORTHEAST CORNER OF THE PROPERTY; (G) KEYSTONE WALL LOCATED ON THE NORTHWEST CORNER OF THE PROPERTY; AND (H) CONCRETE SIDEWALK ON THE SOUTHEAST CORNER OF THE PROPERTY. (ALL ABOVE GROUND OBSERVABLE ENCROACHMENTS FOUND IN THE FIELD AT THE TIME OF SURVEY ARE PLOTTED AND SHOWN)

SURVEY REFERENCE:

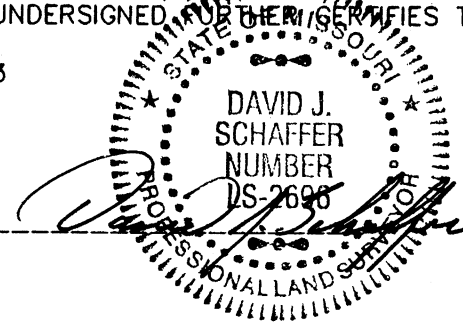
I, DAVID J. SCHAEFFER, A REGISTERED LAND SURVEYOR, LICENSE NO. 2696, IN AND FOR THE STATE OF MISSOURI AND LEGALLY DOING BUSINESS IN JACKSON COUNTY, DOES HEREBY CERTIFY TO ROYAL BANK OF SCOTLAND PLC, COLE CV INDEPENDENCE MO, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY (TITLE COMPANY), AND EACH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

- THE ACCOMPANYING SURVEY ("SURVEY") REPRESENTS A TRUE AND CORRECT SURVEY MADE BY ME ON FEBRUARY 11, 2010 OF THE LAND THEREIN PARTICULARLY DESCRIBED;
- THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;
- THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT DESCRIBED BELOW AS FOLLOWS; (SEE LEGAL DESCRIPTION ABOVE)
- THE AREA OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY ARE AS SHOWN AND ALL BUILDINGS AND IMPROVEMENTS ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY, UNLESS SHOWN OTHERWISE;
- TO THE BEST OF MY KNOWLEDGE, THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS;
- TO THE BEST OF MY KNOWLEDGE, THERE ARE NO EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND PICTURED ON THE SURVEY;
- UNLESS SHOWN OTHERWISE, THERE ARE NO ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS, OTHER THAN AS SHOWN ON THE SURVEY AND WAS MADE IN ACCORDANCE WITH THE LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF MISSOURI;
- THERE ARE NO KNOWN PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY;
- ALL VISIBLE UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES THAT PASS THROUGH OR ARE LOCATED ON ADJOINING LAND;
- THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL VISIBLE STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE;
- ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY;
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NUMBER 29095C0152F, BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM STERLING AVENUE AND E. U.S. HIGHWAY 24, DULY DEDICATED AND ACCEPTED PUBLIC STREETS OR HIGHWAYS.
- THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS; AND
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED PARE.
- THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 55, INCLUDING 4 DESIGNATED HANDICAP SPACES.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER NCS-429190MO1-PHX1 HAVING AN EFFECTIVE DATE OF FEBRUARY 12, 2010; AND THE LOCATION OF ANY MATTER SHOWN THEREON OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE. THIS SURVEY WAS MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION ("ALTA"), AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), AND 12 OF THE TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED CERTIFIES THAT, IN MY PROFESSIONAL OPINION, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
ERROR OF CLOSURE: 1:43,843

DAVID J. SCHAEFFER
MISSOURI LS-2696



3/25/10



DESIGN SURVEYS, LLC
707 N. MAIN STREET
EUDORA, KANSAS 66025
PH. (913) 686-4427
FAX (913) 686-4430

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.
National ALTA Survey Management

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-2840
www.themathewscountry.com

1.	03/25/10	CLIENT COMMENTS	JMT
MARK	DATE	REVISION	BY
			APVD

COLE REAL ESTATE INVESTMENTS

11115 EAST U.S. HIGHWAY 24
INDEPENDENCE, MISSOURI
(CVS)

SCALE: 1" = 30'	CHKD. / AP'VD:
DATE: 02/11/10	APPROVED:
DWN. BY: JMT	
CHKD. BY:	

DESIGN SURVEYS: 10-1680

J.N.: 35496