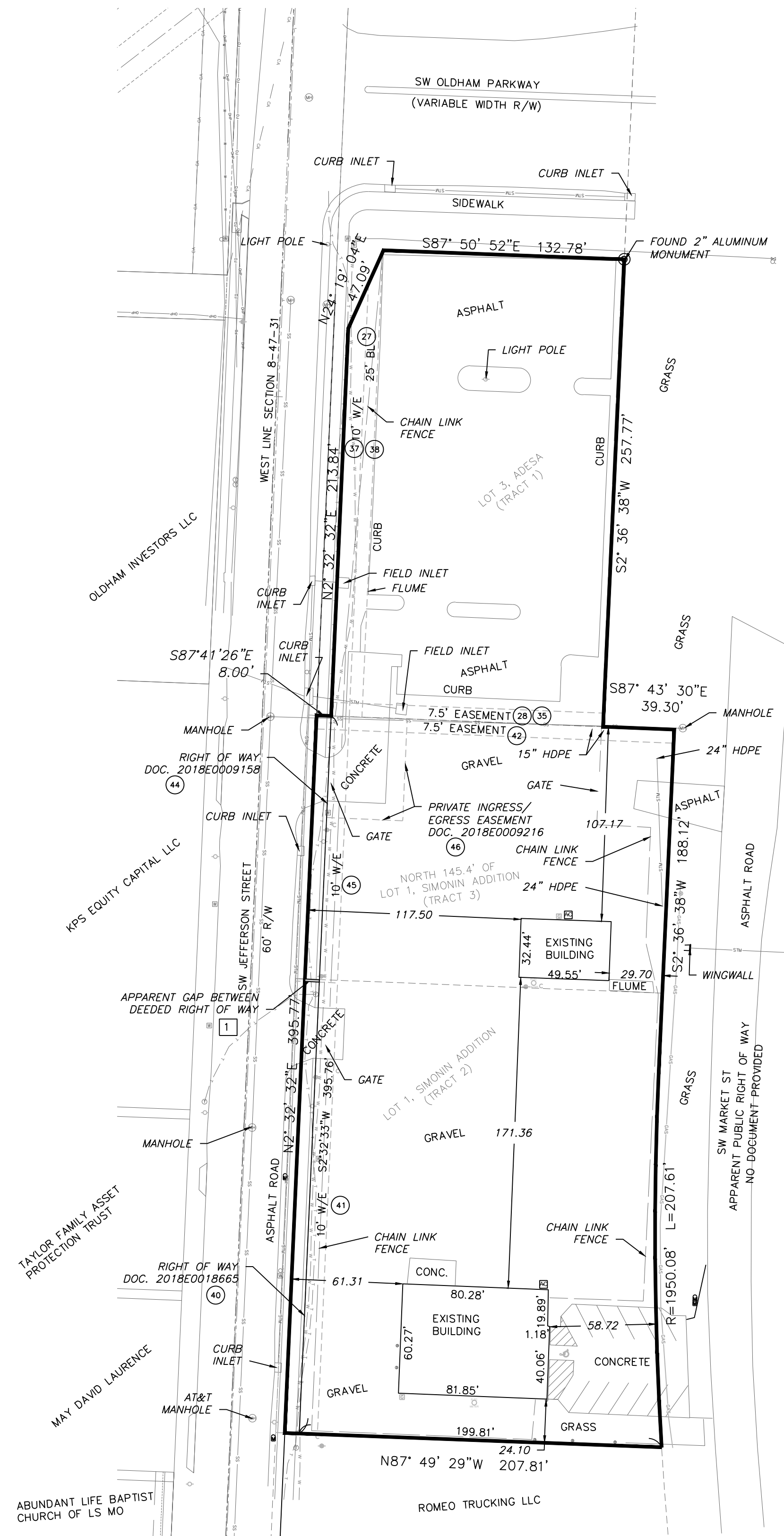


ALTA/NSPS Land Title Survey

1035 SW Jefferson St

Section 8, Township 47, Range 31

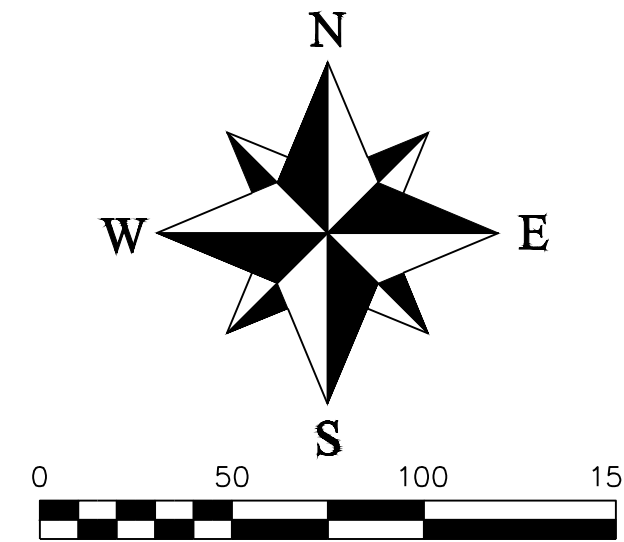
Lee's Summit, Jackson County, Missouri



LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap(LS-2005008319-D)
- ⊙ 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



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

9. Water Line Easement granted to the City of Lee's Summit by the instrument recorded November 20, 1961 as Document No. 780012. (Tract 1)(Not shown, does not affect)
10. Easement granted to Southwestern Bell Telephone Company by the instrument recorded August 10, 1962 as Document No. 795229 in Book 1583 at Page 528. (Tract 1)(Not shown, does not affect)
11. Easements, restrictions and setback lines as per plat, recorded as/in Plat Book I-43 at Page 36. (Tract 1)(Not shown, does not affect)
12. Lack of right of access for ingress and egress to Highway No. U. S. Route 50 from the premises in question, said right of access having been granted to the State of Missouri as more particularly set forth in deed recorded May 19, 1966 as Document No. 886324 in Book 1829 at Page 38. (Tract 1)(Not shown, does not affect)
13. Easement granted to Missouri Public Service Company by the instrument recorded May 11, 1967 as Document No. 907331 in Book 1884 at Page 8. (Tract 1)(Not shown, does not affect)
14. Easement granted to Missouri Public Service Company by the instrument recorded March 14, 1968 as Document No. I-09623 in Book I-29 at Page 1527. (Tract 1)(Not shown, does not affect)
15. Easement granted to the City of Lee's Summit by the instrument recorded September 10, 1968 as Document No. I-22862 in Book I-66 at Page 519. (Tract 1)(Not shown, does not affect)
16. Utility Easement granted to the City of Lee's Summit by the instrument recorded September 10, 1968 as Document No. I-22863 in Book I-66 at Page 523. (Tract 1)(Not shown, does not affect)
17. Easement for drainage ditch and Lack of right of access for ingress and egress to Highway No. U. S. Route 50 and Highway No. U. S. Route 71 by Pass from the premises in question, taken and condemned by the State of Missouri in Case No. 679186 as more particularly set forth in Report of Commissioners recorded January 9, 1969 as Document No. I-31085 in Book I-89 at Page 534. (Tract 1)(Not shown, does not affect)
18. Right of Way granted to the City of Lee's Summit as set forth in deed recorded March 14, 1975 as Document No. I-205562 in Book I-581 at Page 1359. (Tract 1)(Not shown, does not affect)
19. Drainage and Sewer Easement granted to the City of Lee's Summit by the instrument recorded October 22, 1985 as Document No. I-653834 in Book I-1473 at Page 2254. (Tract 1)(Not shown, does not affect)
20. Quitclaim Deed, containing Restrictions, including an Option to Purchase, also with reservation of an undivided 100% interest in all coal, oil, gas and the minerals, underlying said land contained in Quitclaim Deed recorded August 7, 1987 as Document No. 1791971 in Book I-1711 at Page 246, and all rights and easements thereunder by said holder of all coal, oil, gas and the minerals and mineral rights, or by any party claiming by, through or under said holder. (Tract 1)(Not shown, does not affect)
21. Terms and provisions of the "Private Road Encroachment Agreement" by and between Missouri Pacific Railroad Company, Licensor, and Metro Auto Auction of Kansas City, Inc., Licensee, recorded January 8, 1988 as Document No. I-820985 in Book I-1761 at Page 1871, affected by "Licensor's Consent to Assignment" recorded May 28, 1992 as Document No. I-1110739 in Book I-2250 at Page 865, and also affected by "Assignment of Encroachment Agreement" recorded July 23, 1992 as Document No. I-1122265 in Book I-2270 at Page 1495. (Tract 1)(Not shown, does not affect)
22. Right-of-Way Easement granted to Big Creek Sewer Company by the instrument recorded February 2, 1988 as Document No. I-824899 in Book I-1768 at Page 83. (Tract 1)(Not shown, does not affect)
23. Easement granted to Southwestern Bell Telephone Company by the instrument recorded December 31, 1990 as Document No. I-1017768 in Book I-2087 at Page 478. (Tract 1)(Not shown, does not affect)
24. Easement granted to the City of Lee's Summit by the instrument recorded August 6, 1991 as Document No. I-1056025 in Book I-2151 at Page 1233. (Tract 1)(Not shown, does not affect)
25. Easements, restrictions and setback lines as per plat, recorded as/in Plat Book I-50 at Page 60. (Tract 1)(Not shown, does not affect)
26. Sanitary Sewer Easement granted to the City of Lee's Summit by the instrument recorded September 21, 1993 as Document No. I-1216667 in Book I-2449 at Page 1450. (Tract 1)(Not shown, does not affect)
27. Easements, restrictions and setback lines as per plat, recorded as/in Plat Book 18 at Page 107. (Tract 1)(Shown, Affects parcel)
28. Easement granted to the City of Lee's Summit by the instrument recorded as Document No. I-84870 in Book I-255 at Page 676. (Tract 1)(Shown, Affects parcel)
29. Easement for right-of-way and Lack of Right of Access to Route 71-Bypass and Lots 14, 15, 18 and 19, such right of access having been granted to the State of Missouri, in the instrument recorded as Document No. 885107 in Book 1825 at Page 651. (Tract 1)(Not shown, does not affect)
30. Utilities and services, public or private located within the vacated utility easement, said utility easement having been dedicated by plat and vacated by Ordinance No. 529 recorded November 25, 1957 in instrument recorded as Document No. 691906 in Book 1319 at Page 157. (Tract 1)(Not shown, Affects parcel)
31. Easement granted to the City of Lee's Summit by the instrument recorded December 7, 1987 as Document No. I-815778 in Book I-1750 at Page 2366. (Tract 1)(Not shown, does not affect)
32. Right of Way granted to the City of Lee's Summit by the instrument recorded December 7, 1987 as Document No. I-815779 in Book I-1750 at Page 2368. (Tract 1)(Not shown, does not affect)
33. Utility Easement granted to the City of Lee's Summit by the instrument recorded January 7, 1997 as Document No. 97-1-1046 in Book I-2946 at Page 2135. (Tract 1)(Not shown, does not affect)
34. Easements, restrictions and setback lines as per plat, recorded as/in Plat Book I-60 at Page 29. (Tract 1)(Not shown, does not affect)
35. Easements, restrictions and setback lines as per plat, recorded as/in Document No. 2009E0045659. (Tract 1)(Shown, Affects parcel)
36. Right of way conveyed to State of Missouri acting by and through the Missouri Highways and Transportation Commission recorded September 26, 2016 as Document No. 2016E009397. (Tract 1)(Not shown, does not affect)
37. Right of Way Deed granted to City of Lee's Summit, Missouri, a Municipal Corporation by the instrument recorded May 25, 2018 as Document No. 2018E0045931. (Tract 1)(Shown, Affects parcel)
38. Water line easement granted to the City of Lee's Summit, Missouri, a Municipal Corporation by the instrument recorded May 25, 2018 as Document No. 2018E0045933. (Tract 1)(Shown, Affects parcel)
39. Easements, restrictions and setback lines as per plat, recorded as/in Plat Book I-21 and Page 83. (Tracts 2 and 3)(Not shown, Affects parcel)
40. Right of Way Deed by and between KCL Holdings, L.L.C., a Limited Liability Company, as Grantor and City of Lee's Summit, Missouri, a Municipal Corporation, as Grantee, recorded March 07, 2018 in Document No. 2018E0018665. (Tract 2)(Shown, Affects parcel)
41. Water Line Easement by and between KCL Holdings, L.L.C., a Limited Liability Company, as Grantor and City of Lee's Summit, Missouri, a Municipal Corporation, as Grantee, recorded March 07, 2018 in Document No. 2018E0018774. (Tract 2)(Shown, Affects parcel)
42. Easement granted to City of Lee's Summit as more fully set forth in the instrument recorded May 11, 1971 as Document No. 197110084871 in Book 1255 at Page 679. (Tract 3)(Shown, Affects parcel)
43. The premises in question are within the boundaries of Little Blue Valley Sewer District, as set forth in the instrument recorded December 23, 1992 as Document No. 11156654 in Book 2335 at Page 1479, and are subject to assessments by reason thereof. (Tract 3)(Not shown, Affects parcel)
44. Permanent Right of Way and Temporary Construction Easements granted to City of Lee's Summit, Missouri as more fully set forth in the instrument recorded February 02, 2018 as Document No. 2018E0009158. (Tract 3)(Shown, Affects parcel)
45. Waterline Easement granted to City of Lee's Summit, Missouri, as more fully set forth in the instrument recorded February 02, 2018 as Document No. 2018E0009215. (Tract 3)(Shown, Affects parcel)
46. Private Ingress/Egress Easement granted to City of Lee's Summit, Missouri as more fully set forth in the instrument recorded February 02, 2018 as Document No. 2018E0009216. (Tract 3)(Shown, Affects parcel)

PROPERTY DESCRIPTION (First American Title Insurance Company, Policy No. NCS-1149587-KCTY) (September 21, 2022, at 8:00 AM)

Description taken verbatim from Commitment

TRACT 1:

LOT 3, ADESA - LOTS 1, 2 AND 3, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART CONVEYED TO STATE OF MISSOURI BY DOCUMENT NO. 2016E0089397.

LESS AND EXCEPT AN UNDIVIDED 100% INTEREST IN ALL COAL, OIL, GAS AND THE MINERALS, UNDERLYING SAID LAND, AND ALL RIGHTS AND EASEMENTS THEREUNDER BY SAID HOLDER OF ALL COAL, OIL, GAS AND THE MINERALS AND MINERAL RIGHTS, OR BY ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID HOLDER.

TRACT 2:

ALL OF LOT 1, EXCEPT THE NORTH 145.4 FEET MEASURED FROM THE NORTH LINE AND SOUTH ALONG THE WEST LINE, SIMONIN ADDITION, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

TRACT 3:

THE NORTH 145.4 FEET OF LOT 1, SIMONIN ADDITION, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, SAID NORTH 145.4 FEET BEING MEASURED FROM THE NORTH LINE OF SAID LOT SOUTH ALONG THE WEST LINE THEREOF, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADS OR PUBLIC RIGHTS OF WAY.

ALTA/NSPS - Table A requested items

1. Monuments were placed at all major corners of the boundary, unless already marked or referenced by existing monuments
2. Address of subject property
 - 1035 SW Jefferson Street
 - 1051 SW Jefferson Street
 - 1208 SW Market Street
 - 1210 SW Market Street
3. Flood Zone Classification
 - Located outside the 100 year flood plain per panel 2909SC0419G, dated January 20, 2017.
4. Gross land area
 - Lot Area 1 16,978.61 sq. ft (2.69 Ac.)
6. Current Zoning Classification
 - Zoned PMIX (Planned Mixed Use District)
7. Exterior dimensions of all buildings at ground level.
8. Substantial features observed in the process of conducting the survey.
9. Striping, number and type of parking spaces in parking areas, lots and structures
 - 12 Parking Spaces
- 11.b. Location of utilities existing on or serving the surveyed property as determined by observed evidence
 - Locate Ticket # 222901323, 222901324, & 222901325
13. Name of adjoining owners of platted lands according to the current public record
14. 88.00 Feet North to the intersection of the Centerline of SW Jefferson St and SW Oldham Parkway
16. There is no observed evidence of current earth moving work, building construction or building additions
17. There have been no apparent changes to the street right of way
18. 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
19. Professional liability insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map.

Potential Issues

1. Right of way appears to have a 1.33' gap

SURVEYOR'S GENERAL NOTES:

1. This survey is based upon the following information provided by the client or researched by this surveyor.
 - (A) Minor Plat of Adesa - Lots 1, 2, & 3, Document No. 2009E0045659.
 - (B) Plat of Simonin Addition, Book 21, Page 83
2. This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
3. The Title report was furnished by First American Title Insurance Company, Policy No. NCS-1149587-KCTY Dated: September 21, 2022 @ 8:00 A.M.
4. Bearings shown hereon are based upon bearings described in the Minor Plat of Adesa - Lots 1, 2, & 3, Document No. 2009E0045659.
5. 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 in this drawing.
6. 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.
7. According to the Federal Emergency Management Agency's Flood Insurance Rate Map, Community Panel No. 2909SC0419G, dated January 20, 2017, this property lies within Zone X. Areas determined to be outside the 0.2% Annual Chance Floodplain.

To: First American Title Insurance Company; Market Street Investors, L.L.C. a Missouri limited liability company, People's National Bank, N.A., and Drake Development, L.L.C.

This is to certify that this map or plat and the survey upon which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and approved by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7, 8, 9, 11, 14, 15, 16, 17, 18, and 19 of Table A thereof. The field work was completed on 09/21/2022.

Date of Plat or Map: November 2, 2022

Matthew J. Schlicht, MO-PLS 2022-03102
Engineering Solutions, L.L.C., Code Authority CLS-2005008319-D

REVISIONS
DATE

1035 SW JEFFERSON ST
Section 8, Township 47, Range 31
Lee's Summit, Jackson County, Missouri

ALTA/NSPS Land Title Survey		JOB NO.	COUNTY	TOWNSHIP	RANGE	SECTION	SHEET
		1035 SW JEFFERSON	JACKSON	47	31	8	1 OF 1
		DATE OF PREPARATION	November 10, 2022		SCALE	1"=50'	
		DRAWN BY	M. Schlicht, PLS., PE				

PROFESSIONAL SEAL

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LEE'S SUMMIT, MO 64082
PR(616)623-9888 F(816)623-9849