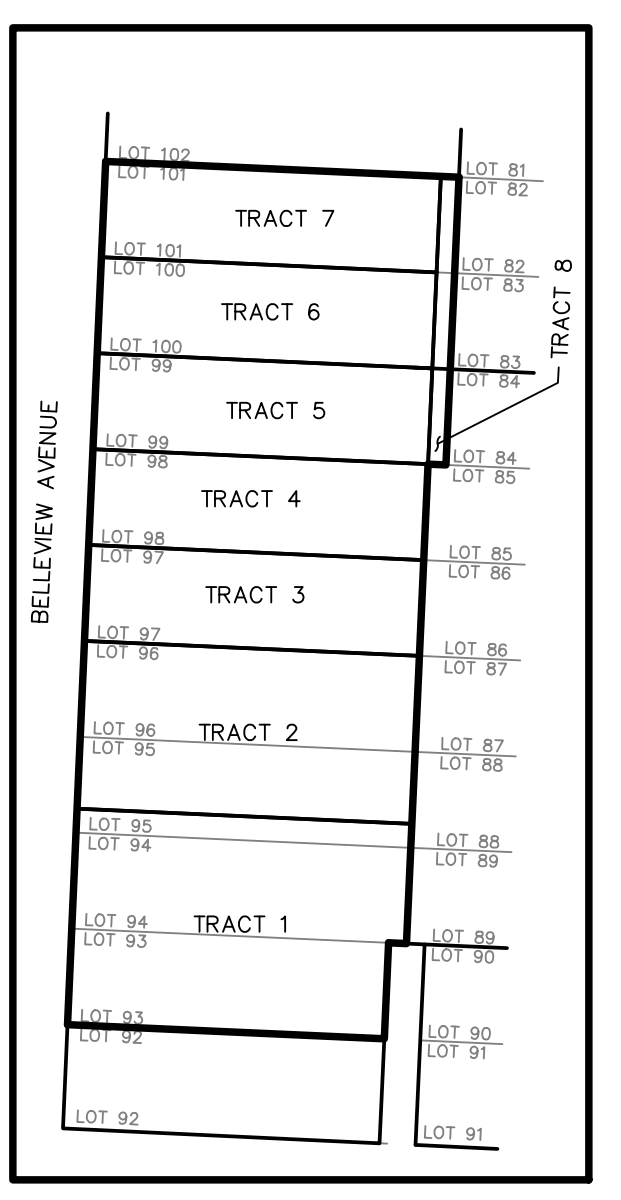
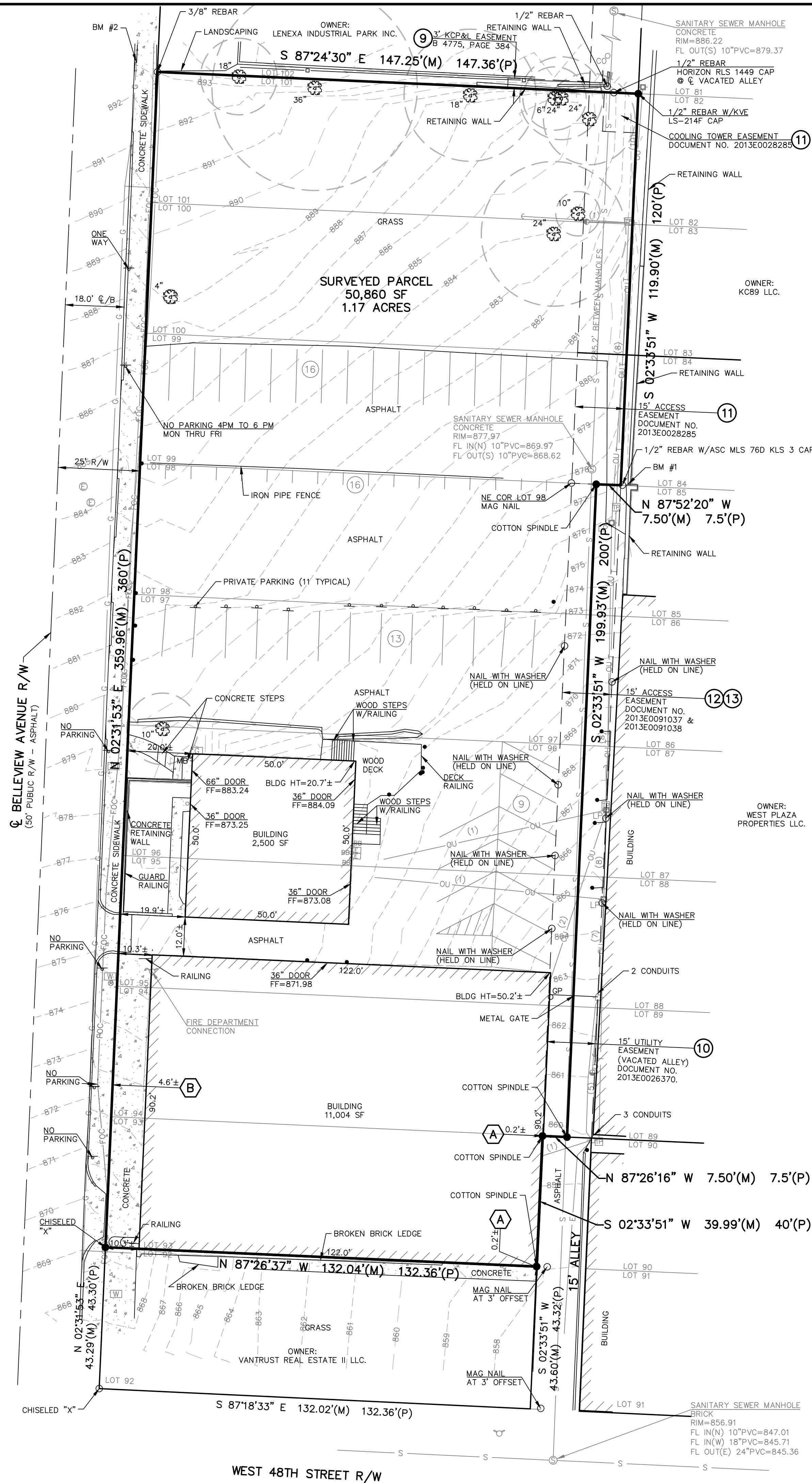
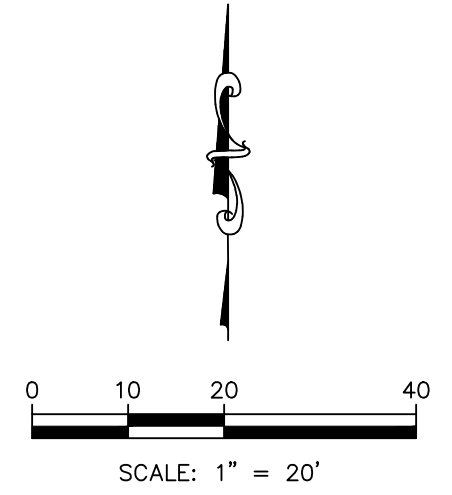
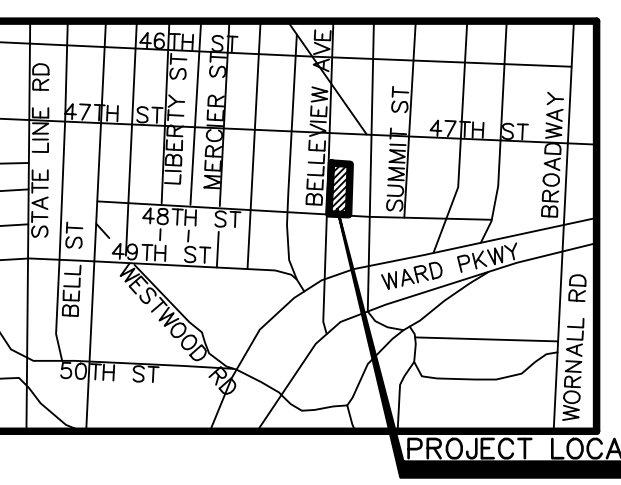


# ALTA/NSPS LAND TITLE SURVEY

LOTS 93-101, PENN PARK  
KANSAS CITY, JACKSON COUNTY, MISSOURI



SCHEDULE A TRACT MAP  
SCALE: 1" = 80'



LOCATION MAP  
CITY OF KANSAS CITY, MISSOURI

**TABLE "A" NOTES:**  
2. ADDRESS: 4711-4739 BELLEVUE, KANSAS CITY, MISSOURI 64108  
4. GROSS LAND AREA: 50,860 SQUARE FEET, 1.17 ACRES  
5. VERTICAL RELIEF WAS ESTABLISHED BY GROUND SURVEY.  
6. CONTOUR INTERVAL IS 1.0 FOOT.  
7. THERE ARE 54 DESIGNATED PARKING SPACES LOCATED ON SUBJECT PROPERTY. 54 STANDARD AND 0 HANDICAPPED DESIGNATED SPACES.  
10(O) THE SUBJECT PROPERTY CONTAINS NO PARTY WALLS.  
11. UNDERGROUND UTILITIES SHOWN PER MISSOURI ONE-CALL TICKET # 162812473

**SURVEY REFERENCE:**  
7. PENN PARK RECORDED IN BOOK 13 PAGE 42.  
8. CARLTON PLAZA CONDOMINIUMS RECORDED IN INSTRUMENT #2005K0016605.

**GENERAL NOTES:**  
1. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH LAWS AND MINIMUM STANDARDS FOR THE STATE OF MISSOURI AND MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN SURVEY.  
2. THE PROPERTY HAS DIRECT ACCESS TO BELLEVUE AVENUE A DEDICATED PUBLIC STREET OR HIGHWAY.  
3. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT REFERENCED ON THIS SURVEY.

**BASIS OF BEARINGS:**  
THE BASIS OF BEARING FOR THIS SURVEY IS AN ASSUMED BEARING OF N 02°31'53" E ON THE WEST LINE OF LOTS 92-101, PENN PARK, KANSAS CITY, JACKSON COUNTY, MISSOURI.

**POSSIBLE ENCROACHMENTS:**  
A. BUILDING IS OVER THE SOUTH AND EAST LINES OF SUBJECT PROPERTY AS SHOWN HEREON.  
B. FIBER OPTIC CABLE IS OVER THE WEST LINE OF SUBJECT PROPERTY AS SHOWN HEREON.

AN ENCROACHMENT IS A LEGAL CONDITION AND NOT A MATTER OF SURVEY. THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT LISTED.

**FLOOD STATEMENT:**  
SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "C" ON THE FLOOD INSURANCE RATE MAP FOR KANSAS CITY, MISSOURI, COMMUNITY PANEL NO. 290173 0100 C, REVISED DATE SEPTEMBER 14, 1990. ZONE "C" IS DEFINED AS "AREAS OF MINIMAL FLOODING". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

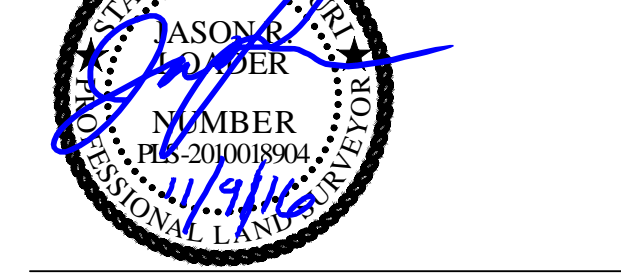
**ZONING:**  
THERE WAS NO ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT.

CALL BEFORE YOU DIG - DRILL - BLAST  
1-800-344-7483 (TOLL FREE)  
MISSOURI ONE CALL SYSTEM, INC.

**CERTIFICATION:**  
TO FIRST AMERICAN TITLE INSURANCE COMPANY, PLAZAVIEW, LLC, A MISSOURI LIMITED LIABILITY COMPANY, SANTA FE INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, SUNFLOWER DEVELOPMENT GROUP, LLC.:

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, 5, 6(a) 7(a), 8, 10(a) AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 14, 2016.

DATE OF PLAT OR MAP: NOVEMBER 8, 2016



JASON R. LOADER  
MISSOURI P.L.S. NO. 2010018904  
LOADERJ@kveng.com

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

**TITLE COMMITMENT:**  
FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO: NCS-756907-KCTY  
EFFECTIVE DATE: SEPTEMBER 14, 2016 @ 8:00 AM

**SCHEDULE B - SECTION II ITEMS:**  
8. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED IN PLAT BOOK 13, PAGE 42. (ALL)  
(AFFECTS THE SUBJECT PROPERTY BUT NO ITEMS TO BE SHOWN)  
9. AN EASEMENT TO KANSAS CITY POWER & LIGHT COMPANY, A MISSOURI CORPORATION IN THE DOCUMENT RECORDED NOVEMBER 9, 1953 AS DOCUMENT NO. B105950 IN BOOK B4775, PAGE 384 OF OFFICIAL RECORDS. (TRACT 7)  
(BENEFITS THE SUBJECT PROPERTY AND IS SHOWN HEREON)  
10. EASEMENTS IN THAT PART OF THE PREMISES IN QUESTION IN THE VACATED ALLEY HEREIN DESCRIBED, RESERVED IN ORDINANCE NO. 130011, OF THE CITY OF KANSAS CITY, MISSOURI, RECORDED MARCH 18, 2013 AS DOCUMENT NO. 2013E0026370. (ALL)  
(AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON)  
11. TERMS AND PROVISIONS AS SET FORTH IN EASEMENT AGREEMENT, BY AND BETWEEN SANTA FE INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND PLAZA HOUSE, LLC, A MISSOURI LIMITED LIABILITY COMPANY, RECORDED MARCH 21, 2013 AS DOCUMENT NO. 2013E0028285. (ALL)  
(AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON)  
12. TERMS AND PROVISIONS AS SET FORTH IN AGREEMENT TO CONSENT TO VACATE ALLEY AND TO GRANT EASEMENT, BY AND BETWEEN SANTA FE INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND CARLTON PLAZA CONDOMINIUM ASSOCIATION, A MISSOURI NOT-FOR-PROFIT CORPORATION, RECORDED AUGUST 27, 2013 AS DOCUMENT NO. 2013E0091037. (ALL)  
(AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON)  
13. TERMS AND PROVISIONS AS SET FORTH IN CROSS ACCESS AND EASEMENT AGREEMENT, BY AND BETWEEN SANTA FE INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND CARLTON PLAZA CONDOMINIUM ASSOCIATION, A MISSOURI NOT-FOR-PROFIT CORPORATION, RECORDED AUGUST 27, 2013 AS DOCUMENT NO. 2013E0091038. (ALL)  
(AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON)

**TITLE COMMITMENT SCHEDULE A DESCRIPTION:**  
TRACT 1:  
LOTS 93 AND 94, AND THE SOUTH 10 FEET OF LOT 95, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT TO SAID LOT 94 AND THE SOUTH 10 FEET OF LOT 95.

TRACT 2:  
LOT 96 AND THE NORTH 30 FEET OF LOT 95, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT TO SAID LOTS.

TRACT 3:  
LOT 97, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT.

TRACT 4:  
LOT 98, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT.

TRACT 5:  
LOT 99, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT.

TRACT 6:  
LOT 100, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT.

TRACT 7:  
LOT 101, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT.

TRACT 8:  
ALL OF THE EXISTING 15 FOOT ALLEY LYING ADJACENT TO LOTS 82 THRU 84, PENN PARK, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 82; THENCE SOUTH 02° 31' 53" WEST, ALONG THE WEST LINE OF SAID LOTS 82 THRU 84, 120.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 84; THENCE NORTH 87° 28' 07" WEST, 7.50 FEET; THENCE NORTH 02° 31' 53" EAST 120.00 FEET; THENCE SOUTH 87° 28' 07" EAST, 7.50 FEET TO THE POINT OF BEGINNING.

**DATUM BENCHMARK:**  
KCMO BM #2458: VALVE STEM OF FIRE HYDRANT AT THE NORTHWEST QUADRANT OF WEST 48TH STREET AND ROANOKE PARKWAY. NAVD 88 ELEV=849.20

**BENCHMARKS:**  
BM #1: CHISELED "SQUARE" AT THE SOUTHWEST CORNER OF CONCRETE RETAINING WALL, 15± EAST OF THE SOUTH WEST CORNER OF LOT 99. ELEV=877.71

BM #2: CHISELED "SQUARE" ON THE TOP OF CURB EAST SIDE OF BELLEVUE AVENUE, 6.5± WEST & 2.5± NORTH OF THE NORTHWEST CORNER OF SITE. ELEV=893.14

| LEGEND  |  |
|---------|--|
| ○       | MONUMENT FOUND, ORIGIN UNCERTAIN, UNLESS OTHERWISE NOTED |
| ●       | MONUMENT SET   |
| (M)     | MEASURED   |
| (P)     | PLATTED  |
| —       | STREET SIGN  |
| •       | STEEL BOLLARD  |
| ⊥       | UTILITY POLE   |
| ⊥       | UTILITY POLE WITH TRANSFORMER                            |
| ⊥       | UTILITY POLE WITH LIGHT & TRANSFORMER                    |
| BB      | BREAKER BOX  |
| —       | DEADMAN ANCHOR   |
| (S) OU  | OVERHEAD UTILITY - # LINES                               |
| ⊠       | ELECTRIC METER   |
| ⊙       | ELECTRIC MANHOLE   |
| — E —   | UNDERGROUND ELECTRIC LINE                                |
| ⊠       | GAS METER  |
| — G —   | UNDERGROUND GAS LINE                                     |
| ⊙       | WATER LINE GATE VALVE                                    |
| ⊠       | WATER METER  |
| ⊠       | FIRE HYDRANT   |
| ⊙       | SANITARY SEWER MANHOLE                                   |
| ⊙       | SANITARY SEWER CLEAN-OUT                                 |
| — S —   | SANITARY SEWER LINE                                      |
| ⊠       | TELEPHONE PEDESTAL                                       |
| — T —   | UNDERGROUND TELEPHONE LINE                               |
| — FOC — | UNDERGROUND FIBER OPTIC CABLE                            |
| MB      | MAILBOX  |
| ⊠       | GATE POST  |
| —       | WOOD FENCE   |
| 36"     | DECIDUOUS TREE WITH SIZE & DRIP LINE                     |
| (13)    | PARKING STALL COUNT                                      |
| — 865 — | 1' CONTOUR INTERVAL                                      |
| (A)     | POTENTIAL ENCROACHMENT IDENTIFIER                        |
| (10)    | SCHEDULE B IDENTIFIER                                    |
| —       | LINE NOT DRAWN TO SCALE                                  |
| ℄/B     | CENTERLINE TO BACK OF CURB                               |

**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.

|  |  |                                |
|--|--|--------------------------------|
|  | 2319 NORTH JACKSON   P.O. BOX 1304<br>JUNCTION CITY, KANSAS 66441<br>PH. (785) 762-5040   FAX (785) 762-7744<br>jc@kveng.com   www.kveng.com | PROJECT NO.<br><b>A16S7881</b> |
|  |  | DRAWN BY<br><b>DAW</b>         |
|  |  | CHECKED BY<br><b>JRL</b>       |
|  |  | CFN<br><b>7881ALTA</b>         |
| PREPARED FOR:<br><b>SUNFLOWER DEVELOPMENT GROUP</b><br>1520 GRAND BOULEVARD, FLOOR 2<br>KANSAS CITY MISSOURI, 64108                                |  | SHEET<br><b>1 OF 1</b>         |
| KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214.<br>EXPIRES 12/31/17 |  |                                |

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.