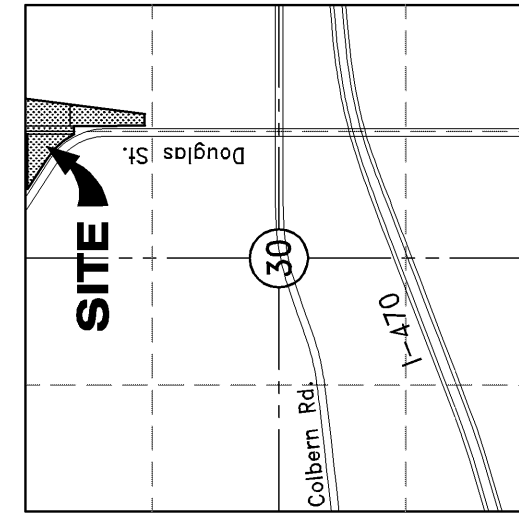


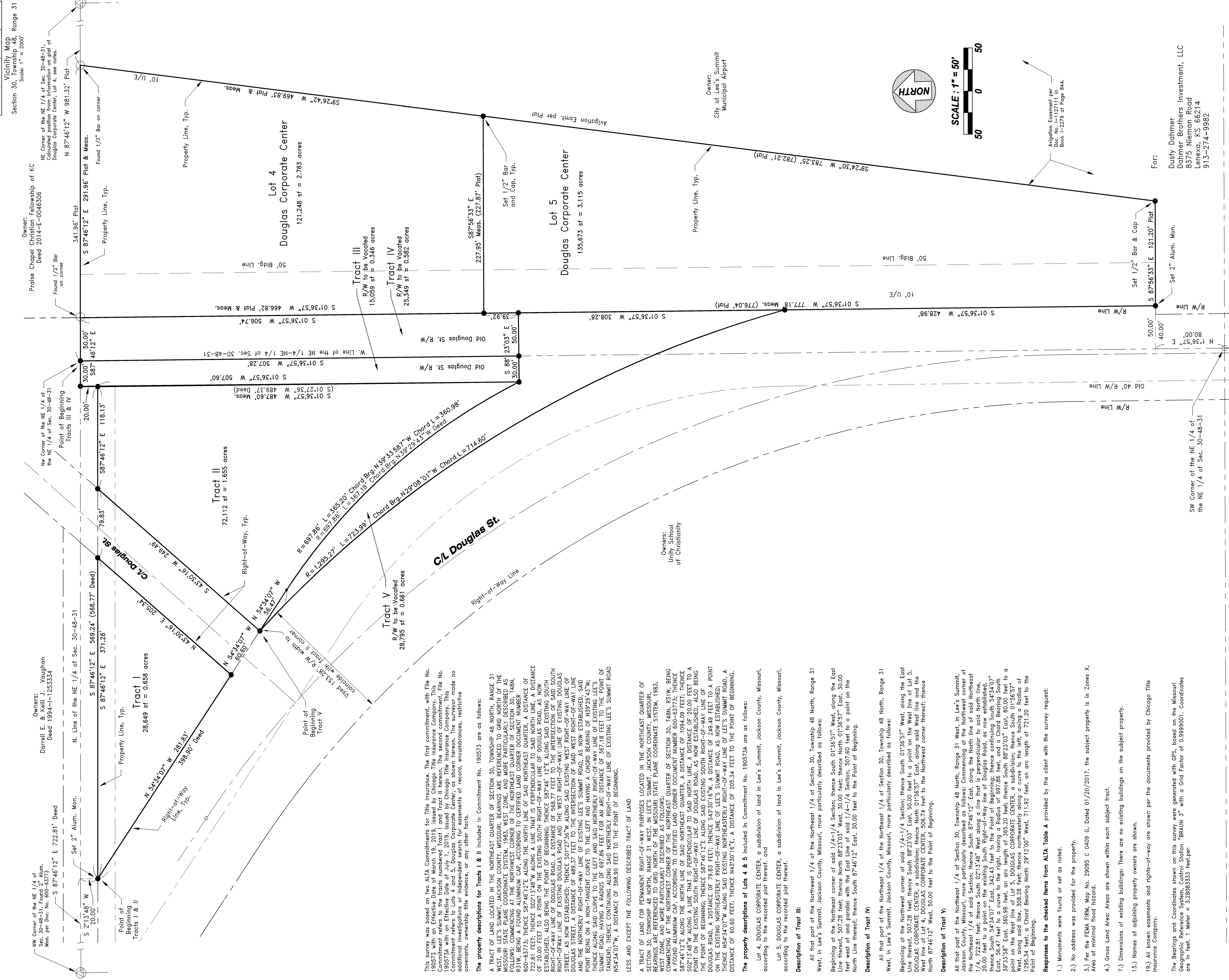
ALTA/NSPS Land Title Survey

NE 1/4 of Section 30, Township 48 N, Range 31 W
In Lee's Summit, Jackson County, Missouri

Sheet 1 of 2



Vicinity Map
Scale: 1" = 200'



This survey was based on two ALTA Commitments for Title Insurance. The first commitment, with File No. 190573 with an Effective Date of March 19, 2019, issued by Chicago Title Insurance Company. This Commitment refers to the Tracts numbered Tract I and Tract II herein. The second commitment, File No. 190573A with an Effective Date of July 1, 2019, issued by Chicago Title Insurance Company. This Commitment refers to Lots 4 and 5, Douglas Corporate Center, as shown herein. The surveyor made no independent investigation of the records, encumbrances, restrictive covenants, ownership title evidence, or any other facts.

The property descriptions for Tracts I & II included in Commitment No. 190573 are as follows:
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1985. BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1985. WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTHEAST QUARTER OF SECTION 30, T48N, R31W, BEING A FOUND ALUMINUM CAP, ACCORDING TO CERTIFIED LAND CORNER DOCUMENT NUMBER 600-63773; THENCE S87°46'12" E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE S87°46'12" E ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF DOUGLAS ROAD, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE S87°46'12" E ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF DOUGLAS ROAD, A DISTANCE OF 568.77 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF DOUGLAS ROAD AND THE WEST RIGHT-OF-WAY LINE OF EXISTING DOUGLAS STREET; A DISTANCE OF 489.57 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF DOUGLAS STREET, A DISTANCE OF 697.86 FEET TO THE POINT OF BEGINNING; THENCE S87°46'12" E ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF DOUGLAS ROAD, HAVING A RADIUS OF 697.86 FEET FOR AN ARC DISTANCE OF 367.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF EXISTING LEE'S SUMMIT ROAD, A DISTANCE OF 398.90 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND
A TRACT OF LAND FOR PERMANENT RIGHT-OF-WAY PURPOSES LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1985. BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1985. WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTHEAST QUARTER OF SECTION 30, T48N, R31W, BEING A FOUND ALUMINUM CAP, ACCORDING TO CERTIFIED LAND CORNER DOCUMENT NUMBER 600-63773; THENCE S87°46'12" E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1094.09 FEET; THENCE S02°13'48" W ALONG A LINE THAT IS PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 20.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF DOUGLAS ROAD, AS NOW ESTABLISHED, ALSO BEING THE POINT OF BEGINNING; THENCE S87°46'12" E ALONG SAID EXISTING SOUTH RIGHT-OF-WAY LINE OF DOUGLAS ROAD, A DISTANCE OF 79.83 FEET; THENCE S43°30'16" W, A DISTANCE OF 249.49 FEET TO A POINT ON THE EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF LEE'S SUMMIT ROAD, AS NOW ESTABLISHED; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF EXISTING LEE'S SUMMIT ROAD, A DISTANCE OF 60.60 FEET; THENCE N43°30'16" E, A DISTANCE OF 206.54 FEET TO THE POINT OF BEGINNING.

The property descriptions of Lots 4 & 5 included in Commitment No. 190573A are as follows:
Lot 4, DOUGLAS CORPORATE CENTER, a subdivision of land in Lee's Summit, Jackson County, Missouri, according to the recorded plat therefor, and
Lot 5, DOUGLAS CORPORATE CENTER, a subdivision of land in Lee's Summit, Jackson County, Missouri, according to the recorded plat therefor.

Description of Tract III:
All that part of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 48 North, Range 31 West, in Lee's Summit, Jackson County, Missouri, more particularly described as follows:
Beginning at the Northeast corner of said 1/4-1/4 Section; thence South 01°36'57" West, along the East Line thereof, 507.28 feet; thence North 88°23'03" West, 30.00 feet; thence North 01°36'57" East, 30.00 feet west of and parallel with the East Line of said 1/4-1/4 Section, 507.60 feet to a point on the North Line thereof; thence South 87°46'12" East, 30.00 feet to the Point of Beginning.

Description of Tract IV:
All that part of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 48 North, Range 31 West, in Lee's Summit, Jackson County, Missouri, more particularly described as follows:
Beginning at the Northwest corner of said 1/4-1/4 Section; thence South 01°36'57" West, along the East Line thereof, 507.28 feet; thence North 88°23'03" West, 30.00 feet to a point on the West Line of Lot 5, Douglas Corporate Center; thence North 01°36'57" East, 30.00 feet to the Northwest corner thereof; thence North 87°46'12" West, 50.00 feet to the Point of Beginning.

Description of Tract V:
All that part of the Northeast 1/4 of Section 30, Township 48 North, Range 31 West, in Lee's Summit, Jackson County, Missouri, more particularly described as follows: Commencing at the Northwest corner of the Northeast 1/4 of said Section; thence South 87°46'12" East, along the North line of said Northeast 1/4, 722.81 feet; thence South 02°13'48" West, along a line that is perpendicular to said North line, 20.00 feet to a point on the existing South Right-of-Way line of Douglas Road, as now established, thence South 54°34'07" East, 342.43 feet to the Point of Beginning; thence continuing South 54°34'07" East, 56.47 feet to a curve to the right, having a Radius of 697.86 feet, and a Chord Bearing South 35°29'58" East, 349.96 feet to the Point of Beginning; thence continuing South 35°29'58" East, 90.00 feet to a West line along said line, 308.28 feet; thence northerly along a curve to the left, having a Radius of 1295.34 feet, a Chord Bearing North 29°12'00" West, 711.92 feet, an arc length of 721.20 feet to the Point of Beginning.

Responses to the checked items from ALTA Table A provided by the client with the survey request:
1.) Monuments were found or set as noted.
2.) No address was provided for the property.

3.) Per the FEMA FIRM, Map No. 29095 C 0409 G, Dated 01/20/2017, the subject property is in Zones X, Area of minimal flood hazard.

4.) Gross Land Area: Areas are shown within each subject tract.
7.) Dimensions of existing buildings: There are no existing buildings on the subject property.

13.) Names of adjoining property owners are shown.
19.) All known easements and rights-of-way are shown per the documents provided by Chicago Title Insurance Company.

The Bearings and Coordinates shown on this survey were generated with GPS, based on the Missouri Coordinate System, a "BROAD 5" with a Grid Factor of 0.9999001. Coordinates are in feet. 1 Meter = 3.28083333 feet

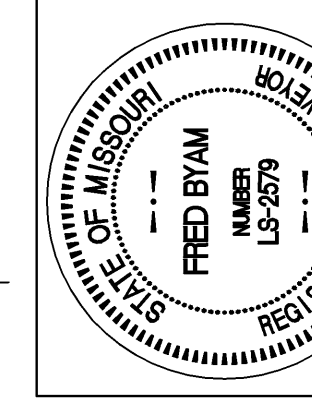
LEGEND

	1/4-Section Corner, Circle indicates a found Monument
	Monument Set, as Noted
	Fence, as Noted
	1/4 Section or R/W Line
	Subject Tract - R/W or Property Line
	Easement or Setback Line, as noted
	Other R/W or Property Line
	PP = Power Pole
	FO = Fiber Optics
	SL = Street Light
	WV = Water Valve
	UE = Underground Elec.
	Hyd = Hydrant

ALTA/NSPS Certification:

To Dahmer Brothers Investment LLC and 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 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, 7, 13, and 19 of Table A thereof. The field work was completed on April 25, 2019.

Fred Byam, Missouri LS #2579
Date 7-5-2020



Fred Byam
Fred Byam
Missouri LS #2579
Missouri LS #2579
Date Signed 7-5-2020

BYAM Engineering
3501-G S. Sterling Ave.
Independence, MO 64052
Phone 816-252-3519
Since 1963

Dahmer Brothers Investment, LLC
3501-G S. Sterling Ave.
Independence, MO 64052
Phone 816-252-3519
Since 1963

ALTA/NSPS Land Title Survey
Tracts at Douglas St. & Lee's Summit Rd.
in the NE 1/4 of Sec. 30-48N-31W
Lee's Summit, Jackson County, Missouri

Dahmer Brothers Investment, LLC
Dahmer Brothers Investment, LLC
8375 Nikoman Road
Lenexa, KS 66214
913-274-9962

Owner:
Dusty Dahmer
Dahmer Brothers Investment, LLC
8375 Nikoman Road
Lenexa, KS 66214
913-274-9962

Owner:
City of Lee's Summit
Municipal Airport

Owner:
Unity School
of Christianity

Owner:
Prairie Chapel Christian Fellowship of KC
Deed 2014-E-0046306

Owner:
Darrell E. & Wally L. Vaughan
Deed 1994-I-1253334

Owner:
City of Lee's Summit
Municipal Airport