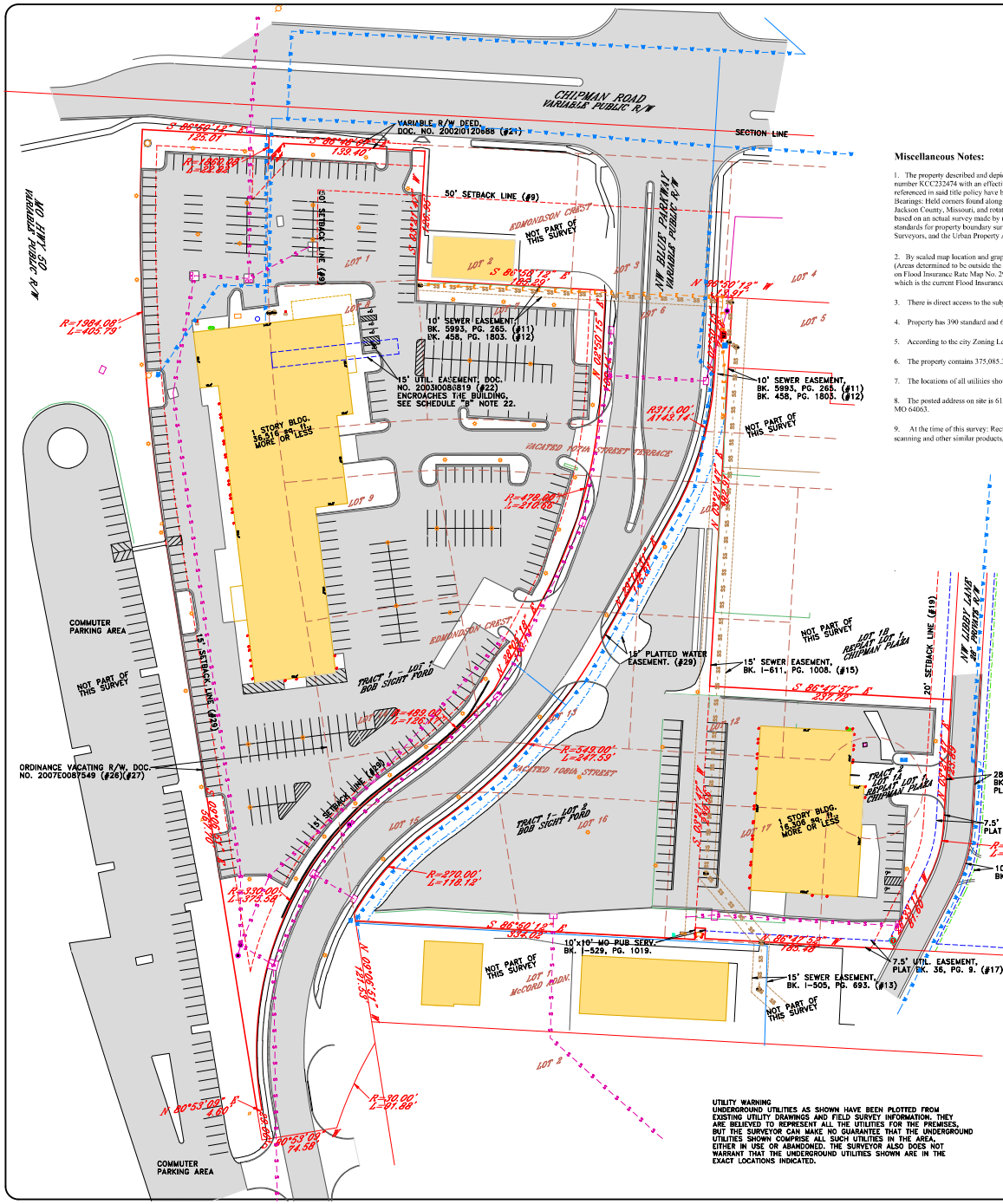

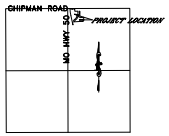

SECTION 1-47-32
VICINITY MAP
NOT TO SCALE

0 50 100 150
SCALE 1"=50'

UTILITY WARNING
UNDERGROUND UTILITIES AS SHOWN HAVE BEEN PLOTTED FROM EXISTING UTILITY DRAWINGS AND FIELD SURVEY INFORMATION. THEY ARE BELIEVED TO REPRESENT ALL THE UTILITIES FOR THE PREMISES, BUT THE SURVEYOR CAN MAKE NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN USE OR ABANDONED. THE SURVEYOR ALSO DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATIONS INDICATED.

Miscellaneous Notes:

1. The property described and depicted or shown hereon, are the same as the property described in Chicago Title commitment number KCC232474 with an effective date of December 4, 2023, at 8:00 AM and that all easements, covenants and restrictions referenced in said title policy have been plotted hereon or as otherwise noted as to their effect on the property. Basis of Bearings: Held corners found along the North line of Lot 1, Bob Sight Ford, Lots 1 & 2, a subdivision in Lee's Summit, Jackson County, Missouri, and rotated to Missouri Coordinate System 1983, West Zone. I further certify that this survey is based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the current "minimum standards for property boundary surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Urban Property Accuracy Standards of the Missouri Department of Natural Resources.

2. By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone Designations "X" (Areas determined to be outside the 0.2% annual chance floodplain) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 29095C0417G, with a date of identification of January 20, 2017, for Lee's Summit, MO, which is the current Flood Insurance Rate Map for said community.

3. There is direct access to the subject property via NW Blue Parkway and NW Libby Lane, both public right-of-ways.

4. Property has 390 standard and 6 handicap parking spaces.

5. According to the city Zoning Letter, dated January 3, 2024, the property is zoned CP-2.

6. The property contains 375,085.38 sq. ft. or 8.61 acres, more or less.

7. The locations of all utilities shown on the survey are from visible surface evidence and information provided by others.

8. The posted address on site is 610 NW Blue Parkway, Lees Summit, MO 64063 and 596 NW Libby Lane, Lees Summit, MO 64063.

9. At the time of this survey: Rectified orthophotography, photogrammetric mapping, remote sensing, airborne/mobile laser scanning and other similar products, tools or technologies as the basis for showing the location of certain features. (#15)

SYMBOL LEGEND

NOT EVERY SYMBOL MAY BE USED

P.O.B. – Point of Beginning
P.O.C. – Point of Commencement
R – Radius
L – Arc Length
M – Measured
D – Deed
– Fire Hydrant
– Water Valve
– Water Meter
– Water Manhole
– Gas Meter
– Gas Valve
– Gasline Marker
– Air Condition Unit
– Cable Pedestal
– Electric Meter
– Electric Transformer
– Electric Manhole
– Light Pole
– Guy Wire
– Ground Light
– Power Pole
– Asphalt Area
– Concrete Area
– No Parking Area
– Building Area
– Monumentation Found as Noted
– 5/8" Rebar w/Cap Set
– Monument in Monument Box
– Sanitary Sewer
– Storm Sewer
– Water Line
– Gas
– Underground Electric
– Overhead Electric
– Underground Telephone
– Underground Cable T.V.
– Underground Fiberoptics
– Overhead Utilities
– Flag Pole
– Monitoring Well
– Bollard Post
– Handicap Space
– Sign
– Mail Box
– Telephone Manhole
– Telephone Pedestal
– Fiber Optic Marker
– Vault
– Storm Manhole
– Curb Inlet Basin w/ Grate
– Catch Basin
– Cleanout
– Sanitary Manhole
– Guardrail
– Fence
– Wood Fence

SURVEY CERTIFICATION

To: Bob Sight Auto Group; Enterprise Bank & Trust 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 2021 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(a), 7(b)(1), 8, 9, 11(a) and 11(b), of Table A thereof. The fieldwork was completed on January 8, 2024. Date of Plat or Map: January 10, 2024.

PRELIMINARY

Signed:_____
Curtis D. Tolson, LS - 2236

Chicago Title commitment No. KCC232474 - Schedule "A" Property Description:

TRACT 1:
Lots 1 and 2, BOB SIGHT FORD, LOTS 1 & 2, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 2:
Lot 1A, REPLAT OF LOT 1, CHIPMAN PLAZA, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

Chicago Title commitment No. KCC232474 - Schedule "B" Exceptions:

9. Property is subject to building setback lines and utility easements shown on the plat of Edmondson Crest recorded November 16, 1954 as Document No. 633531, in Plat Book 17, Page 124, as shown hereon.

10. Property MAY BE subject to easements, if any, for public utilities, installed in, under or upon the vacated 107th Street Terrace and 108th Street prior to the vacation thereof, and for which no notice appears in the Office of the Recorder/Register of Deeds. This refers to the plat in Plat Book 18, Page 23 which was mislabeled on the county website as being in Independence, but was actually in Lee's Summit. The entire plat appears to be vacated by documents found in Book 1847, Pages 441 and 443. Current plat of Bob Sight Ford, Lots 1 & 2, may contain language that vacated any remaining easements.

11. Property is subject to easement granted to the City of Lee's Summit, recorded August 29, 1967 as Document No. 914890, in Book 5993, Page 265, as shown hereon.

12. Property is subject to easements and restrictions contained in deed recorded August 6, 1973 as Document No. I-160209, in Book I-458, Page 1803, as shown hereon, as shown hereon.

13. Property is NOT subject to sewer easement granted to the City of Lee's Summit, recorded March 13, 1974 as Document No. I-176823, in Book I-505, Page 693. Said easement lies South of the surveyed property.

14. Property MAY BE subject to easement granted to Franchise Realty Interstate Corporation, recorded November 5, 1974 as Document No. I-197893, in Book I-559, Page 179. The properties described are to the East of Libby Lane but may give those properties some access and utility rights to a portion of Tract 2. This document is filed before the plat of Chipman plaza which then provided access and utility easements for the area.

15. Property is subject to sanitary sewer line easement granted to the City of Lee's Summit, recorded July 31, 1975 as Document No. I-217565, in Book I-611, Page 1008, as shown hereon.

16. Property is subject to roadway easement established by Warranty Deed recorded September 15, 1977 as Document No. I-301009, in Book I-786, Page 1698, as shown hereon.

17. Property is subject to building setback lines, utility and sewer easements shown on the plat of Chipman Plaza recorded October 25, 1977 as Document No. I-306253, in Plat Book 36, Page 9, as shown hereon.

18. Property is NOT subject to right of way granted to The Gas Service Company, recorded August 25, 1978 as Document No. I-346470, in Book I-871, Page 1147. Said easement lies on the east side of the 28' roadway.

19. Property is subject to building setback lines, utility and sewer easements shown on the Replat of Lot 1, Chipman Plaza, recorded January 7, 1994 as Document No. I-1243966, in Plat Book I-54, Page 30, as shown hereon.

20. Property MAY BE subject to temporary construction easement granted to the City of Lee's Summit, recorded December 26, 2002 as Document No. 2002010120687. Said easement was recorded in 2002 and was to terminate 90 days after completion and thus has probably terminated.

21. Property is NOT subject to right of way granted to the City of Lee's Summit, recorded December 26, 2002 as Document No. 2002010120688. Said easement abuts Lot 1, Bob Sight Ford, along the North property line.

22. Property is subject to utility easement granted to the City of Lee's Summit, recorded July 22, 2003 as Document No. 2003100860819. Encroaches the building but was put in place before current building was constructed. Should have been vacated during the planning and construction phase.

23. Property is subject to terms and provisions of the Lee's Summit East Tax Increment Financing Plan, redevelopment plan, contract and agreement thereunder, including but not limited to PILOTS and EATS, according to Tax Increment Financing Contract recorded January 22, 2007 as Document No. 2007E0009221. Amended and Restated Contract recorded August 1, 2008 as Document No. 2008E0082099. Blanket in nature, nothing to plot.

24. Property MAY BE subject to retroactive assessments, if any, in relation to tax abatement. Not a survey issue.

25. Property is subject to terms and provisions of Development Agreement recorded June 6, 2007 as Document No. 2007E0074796. Amendment No. 1 to Development Agreement recorded July 9, 2008 as Document No. 2008E0073960. Blanket in nature, nothing to plot.

26. Property is subject to utility easement in the vacated Blue Parkway embraced herein, reserved in Ordinance No. 6408, vacating the same, a copy of which was recorded July 3, 2007 as Document No. 2007E0087549, as shown hereon.

27. Property is subject to easements, if any, for public utilities, installed in, under or upon the vacated Blue Parkway prior to the vacation thereof, and for which no notice appears in the Office of the Recorder/Register of Deeds, as shown hereon.

28. Property is subject to terms and provisions of City of Lee's Summit Ordinance No. 6458, accepting the plat of Bob Sight Ford, Lots 1 & 2, recorded January 9, 2008 as Document No. 2008E0002872. Blanket in nature, nothing to plot.

29. Property is subject to building setback lines and easements shown on the plat of Bob Sight Ford, Lots 1 & 2, recorded January 9, 2008 as Document No. 2008E0002873, in Plat Book 115, Page 32, as shown hereon.

30. Property is subject to terms and provisions of Cooperative Agreement recorded December 12, 2008 as Document No. 2008E0127185. Blanket in nature, nothing to plot.

REVISION NOTES

Date:	Comment:

BOB SIGHT FORD

ALTA/NSPS LAND TITLE SURVEY

VIKING SURVEYS

SURVEY ORDERED BY:
Name:

SURVEY PERFORMED BY:
Curtis Tolson, KS 908, MO 2236
DBA Viking Surveys
P.O. Box 13324
Overland Park, KS 66282
(913) 492-6179
Curtis@vikingsurveys.com

PROJ. NO. C23.031