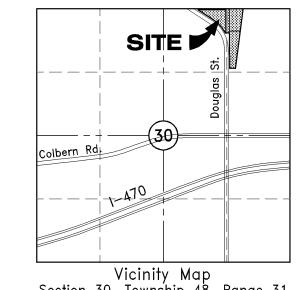
ALTA/NSPS Land Title Survey

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

Sheet 1 of 2



Section 30, Township 48, Range 31 Scale: 1" = 2000'

NE Corner of the NE 1/4 of Sec. 30-48-31,

Calculated position from information on plat of

Douglas Corporate Center, Lot 4, see notes.

N 87°46'12" W 981.32' Plat

Found 1/2" Bar on corner

Property Line, Typ.

Owner:

341.96' Plat

Property Line, Typ.

S 87°46'12" E 291.96' Plat & Meas.

Lot 4 Douglas Corporate Center

121,248 sf = 2.783 acres

— Tract III R/W to be Vacated 15,059 sf = 0.346 acres

-Tract IV

R∕w

ĸ.

Douglas

30.00

R ✓

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50.00

S 88° 23'03" E

R/W to be Vacated

25,349 sf = 0.582 acres

S87°56'33" E

227.95' Meas. (227.87' Plat)

Lot 5

Douglas Corporate Center

135,673 sf = 3.115 acres

Set 1/2" Bar

and Cap, Typ.

Praise Chapel Christian Fellowship of KC NW Corner of the NE 1/4 of Owners: Deed 2014-E-0046306 Sec. 30-48-31, Found 2" Alum. Darrell E. & Kelli J. Vaughan Deed 1994-I-1253334 the NE 1/4 of Sec. 30-48-31 S 87°46'12" E 722.81' Deed Found 1/2" Bar Point of Beginning Tracts III & IV Set 2" Alum. Mon. N. Line of the NE 1/4 of Sec. 30-48-3150.00' 46'12" E 20.00' ^{*}30.00 S 2°13'48" W S 87°46'12" E 569.24' (568.77' Deed) 20.00 79<u>.8</u>3' S87°46'12" E 118.13' S 87°46'12" E 371.28' Property Line, Typ. Point of Beginning Tract L Tracts I & II 28,649 sf = 0.658 acresTract II 72,112 sf = 1.655 acres

Tract V

R/W to be Vacated

28.795 sf = 0.661 acres

Right-of-Way, Typ.

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 hereon. 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 hereon. The surveyor made no additional investigations or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts.

Point of Beginning

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, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF 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 722.81 FEET; THENCE SO2°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 568.77 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OFWAY LINE OF EXISTING DOUGLAS ROAD AND THE WEST RIGHT-OF-WAY LINE OF EXISTING DOUGLAS STREET, AS NOW ESTABLISHED; THENCE S01°27'36"W ALONG SAID EXISTING WEST RIGHT-OF-WAY LINE OF DOUGLAS STREET, A DISTANCE OF 489.37 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE NORTHERLY RIGHT-OF-WAY LINE OF EXISTING LEE'S SUMMIT ROAD, AS NOW ESTABLISHED, SAID POINT BEING ON A NON-TANGENT CURVE TO THE LEFT AND HAVING A CHORD BEARING OF N39°29'43"W; THENCE ALONG SAID CURVE TO THE LEFT AND SAID NORTHERLY RIGHT-OF-WAY LINE OF EXISTING LEE'S SUMMIT ROAD, HAVING A RADIUS OF 697.86 FEET FOR AN ARC DISTANCE OF 367.18 FEET TO THE POINT OF TANGENT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF EXISTING LEE'S SUMMIT ROAD N54°34'07"W, 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, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF 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 N54°34'07"W ALONG SAID EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF LEE'S SUMMIT ROAD, A DISTANCE OF 60.60 FEET; THENCE N43°30'16"E, A DISTANCE OF 205.34 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 thereof. and

Lot 5, DOUGLAS CORPORATE CENTER, a subdivision of land in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

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 South 88°23'03" East, 50.00 feet to a point on the West line of Lot 5, DOUGLAS CORPORATE CENTER, a subdivision; thence North 01°36'57" East, along said West line and the West line of Lot 4, DOUGLAS CORPORATE CENTER, 506.74 feet to the Northwest corner thereof; thence North 87°46'12" West, 50.00 feet to the Point of Beginning.

Description of Tract V:

TC = Top of Curb

MH = Manhole

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 39°33'58" East, 360.98 feet, an arc length of 365.20 feet; thence South 88°23'03" East, 80.00 feet to a point on the West line of Lot 5, DOUGLAS CORPORATE CENTER, a subdivision: thence South 01°36'57" West, along said line, 308.28 feet; thence northwesterly 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,
- 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 Geographic Reference System, Control Station "BRAUN 3" with a Grid Factor of 0.9999001. Coordinates are in feet. 1 Meter = 3.28083333 feet.per

Owners: Unity School of Christianity Property Line, Typ. Owner: City of Lee's Summit Municipal Airport Bldg. 10, SCALE : 1" = 50" Avigation Easement per Doc. No. I-1127111 in Book I-2279 at Page 844. R/W40, Set 1/2" Bar & Cap — PIO 50.00 S 87°56'33" E 121.20' Plat For: 40.00' Set 2" Alum. Mon. Dusty Dahmer Dahmer Brothers Investment, LLC . 57, 00, 8375 Nieman Road SW Corner of the NE 1/4 of Lenexa, KS 66214 the NE 1/4 of Sec. 30-48-31913-274-9982

LEGEND

1/4—Section Corner, Circle indicates a found Monument Monument Found, as Noted 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 UGE = Underground Elec. St.Lt. = Street Light WV = Water Valve

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

7-/5-2020



JOB NO. 2017-1245 SHEET

Signature Fred Byam Missouri PE #22497 Missouri LS #2579 7-/5-2020

Date Signed

1 *of*

Apr. 30, 2019

BYAM Engineering

3501-G S. Sterling Ave. Independence, MO 64052 Phone 816-252-3519 Since 1953

Dahmer Brothers Investment, LLC ALTA/NSPS Land Title Survey

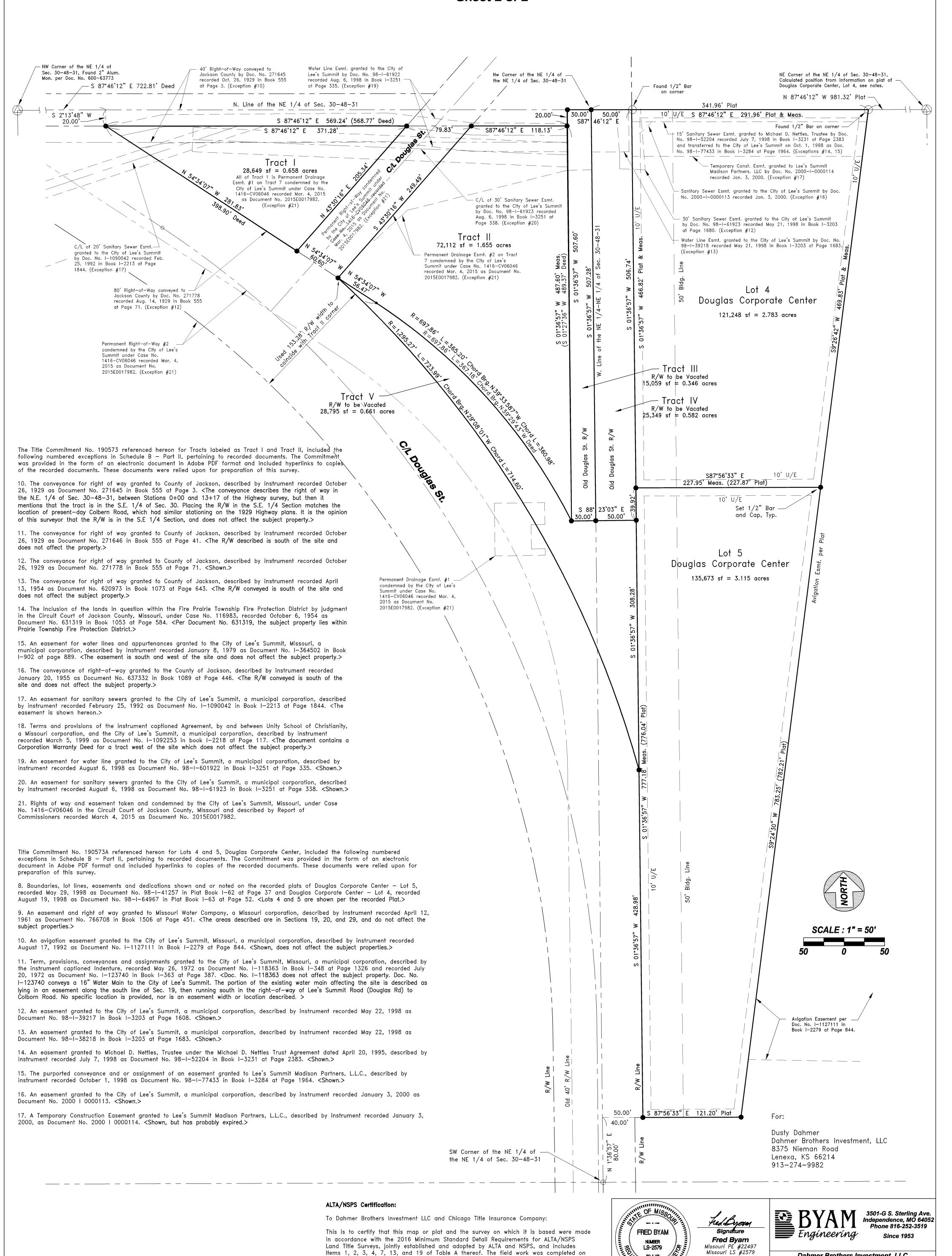
Tracts at Douglas St. & Lee's Summit Rd. in the NE 1/4 of Sec. 30-48N-31W

Lee's Summit, Jackson County, Missouri

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 2 of 2



Items 1, 2, 3, 4, 7, 13, and 19 of Table A thereof. The field work was completed on

7-/5-2020

April 25, 2019.

Fred Byam, Missouri LS #2579

LS-2579

JOB NO. 2017-1245 SHEET

7-/5-2020

Date Signed

2 *o*f

Apr. 30, 2019

Dahmer Brothers Investment, LLC

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