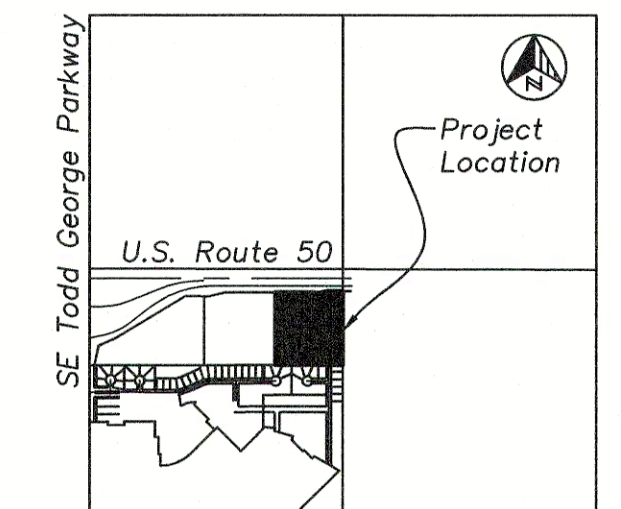


ALTA/ACSM Land Title Survey

A tract of land lying in the Southwest Quarter of Section 10, Township 47 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri

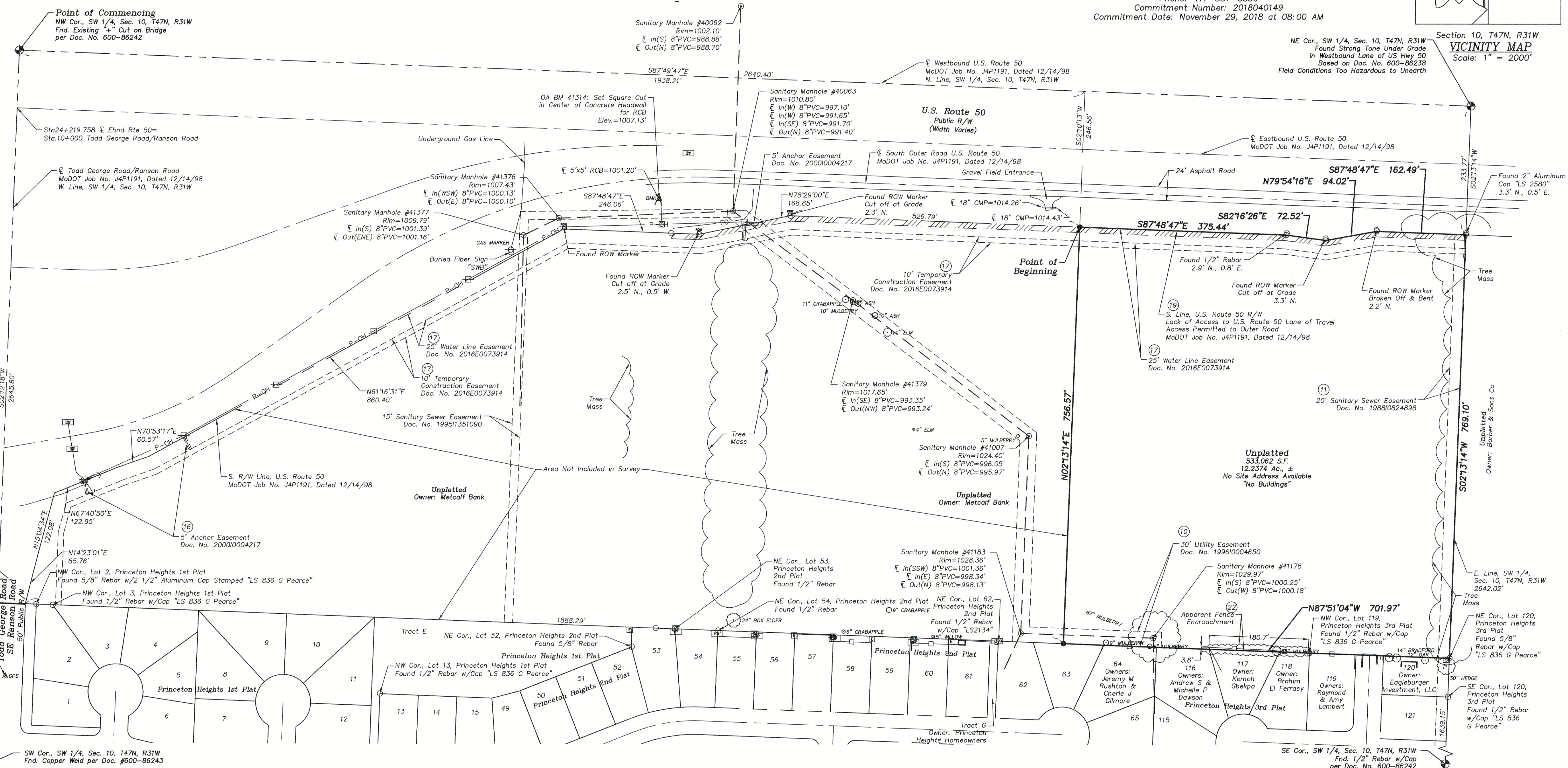
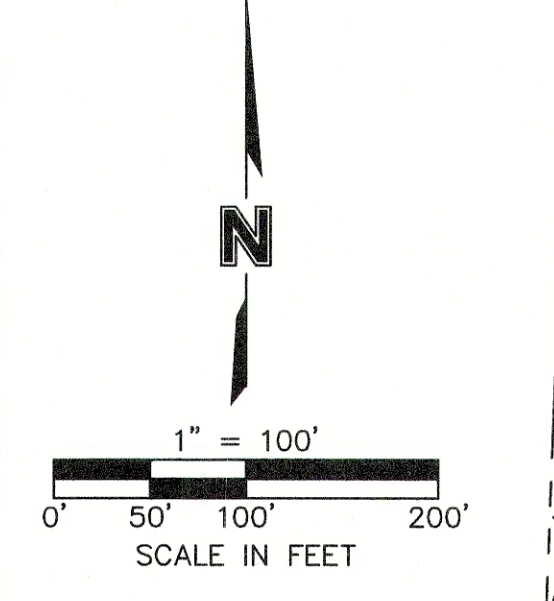
TITLE AND EASEMENT INFORMATION FURNISHED BY:

Fidelity Title Agency
1368 A East Kingsley
Springfield, MO 65804
Phone: 417-887-8836
Commitment Number: 2018040149
Commitment Date: November 29, 2018 at 08:00 AM



Section 10, T47N, R31W VICINITY MAP Scale: 1" = 2000'

- LEGEND
SECTION CORNER
SET 1/2" REBAR W/LC 366 CAP
FOUND 1/2" REBAR W/LC 366 CAP UNLESS OTHERWISE NOTED
FIRE HYDRANT
WATER VALVE
WATER METER
WATER METER PIT
GAS VALVE
GAS METER
SPRINKLER BOX
SANITARY SEWER MANHOLE
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
FIBER OPTIC BOX
TELEVISION PEDESTAL
TELEVISION BOOTH
GRATE INLET
4"x4" WOOD POST
BOLLARD
STEEL POST
COLUMN
SIGN
TREE
SPRINKLER VALVE
BOREHOLE
MEASURED
PLATTED
(P)
(P-OH) OVERHEAD POWER LINE
(G) GAS LINE
(P-UG) UNDERGROUND POWER LINE
(TL) UNDERGROUND TELEPHONE LINE
(FO) UNDERGROUND FIBER OPTIC LINE
(SS) SANITARY SEWER LINE
(SD) STORM LINE
(W) WATER LINE
(TM) TELEPHONE MANHOLE
(TPE) TELEPHONE PEDESTAL
(TCB) TELEPHONE CABINET
(SM) SANITARY SEWER CLEANOUT
(EB) ELECTRIC BOX
(BR) BREAKER BOX
(EM) ELECTRIC METER
(ER) ELECTRIC RISER
(TF) TRANSFORMER
(PPL) POWER POLE
(PWL) POWER POLE/W LIGHT
(GW) GUY WIRE
(LP) LIGHT POLE
(BU) BUSH



PROPERTY DESCRIPTION AS FURNISHED

All that part of the Southwest Quarter of Section 10, Township 47 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, described as follows:

COMMENCING at the Northwest corner of the Southwest Quarter of Section 10, Township 47 North, Range 31 West, said point also lying on the centerline of Westbound U.S. Route 50 right of way, as established in MoDOT Job No. J4P1191, dated 12/14/98; thence South 87 degrees 49 minutes 47 seconds East, along the North line of said Southwest Quarter, a distance of 1938.21 feet to a point; thence South 02 degrees 10 minutes 13 seconds West, departing said North line and said centerline, a distance of 246.56 feet to a point on the South line of said U.S. Route 50 right of way, as established in said MoDOT Job No. J4P1191, dated 12/14/98, the POINT OF BEGINNING; thence South 87 degrees 48 minutes 47 seconds East, along said South line, a distance of 375.44 feet to a point; thence South 82 degrees 16 minutes 26 seconds East, continuing along said South line, a distance of 72.52 feet to a point; thence North 79 degrees 54 minutes 16 seconds East, continuing along said South line, a distance of 94.02 feet to a point; thence South 87 degrees 48 minutes 47 seconds East, continuing along said South line, a distance of 162.49 feet to a point on the East line of said Southwest Quarter, a distance of 13 minutes 14 seconds West, departing said South line, along said East line, a distance of 769.10 feet to the Northeast corner of Princeton Heights 3rd Plat, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence North 87 degrees 51 minutes 04 seconds West, departing said East line, along the North line of said Princeton Heights 3rd Plat, and along the North line of Princeton Heights 2nd Plat, a subdivision in the City of Lee's Summit, Jackson County, Missouri, a distance of 701.97 feet to a point; thence North 02 degrees 13 minutes 14 seconds East, departing said North lines, a distance of 756.57 feet to the POINT OF BEGINNING.

SCHEDULE B - SECTION II - EXCEPTIONS

- 10. Easement granted to the City of Lee's Summit, as set out in Document No. 10004650 in Book 12792, at Page 2196, Recorder's Office, JACKSON County, Missouri. (Applies, Plotted)
11. The Terms and Provisions of Right of Way granted to Big Creek Sewer Company, as set out in Document No. 1824898 in Book 11768, at Page 81 (Applies, Plotted), Assigned to Tarquid Corporation, as set out in Document No. 11031951 in Book 12110 at Page 236 (Not a Survey Matter), Recorder's Office, JACKSON County, Missouri.
17. Water Line Easement granted to Tri County Water Authority, as set out in Document No. 2016E0073914, Recorder's Office, JACKSON County, Missouri. (Applies, Plotted)
18. The Terms and Provisions of Decree as set forth in Case No. CV192-985CC filed in the Circuit Court of Cass County, Missouri at Harrisonville in favor of Middle Creek Sewer Sub-district, as set out in Document No. 19921156654 in Book 12335, at Page 1479, Recorder's Office, JACKSON County, Missouri. (Applies, Not an Easement, Not Plotted)
19. The Terms and Provisions of Lack of Abutters right of access to and from the premises in question and Route 50 as set forth in the Report of Commissioners, as set out in Case No. 98CV-22760 in the Circuit Court of Jackson County at Independence, JACKSON County, Missouri. (Temporary Easement No Longer Applies, Not Plotted, Lack of Access Applies, Plotted)
22. Apparent Encroachment of Fence on the South which is disclosed on Survey by Olsson Associates, Job Number 018-1450, dated December 11, 2018. (Applies, Plotted)

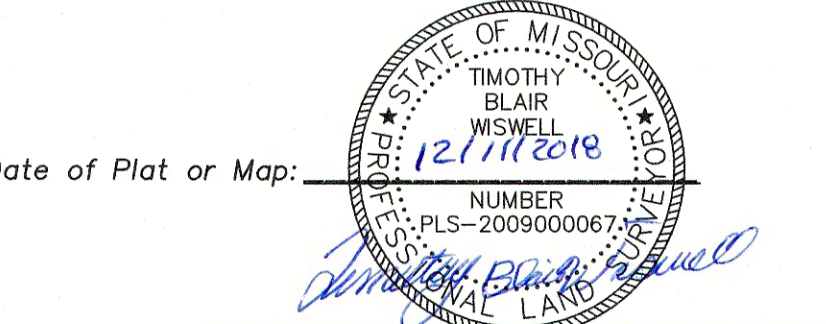
SURVEYOR'S NOTES

- 1. Basis Of Bearings: The West line of the Southwest Quarter of Section 10, Township 47 North, Range 31 West being: S02°12'18"W, Missouri Coordinate System 1983, West Zone, utilizing MoDOT Continuously Operating GNSS RTK Network.
2. Subject Property lies within "Zone X - Areas determined to be outside the 0.2% annual chance floodplain," according to the FEMA Flood Insurance Rate Map Number 29095C0439G, Map Revised January 20, 2017.
3. Subject Property contains 533,062 Square Feet or 12.2374 Acres, more or less.
4. No zoning or setback information was furnished to the Surveyor.
5. Subject Property contains no striped parking spaces.
6. Utilities shown have been located from field survey information, together with obtained records. The Surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in-service or abandoned. The Surveyor further does not warrant that the utilities shown are in the exact location indicated. Locates are in compliance with Subsurface Utility Engineering Quality Level "B", and were through the Missouri One-Call System, Ticket Number 181362453. Companies listed on said Ticket are: ATT Distribution, Google Fiber, Spire MO West, City of Lee's Summit, City of Lee's Summit Sewer, City of Lee's Summit Storm Sewer, Time Warner Cable and Kansas City Power & Light.
7. Subject Property contains no observable evidence of recent earth moving work, building construction or building additions within recent months.
8. To the best of the surveyor's knowledge, there are no proposed changes in street right of way lines. There is no observable evidence of recent street or sidewalk repairs.
9. Apparent Access is provided by South Outer Road. Access to U.S. Route 50 is prohibited.

CERTIFICATION

To: Lee's Summit Senior Community, LLC; Central Bank of the Midwest, formerly known as Metcalf Bank; and Fidelity Title Agency of Springfield, Inc.; and Fidelity National 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, 6(a), 7(a), 8, 9, 11(b), 13, 16, 17, and 18 of Table A thereof. The fieldwork was completed on December 10, 2018.



Date of Plat or Map: 12/11/2018
Timothy Blair Wiswell, MO PLS-2009000067
Olsson Associates, LC-366
twiswell@olssonassociates.com

Prepared By: Olsson Associates
Lee's Summit Senior Community
1440 SW Jefferson
7301 W. 133rd Street, Suite 200
Overland Park, Kansas 66213
Telephone (913) 381-1170

olsson logo
REVISIONS table
REV. NO. DATE DESCRIPTION
1 2018.07.05 Added Surveyor's Note #11, Removed Extraneous On-Site Note
2 2018.12.11 Revised Per Updated Title Commitment, Revised Sheet Size
3 2018.12.11
BY: MJB
TAB: TBW
MJB
ALTA/NSPS Land Title Survey
Lee's Summit Senior Community
A tract of land lying in the Southwest Quarter of Section 10, Township 47 North, Range 31 West
Lee's Summit, Jackson County, Missouri
2018
SHEET 1 of 1