

ALTA/ACSM SURVEY FOR
QUATTRO DEVELOPMENT, LLC

ALL THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE
 SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST
 CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

STUART TITLE GUARANTY COMPANY FILE NO.: 1500033712, EFFECTIVE DATE 06.31.15 AT 8:00 AM
SCHEDULE A TITLE COMMITMENT DESCRIPTION

BEGINNING AT A POINT 660.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWO (2), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), GREENE COUNTY, MISSOURI; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER-QUARTER, 473.00 FEET; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID QUARTER-QUARTER, 165.00 FEET; THENCE WEST 11.00 FEET TO AN IRON PIN; THENCE NORTH AND PARALLEL TO THE AFOREMENTIONED WEST LINE, 94.29 FEET TO AN IRON PIN; THENCE WEST AND PARALLEL TO THE AFOREMENTIONED SOUTH LINE, 462.00 FEET TO A POINT LYING IN THE WEST SECTION LINE, THENCE SOUTH ALONG SAID WEST LINE, 259.29 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART DEEDED, TAKEN OR USED FOR ROADS OR HIGHWAYS.

SCHEDULE B-II EXCEPTIONS

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (Not a survey item)
- Standard Exceptions:
 - Rights or claims of parties in possession not shown by the public records. (Not a survey item)
 - Easements, or claims of easements, not shown by the public records. (None found nor provided)
 - Encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey and inspection of the premises. (None found)
 - Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. (Not a survey item)
 - Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured. (Not a survey item)
 - Any titles or rights asserted by anyone including but not limited to, persons, corporations, governments or other entities, to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, oceans or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government or water rights, if any. (Not a survey item)
 - Taxes or special assessments which are not shown as existing liens by the public records. (Not a survey item)

SPECIAL EXCEPTIONS:

- THE LIEN OF ALL TAXES AND ASSESSMENTS FOR THE YEAR 2015, AND THEREAFTER, PARCEL NUMBER: 88-13-02-304-022. TAXES FOR THE YEAR 2014 ARE MARKED PAID IN THE AMOUNT OF \$5,761.82. (Not a survey item)
- UTILITY EASEMENT IN FAVOR OF CITY OF SPRINGFIELD, MISSOURI AS RECORDED IN BOOK 1983 AT PAGE 2275 OF THE DEED RECORDS, OF GREENE COUNTY, MISSOURI. (Applies, plotted)
- RIGHT-OF-WAY AGREEMENT IN FAVOR OF CITY OF SPRINGFIELD, MISSOURI AS RECORDED IN BOOK 934 AT PAGE 618 OF THE DEED RECORDS, OF GREENE COUNTY, MISSOURI. (Applies, plotted)
- NON-REFUNDABLE SPECIAL SEWER CONNECTION PERMIT AS RECORDED IN BOOK 2385, AT PAGE 808 OF THE DEED RECORDS, OF GREENE COUNTY, MISSOURI. (Applies, plotted)
- MINOR SUBDIVISION AS RECORDED IN BOOK 1977 AT PAGE 591 OF THE DEED RECORDS, OF GREENE COUNTY, MISSOURI. (Applies, plotted)
- A 10 FOOT SANITARY SEWER EASEMENT AS RECORDED IN EASEMENT BOOK 934, PAGE 618 AND EASEMENT BOOK 934, PAGE 623. (Applies, plotted)
- MATTERS AS DISCLOSED BY PLAT OF SURVEY PREPARED BY HOOD-RICH ARCHITECTURE DATED MAY 15, 2014, AS FOLLOWS:
 - RIGHTS OF THE PUBLIC, STATE OF MISSOURI AND THE MUNICIPALITY, IF ANY, AS DISCLOSED BY PAY PHONE. (Applies, plotted)
 - MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. (Not a survey item)
 - ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (Not a survey item)
 - RIGHT OF TENANTS UNDER EXISTING UNRECORDED LEASES AND OF ALL PARTIES CLAIMING BY, THROUGH OR UNDER THEM. (Not a survey item)
 - SUBJECT TO ENCROACHMENTS, OVERLAPS, UNRECORDED EASEMENTS AND OTHER ADVERSE MATTERS, WHICH MAY BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND MADE IN ACCORDANCE WITH ILLINOIS SURVEY AND ALTA/ACSM SURVEY STANDARDS. (None found)

INFORMATION OF FACT

- This survey and plan is based upon the following data and/or exceptions:

	Yes	No	Item
a) Deed of Record	X		Book 2015, Page 030355-15
b) Filed Maps		X	
c) Title Search/Binder	X		Stuart Title Guaranty Company, File No.: 1500033712, Effective Date: August 31, 2015 at 8:00 AM
d) Other	X		See Note 7
- Certified To: Quattro Springfield MO, LLC; Stuart Title Guaranty Company; Wintrust Bank
 This is to certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey performed on September 10, 2015, by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of Professional Engineers and Land Surveyors". The information depicted hereon, to the best of my knowledge and belief, represents the conditions found at, and as of the date of the field survey, except such improvements or easements, if any below the surface and not visible. Accordingly the undersigned professional is not responsible for the presence of underground utilities or structures, if same are not visible or otherwise disclosed by any aforementioned data listed above.
- This survey or plan is made for and certified to the parties named hereon for the purpose(s) stated. No other purpose is intended nor implied. The undersigned professional is neither responsible nor liable for the use of this plan beyond its intended purpose.
- The use of the word "certify" or "certification" constitutes an expression of professional opinion regarding those facts or findings which are the undersigned professional's knowledge, information and belief, and in accordance with the commonly accepted procedure consistent with the applicable standards of practice, and does not constitute a warranty or guarantee either expressed or implied.
- Current Zoning: GR-General Retail
 Front Yard Setback: 25' along a street classified as a collector or higher
 15' along a street classified as local
 Side Yard Setback: None
 Rear Yard Setback: None
 Minimum Open Space: Not less than 20% of the gross site area shall be devoted to open space
 Maximum Structure Height: None, except that all structures shall remain below a 30% bulk plane as measured from the boundary of any R-SF or R-TH district.
- According to F.E.M.A. Flood Insurance Rate Map Community Panel Number: 29077C0331E, Effective Date: December 17, 2010, this property does not lie within a designated flood plane and is Zone X.
- A Final Plat entitled, "Golden Plaza", duly recorded in the Greene County Recorder's Office in Plat Book ZZ, at Page 231.
 A Final Plat entitled, "Faulkner Subdivision", duly recorded in the Greene County Recorder's Office in Plat Book UU, at Page 29.

CERTIFICATE OF SURVEY AND ACCURACY

To: Quattro Springfield MO, LLC; Stuart Title Guaranty Company; Wintrust Bank
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 8, 9, 11b, 13 and 16 of Table A thereof. The field work was completed on September 10, 2015, and as shown. This is an Urban Class Survey.

David D. Drumm PLS 2007017958
 Olsson Associates, MO LC 366
 ddrumm@olssonassociates.com

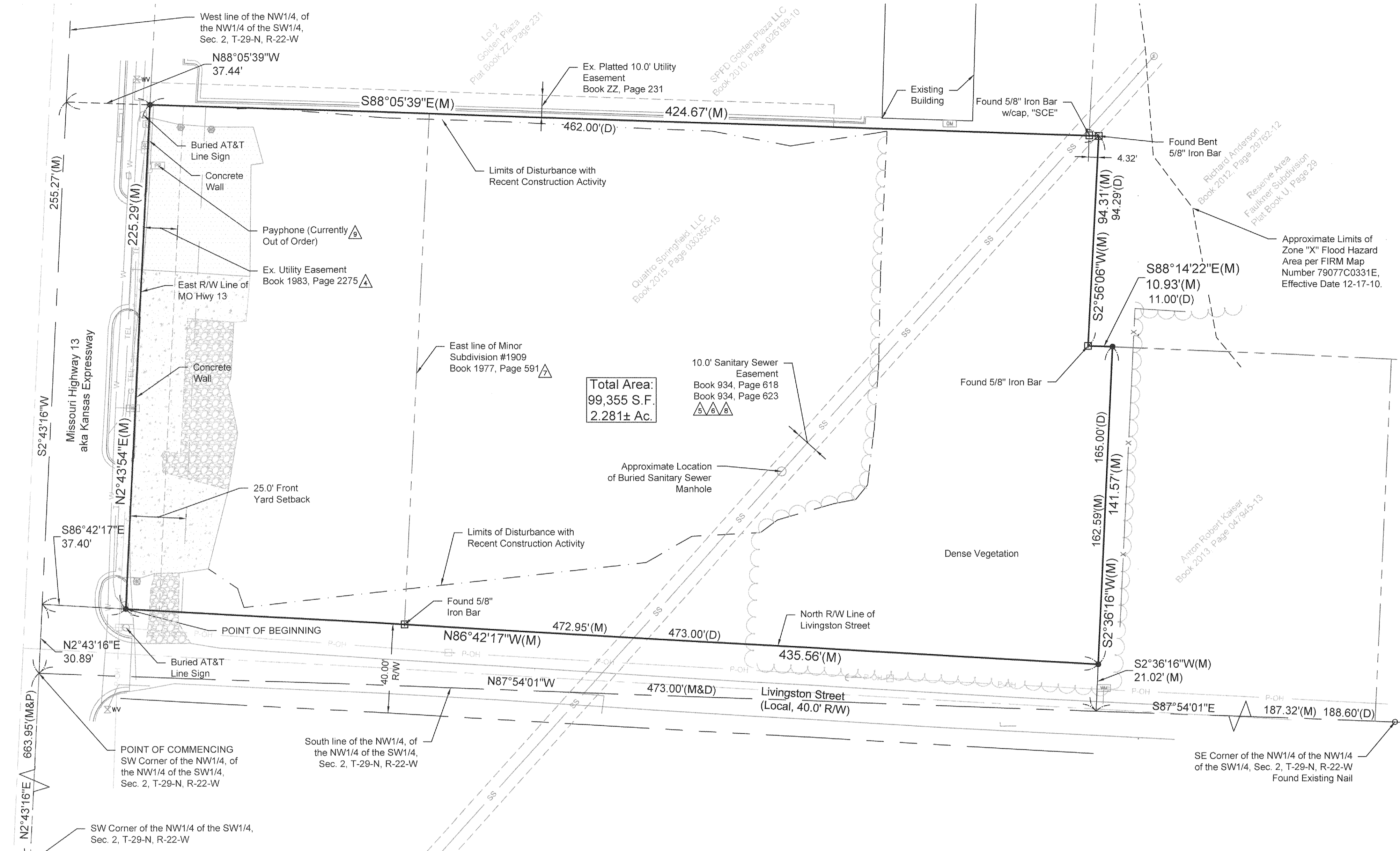
Date 9-18-15

ALTA/ACSM SURVEY FOR QUATTRO DEVELOPMENT, LLC

drawn by:	DATE	REVISION	BY
DRC			
surveyed by:	DDD		
checked by:	DDD		
approved by:	DDD		
project no.:	15-2565		
file name:	V_ALT_52565		
	09.14.15	Original Preparation	DRC



550 St. Louis Street
 Springfield, MO 65806
 TEL 417.890.8802
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Total Area:
 99,355 S.F.
 2.281± Ac.

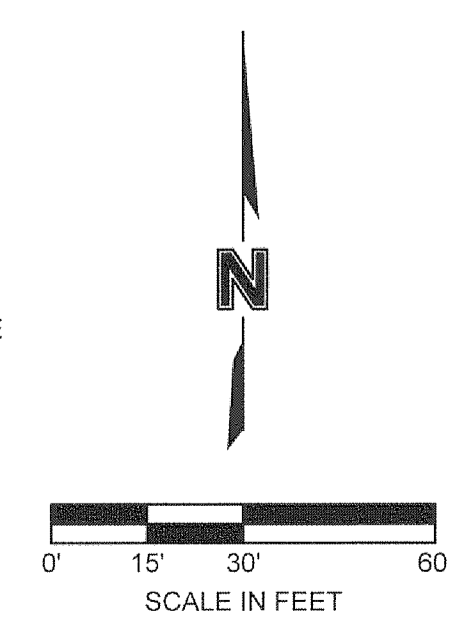
LEGEND

□ Found Iron Monument (As Noted)	SS Sanitary Sewer Line
○ Found Nail (As Noted)	TFL Telephone Line
● Set 1/2" Rebar w/Plastic Cap, "LC 366"	W Water Line
⊕ Gas Meter	P-OH Overhead Power Line
⊖ Guy Wire	GAS Gas Line
⊙ Light Pole	⊗ Barbed Wire Fence
⊙ Pay Phone	⊘ Schedule B-II Exception
⊙ Power Pole	▨ Pavement Area
⊙ Sanitary Manhole	▩ Concrete Area
⊙ Sign	▩ Gravel Area
⊙ Steel Post	
⊙ Telephone Riser	
⊙ Water Meter	
⊙ Water Valve	

SURVEYOR'S NOTES

- There is evidence of earth moving work and building construction on the site. (Site changes occurring daily)
- There is no evidence of recent street or sidewalk construction or repairs.
- There are no buildings on site.
- There are no parking spaces on site.

BASIS OF BEARINGS
 GRID NORTH BASED ON MISSOURI STATE
 PLANE COORDINATE SYSTEM 1983
 CENTRAL ZONE BY USE OF
 MODOT CONTINUOUSLY
 OPERATING GNSS RTK NETWORK



PREPARED FOR
 QUATTRO DEVELOPMENT, LLC
 1100 JORIE BOULEVARD
 SUITE 140
 OAK BROOK, IL 60523

PREPARED BY
 OLSSON ASSOCIATES
 550 ST. LOUIS STREET
 SPRINGFIELD, MO 65806