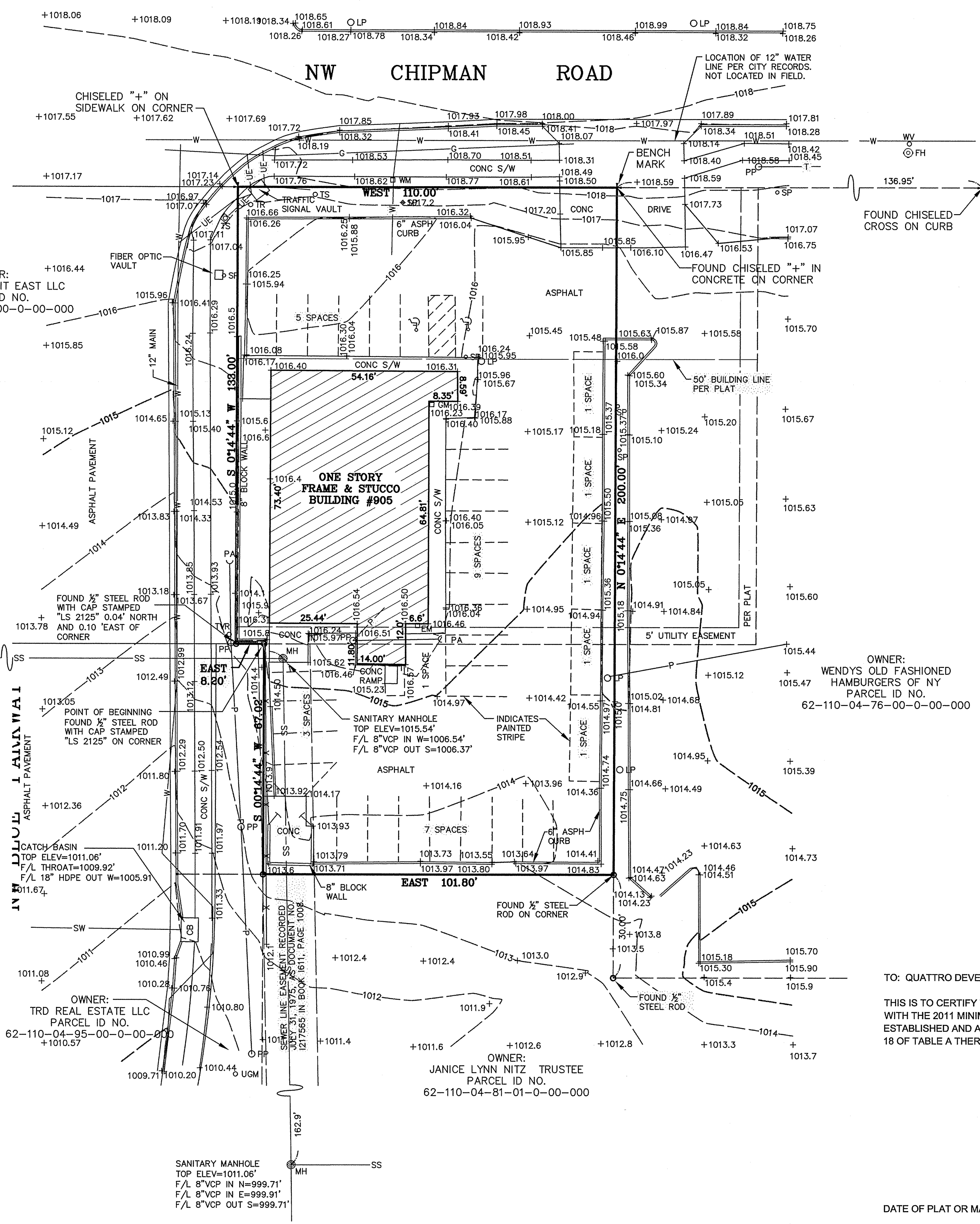
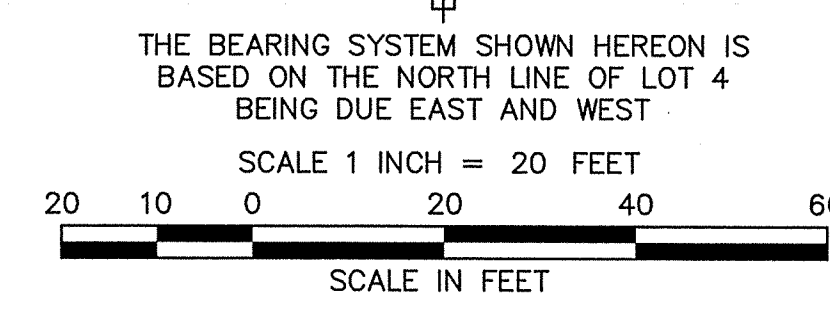


VICINITY MAP  
SCALE: 1"=100'



**PROPERTY DESCRIPTION:**  
ALL OF THE WEST 110 FEET OF LOT 4, EDMONDSON CREST, AND ALSO A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 47, RANGE 32, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 4, EDMONDSON CREST, SAID POINT BEING 8.2 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 101.8 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 4, A DISTANCE OF 67.0 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 101.8 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 4, A DISTANCE OF 67.0 FEET TO THE POINT OF BEGINNING, ALL IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

THE ABOVE DESCRIPTION WAS TAKEN FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-627909-KCTY, DATED AUGUST 30, 2013.

**FLOOD INFORMATION:**  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095 C 0292 F, DATED SEPTEMBER 29, 2006, THIS PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN THEREON.

**ZONING INFORMATION:**  
ACCORDING TO THE CITY OF LEE'S SUMMIT ZONING AND PARCEL VIEWER, THE PARCEL SHOWN HEREON LIES WITHIN ZONING DISTRICT CP-2, PLANNED COMMUNITY COMMERCIAL DISTRICT.

**PARKING INFORMATION:**  
THE SUBJECT PROPERTY CONTAINS 30 REGULAR PARKING SPACES AND 2 HANDICAP DESIGNATED PARKING SPACES.

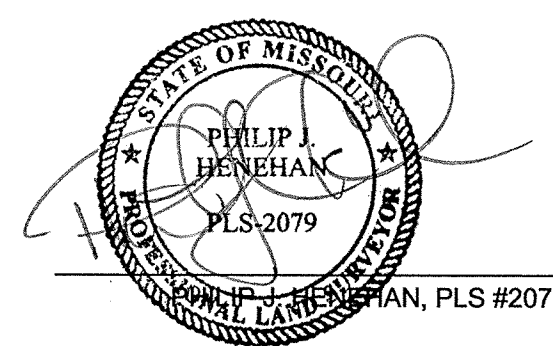
**UTILITIES:**  
THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF MATERIALS OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION TOGETHER WITH FIELD LOCATIONS OF PAINTED MARKINGS BY MISSOURI ONE CALL LOCATE ORDER TICKET NUMBER 132890141. EXCEPT AS NOTED, BURIED UTILITIES SHOWN HEREON ARE AS MARKED BY THE ONE CALL RESPONSE. WHERE RECORD MEASUREMENTS WERE NOT AVAILABLE, THE LOCATION OF THESE UNDERGROUND LINES WAS SCALED FROM THE COMPANY'S RECORDS. THIS INFORMATION IS NOT TO BE CONSTRUED AS ACCURATE, COMPLETE NOR EXACT. ANY INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON MUST BE CONFIRMED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGNING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

**EASEMENT INFORMATION:**  
THE EASEMENT INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-627909-KCTY, DATED AUGUST 30, 2013.  
1. ITEM NO. 9 IN SCHEDULE B - SECTION II (EXCEPTIONS) OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE CITES THE EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER THE PLAT OF EDMONDSON CREST, RECORDED IN PLAT BOOK 17 AT PAGE 124. THE PLATTED EASEMENTS AND SETBACK LINES ARE SHOWN HEREON.  
2. ITEM NO. 10 IN SCHEDULE B - SECTION II (EXCEPTIONS) OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE CITES AN EASEMENT FOR SEWER LINE GRANTED TO THE CITY OF LEE'S SUMMIT, A MUNICIPAL CORPORATION IN THE DOCUMENT RECORDED JULY 31, 1975, AS DOCUMENT NO. 1217565 IN BOOK 1611, PAGE 1008 OF OFFICIAL RECORDS. THE EASEMENT IS SHOWN HEREON.  
3. ITEM NO. 11 IN SCHEDULE B - SECTION II (EXCEPTIONS) OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE CITES A TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF LEE'S SUMMIT, A MUNICIPAL CORPORATION OF JACKSON COUNTY, MISSOURI IN THE DOCUMENT RECORDED DECEMBER 26, 2002, AS DOCUMENT NO. 20020120691. THE TEMPORARY CONSTRUCTION EASEMENT APPEARS TO HAVE EXPIRED.

**BENCHMARKS:**  
FOUND CHISELED CROSS ON CENTERLINE OF ISLAND IN BLUE PARKWAY, 600' NORTH OF CHIPMAN ROAD CENTERLINE. ELEVATION = 1015.42  
FOUND CHISELED CROSS ON CONCRETE DRIVE APRON AT THE NORTHEAST CORNER THIS PROPERTY. ELEVATION = 1018.39

**NOTES:**  
1. THE SUBJECT PROPERTY CONTAINS 21,450 SQUARE FEET OR 0.492 ACRES, MORE OR LESS.  
2. THE SUBJECT PROPERTY CONTAINS 29 REGULAR PARKING SPACES AND 2 HANDICAP PARKING SPACES.  
3. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.  
4. ACCORDING TO KENT MONTER AND CURT POWELSON OF THE CITY OF LEE'S SUMMIT, THERE IS CURRENTLY NO RIGHT OF WAY FOR BLUE PARKWAY BETWEEN THE SOUTH RIGHT OF WAY LINE OF CHIPMAN ROAD AND THE SOUTH LINE OF LOT 3, EDMONDSON CREST. THE CURRENT OWNER IS IN THE PROCESS DEDICATING A PART OF LOT 3 FOR RIGHT OF WAY PURPOSES.  
5. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

TO: QUATTRO DEVELOPMENT, LLC, QUATTRO LEES SUMMIT, LLC AND FIRST AMERICAN TITLE COMPANY  
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, 5, 6a, 7a, 8, 9, 11a, 11b, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 4, 2013.



DATE OF PLAT OR MAP: Dec. 24, 2013

LEGEND	
⊙ MH	MANHOLE
○ OLP	LIGHT POLE
○ UGM	BURIED FIBER OPTICS MARKER
○ SP	SIGN POST
○ TS	TRAFFIC SIGNAL
⊖ DEM	ELECTRIC METER
○ TR	TELEPHONE RISER
○ TVR	TRAFFIC SIGNAL MANHOLE
⊙ FH	FIRE HYDRANT
⊙ WM	WATER METER
⊙ WV	WATER VALVE
⊙ PA	POLE ANCHOR
⊙ CB	CATCH BASIN
CONC	CONCRETE
— X —	FENCE
— UE —	UNDERGROUND ELECTRIC
— G —	UNDERGROUND GAS LINE
— S —	UNDERGROUND SEWER LINE
— W —	UNDERGROUND WATER LINE
— P —	OVERHEAD POWER LINE
— T —	OVERHEAD TELEPHONE LINE

DATE	REVISION	BY

**ALTA/ACSM LAND TITLE SURVEY**

THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND MEETS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY

DATE: OCTOBER 15, 2013  
FOR: QUATTRO DEVELOPMENT, LLC  
1100 JORIE BOULEVARD  
SUITE 140  
OAK BROOK, ILLINOIS 60523  
ATTN.: ANN HINTZE

**ANDERSON**  
SURVEY COMPANY  
203 N. W. EXECUTIVE WAY  
LEE'S SUMMIT, MISSOURI 64063  
(816) 246-5050