



The Orin Group, LLC.

10 Northwest Avenue, Suite 200,
Tallmadge, Ohio 44278
Phone 330-630-3937 Fax 866-486-2388
www.theoringroup.com

ALTA/ACSM Land Title Survey

ALTA/ACSM LAND TITLE SURVEY
FOR
PROJECT PETROLEUM PROJECT
STATION #8914
9449 BLUE RIDGE, KANSAS CITY, MO 64138
CLAY COUNTY

TO: SUMMIT CREDIT UNION; LAWYER'S TITLE INSURANCE COMPANY; AND THE ORIN GROUP, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7a, 7b1, 7c, 8, 9, 10, 11a, 13 AND 14 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DAVID J. SHERRILL
REGISTERED LAND SURVEYOR NO. 2051
IN THE STATE OF MISSOURI

DATE OF SURVEY: 11-12-09
LAST DATE OF REVISION 01-05-2010
REF: 20090791-31

SURVEY PERFORMED BY:
SHERRILL ASSOCIATES, INC.
316A NORTH MAIN STREET
EDWARDSVILLE, IL 62025

Commitment Legal Description

ALL THAT PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 48, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID ¼ SECTION; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST ¼ OF THE NORTHEAST ¼, A DISTANCE OF 208.81 FEET TO A POINT; THENCE EAST ALONG A LINE WHICH DEFLECTS 91 DEGREES 23 MINUTES 40 SECONDS TO THE RIGHT FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 39.85 FEET TO THE POINT OF BEGINNING; THENCE EAST ALONG A LINE A PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 129 FEET TO A POINT; THENCE NORTH ALONG A LINE WHICH DEFLECTS 91 DEGREES 24 MINUTES 20 SECONDS TO THE LEFT FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 200 FEET TO A POINT; THENCE WEST ALONG A LINE WHICH DEFLECTS 88 DEGREES 35 MINUTES 40 SECONDS TO THE LEFT FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 125.00 FEET TO A POINT IN THE EAST LINE OF BLUE RIDGE BOULEVARD EXTENSION, AS NOW ESTABLISHED; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID ROAD, FOLLOWING A CURVE BEARING TO THE LEFT AND HAVING A RADIUS OF 904.93 FEET, A DISTANCE OF 4.43 FEET TO A POINT OF TANGENT; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID ROAD, TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 195.57 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION IS THE SAME AS REFERENCED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NO. 020093886 WITH AN EFFECTIVE DATE OF NOVEMBER 5, 2009 AT 8:00 AM



Vicinity Map

(Not to Scale)

Statement of Encroachments

NONE APPARENT AT TIME OF SURVEY

Miscellaneous Notes

- MN1 THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THIS SURVEY.
- MN2 THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR REPAIRS.
- MN3 THERE WAS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- MN4 THERE WAS NO OBSERVABLE EVIDENCE OF STREET WIDENING.
- MN5 BEARINGS ARE BASED ON THE EAST LINE OF BLUE RIDGE BOULEVARD. SAID BEARING BEING SOUTH 00 DEGREES 00 MINUTES 51 EAST.

Note Corresponding to Schedule B

- 10 EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT COMPANY BY THE INSTRUMENT FILED SEPTEMBER 15, 1959, IN BOOK B-5242 AT PAGE 161, AS DOCUMENT NO. B-320498. APPLIES AND AFFECTS AS SHOWN ON SURVEY.

FLOOD NOTE: By graphic plotting only, this property was found to be located within Flood Zone(s) C of the Flood Insurance Rate Map, Community Panel No. 290173_0120_C which bears an effective date of 09/14/1990 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or an application for a variance from the Federal Emergency Management Agency.

ZONE C--AREAS OF MINIMAL FLOODING, NO SHADING

Legend of Symbols & Abbreviations

● IRON PIN FOUND	○ IRON PIN SET	— OVERHEAD ELECTRIC
■ CONC. MON. FOUND	○ CONC. MON. SET	— CORRUGATED METAL PIPE
▲ PK NAIL FOUND	○ PK NAIL SET	— RIGHT OF WAY
◆ CHISELED "X" FOUND	○ CHISELED "X" SET	— TRANSFORMER
▲ STONE FOUND	○ ANCHOR FOUND	— CONCRETE
● FENCE POST FOUND AND USED	○ AXLE FOUND	— CENTER LINE
		— PROPERTY LINE
		— TYPICAL
		— RECORD
		— MEASURED

Current Zoning Information

Source of Information: KANSAS CITY PLANNING AND DEVELOPMENT			
Name of Contact: THOMAS G. COYLE			
Address: 414 E. 12TH ST.			
Phone: (816) 513-1407		Fax: Email: PLANNING@KCMO.ORG	
Zoning District(s): C-2			
Zoning Definition: LOCAL RETAIL BUSINESS			
Building Setback Requirements			
	Observed	Required	Notes
Front Yard Setback	76.10 Feet	0 Feet	N/A
Side Yard Setback	67.11 Feet	0 Feet	
Rear Yard Setback	25.56 Feet	0 Feet	
Parking Tabulation			
	Observed	Required	Notes
Regular Spaces	0	2	1 space per 400 sq. ft
Handicapped Spaces	0	0	
Total Parking Spaces	0	2	
Height Restrictions			
	Observed	Max. Allowed	Notes
Maximum Height	10 Feet	45 Feet	N/A
Bulk Restrictions			
	Observed	Required	Notes
Lot Area	±24,994 SQ. FT. ±0.57 AC.	0 SQ. FT.	N/A
Coverage Ratio	2.6%	0%	
Other:	N/A	N/A	

NOTE: Because there may be a need for further interpretation of the applicable zoning codes, we refer you to the above referenced municipality and the applicable zoning codes.

Utility Notes

UN1 THE LOCATION OF UTILITIES SHOWN HEREON IS FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

Total Area

±24,994 SQ. FT.
±0.57 AC.

