

ITEMS CORRESPONDING TO SCHEDULE B-II

BASED ON SCHEDULE B OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. L20146369, BEARING AN EFFECTIVE DATE OF JULY 14, 2014.

- 16 ITEM 16: BUILDING SETBACK LINES; UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ON THE RECORDED PLAT OF AMBASSADOR PARK, RECORDED SEPTEMBER 29, 1987, AS DOCUMENT NO. 47227, IN PLAT BOOK 17 AT PAGE 229, AND AS SHOWN ON THE RECORDED PLAT OF AMBASSADOR PARK - SECOND PLAT, RECORDED JUNE 29, 1989, AS DOCUMENT NO. 5594, IN PLAT BOOK 17 AT PAGE 351, AND AS SHOWN ON THE RECORDED PLAT OF AMBASSADOR PARK LOT SPLIT PLAT, RECORDED SEPTEMBER 8, 1989, AS DOCUMENT NO. 7908, IN PLAT BOOK 17 AT PAGE 367; APPEARS TO AFFECT THE SITE AND IS SHOWN ON THE SURVEY.

NOTATION ON THE PLAT STATES: THE HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED ELEVATION 1100 TO 1140 USGS DATUM:

ITEM 17: AVIATION AND NOISE EASEMENT GRANTED TO KANSAS CITY, MISSOURI BY THE INSTRUMENT RECORDED SEPTEMBER 29, 1987, AS DOCUMENT NO. 047229, IN BOOK 709 AT PAGE 233 AND BY THE AVIATION AND NOISE EASEMENT GRANTED TO KANSAS CITY, MISSOURI BY THE INSTRUMENT RECORDED JUNE 29, 1989, AS DOCUMENT NO. 005596, IN BOOK 731 AT PAGE 671; APPEARS TO AFFECT THE SITE, BUT IS BLANKET IN NATURE AND CANNOT BE GRAPHICALLY DEPICTED.

- 18 ITEM 18: ELECTRIC LINE EASEMENT GRANTED TO UTILICORP UNITED INC., A DELAWARE CORPORATION BY THE INSTRUMENT RECORDED AUGUST 29, 1989, AS DOCUMENT NO. 007606, IN BOOK 733 AT PAGE 623; APPEARS TO AFFECT THE SITE AND IS SHOWN ON THE SURVEY.

- 19 ITEM 19: ELECTRIC LINE EASEMENT GRANTED TO UTILICORP UNITED, INC., A DELAWARE CORPORATION BY THE INSTRUMENT RECORDED AUGUST 29, 1989, AS DOCUMENT NO. 007607, IN BOOK 733 AT PAGE 624; APPEARS TO AFFECT THE SITE AND IS SHOWN ON THE SURVEY.

ITEM 20: COVENANTS, CONDITIONS, AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT ENTITLED DECLARATION WITH RESPECT TO COVENANTS AND RESTRICTIONS AFFECTING AMBASSADOR PARK, RECORDED JULY 15, 1987, AS DOCUMENT NO. 044223, IN BOOK 705 AT PAGE 517 AND AMENDED BY THE AMENDMENT OF DECLARATION WITH RESPECT TO COVENANTS AND RESTRICTIONS AFFECTING AMBASSADOR PARK, RECORDED MAY 11, 1988, AS DOCUMENT NO. 004364, IN BOOK 717 AT PAGE 523, AND AMENDED BY THE SECOND AMENDMENT OF DECLARATION WITH RESPECT TO COVENANTS AND RESTRICTIONS AFFECTING AMBASSADOR PARK, RECORDED JUNE 16, 2000, AS DOCUMENT NO. 0008500, IN BOOK 928 AT PAGE 190, AND AS DOCUMENT NO. 0008501, IN BOOK 928 AT PAGE 191; AND AS DOCUMENT NO. 0008502, IN BOOK 928 AT PAGE 192; AND AS DOCUMENT NO. 0008503, IN BOOK 928 AT PAGE 193; AND AS DOCUMENT NO. 0008504, IN BOOK 928 AT PAGE 194; AND AS DOCUMENT NO. 0008505, IN BOOK 928 AT PAGE 195 AND AMENDED BY THE THIRD AMENDMENT OF DECLARATION WITH RESPECT TO COVENANTS AND RESTRICTIONS AFFECTING AMBASSADOR PARK, RECORDED JULY 15, 2005, AS DOCUMENT NO. 012601, IN BOOK 1062 AT PAGE 391; APPEARS TO AFFECT THE SITE, BUT IS BLANKET IN NATURE AND CANNOT BE GRAPHICALLY DEPICTED.

TERMS OF THE TERMINATION OF PRE-EMPTIVE RIGHT OF FIRST REFUSAL RECORDED SEPTEMBER 22, 1998, AS DOCUMENT NO. 0016937, IN BOOK 891 AT PAGE 369; APPEARS TO AFFECT THE SITE, BUT IS BLANKET IN NATURE AND CANNOT BE GRAPHICALLY DEPICTED.

- 1) EASEMENT ON LAND: NOT INCLUDED
- 2) LIEN FOR LIQUIDATING DAMAGES: NOT INCLUDED
- 3) PRIVATE CHARGES OR ASSESSMENTS: UNDER THE BOARD OF TRUSTEES SET OUT IN ARTICLE 14.06, ON PAGE 15, "THE BOARD OF TRUSTEES SHALL HAVE THE POWER...TO LEVY ASSESSMENTS..." AND UNDER ARTICLE 14.08, THE METHOD OF DETERMINING THE ASSESSMENTS AND THE DATES OF ASSESSMENTS ARE SET OUT.
- 4) OPTION TO PURCHASE: SEE RIGHT OF FIRST REFUSAL.
- 5) RIGHT OF FIRST REFUSAL: UNDER THE OBLIGATION TO IMPROVE PROPERTY AND RIGHT TO REPURCHASE SET OUT IN ARTICLE 11, PAGE 12, "IF AFTER TWO YEARS FROM THE DATE OF CONVEYANCE...ANY RECORD OWNER SHALL NOT HAVE BEGUN...CONSTRUCTION...DECLARENT MAY WITHIN A TWO-YEAR PERIOD THEREAFTER, AT ITS OPTION, REQUIRE THE RECORD OWNER TO RECONVEY THE BUILDING SITE TO DECLARENT, FREE AND CLEAR OF ALL LIENS..."
- ALSO UNDER THE FIRST RIGHT OF REFUSAL SET OUT IN ARTICLE 17.01, PAGE 21, "DURING THE FIRST TWENTY-FIVE (25) YEARS AFTER THE RECORDING OF THE DECLARATION...DECLARENT SHALL HAVE AND HEREBY RESERVES THE RIGHT TO PURCHASE EACH PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS...UPON THE SAME TERMS AND CONDITIONS AND AT THE SAME PRICE AS ANY OFFER RECEIVED BY THE RECORD OWNER...FROM A PROSPECTIVE PURCHASER."
- 6) RIGHT OF PRIOR APPROVAL OF A FUTURE PURCHASER OR OCCUPANTS: NOT INCLUDED
- 7) SPECIFIC USE: UNDER THE PERFORMANCE STANDARDS SET OUT IN ARTICLE 10.02 ON PAGE 12, "NO BUILDING SITES SHALL BE USED FOR ANY PURPOSE EXCEPT THOSE PERMITTED USES SPECIFIED IN THE ZONING ORDINANCE OF KANSAS CITY, MISSOURI; K.C.I.A. GENERAL PLAN DEVELOPMENT DISTRICT FOR GP-1...AS EXISTING ON THE DATE OF THIS DECLARATION, WITHOUT WRITTEN APPROVAL OF THE TRUSTEES", AND IN ARTICLE 10.03 ON PAGE 12, "NO TRANSMITTER TOWER WITH AN OUTPUT EXCEEDING TEN THOUSAND (10,000) MICROVOLTS PER METER SHALL BE ERRECTED..."

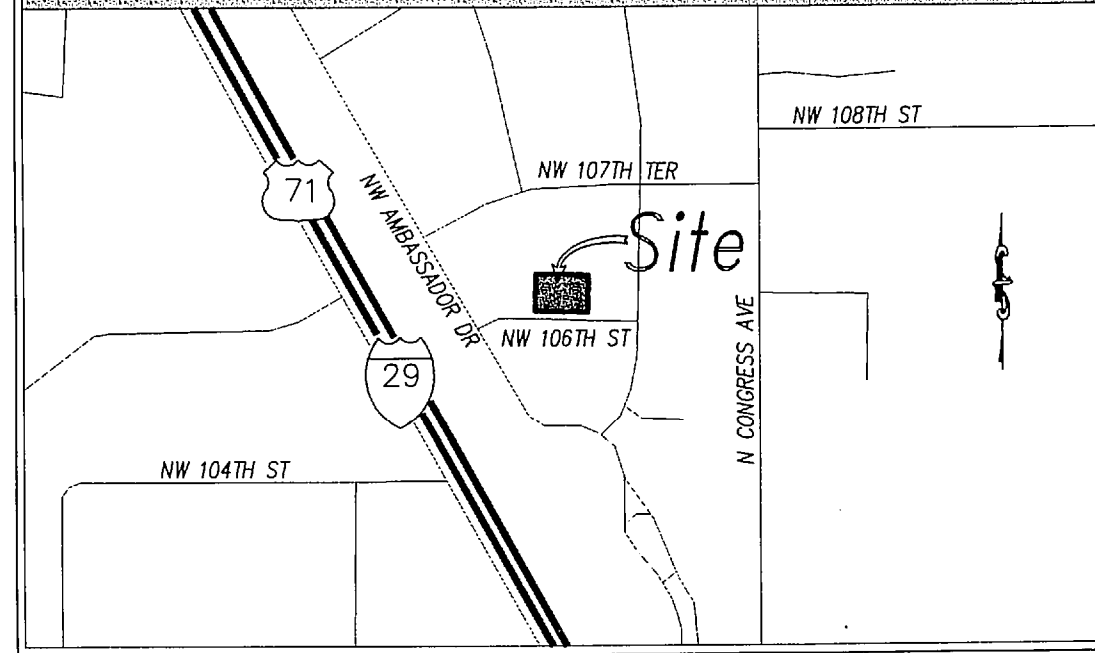
FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 290173, MAP PANEL NUMBER 0020 B WHICH BEARS AN EFFECTIVE DATE OF AUGUST 05, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING INFORMATION

CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION, WERE NOT PROVIDED BY THE INSURER, PURSUANT TO TABLE A ITEM 6B.

VICINITY MAP - NOT TO SCALE



LEGEND OF SYMBOLS & ABBREVIATIONS

●	SURVEY MONUMENT (AS NOTED)
○	SET 1/2" IRON BAR/CAP (LC 331)
⊗	WATER METER
⊕	WATER VALVE
⊙	FIRE HYDRANT
⊚	WATER MANHOLE
⊛	FIRE VALVE
⊜	GAS SERVICE VALVE
⊝	GAS SERVICE METER
⊞	OVERHEAD UTILITY POLE
⊟	OVERHEAD LIGHT POLE
⊠	OVERHEAD UTILITY POLE WITH LIGHT
⊡	GUY WIRE ANCHOR
⊢	TRAFFIC SIGNAL LIGHT
⊣	FLOOD LIGHT
⊤	LAMP POST
⊥	ELECTRIC BOX
⊦	UNDERGROUND ELECTRIC MANHOLE
⊧	POLE SIGN
⊨	TELEPHONE PEDESTAL
⊩	SEWER MANHOLE
⊪	SPRINKLER CONTROL VALVE
⊫	CLEAN-OUT
⊬	ELECTRICAL TRANSFORMER
⊭	CABLE TELEVISION PEDESTAL
⊮	CABLE TELEVISION VAULT
⊯	ATT COMMUNICATION VAULT
⊰	UNDERGROUND TELEPHONE MANHOLE
⊱	DRAINAGE MANHOLE
⊲	UNDERGROUND TELEPHONE VAULT
⊳	AREA INLET
⊴	UNDERGROUND GAS LINE SIGN
⊵	UNDERGROUND SOUTHWESTERN BELL SIGN
⊶	OVERHEAD ELECTRIC LINE
⊷	EXISTING FENCE LINE
N	NORTH
E	EAST
S	SOUTH
W	WEST
R/W	RIGHT-OF-WAY
AC	ACRES
S.F.	SQUARE FEET
±	CENTERLINE
3	PLATTED LOT NUMBER/LETTER

MISCELLANEOUS NOTES

- AREA OF PROPERTY DESCRIBED: 2.75± ACRES (119,595± SQUARE FEET).
- GROSS SQUARE FOOTAGE OF BUILDINGS, AS SHOWN ON THE SURVEY, ARE BASED ON THE EXTERIOR FOOTPRINT AT GROUND LEVEL.
- DATE OF FIELD WORK: 07/23/2014.
- BEARINGS BASED ON THE LOT SPLIT PLAT OF LOT 1, BLOCK 1, AMBASSADOR PARK - SECOND PLAT, AND LOT 2, BLOCK 1, AMBASSADOR PARK, FILED FOR RECORD SEPTEMBER 8, 1989, UNDER DOCUMENT NO. 007908 IN BOOK 17, AT PAGE 367, ALL IN KANSAS CITY, PLATTE COUNTY, MISSOURI - THE NORTH LINE OF N.W. 106TH STREET AS N89°49'17"W.
- ADJOINING LAND OWNER INFORMATION TAKEN FROM PLATTE COUNTY, MISSOURI GIS WEBSITE AVAILABLE AT: <http://maps.co.platte.mo.us/>
ALSO TAKEN FROM KANSAS CITY, MISSOURI PARCEL VIEWER AVAILABLE AT: <http://maps.kcmo.org/apps/parcelviewer/>
- THERE IS NO APPARENT OBSERVABLE EVIDENCE OF A CEMETERY OR BURIAL GROUND LOCATED ON THE SUBJECT SITE.
- BUILDING HEIGHTS ARE BASED ON THE ABOVE GROUND ELEVATION AT THE LOCATION OF THE HEIGHT SHOWN ON THE SURVEY.
- "8100", "8104", "8108", "8112", "8116", "8120" AND "8124" ARE POSTED ON THE EXTERIOR OF THE BUILDING.
- EXISTING OFF-STREET PAINTED PARKING:
A. 2 - HANDICAP SPACES
B. 55 - REGULAR SPACES
C. 57 - TOTAL SPACES
- THE SUBJECT SITE HAS DIRECT PHYSICAL VEHICULAR ACCESS TO N.W. 106TH STREET, WHICH IS A PUBLIC RIGHT-OF-WAY.
- AS OF 07/23/2014, THERE IS NO OBSERVABLE APPARENT EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, AND NO APPARENT EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

SIGNIFICANT OBSERVATIONS

○ NONE OBSERVED.

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UTILITY STATEMENT

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

RECORD DESCRIPTION

TRACT B, AS SHOWN ON THE LOT SPLIT PLAT OF LOT 1, BLOCK 1, AMBASSADOR PARK - SECOND PLAT, AND LOT 2, BLOCK 1, AMBASSADOR PARK, FILED FOR RECORD SEPTEMBER 8, 1989, UNDER DOCUMENT NO. 007908 IN BOOK 17, AT PAGE 367, ALL IN KANSAS CITY, PLATTE COUNTY, MISSOURI.

NOTE: THE DESCRIPTION ABOVE DESCRIBES THE SAME PROPERTY DESCRIBED IN SCHEDULE A OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. L20146369, BEARING AN EFFECTIVE DATE OF JULY 14, 2014.

ALTA/ACSM LAND TITLE SURVEY

NW 106 Project

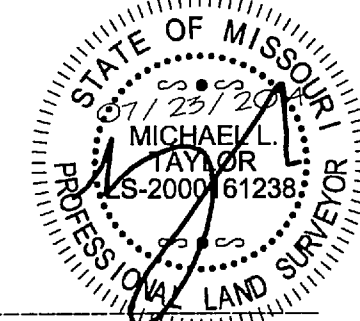
8100 NW 106th Street, Kansas City, MO 64153

BASED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NO. L20146369 BEARING AN EFFECTIVE DATE OF JULY 14, 2014

SURVEYOR'S CERTIFICATION

TO: R.L.R. INVESTMENTS, L.L.C.; FIDELITY NATIONAL TITLE INSURANCE COMPANY AND BOCK & CLARK CORPORATION.

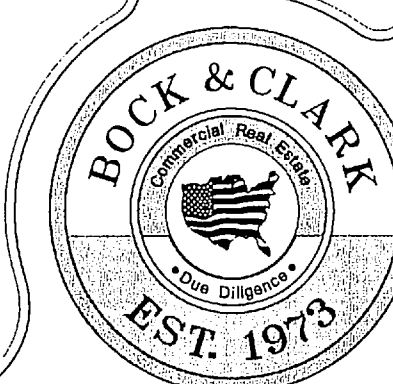
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 8, 9, 11(A), 13 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 23, 2014.



MICHAEL L. TAYLOR, MO PLS
REGISTRATION NO. 2000161238
IN THE STATE OF MISSOURI
DATE OF SURVEY: 07/23/2014
DATE OF LAST REVISION: 07/24/2014

BOCK & CLARK NSN PROJECT NO. 201401922-1

SURVEY PREPARED BY
MISSOURI LICENSED CORPORATION LC 331
WHITEHEAD CONSULTANTS, INC. (14-190)
114 N. MAIN STREET, P.O. BOX 461
CLINTON, MO 64735
PHONE: 660-885-8311
FAX: 660-885-8447
EMAIL: mtaylor@wcieng.com
WEB: www.wcieng.com



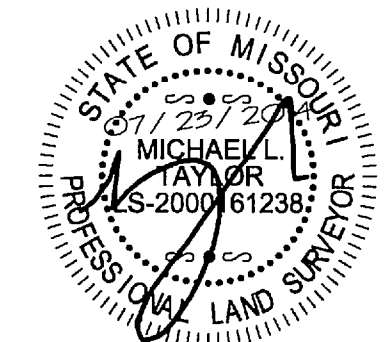
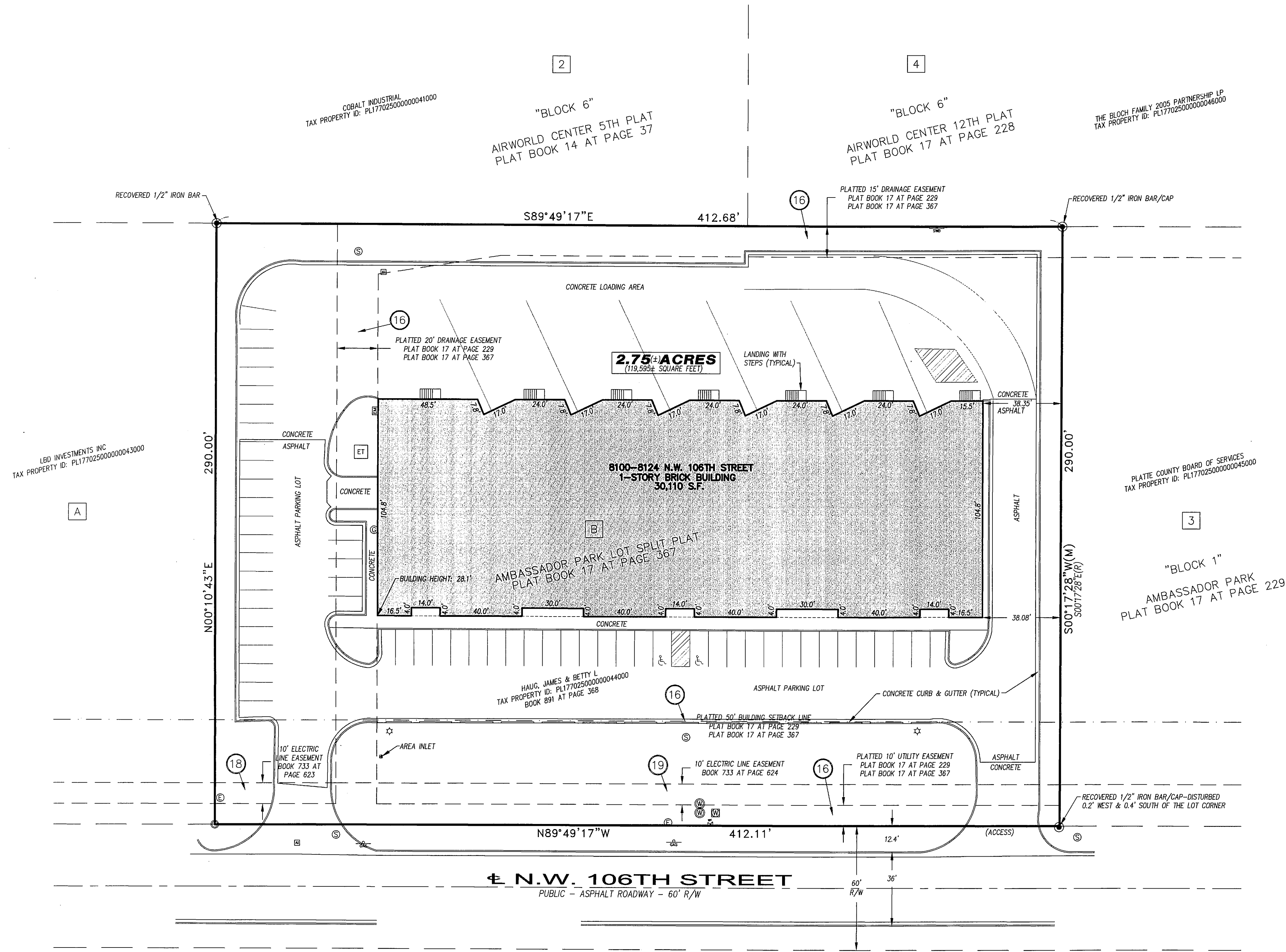
Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
3650 W. Market Street, Suite 200, Akron, Ohio 44333
Phone: (800) SURVEYS (787-8397), Fax: (330) 666-3608 www.bockandclark.com

LEGEND OF SYMBOLS & ABBREVIATIONS

- SURVEY MONUMENT (AS NOTED)
- SET 1/2" IRON BAR/CAP (LG 331)
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- WATER MANHOLE
- FIRE VALVE
- GAS SERVICE VALVE
- GAS SERVICE METER
- OVERHEAD UTILITY POLE
- OVERHEAD LIGHT POLE
- OVERHEAD UTILITY POLE WITH LIGHT
- GUY WIRE ANCHOR
- TRAFFIC SIGNAL LIGHT
- FLOOD LIGHT
- LAMP POST
- ELECTRIC BOX
- UNDERGROUND ELECTRIC MANHOLE
- POLE SIGN
- TELEPHONE PEDESTAL
- SEWER MANHOLE
- SPRINKLER CONTROL VALVE
- CLEAN-OUT
- ELECTRICAL TRANSFORMER
- CABLE TELEVISION PEDESTAL
- ELECTRIC SERVICE METER
- ATT COMMUNICATION VAULT
- UNDERGROUND TELEPHONE MANHOLE
- DRAINAGE MANHOLE
- UNDERGROUND TELEPHONE VAULT
- AREA INLET
- UNDERGROUND GAS LINE SIGN
- UNDERGROUND SOUTHWESTERN BELL SIGN
- OVERHEAD ELECTRIC LINE
- EXISTING FENCE LINE
- N NORTH
- E EAST
- S SOUTH
- W WEST
- R/W RIGHT-OF-WAY
- AC ACRES
- S.F. SQUARE FEET
- CL CENTERLINE
- 3 PLATTED LOT NUMBER/LETTER



SCALE : 1" = 30'
 0' 15' 30' 60'



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 Phone: (800) SURVEYS (787-8397), Fax: (330) 866-3608 www.bockandclark.com

ALTA/ACSM LAND TITLE SURVEY
 PREPARED FOR:
NW 106 Project
 DATE OF FIELD SURVEY: JULY 23, 2014
 NETWORK PROJECT NO. 201401922-1

