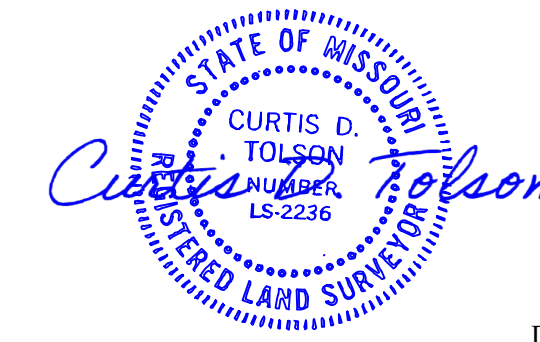


**SURVEY CERTIFICATION**

To: SRI Raytown LLC, a Delaware limited liability company, Stewart Title Guaranty Company and BSPT CRE Finance, LLC, a Delaware limited liability company, and each of their respective successors and assigns, as their interests may appear:

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), 6(b), 7(a), 7(b)(1), (7c), 8, 9, 10(a), 11, 13, 16, 17, 18 and 19, of Table "A" thereof. The field work was completed on August 11, 2020.



Signed: Curtis D. Tolson, LS - 2236 Dated: August 17, 2020

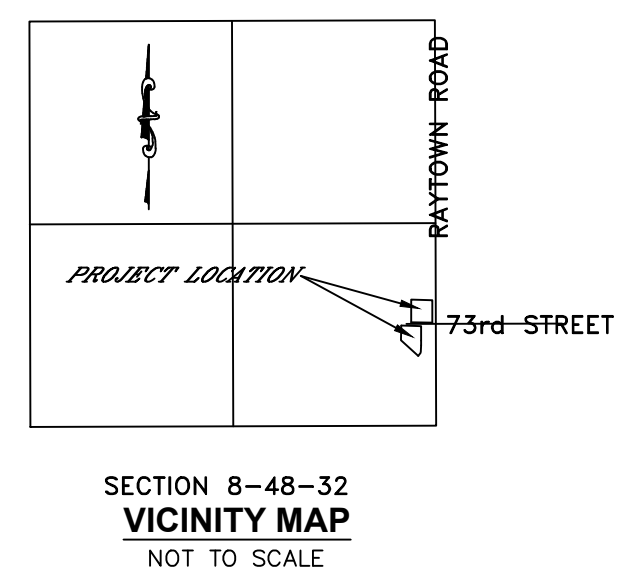
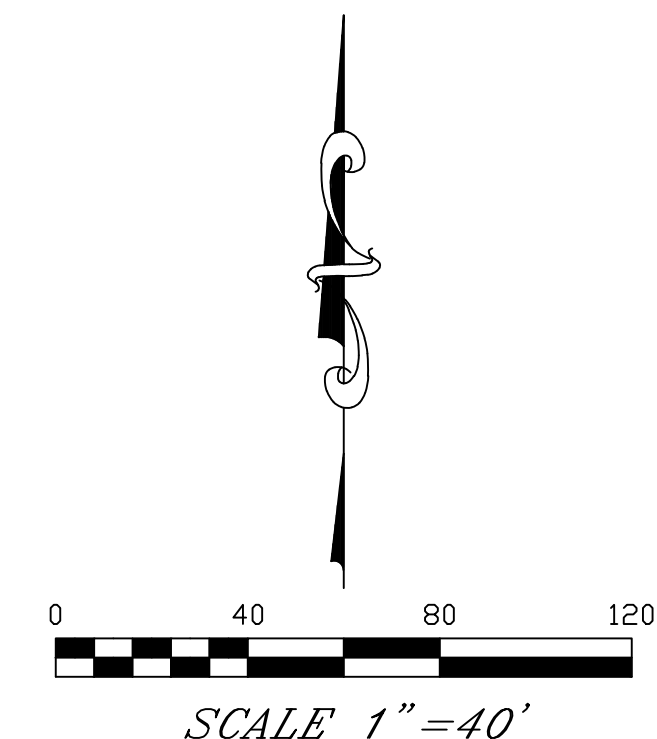
**Stewart Title commitment No. 695595 - Schedule "A" Property Description:**

TRACT II:  
Lots 2 and 3, PIN OAK HEIGHTS, a subdivision in Raytown, Jackson County, Missouri.

TRACT III:  
A portion of the Southeast Quarter of Section 8, Township 48, Range 32, Raytown, Jackson County, Missouri, also being part of Lots 2 through 9, B & B HEIGHTS, a subdivision in Raytown, Jackson County, Missouri and that part of the 50 foot vacated Hawthorne Avenue and 73rd Street Terrace, as described in Ordinance No. 120 by the City of Raytown, Missouri, lying South of the South right of way line of 73rd Street and Northwesterly of a line drawn from the Southeast corner of Lot 9 to the Northeast corner of Lot 2 of said B & B Heights, more particularly described as follows:  
Beginning at the Northwest corner of Lot 6, B & B HEIGHTS, a subdivision of record; thence South 88 degrees 33 minutes 21 seconds East along the North line of B & B HEIGHTS and the South right of way line of 73rd Street (50' r/w) for 272.42 feet; thence South 0 degrees 18 minutes 40 seconds West for 200.00 feet; thence South 11 degrees 55 minutes 18 seconds East for 67.09 feet; thence South 3 degrees 45 minutes 20 seconds West for 88.08 feet; thence South 13 degrees 19 minutes 52 seconds West for 17.82 feet; thence South 38 degrees 26 minutes 34 seconds West for 50.86 feet to the Southwesterly line of B & B HEIGHTS; thence North 47 degrees 56 minutes 18 seconds West along said B & B HEIGHTS for 319.63 feet; thence North 1 degree 29 minutes 8 seconds East along the West line of B & B HEIGHTS for 204.91 feet measured, 204.61 feet platted, to the Point of Beginning.  
Also Known as Tract I on the Certificate of Survey filed September 11, 2006, as Document No. 2006E008988 in Book S11 at Page 51.

**Stewart Title commitment No. 695595 - Schedule "B" Exceptions:**

- Property is subject to building lines, easements, restrictions and other matters shown on the recorded plat/map of PIN OAK HEIGHTS, in Plat Book 117 and Page 137, as shown hereon. (Affects Tract II)
- Property is subject to building lines, easements, restrictions and other matters shown on the recorded plat/map of B & B HEIGHTS, in Plat Book 123 and Page 13, as shown hereon. (Affects Tract III)
- Property is subject to matters disclosed by Certificate of Survey recorded 09/11/2006, as Document No. 2006E008988 in Book S11 at Page 51, as shown hereon. (Affects Tract III)
- Property is NOT subject to Grant of Easement for Sewer Lines Easement granted to the City of Raytown, Missouri as more fully set forth in the instrument recorded 05/26/1959 as Document No. 1959I0723940 in Book 1327 at Page 320. (Affects Tract III) Said easement is southeast of property.
- Property is subject to Grant of Easement for Sewer Lines granted to the City of Raytown, Missouri as more fully set forth in the instrument recorded 05/20/1960, as Document No. 1960I0746788 in Book 11389 at Page 637, as shown hereon. (Affects Tract III)
- Property is subject to easements, if any, for public utilities, pipelines or facilities installed in any portion of the vacated street or alley, lying within the land, together with the right of ingress and egress to repair, maintain, replace and remove the same, as reserved in ordinance or resolution number 120. (Affects Tract III)
- Property is subject to Right of Way Agreement granted to The Gas Service Company, as more fully set forth in the instrument recorded as Document No. 1967I0914975 in Book 15992 at Page 479, as shown hereon. As affected by Assignment of Easements and Rights of Way as more fully set forth in the instrument recorded 09/03/2013 as Document No. 2013E0093218, which assigns to Laclede Gas Company. (Affects Tract II)
- Property is subject to Right of Way Agreement granted to The Gas Service Company, as more fully set forth in the instrument recorded 03/13/1968 as Document No. 1968I0009471 in Book 129 at Page 794, as shown hereon. As affected by Assignment of Easements and Rights of Way as more fully set forth in the instrument recorded 09/03/2013 as Document No. 2013E0093218, which assigns to Laclede Gas Company. (Affects Tract II)
- Property is subject to Standard Storm Drainage Easement granted to the City of Raytown, Missouri as more fully set forth in the instrument recorded 11/18/1986, as Document No. 1986I0732518 in Book 11609 at Page 1799, as shown hereon. (Affects Tract II)
- Property is subject to Standard Storm Drainage Easement granted to the City of Raytown, Missouri as more fully set forth in the instrument recorded 11/18/1986 as Document No. 1986I0732519 in Book 11609 at Page 1801, as shown hereon. (Affects Tract II)
- Property is subject to Standard Storm Drainage Easement granted to the City of Raytown, a municipal corporation as more fully set forth in the instrument recorded 11/18/1986, as Document No. 1986I0732520 in Book 11609 at Page 1804, as shown hereon. (Affects Tract II)
- Property is subject to Standard Storm Drainage Easement granted to the City of Raytown, a municipal corporation as more fully set forth in the instrument recorded 11/18/1986, as Document No. 1986I0732521 in Book 11609 at Page 1806, as shown hereon. (Affects Tract II)
- Property is subject to Cable Television Installation Agreement by and between Coachlamp Corner Investment, a Missouri general partnership and Jones Communications of Missouri, Inc., a Colorado corporation, as more fully set forth in the instrument recorded 04/13/2000 as Document No. 2000I0023617. (Affects Tracts II and III) Called out as 5' either side of the line as laid but said line could not be located.
- Property is subject to Standard Sewer Easement granted to City of Raytown, Missouri as more fully set forth in the instrument recorded 08/24/2006 as Document No. 2006E0080660, as shown hereon. (Affects Tract III)
- Property is subject to Storm Drainage Easement granted to City of Raytown, Missouri, as more fully set forth in the instrument recorded 08/24/2006 as Document No. 2006E0080661, as shown hereon. (Affects Tract III)



**SYMBOL LEGEND**  
NOT EVERY SYMBOL MAY BE USED

P.O.B.	- Point of Beginning	●	- Monumentation Found as Noted
P.O.C.	- Point of Commencement	●	- 5/8" Rebar w/Cap Set
R	- Radius	—	- Monument in Monument Box
L	- Arc Length	—	- Sanitary Sewer
M	- Measured	—	- Storm Sewer
D	- Dead	—	- Water Line
F	- Fire Hydrant	—	- Gas
W	- Water Valve	—	- Underground Electric
W	- Water Meter	—	- Overhead Electric
W	- Water Manhole	—	- Underground Telephone
G	- Gas Meter	—	- Underground Cable T.V.
G	- Gas Valve	—	- Underground Fiberoptics
G	- Gasline Marker	—	- Overhead Utilities
A	- Air Condition Unit	—	- Flag Pole
C	- Cable Pedestal	—	- Monitoring Well
E	- Electric Meter	—	- Bollard Post
E	- Electric Transformer	—	- Handicap Space
E	- Electric Manhole	—	- Sign
L	- Light Pole	—	- Mail Box
G	- Guy Wire	—	- Telephone Manhole
G	- Ground Light	—	- Telephone Pedestal
P	- Power Pole	—	- Fiber Optic Marker
A	- Asphalt Area	—	- Vault
C	- Concrete Area	—	- Storm Manhole
N	- No Parking Area	—	- Catch Basin w/ Grate
B	- Building Area	—	- Catch Basin
		—	- Cleanout
		—	- Sanitary Manhole
		—	- Guardrail
		—	- Fence
		—	- Wood Fence

**Miscellaneous Notes:**

- The property shown hereon are the same as the property described in Stewart Title commitment number 695595 with an effective date of June 24, 2020, at 8:00 AM and that all easements, covenants and restrictions referenced in said title policy have been plotted hereon or as otherwise noted as to their effect on the property. Basis of Bearings: Held corners as found and rotated to Missouri Coordinate System 1983, West Zone, and that survey meets or exceeds the current "minimum standards for property boundary surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Urban Property Accuracy Standards of the Missouri Department of Natural Resources.
- By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone Designations "X" (Areas determined to be outside the 0.2% annual chance floodplain) by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 29095C0402G, with a date of identification of January 20, 2017, for Kansas City, MO, which is the current Flood Insurance Rate Map for said community.
- There is direct access to the subject property via 73rd Street and Raytown Road, both public rights-of-way.
- Property has 143 standard and 7 handicap parking spaces. Stripes are faint which may affect the count. Parking Spaces Required: 134 Total Parking Spaces.
- According to the PZR Zoning report dated 8-26-2020, the property is zoned R-3 High Density Residential and said report contains the following: Building Set-Back Lines: Front setback: 30 Feet; Side setback: 8 Feet on each side; 5 Feet for all detached accessory buildings; Rear setback: 30 Feet; 5 Feet for all detached accessory buildings; Building Density Formula: Minimum Lot Area per Household: 2,000 Square Feet (Required 118 Units x 2,000 = 236,000 Square Feet; Existing 180,670.8 Square Feet, per Survey) Parking Spaces Required: 134 Total Parking Spaces.
- The property contains 180,670.8 sq. ft. or 4.1 acres, more or less.
- The locations of all utilities shown on the survey are from visible surface evidence and information provided by others.
- At the time of this survey: there are no party walls on this property (#10); remote sensing, airborne/mobile laser scanning and other similar products, tools or technologies may have been used for the location of certain features (#15); there was no observed evidence of recent earth moving work, building construction or building additions observed (#16); no proposed changes in street right of way lines were provided; there was no observable evidence of any recent street or sidewalk construction or repairs, therefore none shown (#17); no observed field delineation of wetlands conducted by a qualified specialist hired by the client was provided and therefore no wetlands information shown (#18); no plottable offsets (i.e., appurtenant) easements or servitudes disclosed in documents nor permissions were provided, therefore none shown (#19).
- Northeast building encroaches over the current 30' building setback line.

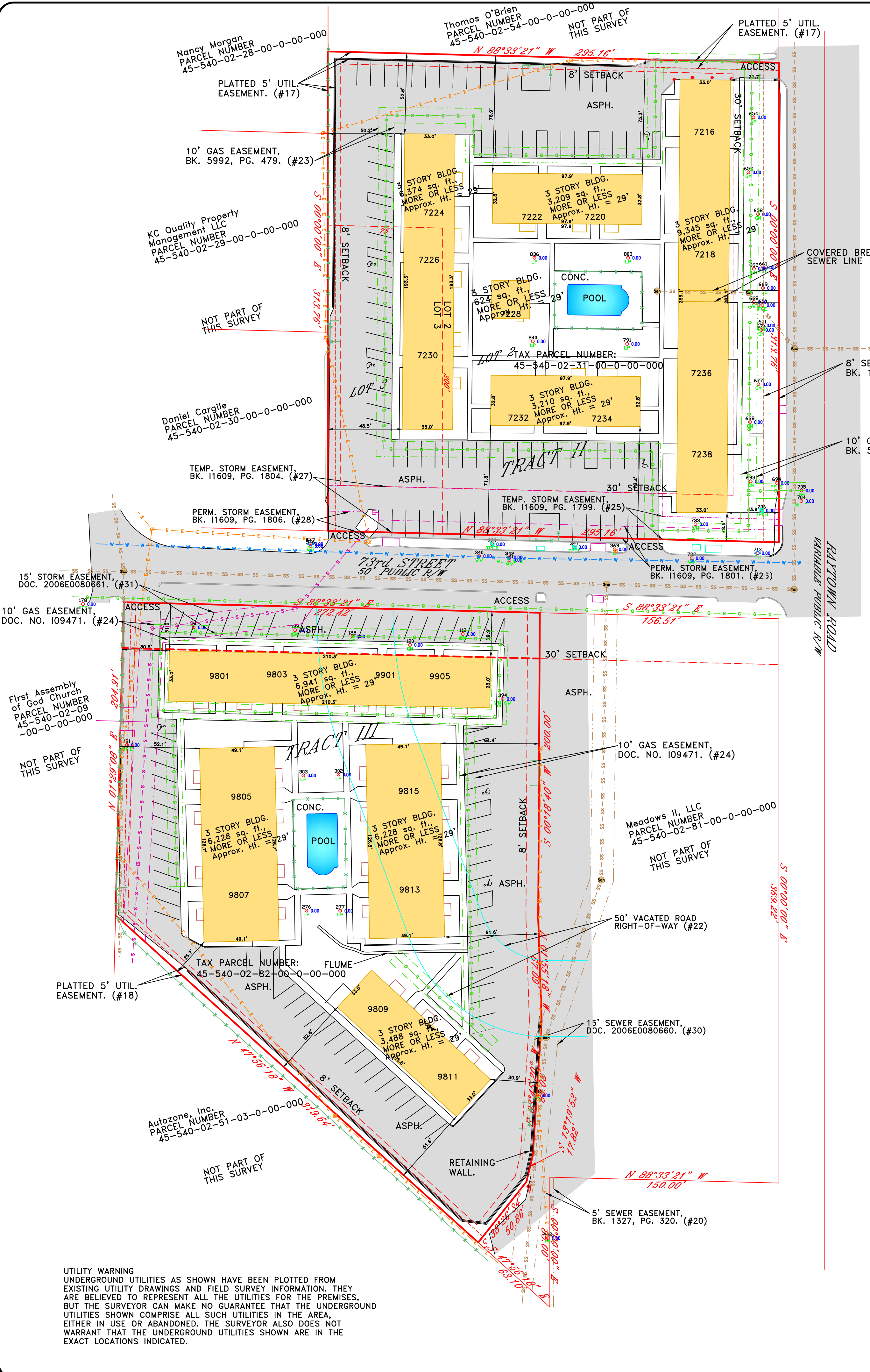
**REVISION NOTES**

Date:	Comment:

**COACH LAMP APARTMENTS**  
7218 & 7228 RAYTOWN RD. & 9801 E. 73rd ST.  
ALTA/NSPS LAND TITLE SURVEY

**VIKING SURVEYS**

SURVEY ORDERED BY: Harold Schertz SRI, LLC Real Estate Asset Managers 232 Madison Avenue, Suite 608 New York, NY 10016	SURVEY PERFORMED BY: CURTIS TOLSON P.O. Box 13324 Overland Park, KS 66282 (913) 492-6179 Curtis@vikingsurveys.com
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**UTILITY WARNING**  
UNDERGROUND UTILITIES AS SHOWN HAVE BEEN PLOTTED FROM EXISTING UTILITY DRAWINGS AND FIELD SURVEY INFORMATION. THEY ARE BELIEVED TO REPRESENT ALL THE UTILITIES FOR THE PREMISES, BUT THE SURVEYOR CAN MAKE NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN USE OR ABANDONED. THE SURVEYOR ALSO DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATIONS INDICATED.