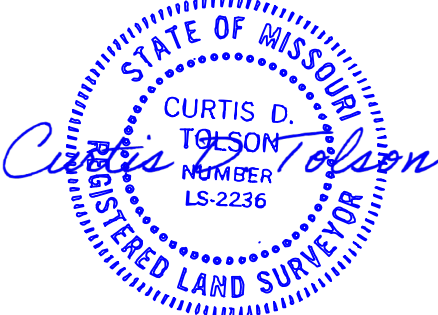


SURVEY CERTIFICATION

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), 7(c), 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 IV: All of Lot 2, RUTH DEHONEY ADDITION, a subdivision and all that part of the West Half of the Northwest Quarter of the Northwest Quarter and all that part of the North 2 1/2 acres of the West Half of the Southwest Quarter of the Northwest Quarter of Section 16, Township 48, Range 32, in the City of Raytown, Jackson County, Missouri, described as follows: Beginning at the point of intersection of the East line of Raytown Road, as now established, and the South line of said North 2 1/2 acres; thence North 0 degrees 1 minute 55 seconds West along said East line, a distance of 331.64 feet (Deed - 330.74 feet) to a point on the Westerly prolongation of the North line of said Lot 2; thence South 88 degrees 38 minutes 30 seconds East along said Westerly prolongation and said North line, a distance of 594.90 feet; thence North 0 degrees 7 minutes 27 seconds West along the West line of said Lot 2 to the most Northerly corner of said lot and a point on the Southwesterly right of way line of U.S. Highway No. 50, as now established; thence Southeastly along said right of way line and the Northeastly line of said Lot 2 on a curve to the left having a radius of 3899.83 feet, an arc distance of 36.23 feet; thence South 0 degrees 7 minutes 27 seconds East along the East line of said Lot 2 and the East line of said North 2 1/2 acres, a distance of 320.68 feet to a point on the South line of said North 2 1/2 acres; thence North 88 degrees 42 minutes 11 seconds West along said South line, said line also being the North line of SOUTHWOOD, a subdivision, a distance of 619.44 feet to the point of beginning.

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

33. Property is subject to building lines, easements, restrictions and other matters shown on the recorded plat/map of RUTH DEHONEY ADDITION, in Plat Book I20 and Page 19. As affected by Disclaimer, as more fully set forth in the instrument recorded 07/27/1972, as Document No. 19720124461 in Book I365 at Page 276. Disclaimer releases easement over the North and West.
34. Property is subject to easement for private road and for the placement of utility connections, as more fully set forth in the instrument recorded 07/01/1952 as Document No. 19520593653 in Book 957 at Page 474 and as Document No. 19520593654 in Book 957 at Page 477. Said easements encroach improvements but may not be valid as the properties have been combined.
35. Property is subject to Sewer Easement granted to the City of Raytown, as more fully set forth in the instrument recorded as Document No. 19640850007 in Book I1729 at Page 24. Also depicted on the Raytown Village Apartments Survey.
36. Property is subject to Sewer Lines Easement granted to the City of Raytown, Missouri, as more fully set forth in the instrument recorded as Document No. 19640850343 in Book I1729 at Page 702. Legal description and the drawing in said document do not match. We showed the most probable location which also fits the existing sewer line.
37. Property is subject to Drainage Control Easement granted to the City of Raytown, a municipal corporation, as more fully set forth in the instrument recorded 04/18/1980, as Document No. 19800418610 in Book I1000 at Page 1573. Also depicted on the Raytown Village Apartments Survey.
38. Property is subject to Land Use Restriction Agreement, as more fully set forth in the instrument recorded 11/29/1983 as Document No. 19830546639 in Book I1266 at Page 1. As affected by Termination of Land Use Restriction Agreement, as more fully set forth in the instrument recorded 06/13/2007 as Document No. 2007E0077945. Blanket in nature, nothing to plot.
39. Property is subject to Cable Television Installation Agreement by and between V.G.A., L.L.C., a Missouri limited liability company and Jones Communications of Missouri, Inc., a Colorado corporation, as more fully set forth in the instrument recorded 04/13/2000, as Document No. 20000023616. Called out as 5' either side of the line as laid but said line could not be located.

Miscellaneous Notes:

1. 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 the North line of Lot 2, RUTH DEHONEY ADDITION, a subdivision in Raytown, Jackson County, Missouri. Said drawing is based on an actual survey made by me or under my direct supervision 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.
2. 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. 290173 0095 B, with a date of identification of August 5, 2018, for City, Kansas City, KS or MO, which is the current Flood Insurance Rate Map for said community.
3. There is direct access to the subject property via Raytown Road, a public right-of-way.
4. Property has 166 standard and 7 handicap parking spaces. Stripes are very faint which may affect the count.
5. 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; Maximum Building Height or Stories: 45 Feet / 3 Stories with Detached Accessory Structures not exceeding 15 Feet. Building Density Formula: Minimum Lot Area per Household: 2,000 Square Feet (Required 102 Units x 2,000 = 204,000 Square Feet; Existing 205,143.9 Square Feet, per Survey) Parking Spaces Required: 116 Total Parking Spaces.
6. The property contains 205,143.9 sq. ft. or 4.7 acres, more or less.
7. The locations of all utilities shown on the survey are from visible surface evidence and information provided by others.
8. 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 offsite (i.e., appurtenant) easements or servitudes disclosed in documents nor permissions were provided, therefore none shown (#19).
9. A 15' access easement (#34) encroaches two buildings and the shed on the east side is over the current building setback line.

REVISION NOTES

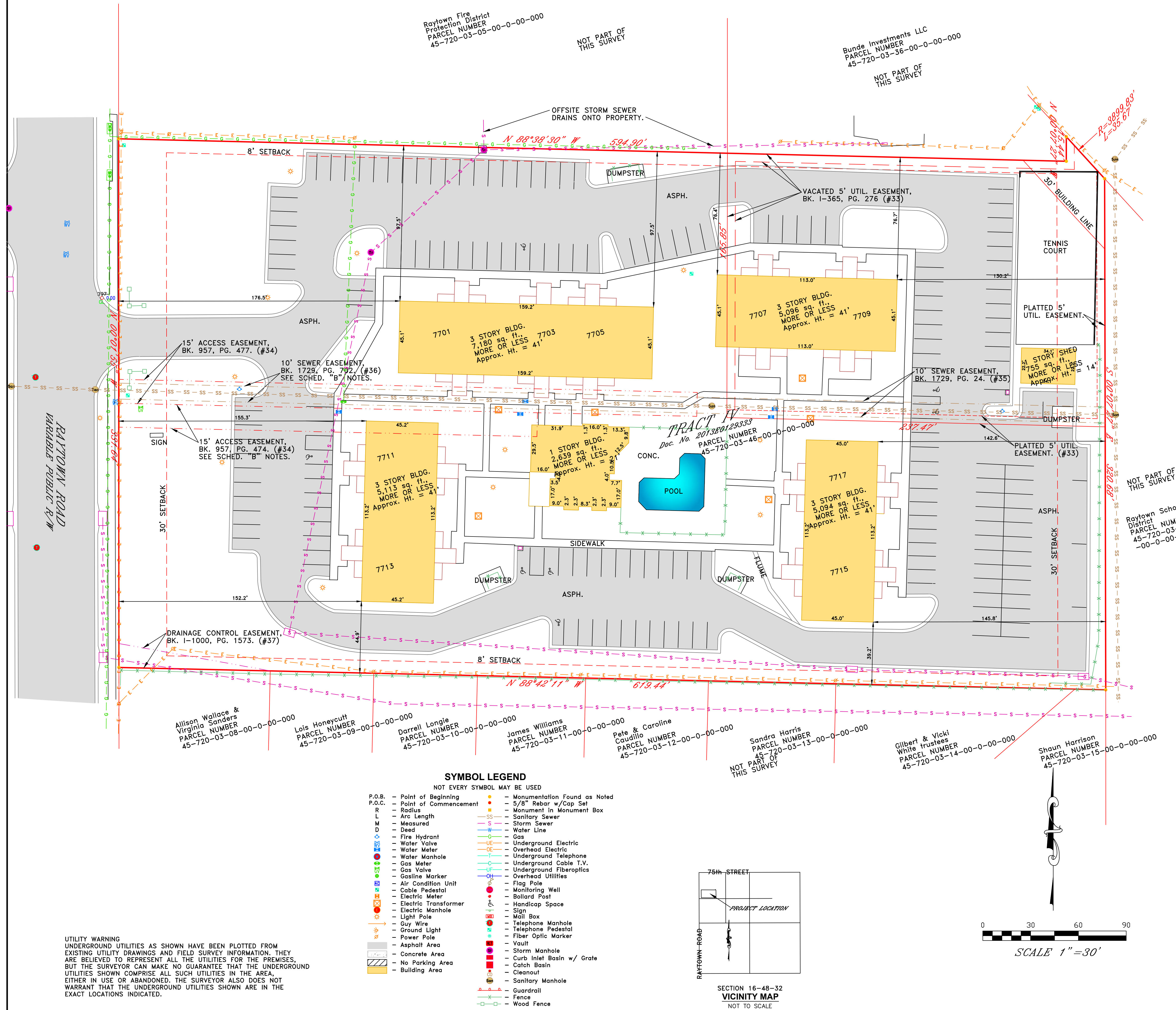
Date:	Comment:

RAYTOWN VILLAGE APARTMENTS
7705 RAYTOWN ROAD
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

PROJ. NO. C20.038



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.

SYMBOL LEGEND	
NOT EVERY SYMBOL MAY BE USED	
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
R	Radius
L	Arc Length
M	Measured
D	Dead
F	Fire Hydrant
W	Water Valve
W	Water Meter
W	Water Manhole
G	Gas Meter
G	Gas Valve
A	Air Condition Unit
C	Cable Pedestal
E	Electric Meter
E	Electric Transformer
E	Electric Manhole
L	Light Pole
G	Guy Wire
G	Ground Light
P	Power Pole
A	Asphalt Area
C	Concrete Area
N	No Parking Area
B	Building Area
M	Monumentation Found as Noted
S	5/8" Rebar w/ Cap Set
M	Monument in Monument Box
SS	Sanitary Sewer
S	Storm Sewer
W	Water Line
G	Gas
UE	Underground Electric
OE	Overhead Electric
UT	Underground Telephone
UC	Underground Cable T.V.
UF	Underground Fiberoptics
OU	Overhead Utilities
F	Flag Pole
M	Monitoring Well
B	Bollard Post
S	Handicap Space
S	Sign
M	Mail Box
T	Telephone Manhole
T	Telephone Pedestal
F	Fiber Optic Marker
V	Vault
S	Storm Manhole
C	Curb Inlet Basin w/ Grate
C	Catch Basin
C	Cleanout
S	Sanitary Manhole
G	Guardrail
F	Fence
W	Wood Fence

