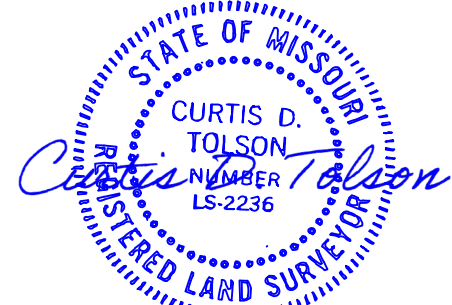


### SURVEY CERTIFICATION

To: SRI Raytown LLC, a Delaware limited liability company, Stewart Title Guaranty Company and BSPRT 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 18, 2020.



Signed: \_\_\_\_\_ Dated: August 19, 2020  
Curtis D. Tolson, L.S. - 2236

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

TRACT I:  
Parcel A: Lots 1 through 19, WILSON VIEW, a subdivision in Raytown, Jackson County, Missouri and a former part of the Chicago, Rock Island and Pacific Railroad Company's Right of Way in the Northeast Quarter of the Northeast Quarter of Section 5, Township 48 North, Range 32 West, in Raytown, Jackson County, Missouri, more particularly described as follows:  
Commencing at the point of intersection of the North line of the Northeast Quarter of said Section 5 with the centerline of said Railroad Company's main tract as originally located; thence Southerly along said centerline which is a 1 degree 00 minute curve concave to the East, 570.3 feet; thence Easterly, along a radial line to said centerline, 100 feet to the point of beginning, said point being the Northeast corner of said right of way; thence Southerly along the Easterly right of way line which is 100 feet Easterly of and parallel with said centerline, 242.9 feet; thence Westerly, along a radial line to said centerline, 50 feet; thence Northerly, along a line which is 50 feet Easterly of and parallel with said centerline, 244 feet, more or less, to a point on a radial line which intersects the point of beginning; thence Easterly along the last said radial line 50 feet to the point of beginning.  
EXCEPT Reservation of minerals and all mineral rights in favor of Chicago, Rock Island and Pacific Railroad Company, as set forth in instrument recorded 06/19/1968, as Document No. 196810016683 in Book 149 at Page 671, and all rights and easements appertaining thereto in favor of the holder of said interest and any party claiming by, through or under said holder. The Company makes no representation as to the present ownership of this interest.  
Parcel B: A non-exclusive easement for Ingress and Egress notice of which is disclosed by Declaration of Easement recorded 05/24/1963 as Document No. 196310812651 in Book 11629 at Page 652.  
Parcel C: A non-exclusive easement for Ingress and Egress notice of which is disclosed by Declaration of Driveway Easement recorded 05/02/1968 as Document No. 196810013156 in Book 139 at Page 1341.

### 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 WILSON VIEW, in Plat Book 125 and Page 74, as shown hereon. (Affects Tract I)
- 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 05/25/1959 as Document No. 195910723740 in Book 1326 at Page 625, as shown hereon. (Affects Tract I)
- Property is subject to Declaration of Easement, as more fully set forth in the instrument recorded 05/24/1963 as Document No. 196310812651 in Book 11629 at Page 652, as shown hereon. (Affects Tract I)
- Property is subject to Declaration of Driveway Easement, as more fully set forth in the instrument recorded 05/02/1968 as Document No. 196810013156 in Book 139 at Page 1341, as shown hereon. (Affects Tract I)
- Property is subject to Cable Television Installation Agreement by and between Somerset Village, 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. 200010023615. (Affects Tract I) Blanket in nature, nothing to plot.

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

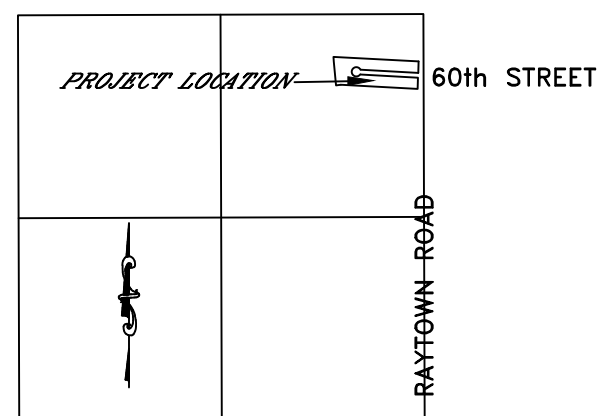
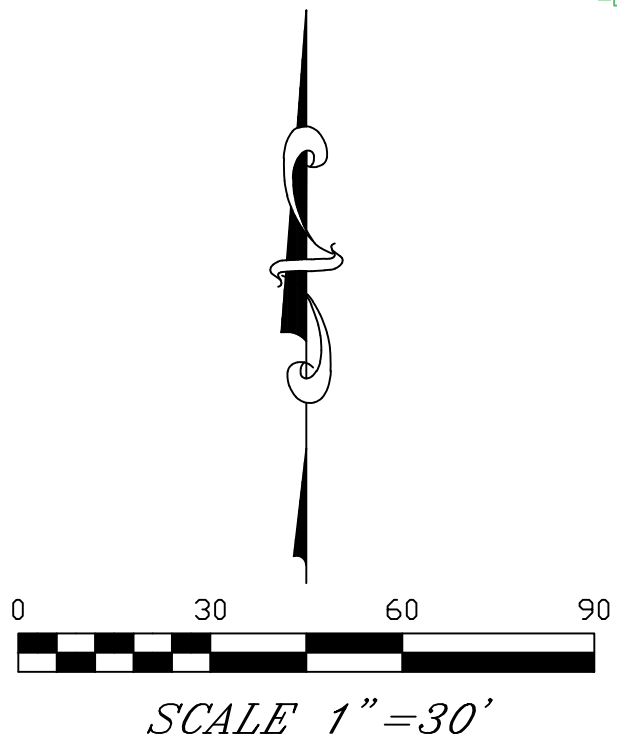
- Property is subject to reservation of mineral interest in favor of Chicago, Rock Island and Pacific Railroad Company, as set forth in instrument recorded 06/19/1968, as Document No. 196810016683 in Book 149 at Page 671, and all rights and easements appertaining thereto in favor of the holder of said interest and any party claiming by, through or under said holder. The Company makes no representation as to the present ownership of this interest. (Affects Tract I) Blanket in nature, nothing to plot.
- Property is subject to reservation(s) of easement(s), as more fully set forth in the instrument recorded 06/19/1968 as Document No. 196810016683 in Book 149 at Page 671. (Affects Tract I) Blanket in nature, nothing to plot.
- Property is subject to Railroad rights-of-way, switch tracks, spur tracks, and all easements, license servitudes within, appurtenant to or serving such rights-of-way or easements, including, but not limited to, electric and telephone transmission lines, broadband transmission lines, video and multi-channel video, pipelines and any facilities in support of telephone, communication or transportation. Blanket in nature, nothing to plot.
- Property is subject to Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. Blanket in nature, nothing to plot.

### 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 the North line of Wilson View, 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.
- 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. 29095C0289G, 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 60th Street and Raytown Road, both public right-of-ways.
- Property has 166 standard and 7 handicap parking spaces. Stripes are very faint which may affect the count.
- 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 146 Units x 2,000 = 292,000 Square Feet; Existing 211,090.3 Square Feet, per Survey); Parking Space Formula: Apartment hotels, boarding houses, hotels and motels: 1 parking space per two employees, plus 1 parking space per guest room or residence unit plus 1 space for each 10 guest units. 166 parking spaces required.
- The property contains 211,090.3 sq. ft. or 4.8 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 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 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).
- A 15' utility encroaches the West building.

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
W	Water Valve
W	Water Meter
W	Water Manhole
W	Gas Meter
W	Gas Valve
W	Gasline Marker
W	Air Condition Unit
W	Cable Pedestal
W	Electric Meter
W	Electric Transformer
W	Electric Manhole
W	Light Pole
W	Power Pole
W	Asphalt Area
W	Concrete Area
W	No Parking Area
W	Building Area
W	Monumentation Found as Noted
W	5/8" Rebar w/Cap Set
W	Monument in Monument Box
W	Sanitary Sewer
W	Storm Sewer
W	Water Line
W	Gas
W	Underground Electric
W	Overhead Electric
W	Underground Telephone
W	Underground Cable T.V.
W	Underground Fiberoptics
W	Overhead Utilities
W	Flag Pole
W	Monitoring Well
W	Bollard Post
W	Handicap Space
W	Sign
W	Mail Box
W	Telephone Manhole
W	Telephone Pedestal
W	Fiber Optic Marker
W	Vault
W	Storm Manhole
W	Curb Inlet Basin w/ Grate
W	Catch Basin
W	Cleanout
W	Sanitary Manhole
W	Guardrail
W	Fence
W	Wood Fence



SECTION 5-48-32  
VICINITY MAP  
NOT TO SCALE

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.

### REVISION NOTES

Date:	Comment:

## SOMERSET VILLAGE APARTMENTS 6000 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. C20.040