

DESCRIPTION PARCEL 1 (TITLE COMMITMENT NCS-1216928-MICH)

THE EAST 431.3 FEET OF THE NORTH 303 FEET OF THE SOUTH 660 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 14, RANGE 24, JOHNSON COUNTY, KANSAS, EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS OR HIGHWAYS.

GROSS AREA = ±2.9997 ACRES / ±130667 SQ.FT. NET AREA = ±2.5623 ACRES / ±112485 SQ.FT.

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. NCS-1216928-MICH AND WITH AN EFFECTIVE DATE OF APRIL 14, 2024 AT 8:00 A.M.

8. Easement granted to Consolidated Main Sewer District in the document recorded in Book 6295, Page 832 [AFFECTS SUBJECT PROPERTY, SHORN HERCON] of Official Records. Corrected by Affidovit recorded in Book 9863, Page 799.

Affidavit regarding zoning as recorded in Book 200602, Page 002432. [AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE]

Statement of Planned Zoning filed in Book 200612, Page 000536. [AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE]

11. Dedication for a public street to the City of Cliathe as recorded in Book 200512, Page 007071.[AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE]

12. Ordinance No. 09-40 by the city of Clathe, Kansos, describing Ward 1, recorded September 24, 2009, in Book 200909, Page 006526. [AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE]

(NOT IN TITLE COMMITMENT KCP&L EASEMENT BOOK 19 AT PAGE 79, AND BOOK 143 AT PAGE 521, WHICH AFFECTS SUBJECT PROPERTY)

DESCRIPTION PARCEL 2 (TITLE COMMITMENT NCS-1215325-MICH)

THE SOUTH 680 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTH 680 FEET OF THE EAST HALF OF THE WEST HALF OF THE WORTHEAST QUARTER OF THE MORTHEAST QUARTER OF THE MORTHEAST QUARTER OF SECTION 18, MONSHIP 14, RANGE 24, QUHRISTO COUNTY, KIMSAS, EXCEPT THE MORTH 303.00 FEET OF THE EAST 431.30 FEET THEREOF, AND EXCEPT THAT PART IN STREETS AND ROADS.

GROSS AREA = ±12.1139 ACRES / ±527681 SQ.FT. NET AREA = ±11.7040 ACRES / ±509825 SQ.FT.

8. Right of way to Consolidated Main Sewer District recorded in Book 6412, Page 698. [AFFECTS SUBJECT PROPERTY, SHOWN HEREON]

Dedication for a public street to the City of Olathe, Kansas, recorded in Book 7139, Page 642, re-Page 117. [AFFECTS SUBJECT PROPERTY, SHOWN HEREON]

10. Resolution No. 2697, for the enlargement of CMSD of Johnson County, recorded in Book 4360, Page 265 [AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE]

11. Resolution No. WD94-35, for enlarging CMSD of Johnson County, Konsas to include Blue River No. 8, recorded in Book 4421, Page 84. [AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE]

12. Permonent and temporary easement as set out by Condemnation Case No. 96C11061, recorded in Book 4985, Page 668. Report of Appraisers recorded November 8, 1998. (Troct No. 22) [AFFECTS SUBJECT PROPERTY, SHOWN HEREON, TEMPORARY CONSTRUCTION ASSENSATI APPARENTLY EXPRED]

13. Easement to Kansas City Power & Light Company, recorded in Book 19 Misc., Page 79; partially disclaimed in Book 143 Misc., Page 521, AFFECTS SUBJECT PROPERTY, SHOWN HEREON)

14. Effect, If any, of Transfer on Death Deed dated September 28, 2022 executed by Kim Bidned and Cheryee Bidned, husband and wife, Grostor(s), to Kim L. Bidned and Cheryees, Co-Toustees, or their successors in Toust, under the Bidned Formity Touts Agreement dated the 28th day of September, 2022, Grontee Beneficiary, filed September 29, 2022, as Book 202209, Page 007447. [NOT A SURVEY RELATED ITEM]

NOTE: The above exception will be deleted from our policy/policies when issued

NOTE: In the event the party/parties in title on Schedule A, Item No. 4 are deceased, the company reserves the right to make additional requirements.

Resolution No. 98-1117, for the construction of 159th Street from Ridgeview Road, recorded in Book 5775, Page 680.
 [DOES NOT AFFECT SUBJECT PROPERTY]

- 1. THERE IS NO VISIBLE EVIDENCE OF PARKING AREA OR PARKING SPACES ON SURVEYED PROPERTY
- 2. THERE IS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
- 3. SIDEWALKS ALONG STREETS ARE PUBLIC CITY SIDEWALKS.
- 4. PARCEL 1 ADDRESS 16040 S MUR-LEN ROAD, PARCEL 2 ADDRESS 16080 S MUR-LEN ROAD

PARCEL 1, THIS PROPERTY IS ZONED CP-0, DESCRIBED AS PLANNED OFFICE BUILDING DISTRICT, PER JOHNSON COUNTY AIMS WERSTE

PARCEL 2, THIS PROPERTY IS ZONED RUR, DESCRIBED AS RURAL, AGRICULTURE USES AND SINGLE FAMILY DWELLINGS AND RLD, RESIDENTIAL LOW DENSITY SINGLE—FAMILY DWELLINGS, PER JOHNSON COUNTY AMS WEBSITE NOTE: THIS SURVEYOR WAS NOT SUPPLIED A ZONING REPORT OR LETTER FOR THIS SURVEY.

TO: MAGNUS CAPITAL PARTNERS LLC, A DELAWARE LIMITED LIABILITY CONPANY, BANK OF LABOR, FORMERLY KNOWN AS BROTHERHOOD BANK & TRUST, A KANSAS BANKING CORPORATION, KIM ELDRED AND CHERYREE ELDRED, HUSBAND AND WEE AS JUNIT TEMANTS, AND FIRST JAMEDON TITLE INSTRUMENCE COMPANY.

THIS IS TO CETTER? THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE DE 2021 "WINNIAM STANDARD DETAIL REQUIREMENTS FOR ALFA/ASS'S LAND THE SURVEYS, CONTITY ESTRABLED AND LOCKTED BY COMPLETED ON MAY 9, 2002, TIMES 1, 2, 3, 4, 64, 7, 43, 6, 5, 13, 40 to 0° TABLE A THORSON. THE FILED WORK MAS COMPLETED ON MAY 9, 2002, TIMES 1, 2003, TIMES 1, 2003, TIMES AND THE STANDARD STA



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