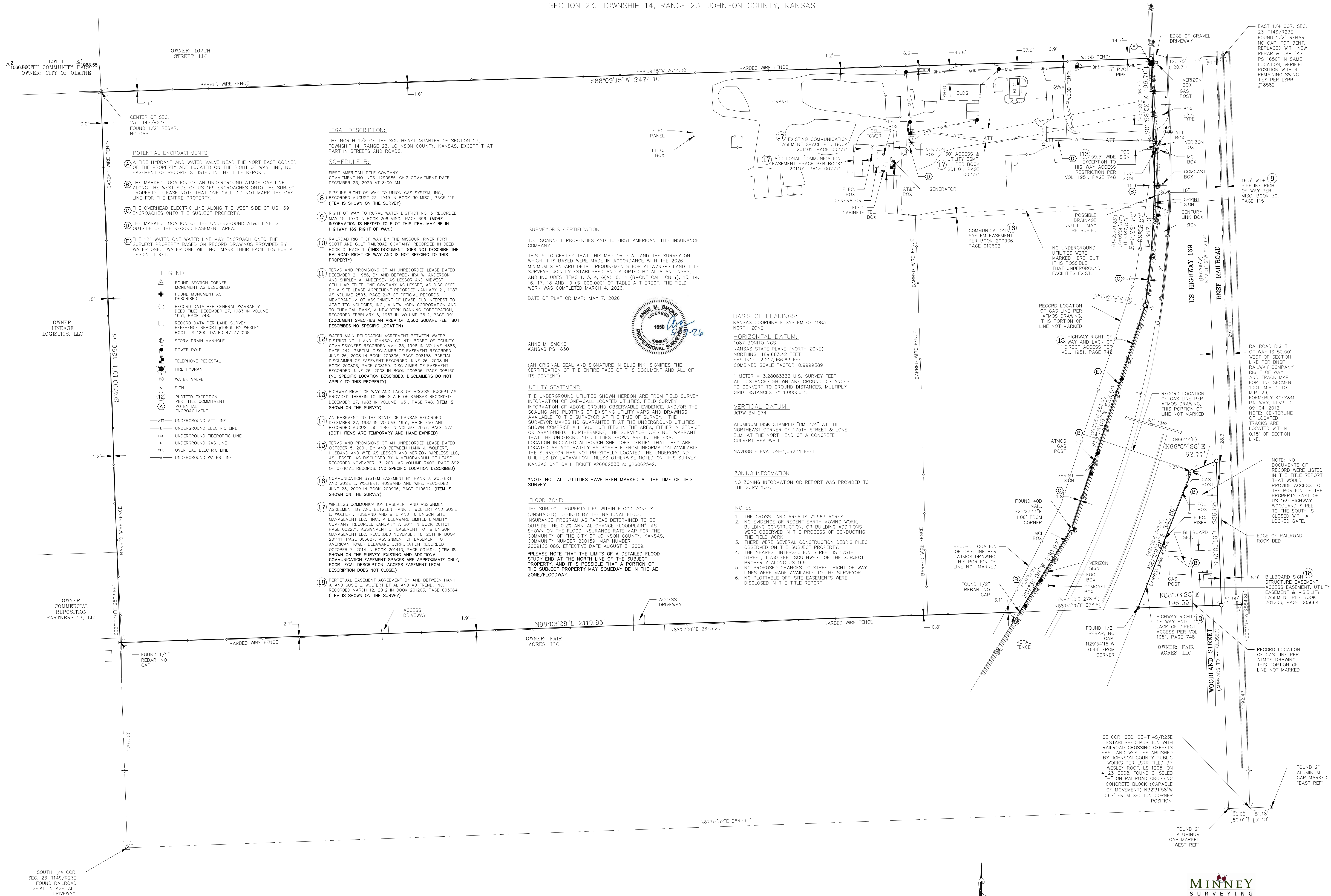


ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF
SECTION 23, TOWNSHIP 14, RANGE 23, JOHNSON COUNTY, KANSAS



LEGAL DESCRIPTION:

THE NORTH 1/2 OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14, RANGE 23, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART IN STREETS AND ROADS.

SCHEDULE B:

FIRST AMERICAN TITLE COMPANY
COMMITMENT NO. NC5-1290588-CH2 COMMITMENT DATE:
DECEMBER 23, 2023 AT 8:00 AM

(8) PIPELINE RIGHT OF WAY TO UNION GAS SYSTEM, INC.,
RECORDED AUGUST 23, 1945 IN BOOK 30 MISC. PAGE 115
(ITEM IS SHOWN ON THE SURVEY)

(9) RIGHT OF WAY TO RURAL WATER DISTRICT NO. 5 RECORDED
MAY 15, 1970 IN BOOK 206 MISC. PAGE 696. (MORE
INFORMATION IS NEEDED TO PLOT THIS ITEM. MAY BE IN
HIGHWAY 169 RIGHT OF WAY.)

(10) RAILROAD RIGHT OF WAY BY THE MISSOURI RIVER FORT
SCOTT AND GULF RAILROAD COMPANY, RECORDED IN DEED
BOOK Q, PAGE 1. (THIS DOCUMENT DOES NOT DESCRIBE THE
RAILROAD RIGHT OF WAY AND IS NOT SPECIFIC TO THIS
PROPERTY)

(11) TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED
DECEMBER 2, 1986, BY AND BETWEEN IRA W. ANDERSON
AND SHIRLEY A. ANDERSEN AS LESSOR AND MIDWEST
CELLULAR TELEPHONE COMPANY AS LESSEE, AS DISCLOSED
BY A SITE LEASE AGREEMENT RECORDED JANUARY 21, 1987
AS VOLUME 2503, PAGE 247 OF OFFICIAL RECORDS.
MEMORANDUM OF ASSIGNMENT OF LEASED INTEREST TO
AT&T TECHNOLOGIES, INC., A NEW YORK CORPORATION AND
TO CHEMICAL BANK, A NEW YORK BANKING CORPORATION,
RECORDED FEBRUARY 6, 1987 IN VOLUME 2512, PAGE 991
(DOCUMENT SPECIFIES AN AREA OF 2,500 SQUARE FEET BUT
DESCRIBES NO SPECIFIC LOCATION)

(12) WATER MAIN RELOCATION AGREEMENT BETWEEN WATER
DISTRICT NO. 1 AND JOHNSON COUNTY BOARD OF COUNTY
COMMISSIONERS RECORDED MAY 23, 1996 IN VOLUME 4886,
PAGE 242. PARTIAL DISCLAIMER OF EASEMENT RECORDED
JUNE 26, 2008 IN BOOK 200806, PAGE 008158. PARTIAL
DISCLAIMER OF EASEMENT RECORDED JUNE 26, 2009 IN
BOOK 200806, PAGE 008159. DISCLAIMER OF EASEMENT
RECORDED JUNE 26, 2008 IN BOOK 200806, PAGE 008160.
(NO SPECIFIC LOCATION DESCRIBED. DISCLAIMERS DO NOT
APPLY TO THIS PROPERTY)

(13) HIGHWAY RIGHT OF WAY AND LACK OF ACCESS, EXCEPT AS
PROVIDED THEREIN TO THE STATE OF KANSAS RECORDED
DECEMBER 27, 1983 IN VOLUME 1951, PAGE 748. (ITEM IS
SHOWN ON THE SURVEY)

(14) AN EASEMENT TO THE STATE OF KANSAS RECORDED
DECEMBER 27, 1983 IN VOLUME 1951, PAGE 750 AND
RECORDED AUGUST 30, 1984 IN VOLUME 2057, PAGE 573.
(BOTH ITEMS ARE TEMPORARY AND HAVE EXPIRED)

(15) TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED
OCTOBER 5, 2001, BY AND BETWEEN HANK J. WOLFERT,
HUSBAND AND WIFE AS LESSOR AND VERIZON WIRELESS LLC,
AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE
RECORDED NOVEMBER 13, 2001 AS VOLUME 7406, PAGE 692
OF OFFICIAL RECORDS. (NO SPECIFIC LOCATION DESCRIBED)

(16) COMMUNICATION SYSTEM EASEMENT BY HANK J. WOLFERT
AND SUSIE L. WOLFERT, HUSBAND AND WIFE, RECORDED
JUNE 23, 2009 IN BOOK 200906, PAGE 010602. (ITEM IS
SHOWN ON THE SURVEY)

(17) WIRELESS COMMUNICATION EASEMENT AND ASSIGNMENT
AGREEMENT BY AND BETWEEN HANK J. WOLFERT AND SUSIE
L. WOLFERT, HUSBAND AND WIFE, AND TR UNISON SITE
MANAGEMENT LLC, INC., A DELAWARE LIMITED LIABILITY
COMPANY, RECORDED JANUARY 7, 2011 IN BOOK 201101,
PAGE 00227. ASSIGNMENT OF EASEMENT TO TR UNISON
MANAGEMENT LLC, RECORDED NOVEMBER 18, 2011 IN BOOK
201111, PAGE 006897. ASSIGNMENT OF EASEMENT TO
AMERICAN TOWER DELAWARE CORPORATION RECORDED
OCTOBER 7, 2014 IN BOOK 201410, PAGE 001694. (ITEM IS
SHOWN ON THE SURVEY. EXISTING AND ADDITIONAL
COMMUNICATION EASEMENT SPACES ARE APPROXIMATE ONLY.
POOR LEGAL DESCRIPTION. ACCESS EASEMENT LEGAL
DESCRIPTION DOES NOT CLOSE.)

(18) PERPETUAL EASEMENT AGREEMENT BY AND BETWEEN HANK
J. AND SUSIE L. WOLFERT ET AL AND AD TREND, INC.,
RECORDED MARCH 12, 2012 IN BOOK 201203, PAGE 003664.
(ITEM IS SHOWN ON THE SURVEY)

SURVEYOR'S CERTIFICATION

TO: SCANNELL PROPERTIES AND TO FIRST AMERICAN TITLE INSURANCE
COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON
WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026
MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE
SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS,
AND INCLUDES ITEMS 1, 3, 4, 6(A), 8, 11 (B-ONE CALL ONLY), 13, 14,
16, 17, 18 AND 19 (\$1,000,000) OF TABLE A THEREOF. THE FIELD
WORK WAS COMPLETED MARCH 4, 2026.

DATE OF PLAT OR MAP: MAY 7, 2026

ANNE M. SMOKE
KANSAS PS 1650

(AN ORIGINAL SEAL AND SIGNATURE IN BLUE INK, SIGNIFIES THE
CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF
ITS CONTENT)

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY
INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY
INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE
SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS
AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE
SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES
SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE
OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT
THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT
LOCATION INDICATED ALTHOUGH SHE DOES CERTIFY THAT THEY ARE
LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND
UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.
KANSAS ONE CALL TICKET #26062533 & #26062542.

*NOTE NOT ALL UTILITIES HAVE BEEN MARKED AT THE TIME OF THIS
SURVEY.

FLOOD ZONE:

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X
(UNSHADED), DEFINED BY THE NATIONAL FLOOD
INSURANCE PROGRAM AS "AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS
SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE
COMMUNITY OF THE CITY OF JOHNSON COUNTY, KANSAS,
COMMUNITY NUMBER 200159, MAP NUMBER
20091001086, EFFECTIVE DATE AUGUST 3, 2009.

*PLEASE NOTE THAT THE LIMITS OF A DETAILED FLOOD
STUDY END AT THE NORTH LINE OF THE SUBJECT
PROPERTY, AND IT IS POSSIBLE THAT A PORTION OF
THE SUBJECT PROPERTY MAY SOMEDAY BE IN THE AE
ZONE/FLOODWAY.

BASIS OF BEARINGS:
KANSAS COORDINATE SYSTEM OF 1983
NORTH ZONE

HORIZONTAL DATUM:
1087 BONITO NGS
KANSAS STATE PLANE (NORTH ZONE)
NORTHING: 189,683.42 FEET
EASTING: 2,217,966.63 FEET
COMBINED SCALE FACTOR=0.9999389

1 METER = 3.28083333 U.S. SURVEY FEET
ALL DISTANCES SHOWN ARE GROUND DISTANCES.
TO CONVERT TO GROUND DISTANCES, MULTIPLY
GRID DISTANCES BY 1.0000611.

VERTICAL DATUM:
JCWP BM 274

ALUMINUM DISK STAMPED "BM 274" AT THE
NORTHEAST CORNER OF 175TH STREET & LONE
ELM, AT THE NORTH END OF A CONCRETE
CULVERT HEADWALL.

NAVOD88 ELEVATION=1,062.11 FEET

ZONING INFORMATION:

NO ZONING INFORMATION OR REPORT WAS PROVIDED TO
THE SURVEYOR.

NOTES

1. THE GROSS LAND AREA IS 71.563 ACRES.
2. NO EVIDENCE OF RECENT EARTH MOVING WORK,
BUILDING CONSTRUCTION, OR BUILDING ADDITIONS
WERE OBSERVED IN THE PROCESS OF CONDUCTING
THE FIELD WORK.
3. THERE WERE SEVERAL CONSTRUCTION DEBRIS PILES
OBSERVED ON THE SUBJECT PROPERTY.
4. THE NEAREST INTERSECTION STREET IS 175TH
STREET, 1,730 FEET SOUTHWEST OF THE SUBJECT
PROPERTY ALONG US 169.
5. NO PROPOSED CHANGES TO STREET RIGHT OF WAY
LINES WERE MADE AVAILABLE TO THE SURVEYOR.
6. NO PLOTTABLE OFF-SITE EASEMENTS WERE
DISCLOSED IN THE TITLE REPORT.