

Notes Corresponding to Schedule B-2 #05 - 0710482

ITEM	DOCUMENT TYPE	AFFECT
1	1. ANY DEFECT IN OR ENCUMBRANCE ON THE TITLE THAT HAS BEEN CREATED OR ATTACHED OR HAS BEEN FILED OR RECORDED IN THE PUBLIC RECORDS SUBSEQUENT TO THE EFFECTIVE DATE HEREOF AND PRIOR TO THE RECORDING OF THE DEED OR OTHER INSTRUMENT OF TRANSFER IN THE PUBLIC RECORDS THAT VESTS TITLE AS SHOWN IN SCHEDULE A IN THE PROPOSED INSURED.	NOT SHOWN
2	2. THE LIEN OF REAL ESTATE TAXES OR ASSESSMENTS IMPOSED ON THE TITLE BY A GOVERNMENTAL AUTHORITY DUE OR PAYABLE, BUT UNPAID FOR THE YEAR 2007 AND ALL SUBSEQUENT YEARS. TAX ID# 88-13-27-404-009; VL: \$1,008,100.00 TX: \$59,603.91	EFFECTS NOT SHOWN
3	3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.	NOT SHOWN
4	4. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORD.	NOT SHOWN
5	5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OF ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND COMPLETE LAND SURVEY OF THE LAND.	NOT SHOWN
6	6. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORD.	NOT SHOWN
7	7. CROSS EASEMENT AGREEMENT, AS SET OUT IN BOOK 1916, AT PAGE 2281, AND RECIPROCAL EASEMENT AND RESTRICTIVE USE AGREEMENT RECORDED IN BOOK 1918, AT PAGE 830, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI.	AFFECTS AS SHOWN
8	8. QUIT CLAIM DEED, TO THE CITY OF SPRINGFIELD, AS SET OUT IN BOOK 2395, AT PAGE 2243, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI.	AFFECTS AS SHOWN
9	9. ALL RIGHTS-OF-WAY, EASEMENTS, AND SETBACK LINES AS SHOWN ON THE RECORDED PLAT, IN PLAT BOOK KK, AT PAGE 35, 36 & 37, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI.	AFFECTS AS SHOWN

Drawings / Maps Referenced for this ALTA Survey

- 1.) CITY OF SPRINGFIELD SANITARY SEWER WYE MAP
- 2.) CITY UTILITIES GAS PLAN
- 3.) CITY UTILITIES WATER PLAN
- 4.) CITY UTILITIES ELECTRIC PLAN
- 5.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 290149 0000 B REVISED 10-16-91
- 6.) FINAL PLAT ELFINDALE SUBDIVISION PLAT BOOK JJ PAGES 24 & 25
- 7.) FINAL PLAT ELFINDALE 1ST ADDITION AMENDED PLAT OF LOTS 1, 3 & 6 PLAT BOOK KK PAGES 35-36
- 8.) FINAL PLAT ELFINDALE 3RD ADDITION PLAT BOOK TT PAGE 92
- 9.) ELFINDALE LOT 2 SITE DEVELOPMENT PLANS DATED APRIL - JUNE 1993 (HEI)
- 10.) ELFINDALE LOT 2 MINOR SUBDIVISION DATED JUNE 5TH 1996 (HEI)
- 11.) COX HOSPITAL GRADING & DRAINAGE PLAN MAY 6, 1993 (HEI) BEING A PART OF LOT 11 ELFINDALE SUB.
- 12.) ELFINDALE STREET PLANS PUBLIC WORKS NUMBER 5PW2624
- 13.) ADMINISTRATIVE MINOR SUBDIVISION 4652
- 14.) MODOT PLANS FOR SUNSHINE STREET

ALTA/ACSM LAND TITLE SURVEY (# _____) ELFINDALE CENTRE 1601 - 1701 W. SUNSHINE STREET 1715 S. KANSAS AVE.

A PART OF THE SE 1/4, SE 1/4, SEC. 27, T 29 N, R 22 W
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI
CLASSIFICATION OF ALTA/ACSM LAND TITLE SURVEY
"URBAN"

Zoning Information

ALL OF THE PROPERTY INCLUDED IN THIS ALTA SURVEY IS SUBJECT TO THE ZONING REQUIREMENTS ESTABLISHED IN ACCORDANCE WITH THE GUIDELINES OF THE CITY OF SPRINGFIELD, MISSOURI, IN PLANNED DEVELOPMENT #46 AND AMENDMENTS INCLUDING SETBACK, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS.

Property Description

ALL OF LOT THREE (3) TRACT "B", IN ELFINDALE FIRST ADDITION AMENDED PLAT OF LOTS 1, 3, & 6 OF ELFINDALE, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

"THE UNDERSIGNED HEREBY CERTIFIES TO:

HOGAN LAND TITLE COMPANY
WARREN DAVIS PROPERTIES LLC AND/OR ASSIGNS

ENTITLED "ELFINDALE CENTRE 1601 - 1701 W. SUNSHINE / 1715 S. KANSAS AVE. ALTA SURVEY BY HEITHAUS ENGINEERING AND ASSOCIATES, INC. NOVEMBER 21, 2007 AS FOLLOWS:

(I) THE MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE (A) IN ACCORDANCE WITH: "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, (AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7a, 8, 10, 11, 15 OF TABLE A THEREOF,) AND (B) PURSUANT TO ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM) AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY AND COMPLIES WITH ALL APPLICABLE LAWS OF THE JURISDICTION IN WHICH THE SUBJECT PROPERTY LIES.

(II) THAT THE SURVEY IS AN ACCURATE SURVEY OF ALL OF THE REAL PROPERTY LEGALLY DESCRIBED THEREIN;

(III) THAT SURVEY MAP PROPERLY AND ACCURATELY INDICATES AND LOCATES: (A) ALL IMPROVEMENTS ON THE REAL PROPERTY AS OF THE DATE OF THE SURVEY; (B) UTILITY LOCATIONS FOR POWER, STORM DRAINAGE, SANITARY WASTE DISPOSAL AND DRINKING; AND (C) FOUNDATIONS, PARKING SPACES, LOADING DOCKS AND OTHER STRUCTURES AND IMPROVEMENTS ON THE PROPERTY SURVEYED;

(IV) THAT THE SURVEY MAP WAS PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE UNDERSIGNED FROM AN ACTUAL INSTRUMENT SURVEY MADE OF THE REAL PROPERTY LEGALLY DESCRIBED THEREIN;

(V) THAT THERE ARE NO ENCROACHMENTS EITHER ACROSS PROPERTY LINES OR ZONING DISTRICT LINES OR RESTRICTION LINES IN EFFECT AS OF THE DATE OF THE SURVEY EXCEPT AS FOLLOWS: NONE.

(VI) THAT THE SURVEY MAP PROPERLY DESIGNATES AND LOCATES ALL VISIBLE OR RECORDED EASEMENTS, RIGHTS-OF-WAY, PARTY WALLS AND RESTRICTED AREAS AS OF THE DATE OF THE SURVEY AND AREAS AFFECTED BY OTHER MATTERS, IF ANY, LISTED ON TITLE INSURANCE COMMITMENT # 0710482 ISSUED BY HOGAN LAND TITLE COMPANY, DATED OCTOBER 23, 2007;

(VII) LEGALLY SUFFICIENT INGRESS AND EGRESS TO THE SUBJECT PROPERTY AS PROVIDED BY SUNSHINE STREET, KANSAS AVENUE AND ELFINDALE STREET UPON WHICH THE PROPERTY ABUTS, THE SAME BEING PAVED AND PUBLIC STREETS, OR PAVED AND PRIVATE WAYS LEADING TO PUBLIC STREETS, AS TO WHICH THE PROPERTY SURVEYED HAS AN ABSOLUTE RIGHT OF USE;

(VIII) THE PROPERTY SURVEYED IS NOT LOCATED IN AN AREA DESIGNED AS A SPECIAL FLOOD HAZARD AREA BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND LIES IN ZONE C OF MINIMUM FLOODING;

(IX) THE PROPERTY SURVEYED DOES NOT SERVICE ANY ADJOINING PROPERTY FOR ANY OTHER APPARENT PURPOSE, OTHER THAN INGRESS, EGRESS, AND PARKING FOR ADJACENT PROPERTIES AND FOR DRAINAGE AS SHOWN;

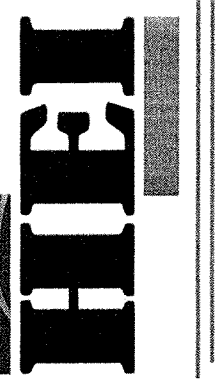
(X) THAT THE LAND, AS DESCRIBED ON THE SURVEY MAP, DOES NOT CONSTITUTE AN ILLEGAL SUBDIVISION OF LAND UNDER STATE LAW OR LOCAL, COUNTY OR CITY ORDINANCES; AND

(XI) THAT IF THE LAND, AS DESCRIBED IN THE SURVEY MAP, CONSTITUTES MORE THAN ONE PARCEL OR LOT, THERE ARE NO GAPS, GORES OR STRIPS EXCEPT AS SHOWN.

AS OF NOVEMBER 21, 2007, THE ATTACHED PRINT OF SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES, AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS-OF-WAY, NO PARTY WALLS, NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS, OR ALLEYS BY AND OF SAID BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES."

KENNETH M. HEITHAUS
P.L.S. 1918
DATE 12/07/07
STATE OF MISSOURI
REGISTERED LAND SURVEYOR NO. 15-1918

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Heithaus Engineering Incorporated

WARREN DAVIS PROPERTIES, LLC
ELFINDALE CENTRE
1601 - 1701 W. SUNSHINE STREET 1715 S. KANSAS AVE.
A PART OF THE SE 1/4, SE 1/4, SEC. 27, T 29 N, R 22 W
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI
ALTA/ACSM LAND TITLE SURVEY (# _____)

Design: HEI
Drawn: TLH
Checked: KMH
Date: 12/7/07
Job No. 207080
Dwg# ALA5V
Scale: 1" = 60'

SHEET

1

OF 1 SHEETS