

CHICAGO TITLE INSURANCE COMPANY  
Commitment No. KCC241130  
Effective Date: JULY 11, 2024 at 8:00 AM  
Schedule A.

The land referred to in this Commitment is described as follows:

TRACT 1:  
Lots 1, Easement tract part republished as Lot 1A, Quiktrip Store No. 0272, a subdivision in the City of Overland Park, Johnson County, Kansas and lots 2, 3 and 4 and Tract A, Shannon Valley Shopping Center, a subdivision in the City of Overland Park, Johnson County, Kansas.

TRACT 2:  
Lot 1A, Quiktrip Store No. 0272, a subdivision in the City of Overland Park, Johnson County, Kansas

Schedule B - Section II Exceptions.

1. Easements and maintenance responsibilities as set forth on the recorded plat filed in Plat Book 100, Page 48; affects subject property and is shown hereon.
2. Right-of-Way granted to Lateral Sewer District No. 1, Section 11, Indian Creek Sewer Sub-District No. 7, filed in Volume 1338, Page 33; affects subject property and is shown hereon.
3. Declaration of Restrictions filed in Volume 1248, Page 283, Amendment No. 1 to Declaration of Restrictions and Resale Declaration of Restrictions filed in Volume 1442, Page 979, Amendment No. 2 filed in Volume 1416, Page 988, Amendment No. 3 filed in Volume 1615, Page 78, by Amendment No. 4 filed in Volume 1677, Page 438, Amendment No. 5 filed in Volume 2149, Page 264. The above referenced document does not affect subject property, and as such no shown hereon.
4. Right-of-Way granted to Lateral Sewer District No. 1, Section 5, Indian Creek Sewer Sub-District No. 7, filed in Volume 2162, Page 469; affects subject property and is shown hereon.
5. Easement granted to Kansas City Power & Light Company, filed in Volume 2288, Page 619; affects subject property and is shown hereon.
6. Permanent right of way, sidewalk, drainage, and utility easements, filed in Eminent Domain Case 88C-2039 and with the Johnson County Register of Deeds in Volume 2301, Page 484; affects subject property and is shown hereon.
7. Right of Way Agreement to The Kansas Power and Light Company filed in Volume 2244, Page 544; affects subject property, however is blanked in nature.
8. Terms and provisions of sub-lease dated September 24, 1981 by and between Shannon Valley Venture, landest and David and Mary E. Lundstrom, tenant, denising a portion of subject property, notice of record being given by the Memorandum of Sublease filed in Volume 2678, Page 37, as assigned to DML, incorporated in Volume 2678, Page 41; "Ground Lease" as set out in and made apart of instrument denominated Subordination and Assignment Agreement filed in Volume 4192, Page 669 and terms and provisions contained therein.
9. The above referenced document contains no plotable easements.
10. Permanent Easement granted to Water District No. 1 of Johnson County (Kansas), filed in Volume 2682, Page 685; affects subject property and is shown hereon.
11. Easement granted to Kansas City Power & Light Company, filed in Volume 2731, Page 647; affects subject property and is shown hereon.
12. Terms and provisions of Access, Ingress and Egress Easement Agreement filed in Volume 2871, Page 911; affects subject property, however is blanked in nature.

Schedule B - Section II Exceptions - Continued

13. "Sidewalk and Utility Easement granted to the City of Overland Park filed in Book 200909, Page 002877;" affects subject property and is shown hereon.
14. "Sidewalk Easement to the City of Overland Park filed in Book 200909, Page 002878;" affects subject property and is shown hereon.
15. "Sidewalk and Utility Easement to the City of Overland Park filed in Book 200909, Page 002880;" affects subject property and is shown hereon.
16. "Terms and provisions of the unrecorded Ground Lease Agreement dated May 7, 2021, by and between Shannon Valley Ventures, LLC (Lessor) and Quiktrip Corporation (Lessee), notice of which is given by the instrument denominated Initial Short Form Lease filed May 28, 2021 in Book 202105, Page 012144."
17. "The above referenced document contains no plotable easements."
18. Declaration of use Restriction filed in Book 202207, Page 003237, Supplemental filed in Book 202311, Page 002246."
19. The above referenced document contains no plotable restrictions.
20. "Terms and Provisions of Access Easement Agreement filed in Book 202210, Page 005734;" affects subject property and is shown hereon.
21. "Terms and Provisions of Reciprocal Easement Agreement filed in Book 202210, Page 005735;" affects subject property and is shown hereon.
22. "Sanitary Sewer Easement to Johnson County Wastewater of Johnson County, Kansas filed in Book 202211, Page 005858;" affects subject property and is shown hereon.
23. "Utility, Sidewalk, Drainage, and KCP, which are shown on the plat of Quiktrip Store No. 0272 filed November 5, 2022; in Book 202211, Page 003126;" affects subject property and is shown hereon.
24. "Consent To Maintain Private Parking Facilities filed in Book 202211, Page 003695;" The above referenced document contains no plotable easements.
25. "Easement to Evergy Metro, Inc. filed in Book 202310, Page 003579;" affects subject property and is shown hereon.
26. "All bearings and distances shown on this survey are measured unless otherwise noted."
27. All distances and coordinates shown on this survey are in US Survey Foot unless otherwise noted.
28. All found monuments are of unknown origin unless otherwise noted.
29. All Curbs & Gutters found on subject property are 18" concrete gutter with 6" hardback curb, unless otherwise noted.
30. Floodplain Note (Table A Item #3). According to the F.E.M.A. Flood Insurance Rate Map Number 2201740057G & 2001740056S, revised AUGUST 3, 2005, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
31. Property Structure Count (Table A Item #9). The subject property contains 433 Standard Parking Stalls and 16 ADA Handicap Stalls, for a total of 479 counted Stalls.
32. ALTA Table A Item #16. In the Process of conducting this survey, there was no active construction or evidence of artwork witnessed or around the subject property.

Notes:

1. Basis of Bearings. All measurements have been determined by GPS observations, referenced to the Kansas State Plane Coordinate System, North Zone (NAD 83).
2. All bearings and distances shown on this survey are in US Survey Foot unless otherwise noted.
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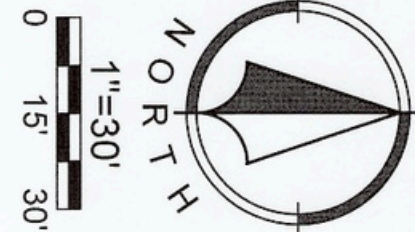
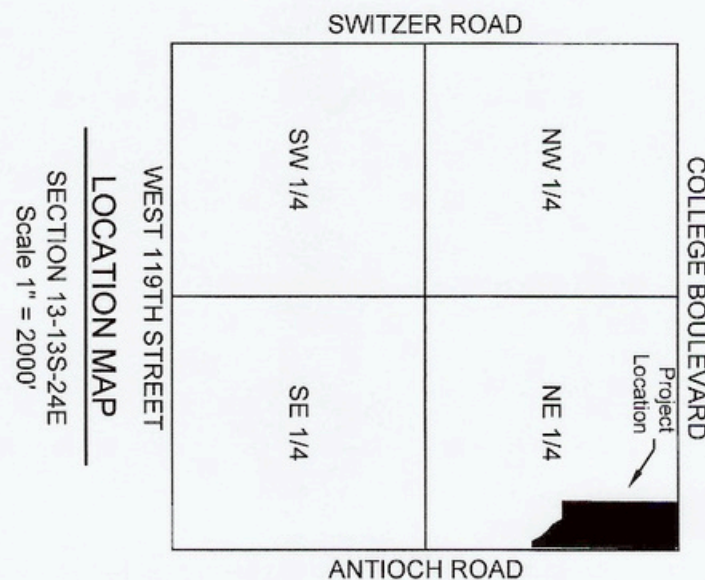


Wayne E. Harrod, Kansas PS-1239  
RIC KS CLS 5234  
wmalnho@cc-consult.com

Date of Plat or Map:

Certification:

9. Current Zoning (Table A Item #6). The current zoning classification for the subject property is CP-2 Planned General Business District.
10. Front Setback per Ordinance 10K.
11. Rear Setback per Ordinance 10K.
12. There are no proposed changes in street right of way lines, nor evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. (Table A Item #17).
13. Utilities shown on this survey are located per above ground appurtenances and utility marking company locales. No attempt has been made by the surveyor to estimate the location of any unmarked or unmapped utility lines.



ALTA/NSPS LAND TITLE SURVEY

TRACT 1, TRACT 2 OF SHANNON VALLEY SHOPPING CENTER, A SUBDIVISION IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS

Prepared For:  
Mike Christie  
West Star Development  
10550 South Warwick Street  
Olathe, Kansas 66061

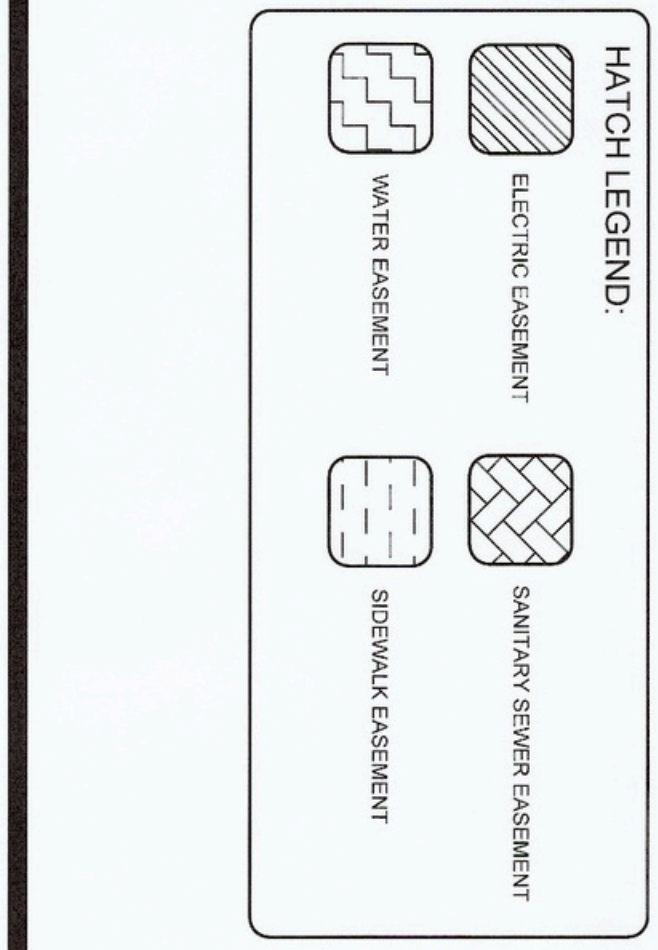
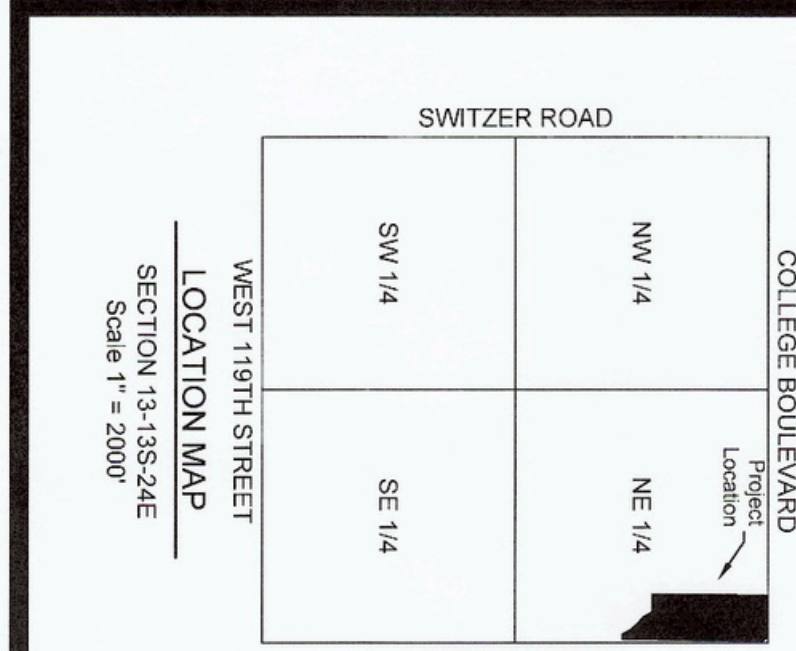
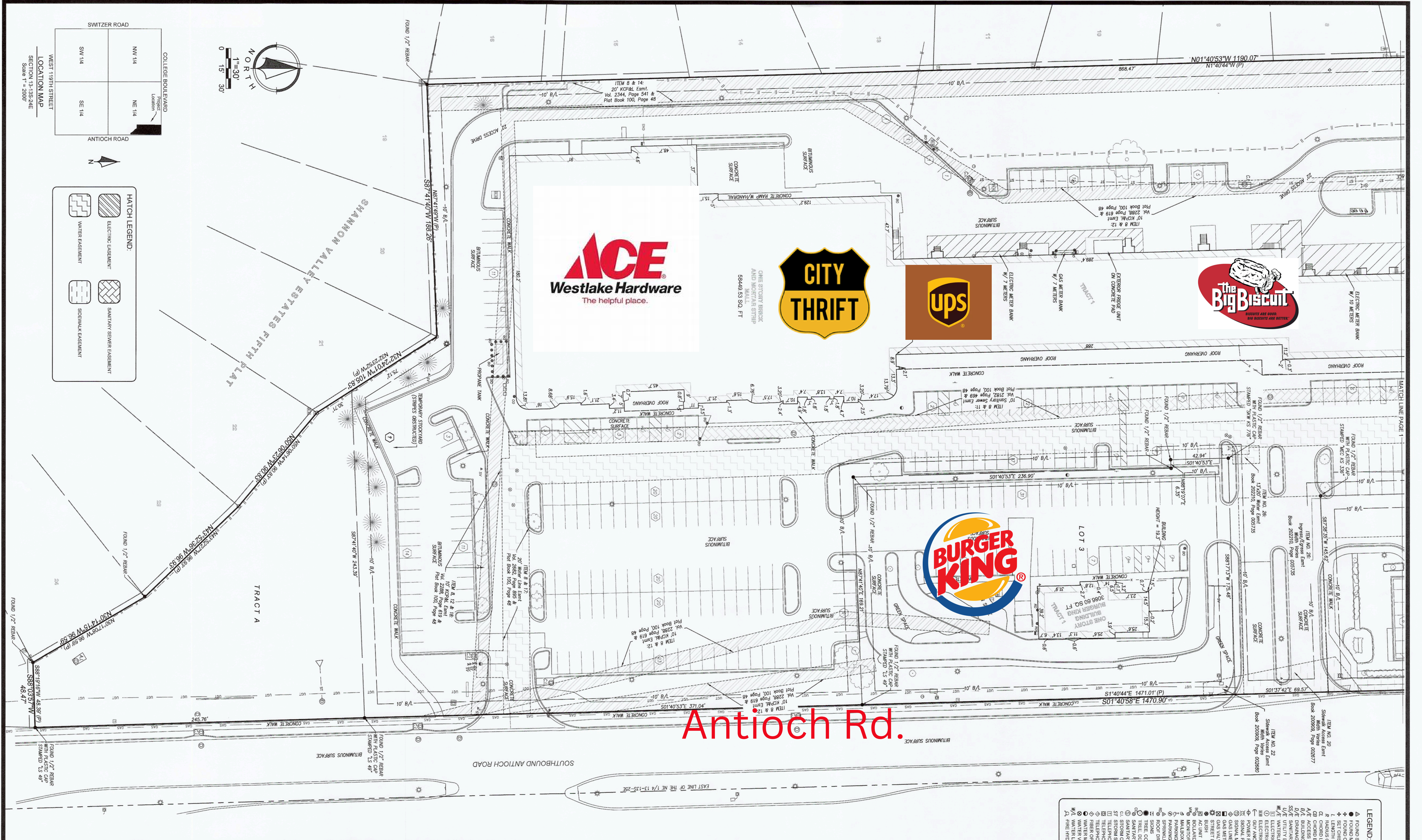
NO.	BY	DATE	REVISION
1.	DSB	9-16-24	Corrections to certification and addition of zoning letter.
	DSB	8-21-24	Original Preparation

Certificates of Authorization: Missouri: CLS-2011003572; Kansas: CLS-234; Oklahoma: CA-7072; South Dakota: C-9496; Arkansas: COA 3574; Texas: 10194376



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Project #24-0174

Sheet 2 of 2

- LEGEND:
- ▲ FOUND SECTION CORNER AS NOTED
  - FOUND MONUMENT (AS NOTED)
  - SET CHISELED "X" AS NOTED
  - L LENGTH OF CURVE
  - R RADIUS OF CURVE
  - D CHORD LENGTH
  - Δ ACCESS EASEMENT
  - B/E BUILDING SETBACK LINE
  - D/E DRAINAGE EASEMENT
  - S/S SANITARY SEWER EASEMENT
  - M/E WATERLINE EASEMENT
  - ① ELECTRICAL BOX
  - ② ELECTRIC METER
  - ③ GUYANCHOR
  - ④ POWER POLE
  - ⑤ SIGNAL MANHOLE
  - ⑥ GAS MANHOLE
  - ⑦ GAS VALVE
  - ⑧ STREET LIGHT
  - ⑨ BUSH
  - ⑩ BOLLARD
  - ⑪ MONITORING WELL
  - ⑫ MALLOX
  - ⑬ PARKING MANHOLE SPACE
  - ⑭ MANHOLE WITH RAMP DOWN
  - ⑮ SPRINKLER VALVE
  - ⑯ ROOF DRAIN
  - ⑰ SIGNS
  - ⑱ TREE (CIRCULAR)
  - ⑲ SANITARY CLEANOUT
  - ⑳ SANITARY MANHOLE
  - ㉑ STORM DRAIN INLET
  - ㉒ TELEPHONE POLE
  - ㉓ TELEPHONE VAULT
  - ㉔ FIBER OPTIC LINE MARKER
  - ㉕ FIBER OPTIC MARKER
  - ㉖ WATER VALVE
  - ㉗ WATER VALVE
  - ㉘ FIRE HYDRANT