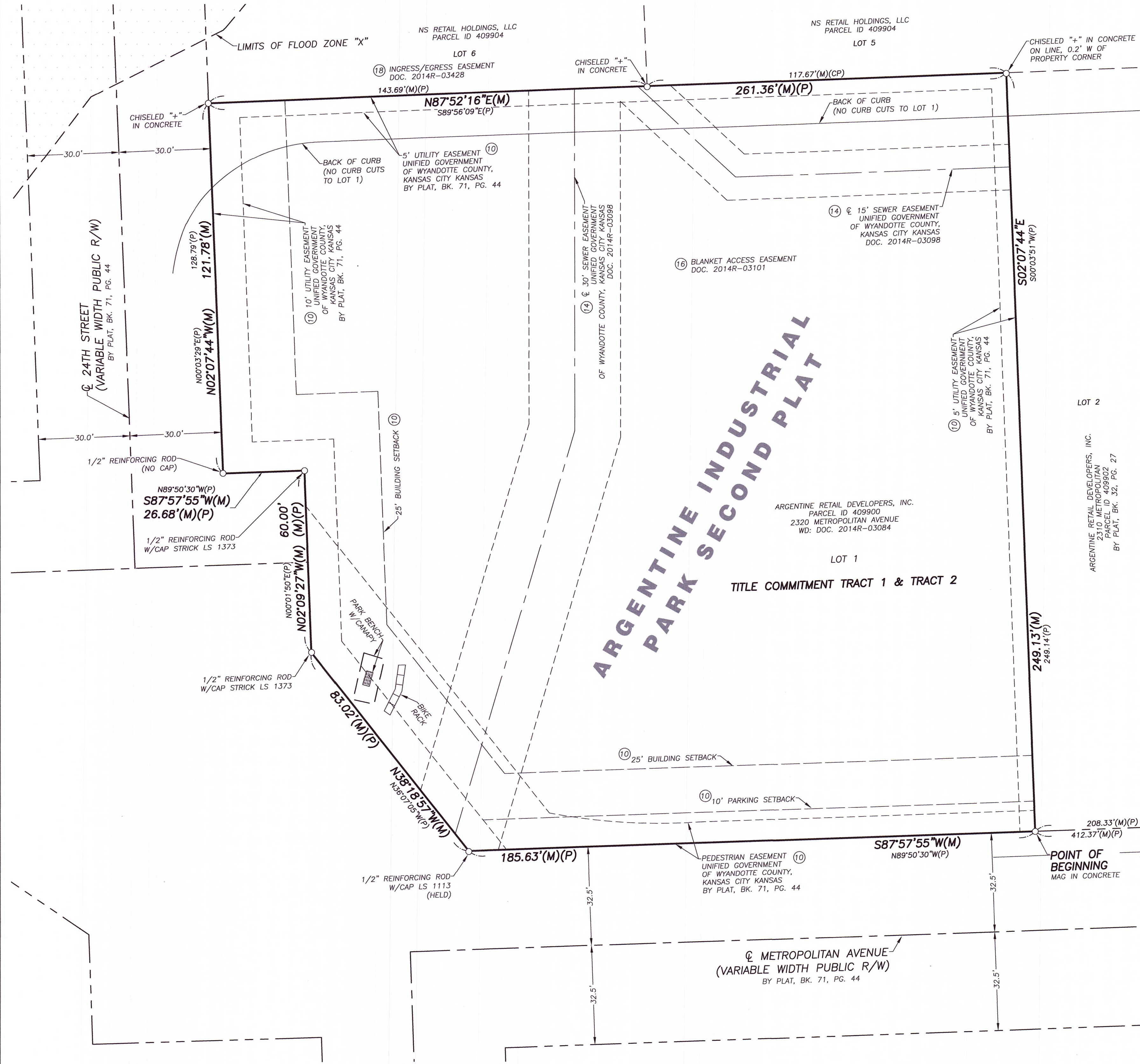
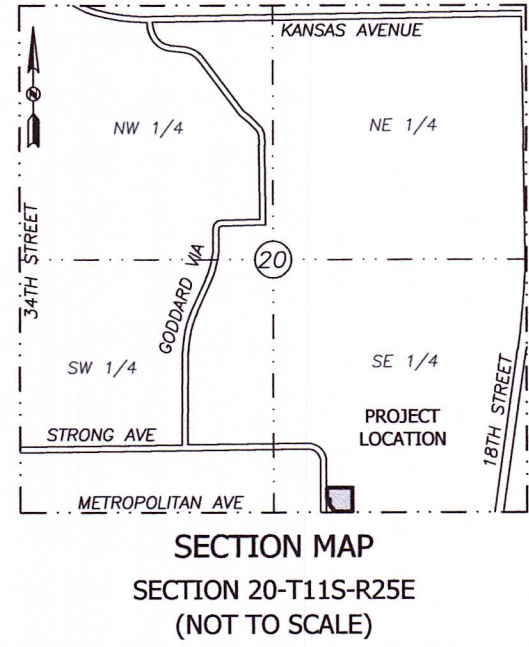
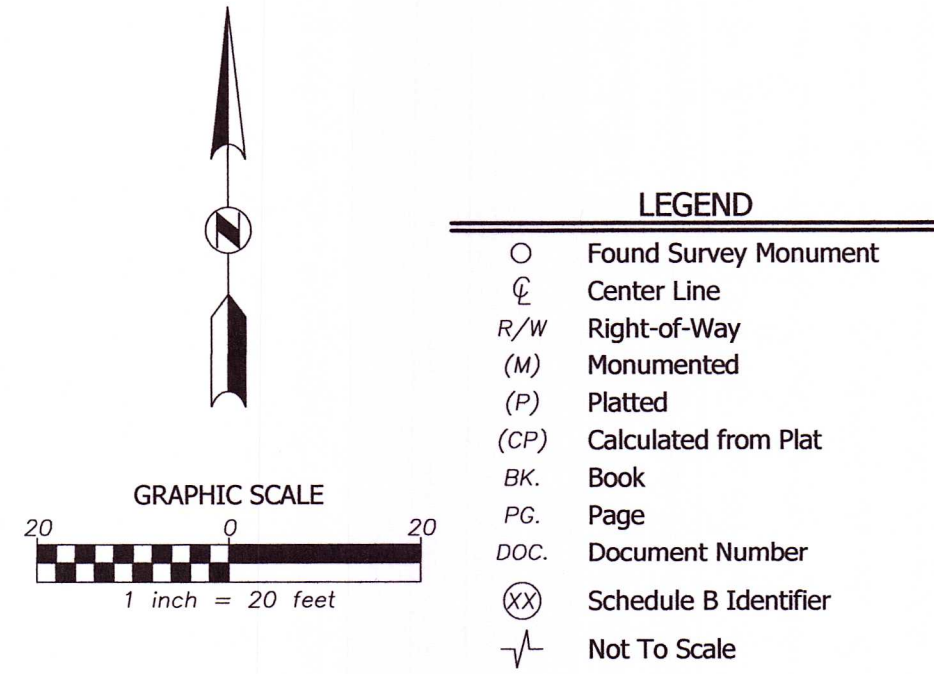


ALTA / NSPS LAND TITLE SURVEY  
LOT 1, ARGENTINE INDUSTRIAL PARK, SECOND PLAT  
A SUBDIVISION IN THE CITY OF  
KANSAS CITY, WYANDOTTE COUNTY, KANSAS



TITLE COMMITMENT

Commitment Number: KCC251409  
Effective Date: October 10, 2025, at 08:00 AM

Chicago Title Insurance Company  
6700 College Blvd  
Overland Park, KS 66211  
Ph.: (913) 451-1026

PROPERTY DESCRIPTION:

(Per Title Commitment #KCC251409)

TRACT 1:

Lot 1, Argentine Industrial Park Second Plat, a subdivision in Kansas City, Wyandotte County, Kansas. Said plat filed September 30, 2014 in Plat Book 71, Page 44.

TRACT 2:

A non-exclusive easement for ingress and egress for the use of roadways and walkways, from time to time, and the use of facilities installed for the comfort and convenience of customers, invitees, licensees, tenants and employees of all businesses and occupants of the Shopping Center, to pass over, through and around the Common Areas (but not for parking) as provided in the instrument labeled Easements With Covenants and Restrictions Affecting Land filed at Document No. 2014R-03428.

Being the same property as described below based on field measurements:

A Tract of land being all of Lot 1, ARGENTINE INDUSTRIAL PARK SECOND PLAT, a subdivision on land in the City of Kansas City, Wyandotte County, Kansas recorded September 30, 2014 and filed as Document Number 2014R-12621, in Book 71, Page 44, said Tract as surveyed by William C. Anderson, LS-1527 of BHC, KS CLS-175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the South line of Lot 1, ARGENTINE INDUSTRIAL PARK SECOND PLAT, having a bearing of South 87° 57' 55" West, referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

BEGINNING at the Southeast corner of Lot 1, ARGENTINE INDUSTRIAL PARK SECOND PLAT, monumented by a found mag nail in concrete;  
Thence South 87° 57' 55" West, 185.63 feet on the North Right-of-Way line of Metropolitan Avenue, also being the South line of said Lot 1;  
Thence North 38° 18' 57" West, 83.02 feet, on said North Right-of-Way line, and said South line;  
Thence North 02° 09' 27" West, 60.00 feet, on said North Right-of-Way line, and said South line;  
Thence South 87° 57' 55" West, 26.68 feet, on said North Right-of-Way line, and said South line, to its intersection with the East Right-of-Way line of 24th Street, also being the West line of said Lot 1;  
Thence North 02° 07' 44" West, 121.78 feet, on said East Right-of-Way line, and said West line, to the Northwest corner of said Lot 1;  
Thence North 87° 52' 16" East, 261.36 feet, on the North line of said Lot 1, to the Northeast corner of said Lot 1;  
Thence South 02° 07' 44" East, 249.13 feet, on the East line of said Lot 1, to the POINT OF BEGINNING, said Tract containing 60,026 square feet or 1.3780 acres.

Subject to and together with any and all easements and restrictions of record.

GENERAL NOTES

1. Basis of Bearings: South 87° 57' 55" West along the South line of Lot 1, ARGENTINE INDUSTRIAL PARK SECOND PLAT, referenced to the Kansas State Plane Coordinate System, North Zone (NAD83).
2. This survey is based on field work completed on or before the date shown in the title block or the following plat:  
-The plat of "ARGENTINE INDUSTRIAL PARK SECOND PLAT" recorded September 30, 2024 and filed as Document Number 2014R-12621, in Book 71, Page 44.  
-The plat of "ARGENTINE INDUSTRIAL PARK" recorded August 11, 1992 and filed as Document Number 1140388, in Book 37, Page 27.  
-The plat of "GABRIEL PLACE" recorded August 1, 1975 and filed as Document Number 820084, in Book 32, Page 67.
3. This Tract contains 60,026 square feet or 1.3780 acres.
4. This property appears to lie within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) OR Flood Zone "D" (Areas in which flood hazards are undetermined, but possible), as shown on the WYANDOTTE COUNTY, KANSAS AND INCORPORATED AREAS Flood Insurance Rate Map (F.I.R.M.).

Map Number: 20209C0160E  
Panel No: 160 of 210  
Map Revised Date: February 5, 2014

ALTA / NSPS TABLE A OPTION NOTES

Table A items not addressed below are addressed on either the map or within other headings hereon.

6(a)(b). If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter. *No zoning report was supplied to this surveyor at the time of survey. The subject property is currently zoned C-D, Central Business District. Zoning information provided by the Unified Government of Wyandotte County, Kansas City Kansas web site <https://www.wyockck.org/Departments/Planning-and-Urban-Design/Zoning-Code>*

7(a), (b), (c). Exterior dimensions of all buildings at ground level. *No buildings were found on the subject property at the time of survey.*

9. Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. *No parking spaces were found on the subject property at the time of survey.*

10. As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties. *No party walls were found on the subject property at the time of survey.*

14. As specified by the client, distance to the nearest intersecting street. *The Southwest corner of the subject property lies in the Northeast quadrant of the intersection of Metropolitan Avenue and 24th Street Road.*

16. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. *No evidence of recent earth moving was observed on or around the subject property during the process of this survey.*

17. Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. *The surveyor is unaware of any proposed changes in street right of way lines, and did not observe any evidence of recent street or sidewalk constructions or repairs during the course of conducting fieldwork.*

17. Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. *The surveyor is unaware of any proposed changes in street right of way lines, and did not observe any evidence of recent street or sidewalk constructions or repairs during the course of conducting fieldwork.*

SURVEYOR'S NOTES

1. This surveyor has made no search at the county Register of Deeds office or searched court documents for easements, vacations, Right-of-Way acquisitions, condemnations, court decrees or encumbrances that may affect this property. The aforementioned items shown hereon are based entirely upon the title report cited above, by documents found in this firm's possession, documents obtained from other sources, or other information. If any other easements, vacations, Right-of-Way acquisitions, condemnations, court decrees or encumbrances affect this property their existence is unknown to this surveyor and are therefore not shown.

NOTES CORRESPONDING TO SCHEDULE B EXCEPTIONS

Items 1 through 9 and 22 through 23, are standard exceptions or are not plottable survey matters and are not addressed hereon.

10 Building and Parking Setback Lines, Pedestrian Easement, Sewer Easement and Cross Access Agreement which are shown on the recorded plat filed September 30, 2014 in Plat Book 71, Page 44.

The plat this item refers to is ARGENTINE INDUSTRIAL PARK SECOND PLAT

GENERAL UTILITY EASEMENTS:

-5' Utility Easement: The plat depicts a 5 feet wide utility easement along the perimeter of the North, and East lines within the subject property and is plotted hereon. The dedication on the plat grants the easement to the Unified Government of Wyandotte County, Kansas City, Kansas.

-10' Utility Easement: The plat depicts a 10 feet wide utility easement along the perimeter of the West line within the subject property and is plotted hereon. The dedication on the plat grants the easement to the Unified Government of Wyandotte County, Kansas City, Kansas.

PEDESTRIAN EASEMENTS:

-Pedestrian Easement: The plat depicts a variable width pedestrian easement along the perimeter of the South line within the subject property and is plotted hereon. The dedication on the plat grants the easement to the Unified Government of Wyandotte County, Kansas City, Kansas.

SEWER EASEMENTS:

-See Schedule B exception 14 above.

CROSS ACCESS AGREEMENT:

-A Cross Access Agreement shall exist between all Lots within the boundary of said plat, said Cross Access Agreement shall be binding upon the heirs, successors and assigns of the owners. This agreement is blanket in nature, encompasses the entire subject property (and other property) and is annotated hereon. No dedication appears on the plat for this Cross Access Agreement.

BUILDING SETBACK LINES:

- The plat depicts a 25 feet building setback along the South and West lines of the subject property and is plotted hereon. No dedication appears on the plat for this setback.

PARKING SETBACK LINES:

-The plat depicts a 10 foot parking setback along the South line of the subject property and is plotted hereon. No dedication appears on the plat for this setback.

11 Terms, provisions and conditions of Consent Decree dated March 10, 1992 in Case No.

92-CV-02095 in the United States District Court for the District of Kansas, captioned United States of America, Plaintiff, vs. ASARCO Incorporated, Defendant, relating to environmental remediation, removal, action or use, the existence of which is disclosed by the instrument recorded August 11, 1992 as Document No. 1140389 in Book 3570 at Page 3, *This document describes Lot 1, ARGENTINE INDUSTRIAL PARK, the subject property lies within the limits of said Lot 1, prior to being replatted, the subject property is plotted hereon within said limits.* And re-recorded on September 18, 1992 as Document No. 114243 1 in Book 3576, Page 77.

12 Agreement and Covenant not to Sue filed in Book 3806, Page 86. *This document describes and graphically depicts Lot 1, ARGENTINE INDUSTRIAL PARK, the subject property lies within the limits of said Lot 1 prior to replatting, and is plotted hereon by virtue of the subject property. The covenants are not plottable survey matters and not addressed hereon.* First Modification filed at Doc. No.2014R-03085. *Exhibit A of this document describes Lot 1, ARGENTINE INDUSTRIAL PARK, the subject property lies within the limits of said Lot 1 prior to replatting, and is plotted hereon by virtue of the subject property. The modifications to the above Book 3806, Page 79 are not plottable survey matters and not addressed hereon.*

13 Terms and Provisions of Environmental Use Control Agreement by and between Argentine Retail Developers, Inc., a Kansas corporation, and Kansas Department of Health and Environment recorded as Document No. 2014R-03094. *Exhibit A and Exhibit 1 of this document graphically depicts the plat of ARGENTINE INDUSTRIAL PARK, the subject property lies within the limits of Lot 1 of said Plat, prior to being replatted, and is plotted hereon by virtue of the subject property. The terms and provisions are not plottable survey matters and not addressed hereon.*

14 Sanitary Sewer Easement granted to the Unified Government of Wyandotte County/Kansas City, Kansas recorded March 13, 2014 as Document No. 2014R-03098. *This 30' sanitary sewer easement lies within, and adjoins the North and South lines of the subject property and is plotted hereon, and a 15' sanitary sewer easement lies within, and adjoins the North and West lines of the subject property and is plotted hereon*

15 INTENTIONALLY DELETED 7-28-2025

16 Blanket Access Easement filed at Document No. 2014R-03101. *This access easement is blanket in nature, encompasses the entire subject property (and other property) and is annotated hereon.*

17 Declaration of Restrictions filed at Document No. 2014R-03116. *The subject property is not described or graphically depicted within this document. The property described in Schedule A of this document adjoins the North line of the subject property. The declarations of restrictions are not plottable survey matters and not addressed hereon.*

18 Easements with Covenants and Restrictions, as set forth in the document Recording No: 2014R-03428. *Exhibit C of this document described the subject property (and other property) and is plotted hereon by virtue of the subject property. Section 5.1 of this document grants an easement to the owner of the subject property that states "Wal-Mart and developer each grant to the owner, for the benefit of each Owner, non-exclusive easements for ingress and egress appurtenant to the Wal-Mart Tract and the subject property, for the use of roadways and walkways installed by each Owner, from time to time, and the use of facilities installed for the comfort and convenience of customers, invitees, licensees, tenants and employees of all businesses and Occupants of the Shopping Center, to pass over, through and around the Common Areas (but not for parking)." Access to the subject property is via the existing Access road, located on the North side of the subject property, with no existing curb cuts, and is noted hereon.*

19 Lot Split Survey filed at Doc. 2014R-03441. *The limits of Tract A of this lot split, encompasses the entire subject property (and other property), prior to being replatted, the subject property is plotted hereon within said limits.*

20 Declaration of Covenants, including assessments and Maintenance Charges, filed at Doc. 2015R-13069. *Exhibit A of this document describes the subject property (and other property), and is plotted hereon by virtue of the subject property, the declarations are not plottable survey matters and not addressed hereon.*

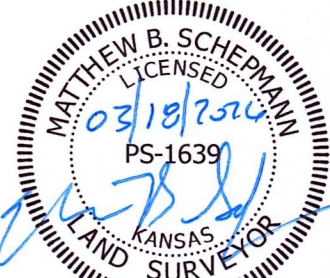
21 Soil Fill Easement filed at Doc. No. 2015R-18194. *Exhibit B of this document describes the subject property (and other property), and is plotted hereon by virtue of the subject property. This soil fill easement is blanket in nature, encompasses the entire subject property (and other property) and is annotated hereon.*

SURVEYOR'S CERTIFICATION

To Argentine Retail Developers, Inc. a Kansas corporation, McDonalds USA LLC, a Delaware limited liability company, and Chicago 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 2021 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, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20 of Table A thereof. The fieldwork was completed on June 27, 2025

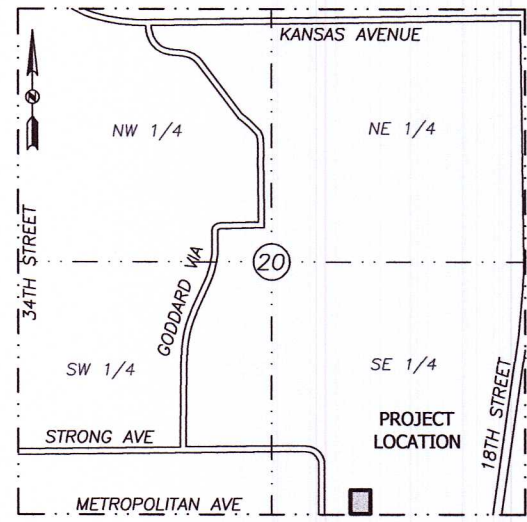
Date of Plat or Map: July 2, 2025



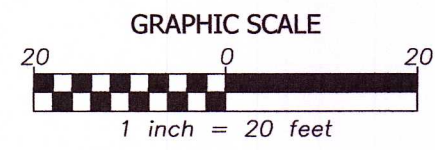
matthew.schepmann@bhc.com  
BHC, KS CLS 175  
Matthew B. Schepmann, LS-1639

|                 |  |                                                 |  |             |  |             |  |
|-----------------|--|-------------------------------------------------|--|-------------|--|-------------|--|
| SHEET NO.       |  | SITE ADDRESS                                    |  | DATE        |  | DESCRIPTION |  |
| 1 OF 3          |  | 015-0400 2320 METROPOLITAN AVE, KANSAS CITY, KS |  | 66106       |  | ALTA SURVEY |  |
| KANSAS CITY, KS |  | ALTA/NSPS SURVEY                                |  | DATE ISSUED |  | BY          |  |
| DATE            |  | 2025/06/30                                      |  | REVIEWED BY |  | DATE        |  |
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ALTA / NSPS LAND TITLE SURVEY  
LOT 1, ARGENTINE INDUSTRIAL PARK, SECOND PLAT  
A SUBDIVISION IN THE CITY OF  
KANSAS CITY, WYANDOTTE COUNTY, KANSAS

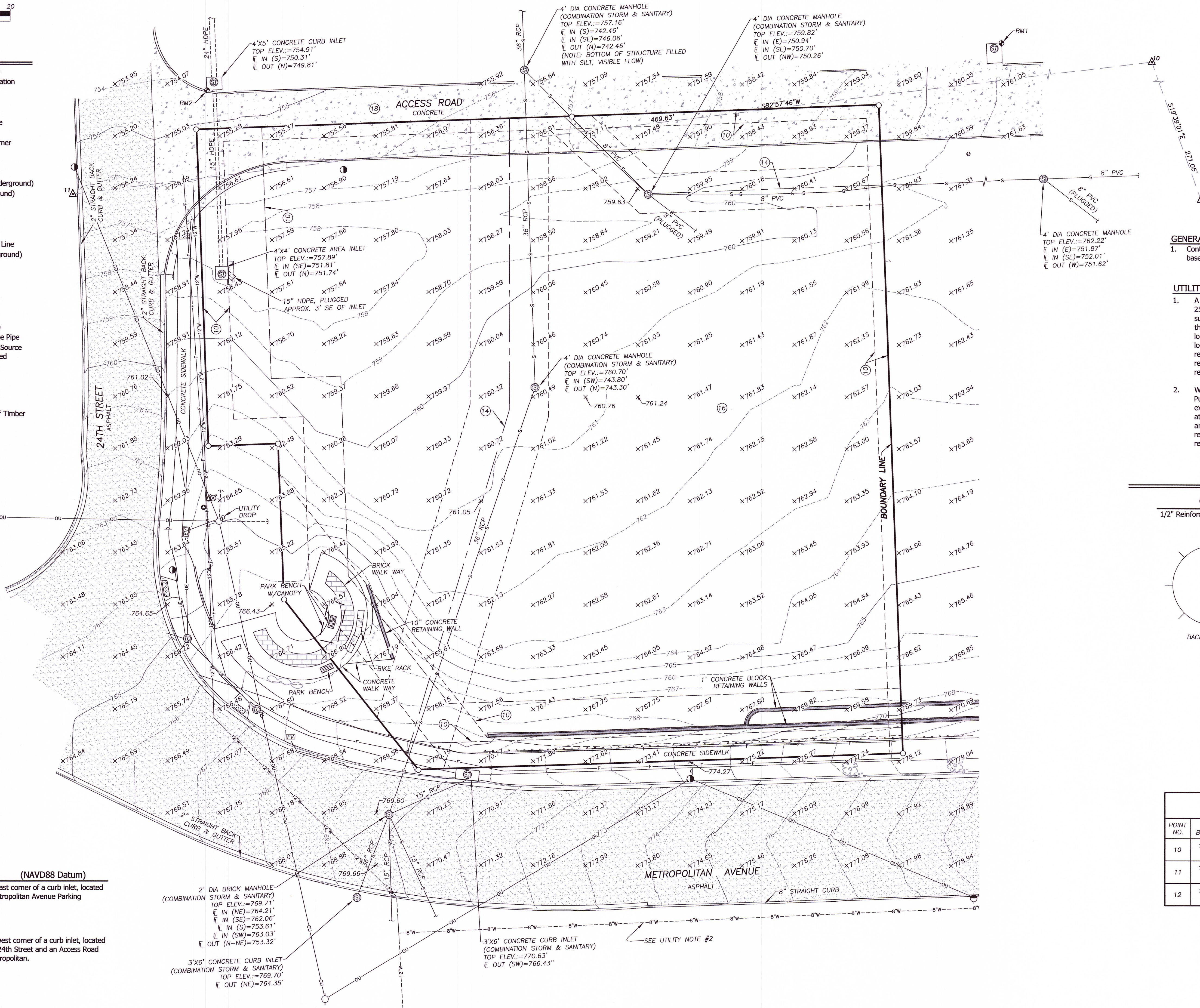


SECTION MAP  
SECTION 20-T11S-R25E  
(NOT TO SCALE)



LEGEND

- Found Survey Monument
- Control Point and Designation (TC is for Survey Only)
- Benchmark
- Overhead Utility Line/s
- Underground Electric Line
- Utility Pole
- Utility Pole with Transformer
- Guy Anchor
- Utility Pole w/Light
- Light Pole
- Electric Access Vault (underground)
- Utility Pull Box (underground)
- Water Line
- Water Valve
- Fire Hydrant
- Underground Fiber Optic Line
- Fiber Optic Vault (underground)
- Traffic Control Manhole
- Sanitary Sewer Line
- Sanitary Sewer Manhole
- Polyvinyl Chloride Pipe
- Storm Sewer Manhole
- Curb Inlet
- Reinforced Concrete Pipe
- High-Density Polyethylene Pipe
- Pipe Continues-Outlet or Source
- Not Found or Not Surveyed
- Single Pole Sign
- ADA Detection Pad
- Deciduous Tree and Size
- Foliage Drip Line/Edge of Timber
- Not To Scale
- Spot Elevation
- Schedule B Identifier



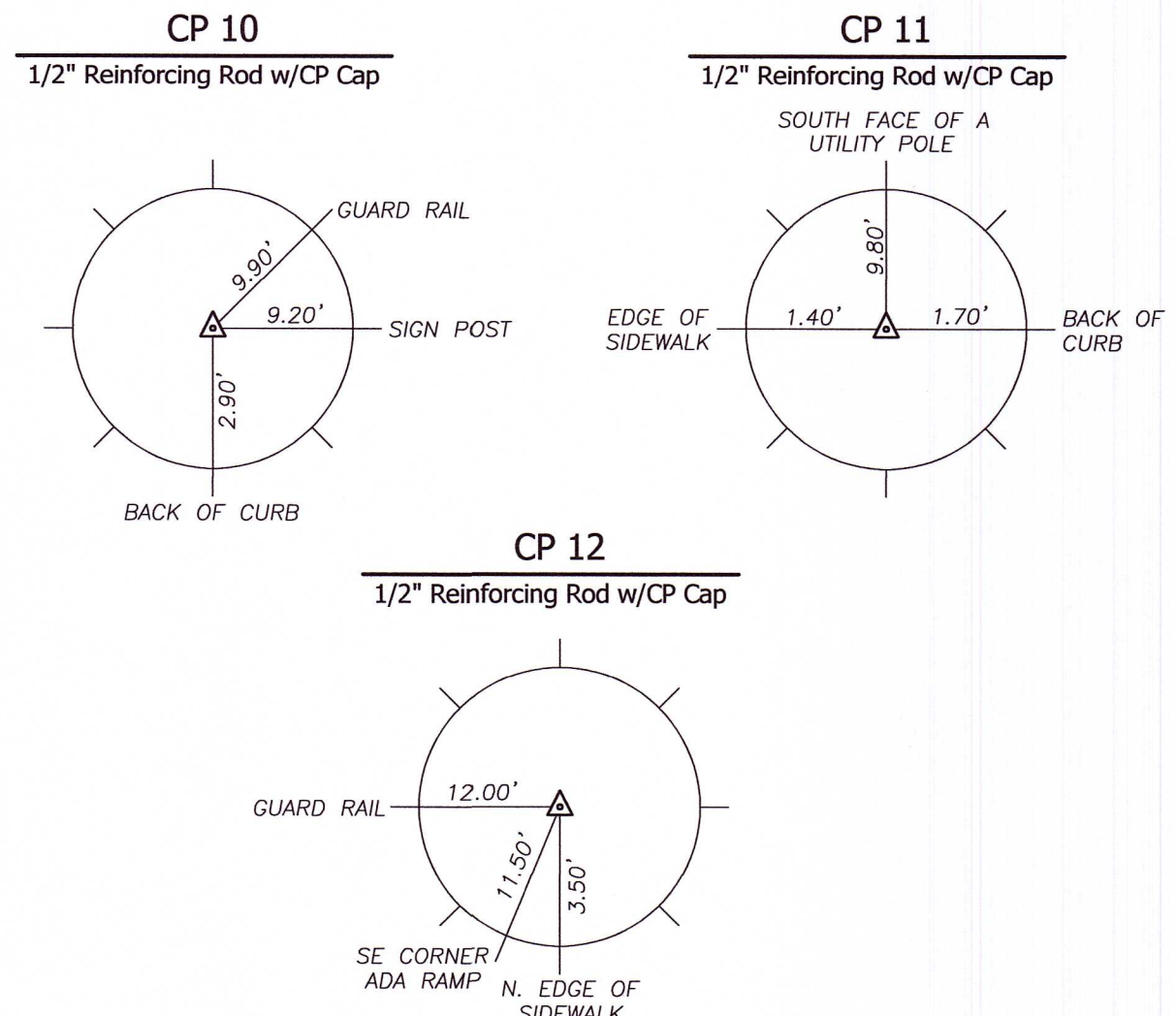
GENERAL NOTES

- Contours are shown at 1 foot intervals, were based on a ground survey by this firm, and are based on NAVD88 datum.

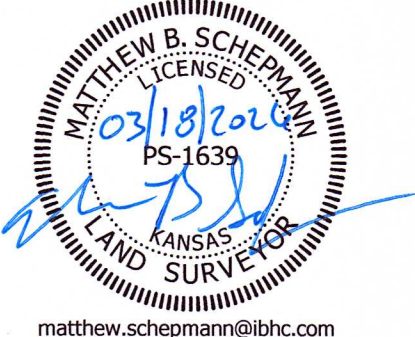
UTILITY NOTES

- A utility locate request was generated through Kansas One-Call under ticket number 25061791 on February 18, 2025, and ticket number 25088946 on March 5, 2025 for this survey. The underground utilities shown hereon are as located along the markings created by this request. They are representational only and are in no way intended to show their exact location, nor is this information to be construed as a complete inventory of all utilities at this location. The exact location of underground features cannot be accurately, completely and reliably depicted *without excavation*. Where additional or more detailed information is required, client is advised that excavation may be necessary. It is the excavator's responsibility to have any utilities marked before digging.
- Water lines depicted by dashed lines hereon, are as shown on supplied Kansas City Board of Public Utilities map. They are representational only and are in no way intended to show their exact location, nor is this information to be construed as a complete inventory of all utilities at this location. The exact location of underground features cannot be accurately, completely and reliably depicted *without excavation*. Where additional or more detailed information is required, client is advised that excavation may be necessary. It is the excavator's responsibility to have any utilities marked before digging.

CONTROL POINT TIES



| PROJECT CONTROL TABLE<br>(NAD83 KANSAS STATE PLANE, NORTH ZONE, US SURVEY FOOT) |                                       |                     |                    |         |
|---------------------------------------------------------------------------------|---------------------------------------|---------------------|--------------------|---------|
| POINT NO.                                                                       | CONTROL POINT / BENCHMARK DESCRIPTION | NORTHING COORDINATE | EASTING COORDINATE | ELEV.   |
| 10                                                                              | 1/2" REINFORCING ROD W/CP CAP         | 287188.35           | 2261650.89         | 767.71' |
| 11                                                                              | 1/2" REINFORCING ROD W/CP CAP         | 287130.81           | 2261184.79         | 756.49' |
| 12                                                                              | 1/2" REINFORCING ROD W/CP CAP         | 286933.08           | 2261742.04         | 787.15' |



- BENCHMARKS (NAVD88 Datum)**
- BM1 Chiseled square in the Northeast corner of a curb inlet, located on the South side on 2300 Metropolitan Avenue Parking  
Elevation: 760.75
- BM2 Chiseled square in the Southwest corner of a curb inlet, located in the Northeast Quadrant of 24th Street and an Access Road to the parking lot of 2300 Metropolitan.  
Elevation: 756.83

BY

DATE

REV

DESCRIPTION

PREPARED BY:

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**McDonald's USA, LLC**

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of McDonald's USA, LLC. Use of these drawings for reference on another project requires the client to obtain the contract documents for reuse on another project is not authorized.

PREPARED FOR:

**KANSAS CITY, KS**

ALTA/NSPS SURVEY

ALTA SURVEY

SHEET NO.

**2 OF 3**

BE# 250004-2

DRAWN BY:

GJM

STD ISSUE DATE

2025/06/30

REVIEWED BY:

MBS

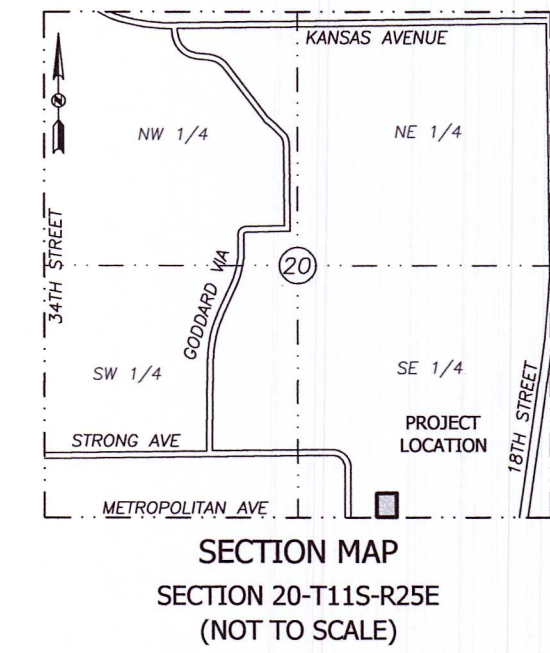
DATE ISSUED

2026/03/17

SITE ADDRESS

015-0400 2320 METROPOLITAN AVE, KANSAS CITY, KS

66106



This plat map details a portion of the Argentine Industrial Park, Second Plat. The map is bounded by 24th Street to the west and Metropolitan Avenue to the south. It shows the following tracts and lots:

- TRACT 1**: Located in the southwest, containing **LOT 1** and **LOT 2**. It is owned by Argentine Retail Developers, Inc. (Parcel ID 409900).
- TRACT 2**: A large central tract containing **LOT 3**, **LOT 4**, **LOT 5**, and **LOT 6**. It is owned by NS Retail Holdings, LLC (Parcel ID 409904).
- TRACT 3**: Located in the southeast, containing **LOT 3**. It is owned by Argentine Retail Developers, Inc. (Parcel ID 409902).

The map includes numerous boundary measurements with bearings and distances, such as N89°56'09"E 253.02'(D) and S89°56'09"E 261.36'(D). It also identifies specific points of beginning for various lots and tracts. Easements are noted, including an ingress/egress easement (DOC. 2014R-03428) and a blanket access easement (DOC. 2014R-03101). The map is oriented with North at the top, and the streets are labeled 24TH STREET and METROPOLITAN AVENUE.

## GENERAL NOTE

1. Bearings and distances shown herein are derived from Exhibits B and C of "Easements with Covenants and Restrictions Affecting Land" Document No. 2014R-03428, recorded March 21, 2014, in the Office of the Register of Deeds, Wyandotte County, Kansas
2. TRACT 1: Described in Document No. 2014R-03428 as Exhibit C being "Part of Lot 1, Argentine Industrial Park, a subdivision of land in Kansas City, Wyandotte County, Kansas... Said Tract is to be platted as Lot 1, Argentine Industrial Park Second Plat"  
TRACT 2: Described in Document No. 2014R-03428 as Exhibit B being "Part of Lot 1, Argentine Industrial Park, a subdivision of land in Kansas City, Wyandotte County, Kansas"

(16) Blanket Access Easement filed at Document No. 2014R-03101. *This access easement is blanket in nature, encompasses the entire subject property (and other property) and is annotated hereon.*

(18) Easements with Covenants and Restrictions, as set forth in the document Recording No: 2014R-03428. *Exhibit C of this document described the subject property (and other property) and is plotted hereon by virtue of the subject property. Section 5.1 of this document grants an easement to the owner of the subject property that states "Wal-Mart and developer each grant to the other, for the benefit of each Owner, non-exclusive easements for ingress and egress appurtenant to the Wal-Mart Tract and the subject property, for the use of roadways and walkways installed by each Owner, from time to time, and the use of facilities installed for the comfort and convenience of customers, invitees, licensees, tenants and employees of all businesses and Occupants of the Shopping Center, to pass over, through and around the Common Areas (but not for parking)." Access to the subject property is via the existing Access road, located on the North side of the subject property, with no existing curb cuts, and is noted hereon.*

[illegible]