

ALTA/NSPS Land Title Survey

for
White Lakes Mall
 Project #18-5069
 Christie Development Associates, LLC
 3600 SW Topeka Blvd
 Topeka, KS 66611

Title Commitment Legal Description:

Tract 1:
 Part of the Southwest Quarter of Section 18, Township 12 South, Range 16 East of the 6th P.M., in the City of Topeka, Shawnee County, Kansas, described as follows:
 Commencing at the Northwest corner of said Southwest Quarter; thence Easterly along the North line of said Southwest Quarter to the East right of way line of U.S. Highway No. 75, a distance of 71.60 feet; thence along East right of way line bearing South 0 degrees 00 minutes East, a distance of 1,646.60 feet to the point of beginning of the tract of land herein described; thence South 90 degrees 00 minutes East to the West line of Kansas Avenue, a distance of 1,267.38 feet; thence along said West line bearing South 14 degrees 28 minutes West to the intersection with the North line of 37th Street, a distance of 983.83 feet; thence along said North line bearing South 89 degrees 18 minutes West, a distance of 121.14 feet to a point; thence North 0 degrees 00 minutes East, a distance of 235 feet to a point; thence South 89 degrees 18 minutes West, a distance of 200 feet to a point; thence South 0 degrees 00 minutes West to the North line of 37th Street, a distance of 250 feet; thence along said North line bearing South 89 degrees 18 minutes West, a distance of 580.57 feet; thence North 0 degrees 00 minutes East, a distance of 148.53 feet to a point; thence South 90 degrees 00 minutes West, a distance of 120 feet to the East right of way line of U.S. Highway No. 75; thence Northerly along said East right of way line bearing North 0 degrees 00 minutes East, a distance of 319.60 feet; thence North 90 degrees 00 minutes East, a distance of 140 feet; thence North 0 degrees 00 minutes East, a distance of 128 feet; thence South 90 degrees 00 minutes West, a distance of 140 feet to the East right of way line of U.S. Highway No. 75; thence North along said right of way line, a distance of 382.57 feet, more or less, to the point of beginning;

LESS AND EXCEPT

Beginning at the Northwest corner of Lot 1, Block A, White Lakes Shopping Center "A"; thence North on Az 0 degrees 00 minutes 00 seconds, 220.17 feet coincident with the East right of way line of S.W. Topeka Blvd.; thence on Az 90 degrees 00 minutes 00 seconds, 34.82 feet; thence on Az 0 degrees 00 minutes 00 seconds 35.38 feet; thence on Az 90 degrees 00 minutes 00 seconds, 262.00 feet; thence on Az 180 degrees 00 minutes 00 seconds, 255.55 feet; thence on Az 270 degrees 00 minutes 00 seconds, 296.82 feet to the point of beginning.

AND LESS AND EXCEPT

A portion of that certain tract of land described as "Tract 1" in Book 4030 Page 936, Official Records of Shawnee County, Kansas, being a portion of the Southwest Quarter of Section 18, Township 12 South, Range 16 East of the Sixth Principal Meridian, Shawnee County, Kansas, described as follows: Commencing at the Southwest Corner of said Southwest Quarter; Thence Easterly, coincident with the South line of said Southwest Quarter, North 89 degrees 18 minutes 21 seconds East, (bearings based on said "Tract 1" recorded in Book 4030 Page 936), a distance of 194.71 feet; thence Northerly, perpendicular to the South line of said Southwest Quarter, North 00 degrees 41 minutes 39 seconds West, a distance of 25.00 feet to the point of beginning; thence continuing Northerly, coincident with the West line of said "Tract 1", North 00 degrees 00 minutes 00 seconds East, a distance of 15.00 feet to the Southeast corner of Lot 1, Block "A" White Lakes Shopping Center "A"; thence continuing Northerly, coincident with the East line of said Lot 1, North 00 degrees 00 minutes West, a distance of 133.55 feet measured, 133.53 feet recorded to the Northeast corner of said Lot 1; thence Easterly, North 90 degrees 00 minutes 00 seconds East, a distance of 192.99 feet; thence Southerly, South 00 degrees 00 minutes 00 seconds East, a distance of 146.21 feet to the intersection with the Southerly line of said "Tract 1"; thence Westerly, coincident with the Southerly line of said "Tract 1" being parallel with and 25.00 feet Northerly of the South line of said Southwest Quarter, South 89 degrees 18 minutes 21 seconds West, a distance of 193.00 feet to the point of beginning.

Tract 2:

Part of the Southwest Quarter of Section 18, Township 12 South, Range 16 East of the 6th P.M., in the City of Topeka, Shawnee County, Kansas, described as follows:
 Beginning at the intersection of the East right of way of U.S. Highway No. 75 and the South line of SW Croix Street which point is 71.60 feet East and 1,176.6 feet South of the Northwest corner of said Southwest Quarter; thence North 90 degrees 00 minutes 00 seconds South of the Northwest corner of said Southwest Quarter; thence North 90 degrees 00 minutes 00 seconds East, a distance of 725.00 feet; thence Southeasterly along a curve whose radius is 270.00 feet, central angle of 243.12 feet, measured along the arc of said curve; thence South 38 degrees 24 minutes 28 seconds East, 206.59 feet; thence Easterly along a curve whose radius is 330.00 feet, a distance of 214.00 feet, measured along the arc of said curve; thence South 75 degrees 33 minutes 48 seconds East, 47.06 feet to a point on the West line of Kansas Avenue; thence South 14 degrees 26 minutes 12 seconds West along the West line of Kansas Avenue, 82.55 feet; thence North 90 degrees 00 minutes 00 seconds West, 1,267.38 feet to a point on the East right of way line of U.S. Highway 75; thence North 0 degrees 00 minutes 00 seconds East along the East right of way line of said U.S. Highway No. 75, 470.00 feet to the point of beginning.

LESS AND EXCEPT

Part of the Southwest Quarter of Section 18, Township 12 South, Range 16 East of the 6th P.M., in the City of Topeka, Shawnee County, Kansas, described as follows:
 Commencing at the intersection of the East right of way of U.S. Highway No. 75 and the South line of SW Croix Street which point is 71.60 feet East and 1,176.6 feet South of the Northwest corner of said Southwest Quarter; thence North 90 degrees 00 minutes 00 seconds East (bearing base assumed), coincident with the South line of Croix Street, 122.25 feet to the point of beginning; thence North 90 degrees 00 minutes 00 seconds East, coincident with the South line of Croix Street, 602.75 feet (measured and recorded), to the beginning of tangent curve to the right; thence Southeasterly, coincident with the South line of Croix Street, along said curve whose radius is 270.00 feet, central angle of 51 degrees 35 minutes 30 seconds, a distance of 243.12 feet (measured and recorded), measured along the arc of said curve; thence South 38 degrees 24 minutes 28 seconds East, coincident with the South line of Croix Street, 206.59 feet (measured and recorded), to the beginning of a tangent curve to the left; thence Southeasterly, coincident with the South line of Croix Street, along said curve whose radius is 330.00 feet, central angle of 37 degrees 09 minutes 20 seconds, a distance of 214.00 feet (measured and recorded), measured along the arc of said curve; thence South 75 degrees 33 minutes 48 seconds East, coincident with the South line of Croix Street, 46.72 feet (measured), 47.06 feet (recorded), to a point on the West line of Kansas Avenue; thence South 14 degrees 26 minutes 12 seconds West (measured), 82.23 feet (measured), 82.55 feet (recorded); thence North 90 degrees 00 minutes 00 seconds West (measured), 424.57 feet; thence North 00 degrees 00 minutes 31 seconds East, 15.58 feet; thence South 89 degrees 58 minutes 27 seconds West, 23.11 feet to the Southeast corner of the existing building; thence following the Southerly face of the existing building the following 9 courses:

- 1) South 89 degrees 58 minutes 27 seconds West, 116.42 feet;
- 2) South 00 degrees 01 minute 33 seconds East, 5.42 feet;
- 3) North 89 degrees 58 minutes 46 seconds West, 29.28 feet;
- 4) North 79 degrees 36 minutes 36 seconds West, 16.54 feet;
- 5) North 69 degrees 55 minutes 57 seconds West, 40.85 feet;
- 6) South 80 degrees 00 minutes 16 seconds West, 17.27 feet;
- 7) North 89 degrees 45 minutes 26 seconds West, 28.92 feet;
- 8) North 00 degrees 01 minute 33 seconds West, 5.20 feet;
- 9) South 89 degrees 58 minutes 27 seconds West, 147.35 feet to the Southwest corner of the existing building;

Thence South 89 degrees 58 minutes 27 seconds West, 14.99 feet; thence South 00 degrees 09 minutes 53 seconds West, 15.39 feet; thence North 90 degrees 00 minutes 00 seconds West (measured), 284.96 feet; thence North 00 degrees 00 minutes 00 seconds East, 470.00 feet (measured) to the point of beginning.

AND LESS AND EXCEPT

A tract of land in the Southwest Quarter of Section 18, Township 12 South, Range 16 East of the 6th P.M., in the City of Topeka, Shawnee County, Kansas, described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence coincident with the West line of said Southwest Quarter, South 00 degrees 03 minutes 38 seconds West, 1175.40 feet; thence North 90 degrees 03 minutes 38 seconds East, 72.84 feet to a point on the East Right-of-Way line of South Topeka Boulevard, said point being the point of beginning; thence North 90 degrees 00 minutes 00 seconds East, 122.25 feet; thence South 00 degrees 00 minutes 00 seconds East, 204.56 feet; thence North 90 degrees 00 minutes 00 seconds West, 122.25 feet to said East Right-of-Way; thence coincident with said East Right-of-Way, North 00 degrees 00 minutes 00 seconds East, 204.56 feet to the point of beginning.

Tract 3:

Lot 1, Block A, White Lakes Shopping Center "B" in the City of Topeka, Shawnee County, Kansas.

Schedule B Notes:

Numbers correspond with Schedule B exceptions items contained in Lawyers Title of Topeka, Inc. Case No. 25194-2, bearing an effective date of February 15, 2018, at 7:00 AM.

- 8) Easements, setback lines and notes on Plat of White lakes Shopping Center "B," recorded in plat Book 26 Page 113. (Tract 3) - Plotted Hereon
- 11) Public Improvement Easement to the City of Topeka, recorded in Book 1532 Page 45. - Plotted Hereon
- 12) Easement to the City of Topeka for additional street right of way for public and corporate utilities recorded in Book 1532 Page 1. - Plotted Hereon
- 13) Easement to the City of Topeka recorded in Book 1539 Page 197. - Plotted Hereon
- 14) Party-Wall Agreement dated October 14, 1963 by and between White Lakes Development, Inc. AND Sears Roebuck and Co., recorded in Book 1541 Page 453. - Covers all of Tract 1 & Tract 3
- 15) Easement to the City of Topeka across South part of said unplatted portion recorded in Book 1547 Page 68. - Plotted Hereon
- 16) Terms and Conditions of Agreement, including Easement for underground sewer line, by and between White Lake Shopping Center, Inc. and Merchants National Bank of Topeka recorded in Book 1858 Page 126. - Plotted Hereon
- 17) Resolution for Sewer District No. 329 recorded in Book 2018 Page 115. - Plotted Hereon
- 18) Easement to the City of Topeka recorded in Book 2020 Page 169. - Plotted Hereon
- 19) Controlled Access Right of Way and Access Control Opening taken by the City of Topeka in Eminent Domain Case 07-C-386 filed March 14, 2007. (Tracts 1 and 2) - Plotted Hereon
- 21) Declaration of Restrictions recorded in Book 3236 Page 233. (Tracts 1 and 3) - Effects all of Tracts 1 & 2 - Not Plotted
- 22) Declaration of Restrictions recorded in Book 4104 Page 408. - Effects entire subject property - Not Plotted

General Notes:

1. The basis of bearing for this survey is based on NAD 83 Kansas North State Plane Zone.
2. Utilities were field located through Kansas One Call Ticket Number 18125191, date 4/4/2018.
3. Access to site as depicted on drawing.
4. In general many of the parking stripes were difficult to locate on the ground. A combination of parking stripes located in the field and aerial photography were used to determine the locations and quantity. Only parking stalls located entirely on the subject property were counted. There are 1,172 regular parking spaces and 37 handicapped parking spaces for a total of 1,209 parking spaces on subject property.
5. Names of and parcel information of adjoining owners was taken directly from the Shawnee County Accessors site.

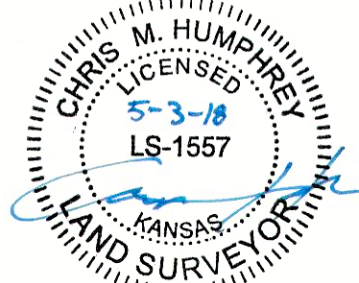
Line #	Length	Direction
L1	409.06'	S12° 58' 32"W
L2	163.46'	S21° 55' 31"W
L3	132.48'	S14° 31' 01"W
L4	278.54'	S13° 11' 05"W
L5	12.38'	S42° 56' 05"W
L6	86.14'	S88° 03' 03"W
L7	235.04'	N1° 15' 06"W
L8	199.98'	S88° 01' 24"W
L9	235.12'	S1° 18' 42"E
L10	387.49'	S88° 00' 53"W
L11	131.25'	N1° 20' 23"W
L12	16.08'	S88° 36' 25"W
L13	255.55'	N1° 22' 19"W
L14	261.75'	S88° 43' 26"W
L15	35.48'	N1° 25' 11"W
L16	34.81'	N88° 46' 32"E
L17	99.41'	S1° 18' 16"E
L18	139.98'	N88° 42' 51"E
L19	128.02'	N1° 18' 57"W
L20	140.02'	S88° 41' 21"W

Line #	Length	Direction
L21	647.46'	N1° 19' 12"W
L22	122.65'	N88° 40' 35"E
L23	265.46'	S1° 16' 47"E
L24	286.36'	N88° 45' 39"E
L25	15.40'	N1° 03' 12"W
L26	161.06'	N88° 37' 25"E
L27	5.01'	S0° 50' 34"E
L28	29.03'	S89° 09' 26"W
L29	17.19'	N78° 42' 54"E
L30	40.86'	S88° 45' 27"W
L31	16.53'	S80° 52' 34"E
L32	29.27'	S88° 23' 39"W
L33	5.24'	N1° 16' 23"W
L34	139.44'	N88° 40' 21"E
L35	15.58'	S1° 19' 39"E
L36	424.56'	N88° 42' 31"E

Note: Line Tables shown above represent the measured bearings and distances between monuments.

Surveyor's Certification

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items: 1, 7(a), 8, 9, 11, 13, 16 & 17 of Table A thereof.
 The field work was completed on April 27, 2018.
 Survey Prepared By: Chris M. Humphrey
 Kansas Professional Land Surveyor No. 1557
 Date of Map: 05/01/18

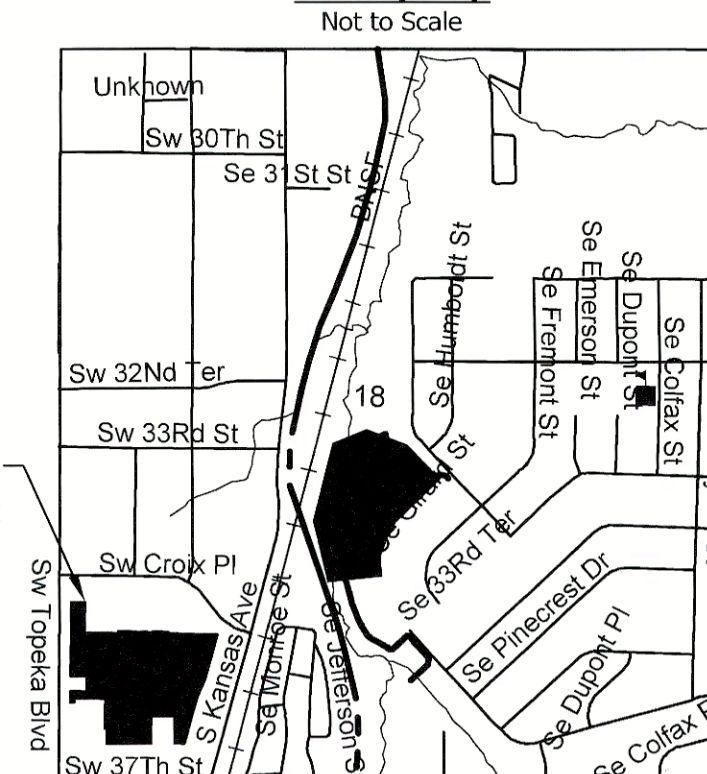


Southwest corner of Section 18-12-16 Found 1" Iron Pipe in Monument Box

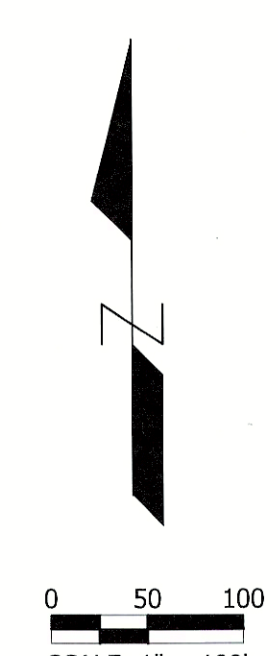
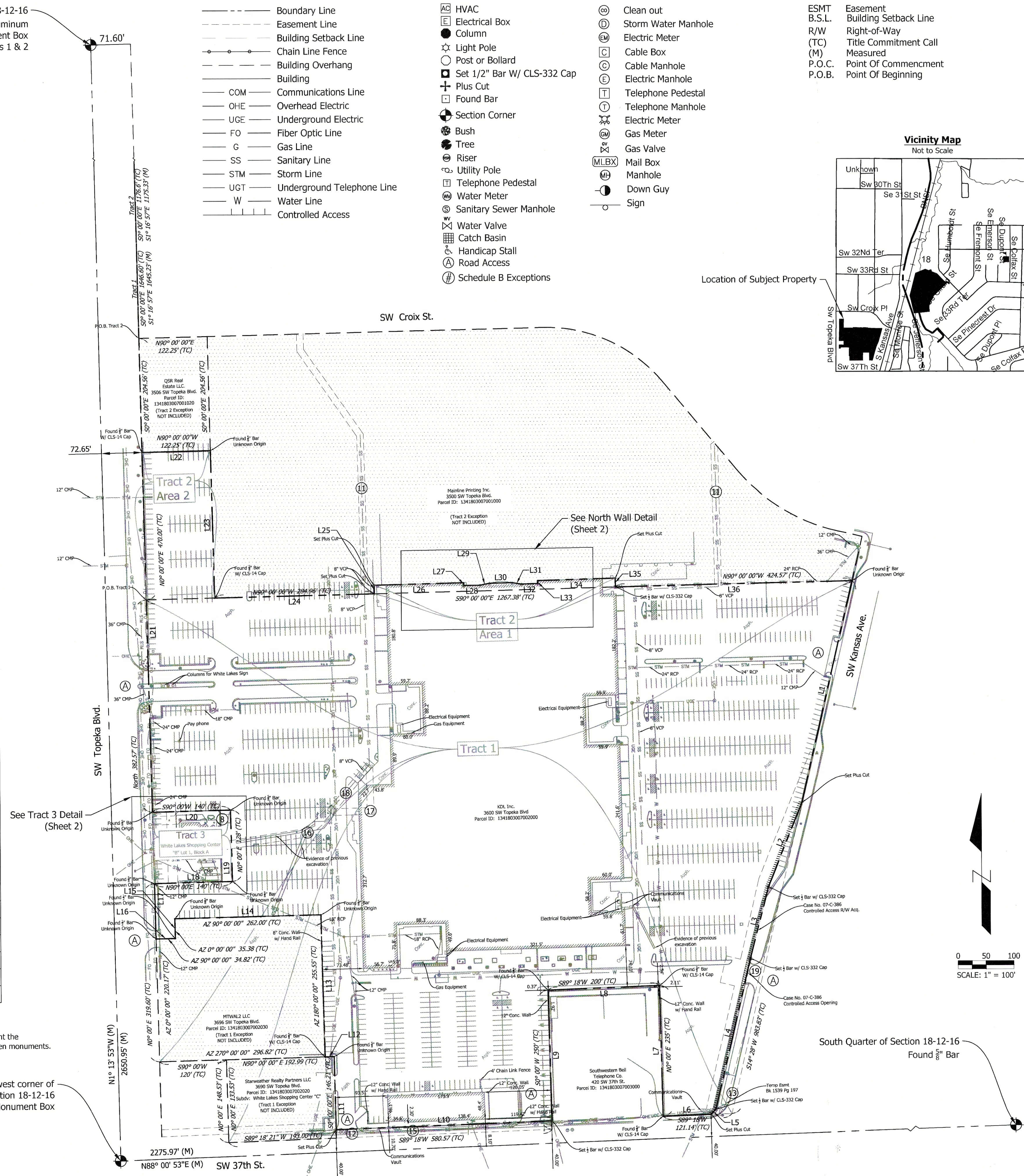
Legend of Symbols & Abbreviations

- Boundary Line
 - - - Easement Line
 - - - Building Setback Line
 - Chain Line Fence
 - - - Building Overhang
 - Building
 - COM --- Communications Line
 - OHE --- Overhead Electric
 - UGE --- Underground Electric
 - FO --- Fiber Optic Line
 - G --- Gas Line
 - SS --- Sanitary Line
 - STM --- Storm Line
 - UGT --- Underground Telephone Line
 - W --- Water Line
 - Controlled Access
- ⊠ HVAC
 - ⊠ Electrical Box
 - Column
 - ⊙ Light Pole
 - ⊙ Post or Bollard
 - ⊙ Set 1/2" Bar W/ CLS-332 Cap
 - ⊕ Plus Cut
 - ⊖ Found Bar
 - ⊙ Section Corner
 - ⊙ Bush
 - ⊙ Tree
 - ⊙ Riser
 - ⊙ Utility Pole
 - ⊙ Telephone Pedestal
 - ⊙ Water Meter
 - ⊙ Sanitary Sewer Manhole
 - ⊙ Water Valve
 - ⊙ Catch Basin
 - ⊙ Handicap Stall
 - ⊙ Road Access
 - ⊙ Schedule B Exceptions
- ⊙ Clean out
 - ⊙ Storm Water Manhole
 - ⊙ Electric Meter
 - ⊙ Cable Box
 - ⊙ Cable Manhole
 - ⊙ Electric Manhole
 - ⊙ Telephone Pedestal
 - ⊙ Telephone Manhole
 - ⊙ Electric Meter
 - ⊙ Gas Valve
 - ⊙ Mail Box
 - ⊙ Manhole
 - ⊙ Down Guy
 - ⊙ Sign
- ESMT Easement
 - B.S.L. Building Setback Line
 - R/W Right-of-Way
 - (TC) Title Commitment Call
 - (M) Measured
 - P.O.C. Point Of Commencement
 - P.O.B. Point Of Beginning

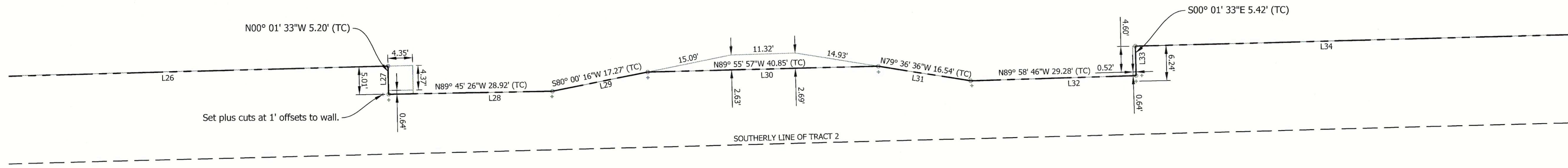
Vicinity Map



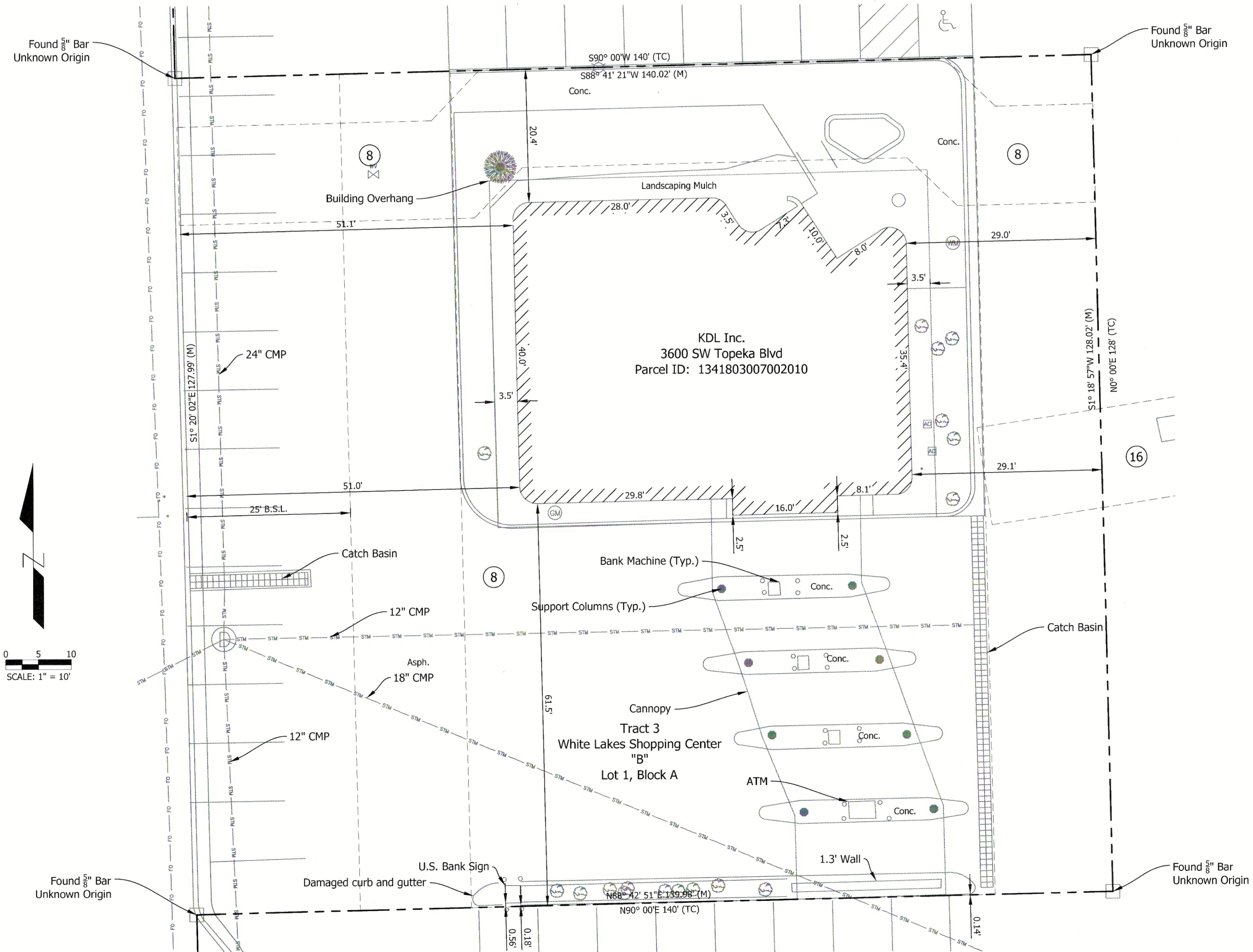
Location of Subject Property



North Wall Detail



Tract 3 Detail



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