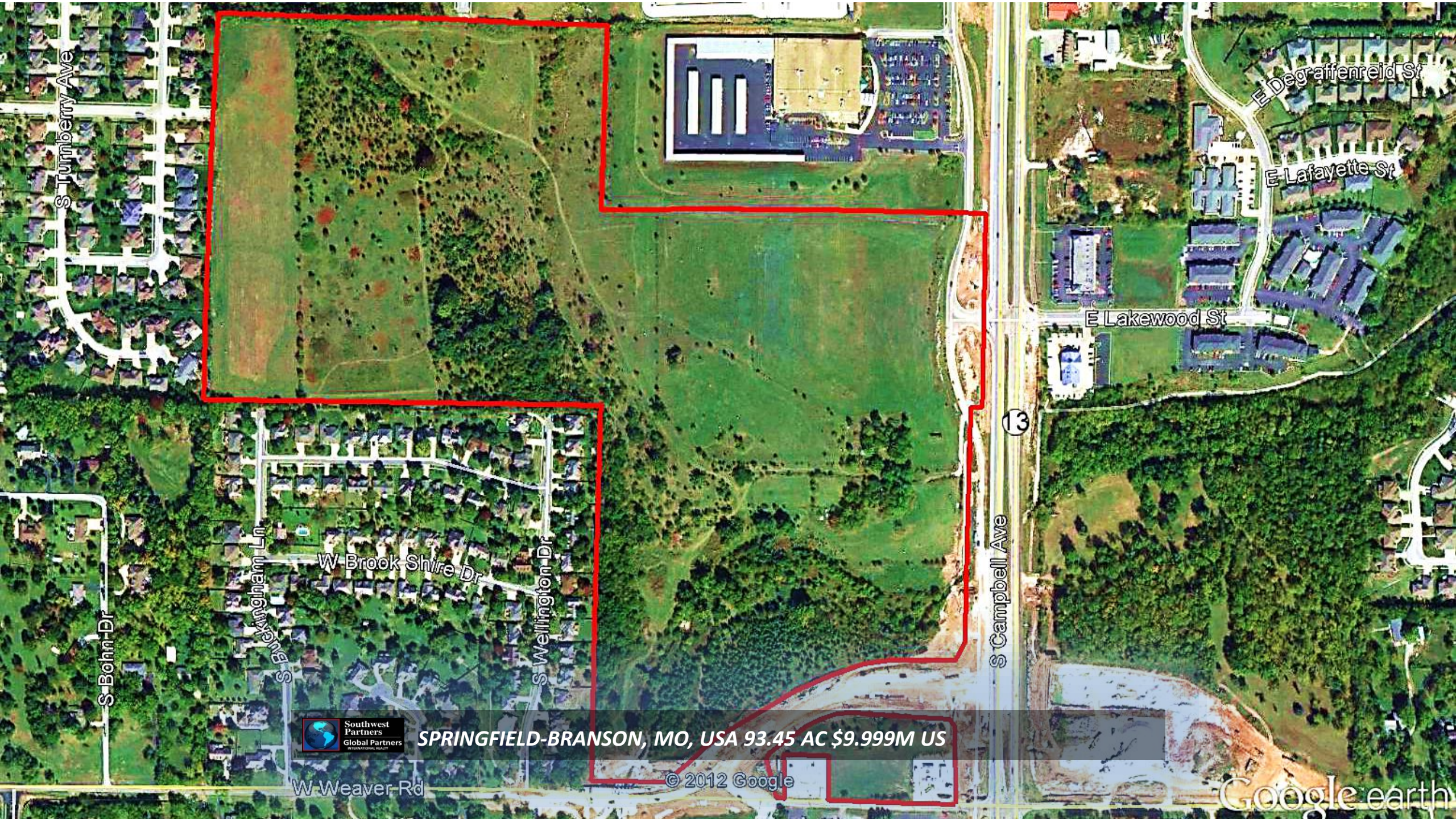




SPRINGFIELD-BRANSON, MO, USA 93.45 AC \$9.999M US

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Google earth



60

160

El Camino Alto Drive

S Quail Creek Ave



E Cardinal Dr

Cardinal St E

S Roanoke Ave

E Camino St

E Buena Vista St

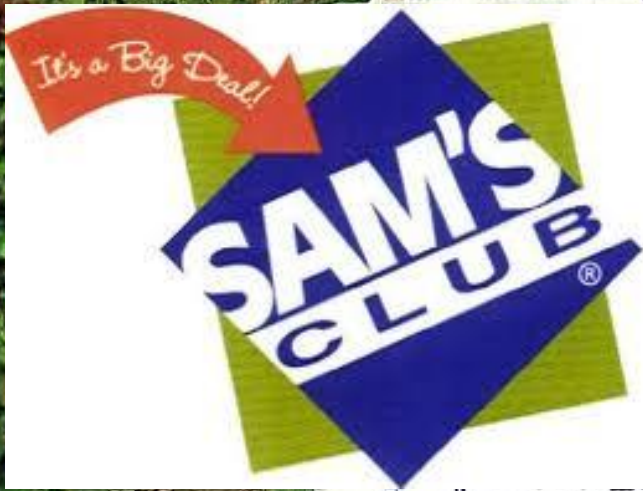
E Degraffenreid St

E Lafayette St



SPRINGFIELD-BRANSON, MO, USA 93.45 AC JAMES RIVER INTERCHANGE

Google earth



© 2012 Google
SPRINGFIELD-BRANSON, MO, USA 93.45 AC SAM'S & ACADEMY CURB CUT

Google earth



W Rockhill St

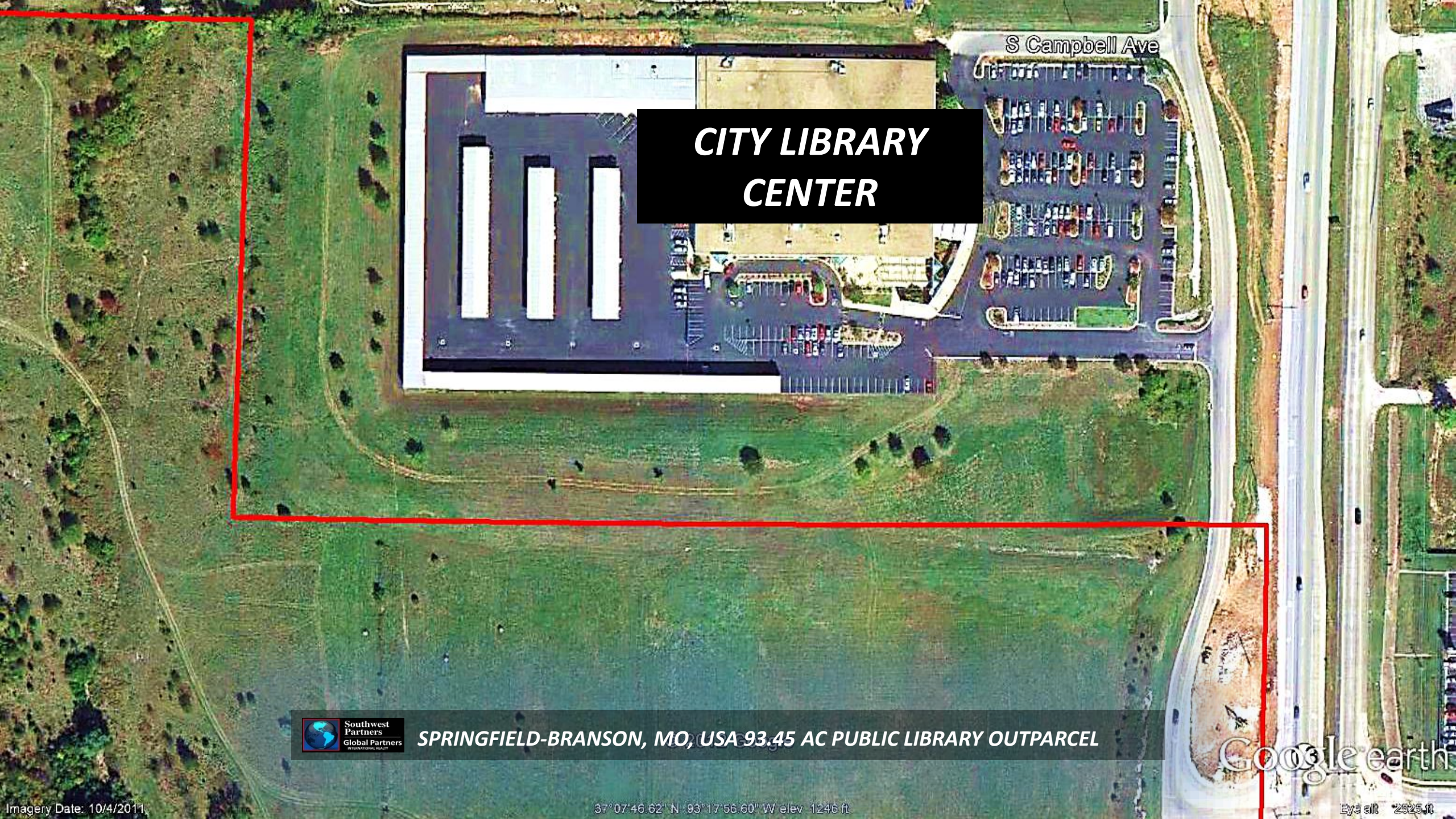
S Turpberry Ave



SPRINGFIELD-BRANSON, MO, USA 93.45 AC NW CORNER

© 2012 Google

Google earth

An aerial photograph showing a large, L-shaped building with a dark roof and several white rectangular sections. To the right of the building is a large parking lot filled with cars. A red line outlines a large area of land, including the building, parking lot, and a significant portion of the surrounding green field. The text "CITY LIBRARY CENTER" is overlaid in a black box with white text.

CITY LIBRARY CENTER

S Campbell Ave



SPRINGFIELD-BRANSON, MO, USA 93.45 AC PUBLIC LIBRARY OUTPARCEL

Google earth



SPRINGFIELD-BRANSON, MO, USA 93.45 AC LAKEWOOD DR ACCESS RD

Google earth



SPRINGFIELD-BRANSON, MO, USA 93.45 AC CAMPBELL RD SE-SECTION



SPRINGFIELD-BRANSON, MO, USA 93.45 AC NEW SE CORNER

Google earth



S Wellington Dr



SPRINGFIELD-BRANSON, MO, USA 93.45 AC SW CORNER

W Weaver Rd

Google earth

Imagery Date: 10/4/2011

37° 07' 28.58" N 93° 18' 02.86" W elev 1163 ft

Eye alt 2562 ft



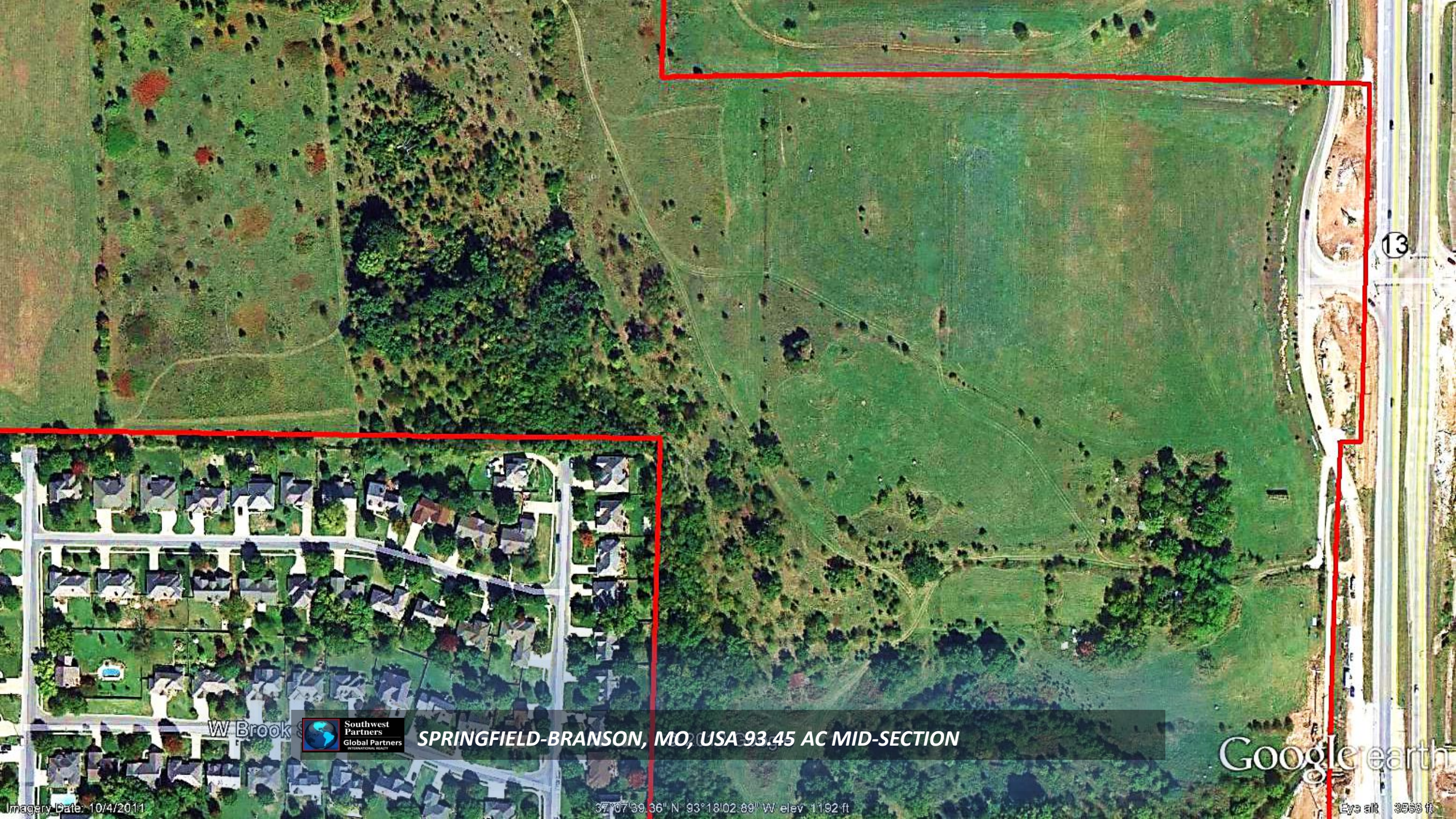
SPRINGFIELD-BRANSON, MO, USA 93.45 AC SW NEIGHBORS

Google earth



SPRINGFIELD-BRANSON, MO, USA 93.45 AC NW NEIGHBORS

Google earth



13

W Brook



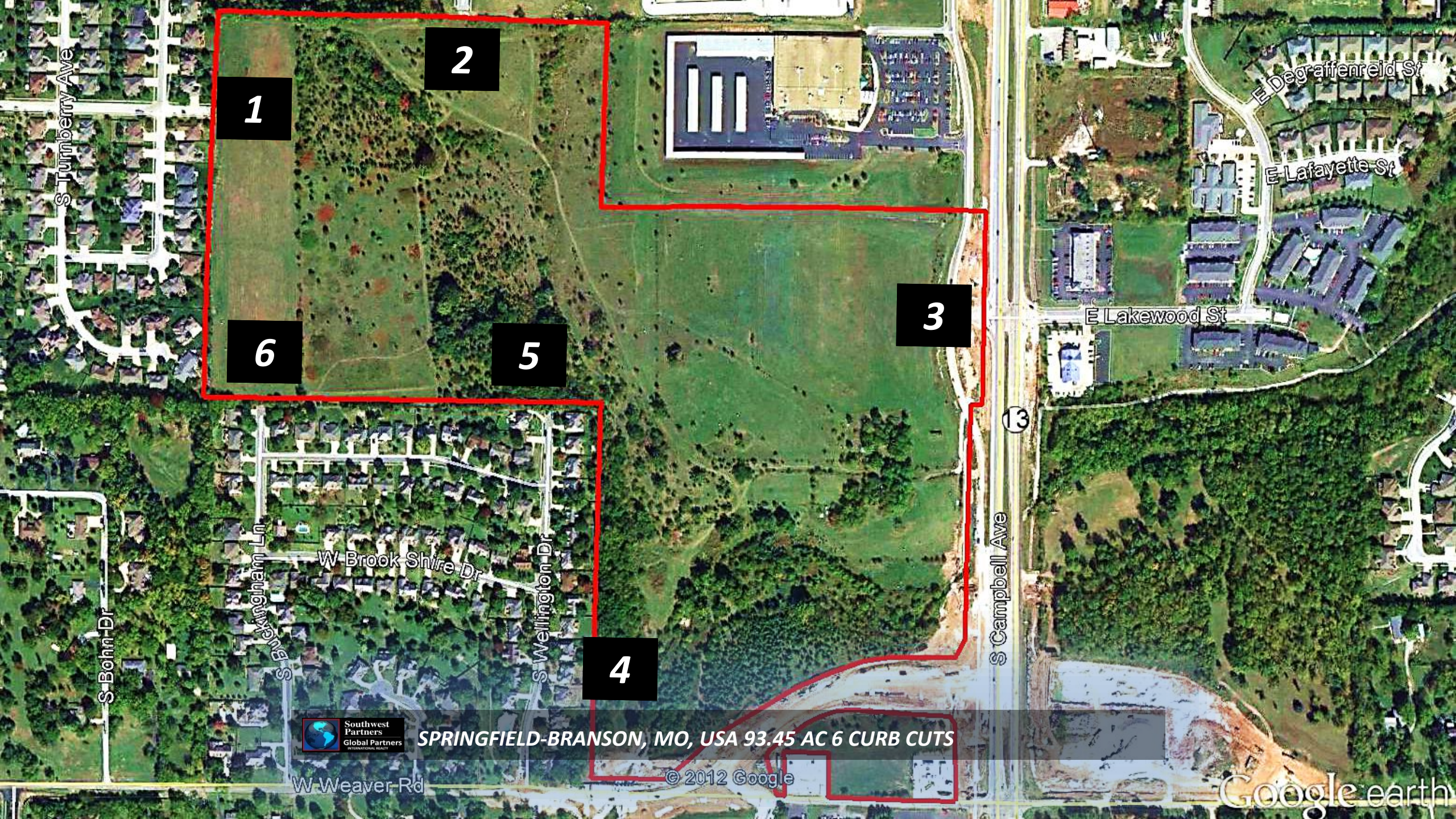
SPRINGFIELD-BRANSON, MO, USA 93.45 AC MID-SECTION

Google earth

Imagery Date: 10/4/2011

37°07'39.36" N 93°18'02.89" W elev 1192 ft

Eye alt 3953 ft



1

2

3

6

5

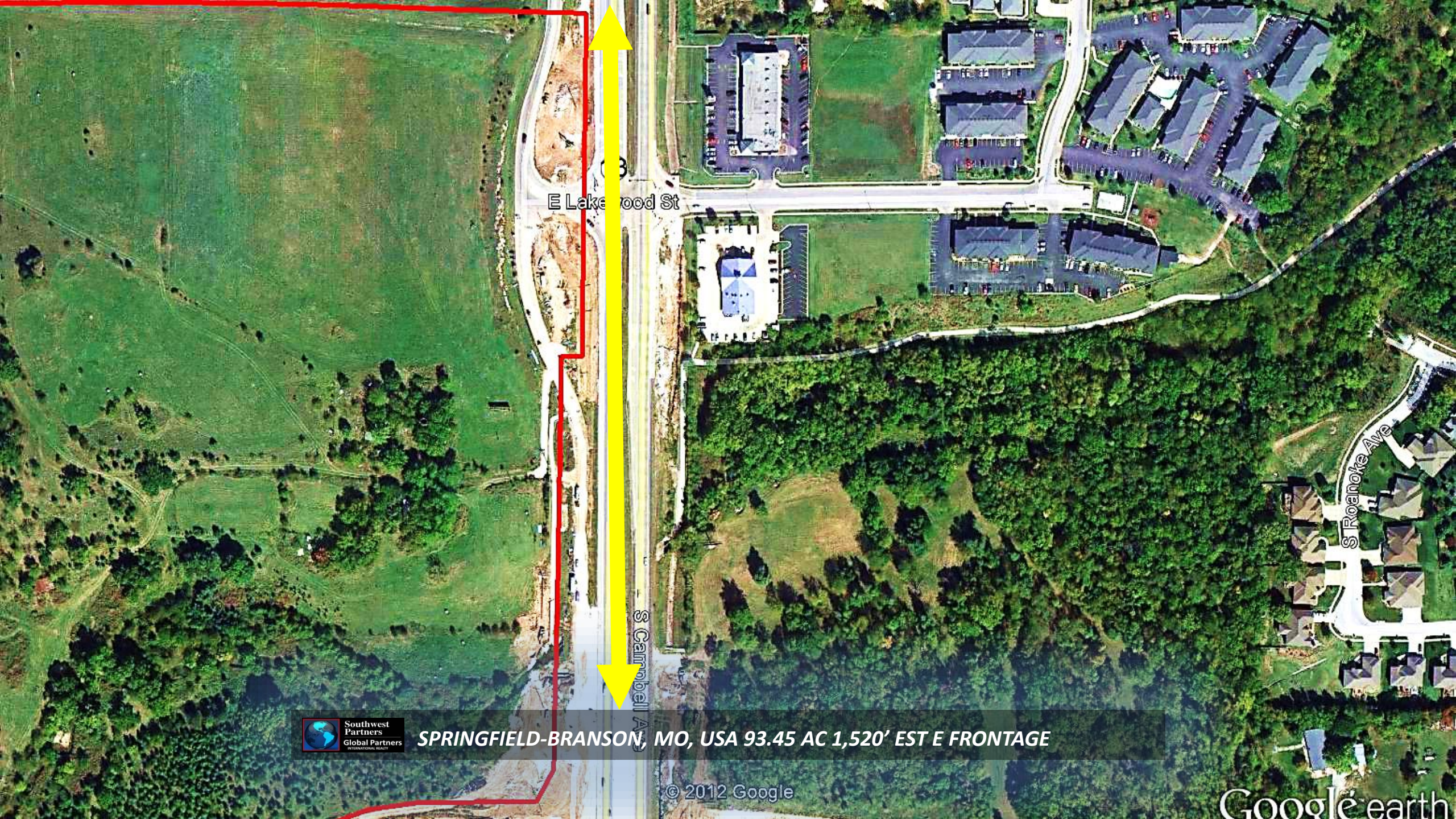
4



SPRINGFIELD-BRANSON, MO, USA 93.45 AC 6 CURB CUTS

© 2012 Google

Google earth



E Lakeshore St

S Roanoke Ave

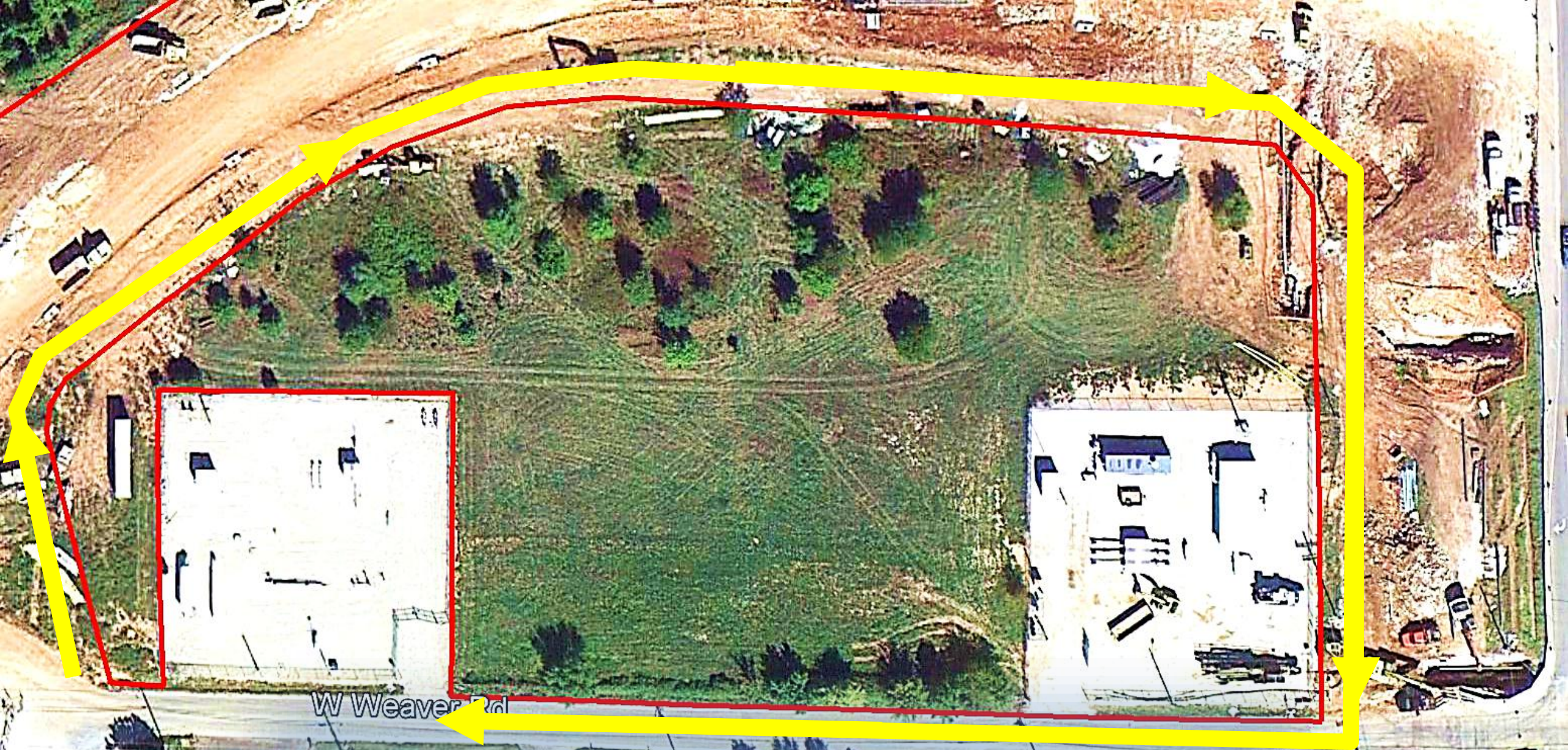
S Campbell Ave



SPRINGFIELD-BRANSON, MO, USA 93.45 AC 1,520' EST E FRONTAGE

© 2012 Google

Google earth



W Weaver Rd

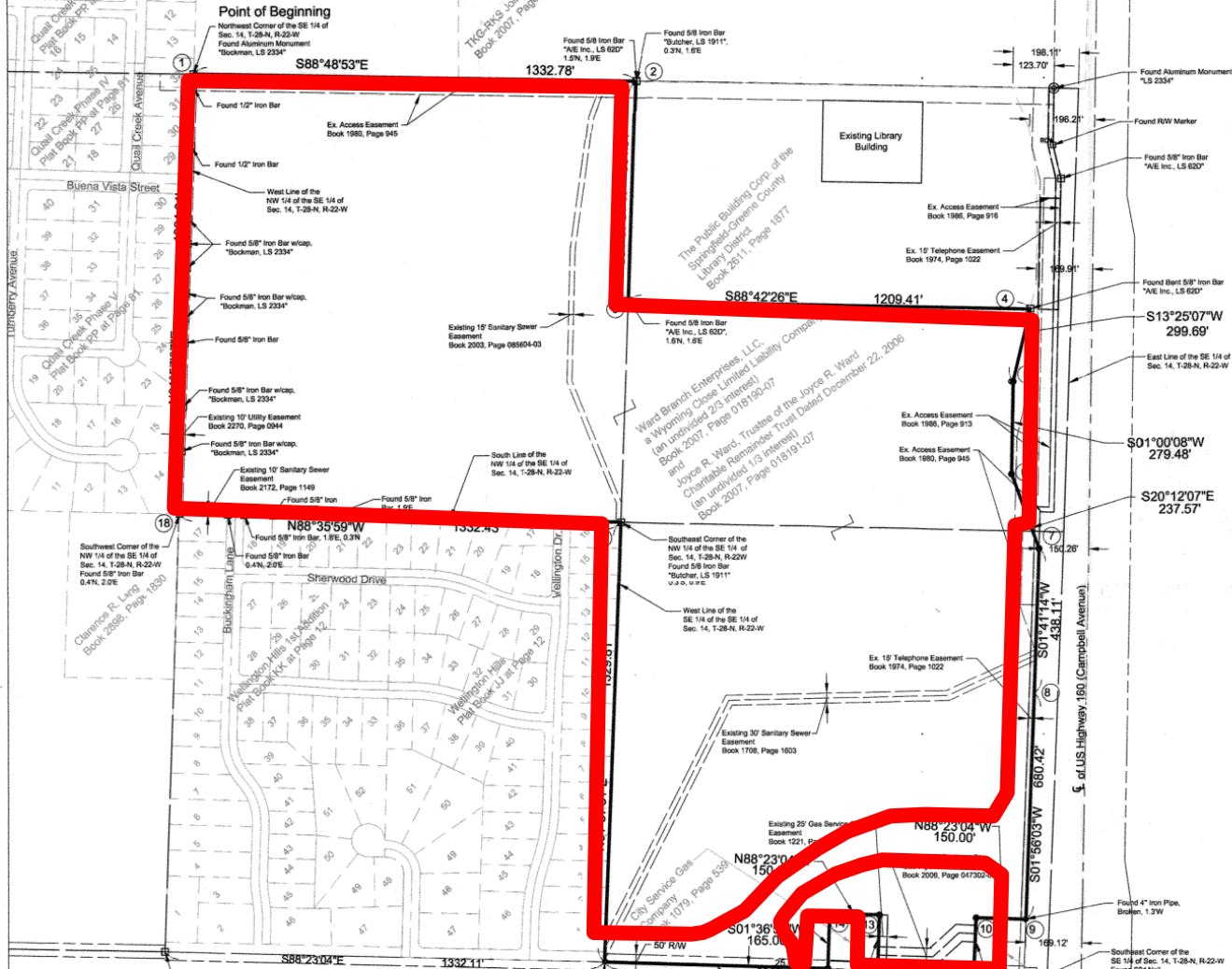


SPRINGFIELD-BRANSON, MO, USA 93.45 AC 1,583' EST NEW FRONTAGE

Google earth



Eye alt 2360 ft



Traverse Table

Point No.	Bearing	Distance (ft.)	Grid Northing (ft)	Grid Easting (ft)	Point No.	Bearing	Distance (ft.)	Grid Northing (ft)	Grid Easting (ft)
1	S 41°28'33" W	6973.41'	468043.8800	1405566.5720	10	S 02°04'58" W	165.00'	470623.8043	1407900.3463
2	S 88°48'53" E	1332.78'	473375.7478	1405542.6146	11	N 88°23'04" W	289.49'	470686.9231	1407884.3002
3	S 01°57'51" W	664.91'	473349.1820	1406974.4256	12	N 01°56'56" E	165.00'	470687.0836	1407605.0141
4	S 13°25'07" W	222.69'	472459.8236	1406908.3608	13	S 01°36'58" W	165.00'	470671.3123	1407435.0828
5	S 01°00'08" W	279.48'	472180.4030	1406804.1029	14	N 88°23'04" W	672.11'	470671.4580	1406784.9920
6	S 20°12'07" E	237.57'	471937.4613	1406806.1382	15	N 01°57'51" E	1329.82'	472019.2210	1406828.8518
7	S 01°41'14" W	438.11'	471499.5718	1406873.2400	16	N 88°35'59" W	1332.43'	472051.7809	1405496.8048
8	S 01°56'03" W	680.42'	470819.5756	1406800.2777	17	N 01°57'07" E	1324.81'	473375.7478	1405542.6146
9	N 88°23'04" W	150.00'							

SPRINGFIELD-BRANSON, MO, USA 93.45 AC SURVEY W/NEW PLAT OVERLAY

BEGINNING at the Northwest corner of the Southeast Quarter of Section 14, Township 28 North, Range 22 West, in the City of Springfield, Greene County, Missouri, said point being marked by a found aluminum monument with cap, "Bockman, LS 2334", said point also lying on the East line of Qual Creek Phase IV, a subdivision in Greene County, Missouri, duly recorded in the Greene County Recorder's Office in Plat Book PP, at Page 81; thence South 88 Degrees 48 Minutes 53 Seconds East along the North line of said Quarter, a distance of 1,332.78 feet to the Northeast corner of the Northwest Quarter of the Southeast Quarter; thence South 01 Degrees 51 Minutes 51 Seconds West along the East line of said Quarter, a distance of 664.91 feet to the Northwest corner of the South half of the Northwest Quarter of the Southeast Quarter; thence South 88 Degrees 42 Minutes 26 Seconds East along the North line of the South half of said Quarter, a distance of 1209.41 feet to a point in the West Right-of-Way line of Campbell Avenue (U.S. Route 160), as now established, thence along said West Right-of-Way line the following five courses: South 13 Degrees 25 Minutes 07 Seconds West, a distance of 222.69 feet to a point; thence South 01 Degrees 00 Minutes 08 Seconds West, a distance of 279.48 feet to a point; thence South 20 Degrees 12 Minutes 07 Seconds East, a distance of 237.57 feet to a point; thence South 01 Degrees 41 Minutes 14 Seconds West, a distance of 438.11 feet to a point; thence South 01 Degrees 56 Minutes 03 Seconds West, a distance of 680.42 feet to a point; thence departing said South line North 02 Degrees 04 Minutes 58 Seconds East along the East line of said tract of land, a distance of 165.00 feet to the Northeast corner thereof; thence North 88 Degrees 23 Minutes 04 Seconds West along the North line of said tract of land, a distance of 150.00 feet to the Northwest corner thereof; thence South 01 Degrees 36 Minutes 58 Seconds West along the West line of said tract of land, a distance of 165.00 feet to the South line of said Southeast Quarter; thence North 88 Degrees 23 Minutes 04 Seconds West along said South line, a distance of 289.49 feet to a point in the same, said point also being the Southeast corner of a tract of land as described in the Warranty Deed recorded in the Greene County Recorder's Office in Book 1079, at Page 539; thence departing said South line North 02 Degrees 04 Minutes 58 Seconds East along the East line of said tract of land, a distance of 165.00 feet to the Northeast corner thereof; thence North 88 Degrees 23 Minutes 04 Seconds West along the North line of said tract of land, a distance of 150.00 feet to the Northwest corner thereof; thence South 01 Degrees 36 Minutes 58 Seconds West along the West line of said tract of land, a distance of 165.00 feet to the South line of said Southeast Quarter; thence North 88 Degrees 23 Minutes 04 Seconds West along said South line, a distance of 672.11 feet to the Southwest corner of the Southeast Quarter of said Southeast Quarter; thence North 01 Degrees 57 Minutes 51 Seconds East along the West line of said Quarter, a distance of 1,322.81 feet to the Northwest corner thereof; said point also being the Southwest corner of the Northwest Quarter of said Southeast Quarter; thence North 88 Degrees 35 Minutes 59 Seconds West, along the South line of said Quarter, a distance of 1332.43 feet to the Southwest corner thereof; thence North 01 Degrees 57 Minutes 07 Seconds East along the West line of said Quarter, a distance of 1324.81 feet to the POINT OF BEGINNING, containing 4,186,920 square feet or 96.12 acres of land, more or less, EXCEPT any part thereof taken, deemed or used for road or highway purposes. Subject to any easements or restrictions of record.

INFORMATION OF FACT

1. This survey and plan is based upon the following data and/or exceptions:
- | | Yes | No | Item |
|------------------------|-----|----|--|
| a) Deed of Record | X | | Deed Book 2007, Page 018191-07 |
| b) Filed Maps | X | | See Note 5 |
| c) Title Search/Binder | X | | Preferred Title of Missouri, Inc. Office No: 08SP671, Effective Date: March 11, 2008 |
| d) Other | X | | See Note 5 |

2. Certified To:

Stenger Development, LLC

This is to certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey performed on March 25, 2008, by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of Professional Engineers and Land Surveyors". The information depicted hereon, correctly represents the conditions found at, and as of the date of the field survey, except such improvements or encroachments, if any, below the surface and not visible. Accordingly, the undersigned professional is not responsible for the presence of underground utilities or structures, if same are not visible or otherwise disclosed by any aforementioned data listed above.

3. This survey or plan is made for and certified to the parties named herein for the purpose(s) stated. No other purpose is intended nor implied. The undersigned professional is neither responsible nor liable for the use of this plan beyond its intended purpose.

4. The use of the word "certify" or "certification" constitutes an expression of professional opinion regarding those facts or findings which are the undersigned professional's knowledge, information and belief, and in accordance with the commonly accepted procedure consistent with the applicable standards of practice, and does not constitute a warranty or guarantee either expressed or implied.

5. A plan entitled, "Final Plat of Qual Creek Phase IV", as prepared by Bockman Engineering Services, duly filed in the Greene County Recorder's Office in Plat Book PP, at Page 81.

A plan entitled, "Final Plat of Qual Creek Phase IV", as prepared by Bockman Engineering Services, duly filed in the Greene County Recorder's Office in Plat Book OO, at Page 41.

A plan entitled, "Final Plat of Qual Creek Phase III", as prepared by Bockman Engineering Services, duly filed in the Greene County Recorder's Office in Plat Book OO, at Page 14.

A plan entitled, "Final Plat, Wellington Hills", as prepared by Jerry L. Day, L.S. 874, duly filed in the Greene County Recorder's Office in Plat Book JJ, at Page 12.

A plan entitled, "Final Plat, Wellington Hills 1st Addition", as prepared by Heithaus Engineering and Associates, duly filed in the Greene County Recorder's Office in Plat Book KK, at Page 12.

Missouri State Highway Plans, Project Number MO S-422(6), District 8, Greene B(160), sheets 3 and 4.

Missouri State Highway Plans, Job Number S-U-60-221C, District 8, Greene County, Route 60, Sheet 7.

CERTIFICATE OF SURVEY AND ACCURACY

Know all men by these presents:

That I, Kenneth A. Ores do hereby certify to Stenger Development, LLC, that this survey was prepared under my supervision from an actual survey of the land herein described, prepared by Olsson Associates, Inc., dated April 22, 2008, and signed by Kenneth A. Ores, P.L.S. 2006016638 and that the monuments and lot corner pins shown herein were placed under the personal supervision of Kenneth A. Ores, P.L.S. 2006016638, in accordance with the current "Missouri Minimum Standards for Property Boundary Surveys".

Kenneth A. Ores, MO LS 2006016638
Olsson Associates, MO LC 368
Date: 04/21/08



BOUNDARY SURVEY FOR STENGER DEVELOPMENT, LLC

drawn by:	DRM
surveyed by:	NSS
checked by:	KA0
approved by:	KA0
project no.:	008-0258
file name:	80258.RS

OLSSON ASSOCIATES

1525 East Republic Road, Building B,
Suite 100
Springfield, MO 65804

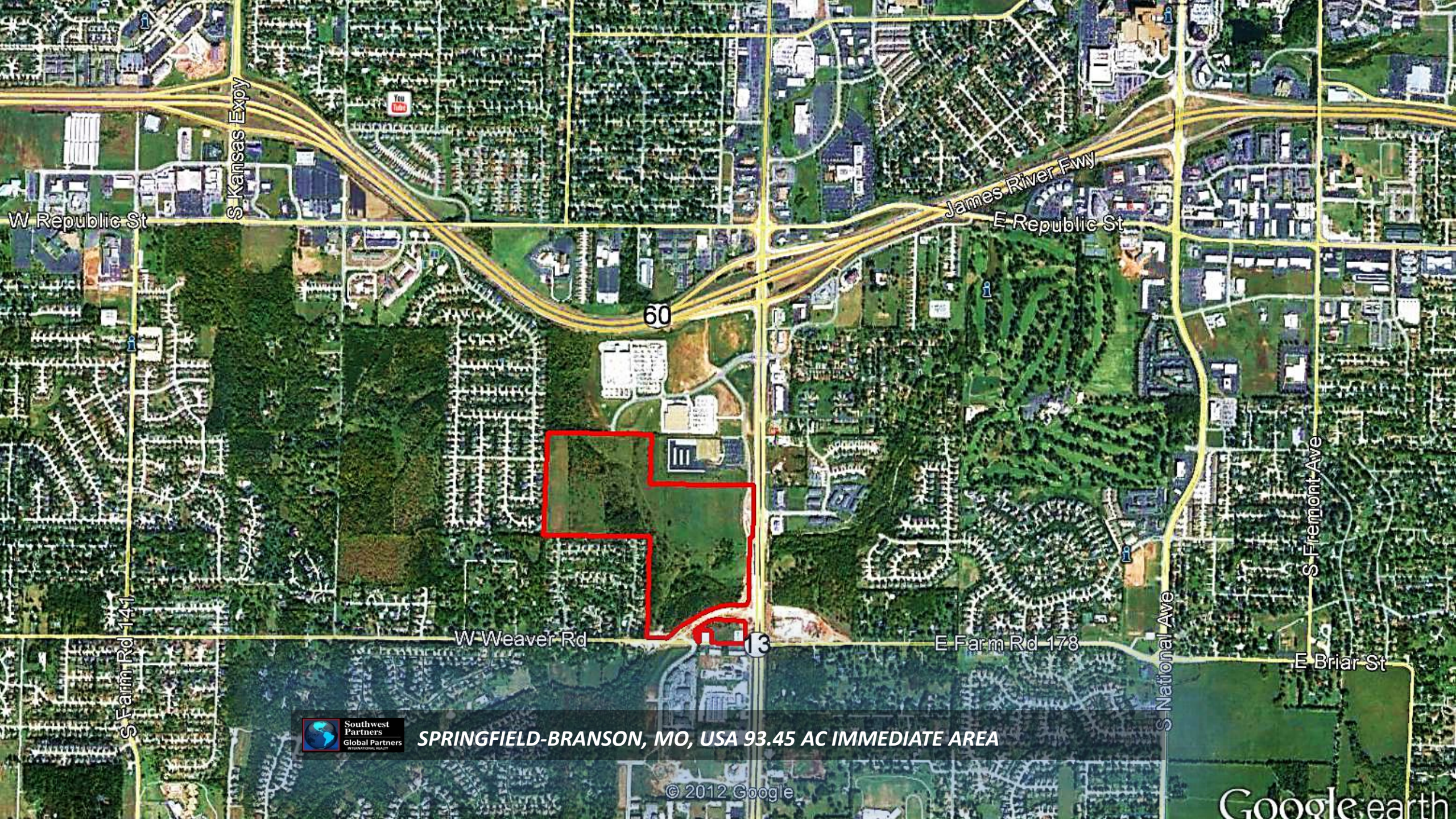
TEL 417.880.8802
FAX 417.880.8805
www.olsson-associates.com



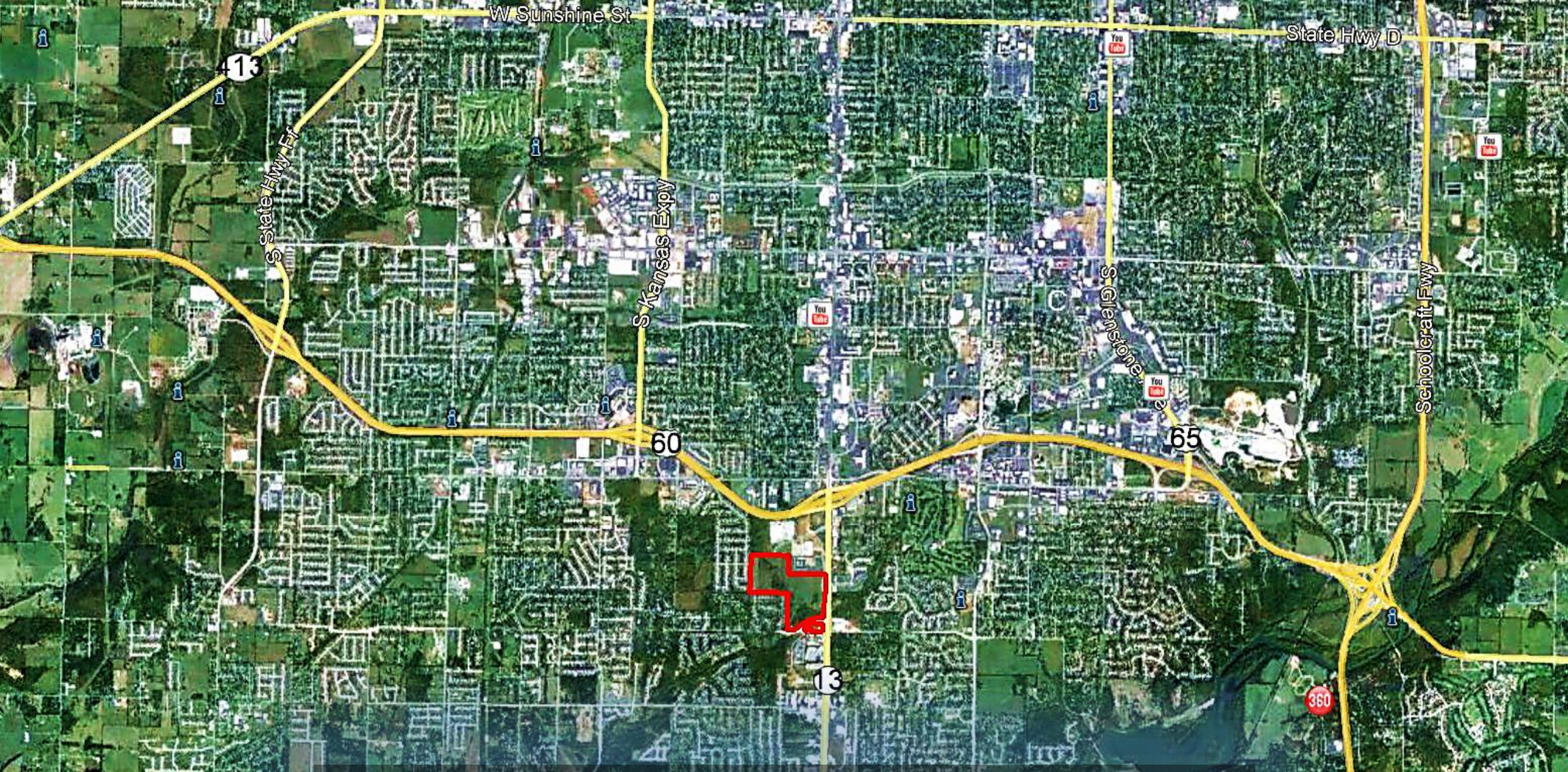
10.92 ACRES
ESTIMATED IN
FLOOD PLAIN
PER
FEMA CCIM MAPPING



SPRINGFIELD-BRANSON, MO, USA 93.45 AC NEW TAX MAP

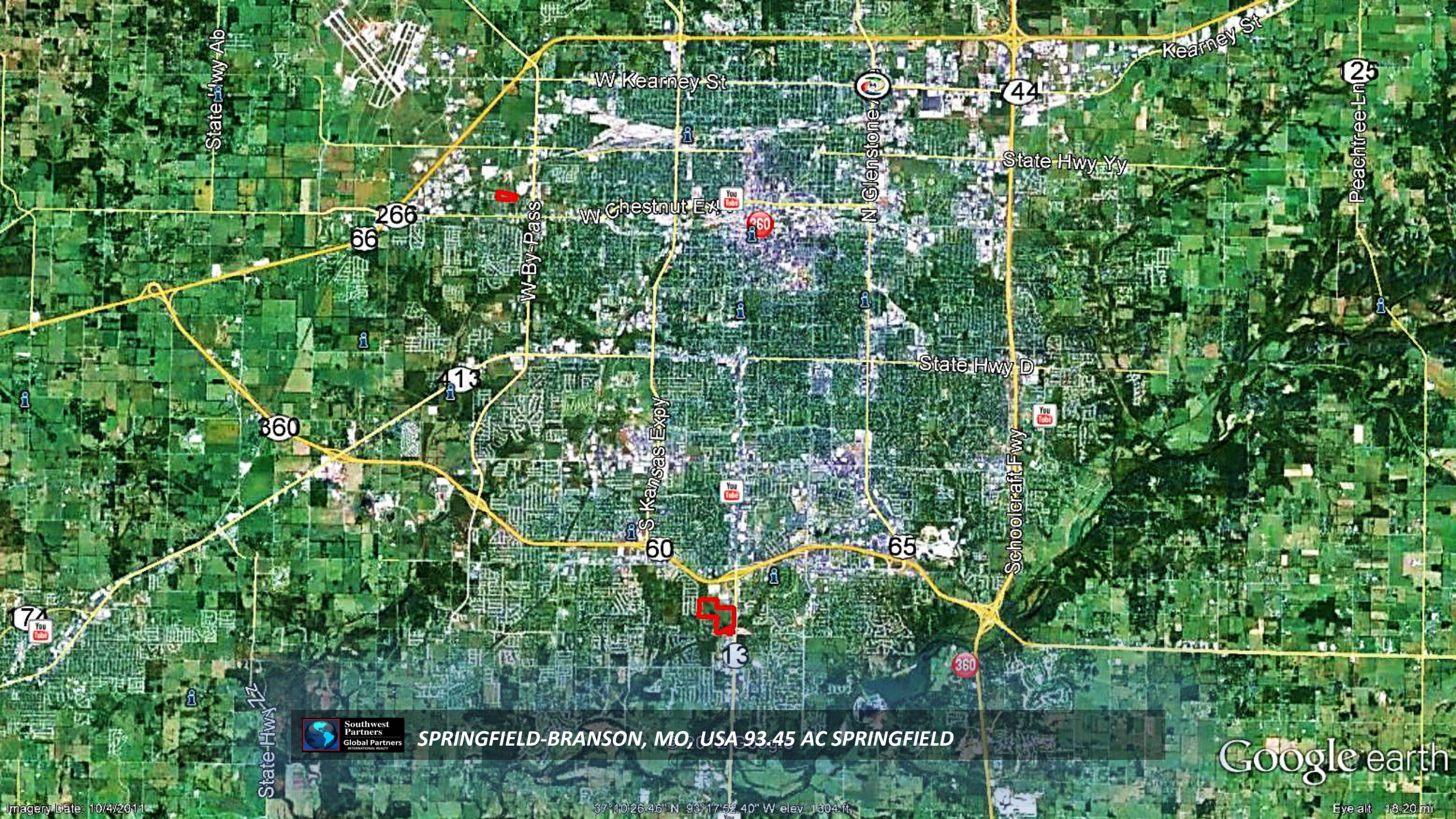


SPRINGFIELD-BRANSON, MO, USA 93.45 AC IMMEDIATE AREA



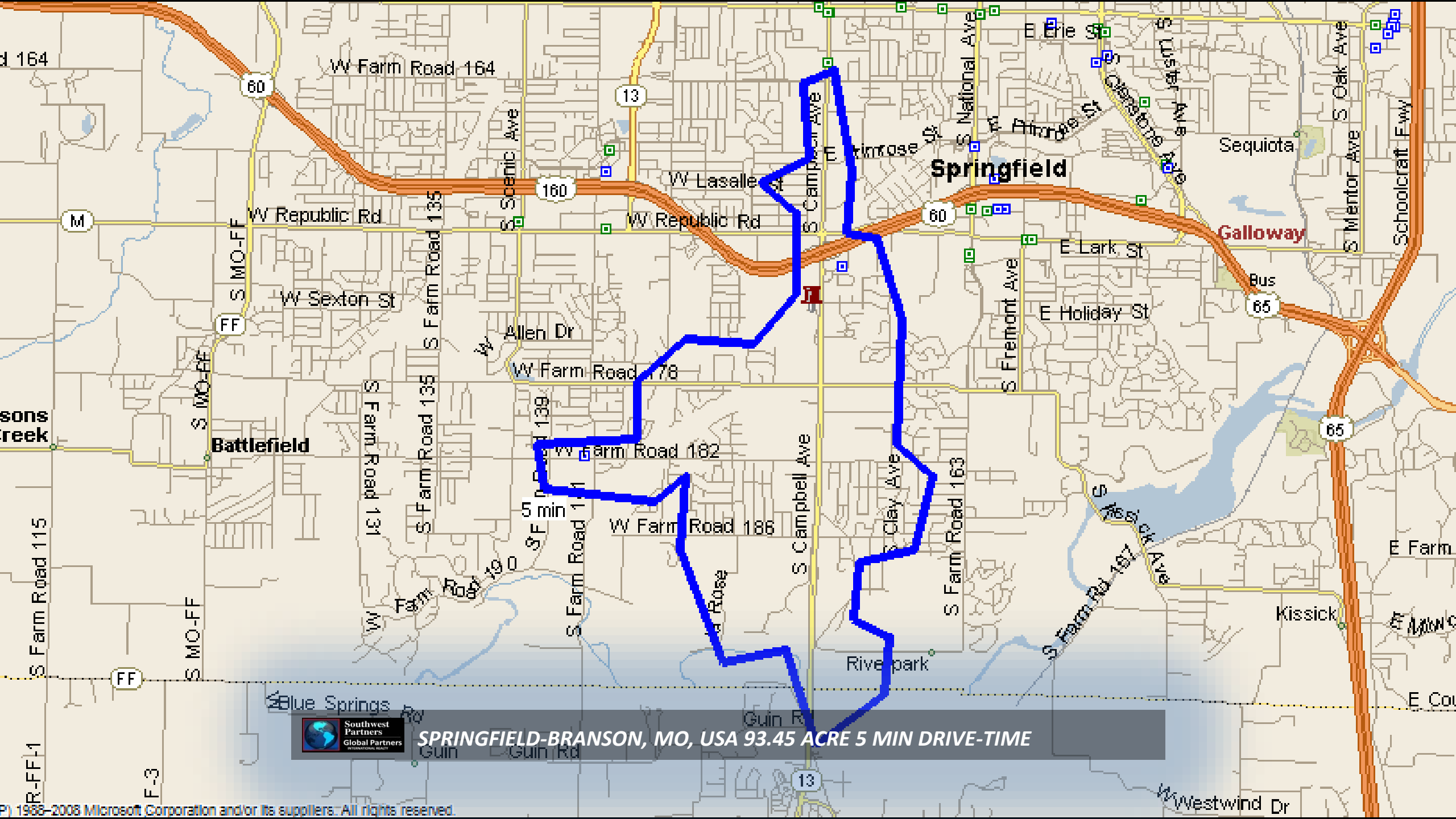
SPRINGFIELD-BRANSON, MO, USA 93.45 AC SOUTH SPRINGFIELD

Google earth

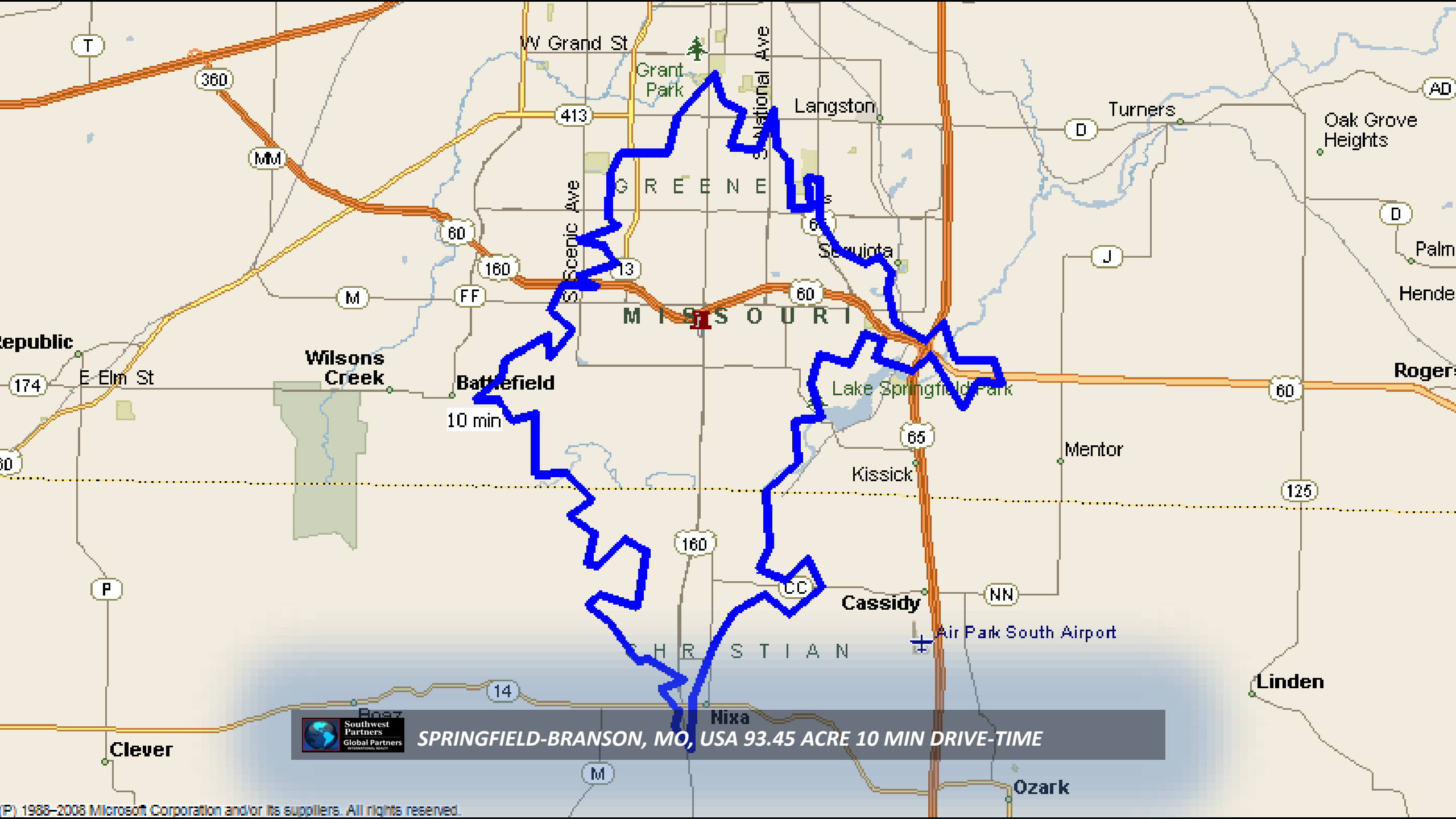


SPRINGFIELD-BRANSON, MO, USA 93.45 AC SPRINGFIELD

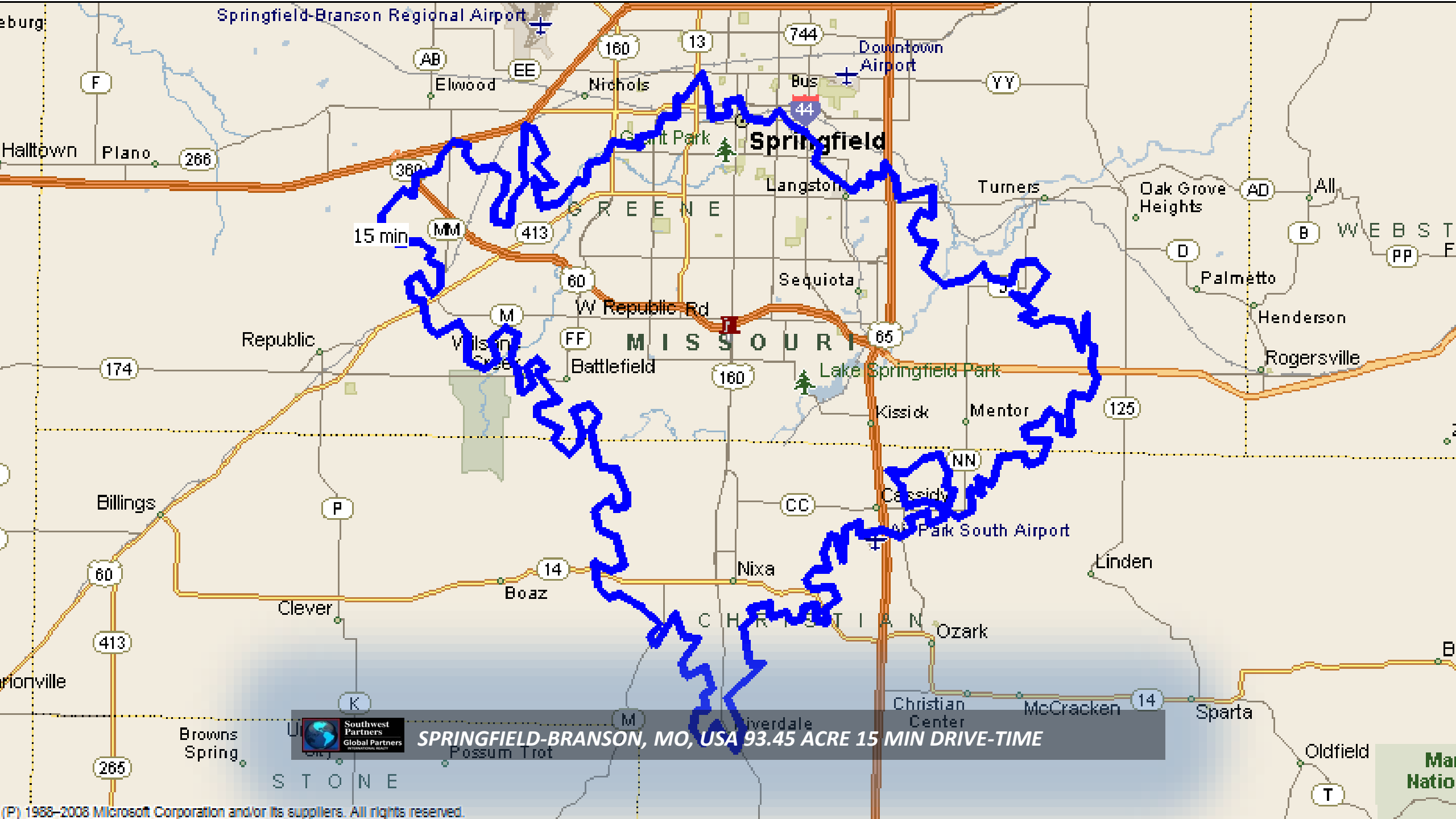
Google earth



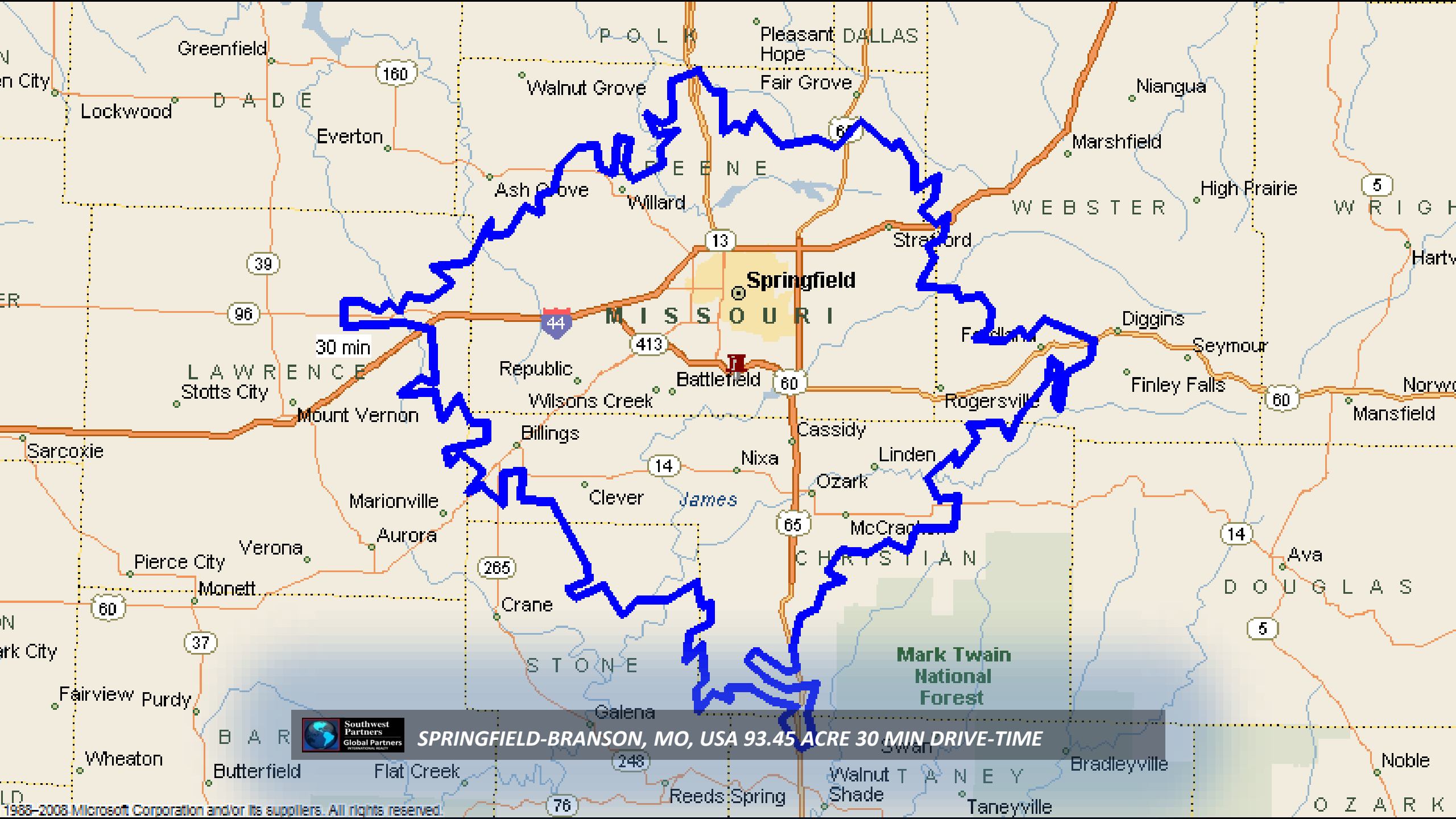
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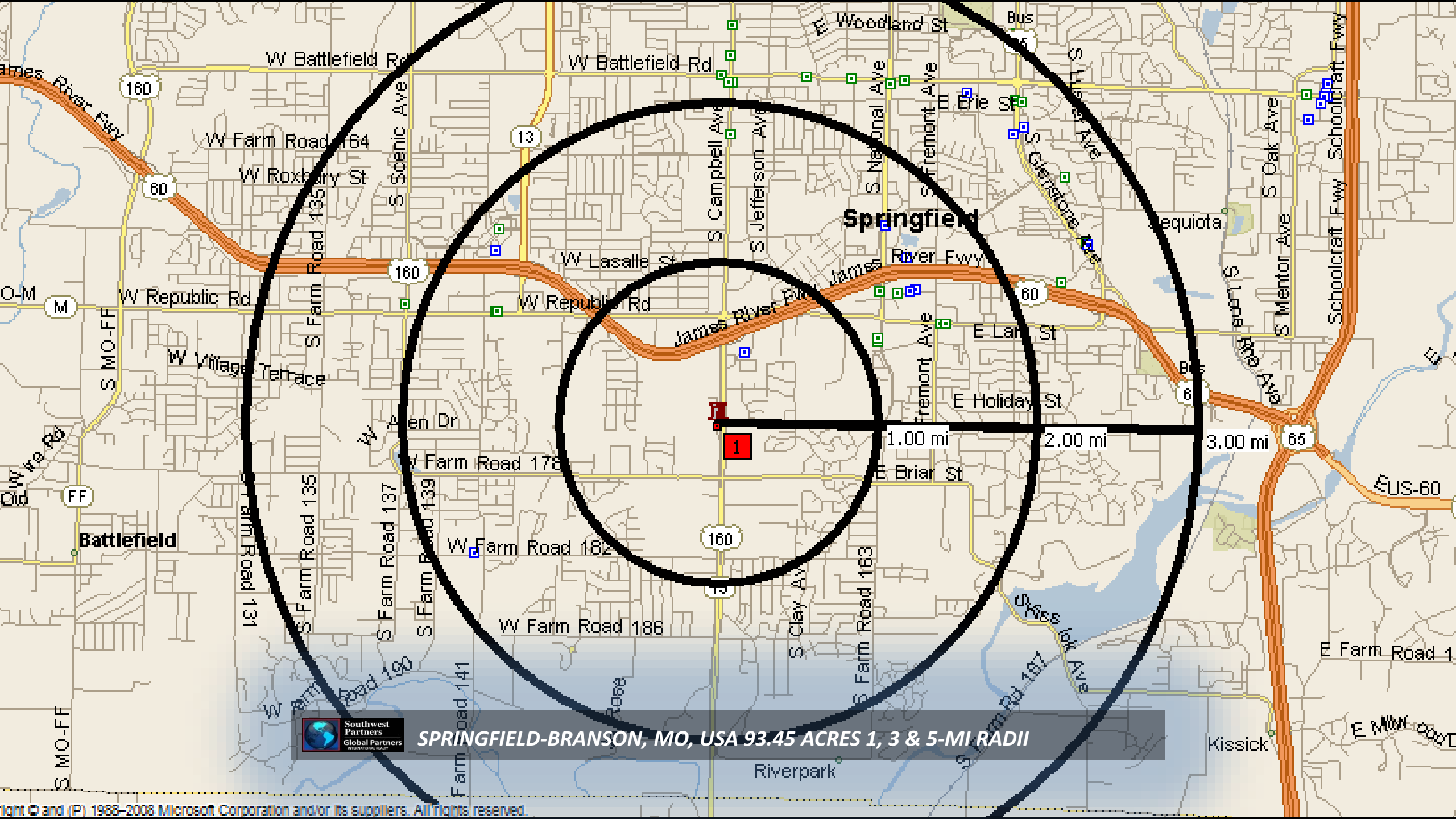
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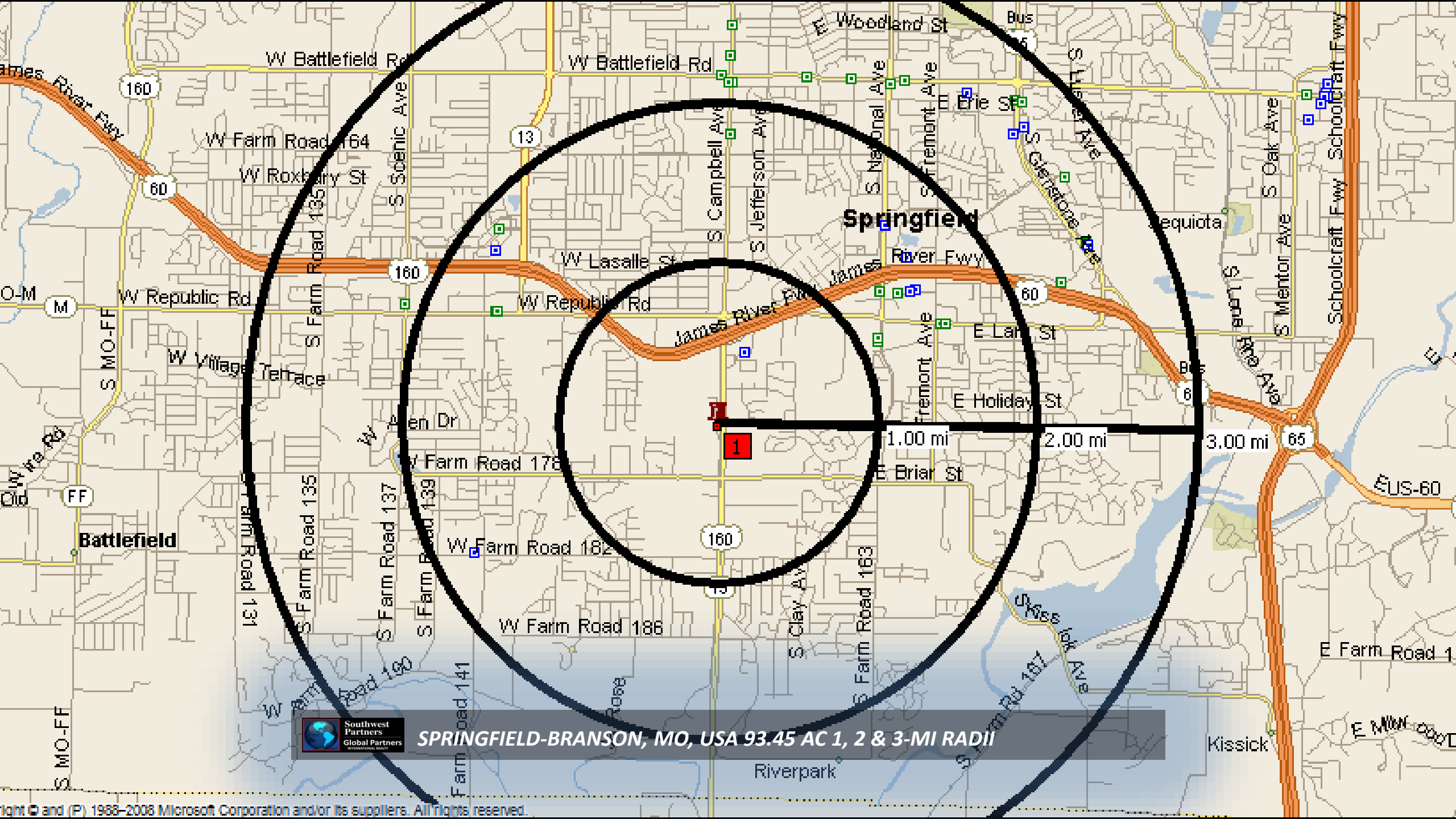
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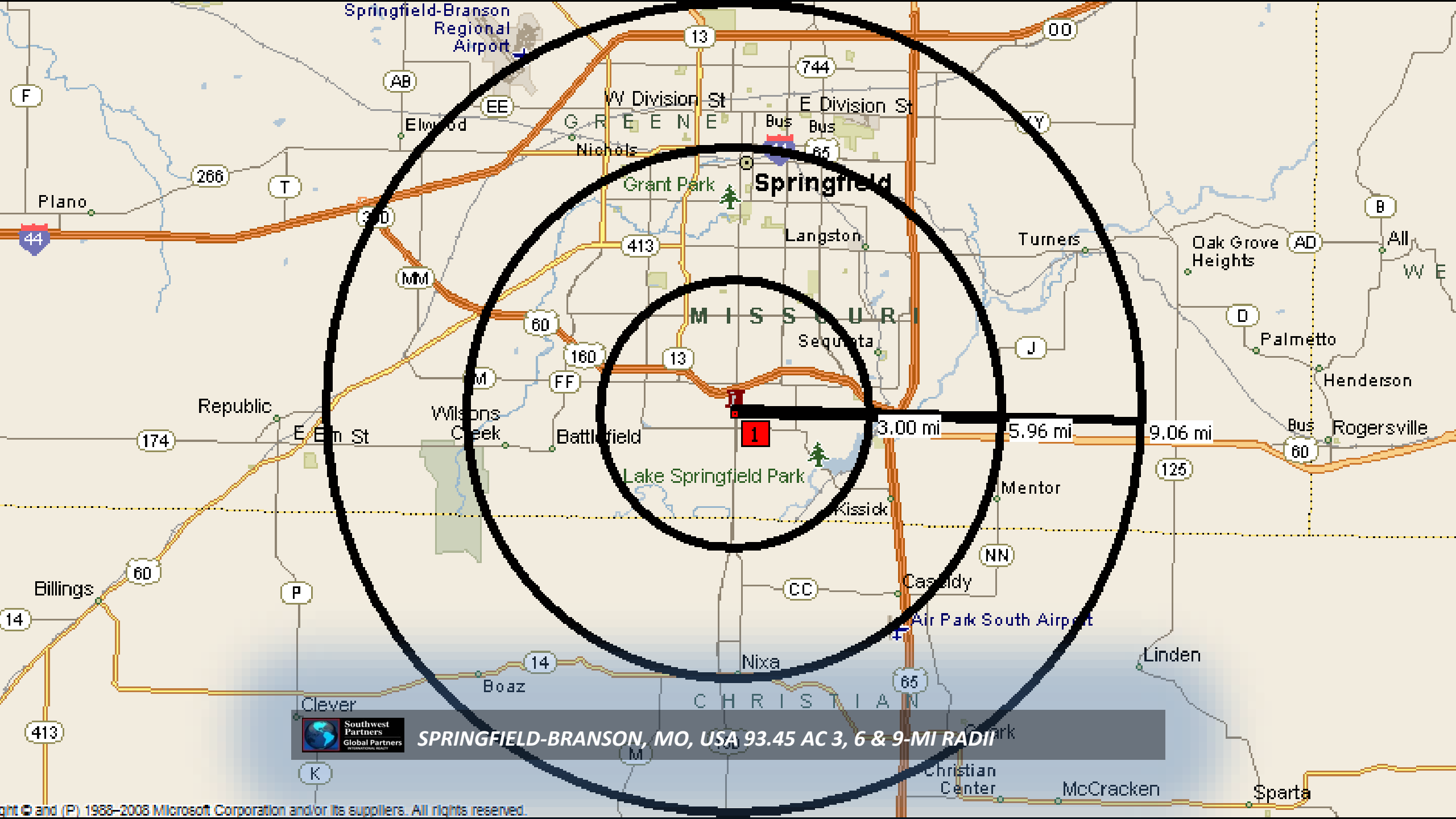
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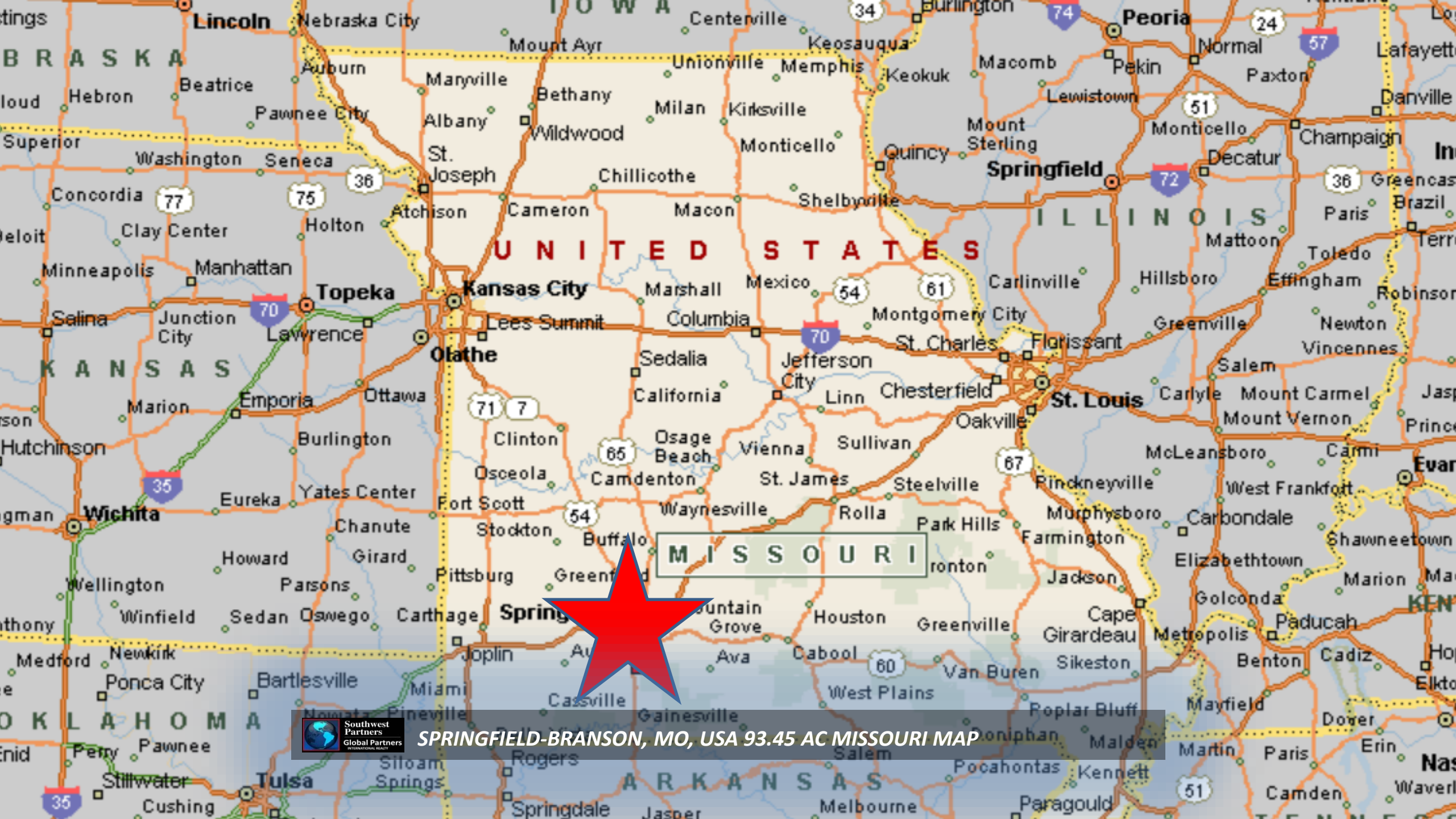
SPRINGFIELD-BRANSON, MO, USA 93.45 ACRES 1, 3 & 5-MI RADII



SPRINGFIELD-BRANSON, MO, USA 93.45 AC 1, 2 & 3-MI RADII



SPRINGFIELD-BRANSON, MO, USA 93.45 AC 3, 6 & 9-MI RADII



SPRINGFIELD-BRANSON, MO, USA 93.45 AC MISSOURI MAP



Southwest Partners

Global Partners INTERNATIONAL REALTY

Mark Patrick, REALTOR®, Co-Agent, Coldwell Banker Commercial Vanguard
Wally Nattinger, REALTOR®, Co-Agent, Coldwell Banker Commercial Vanguard
Chuck Floyd, Broker Officer, Co-Agent, Coldwell Banker Commercial Vanguard
Nasir Bajwa, MA, CCIM, CPM, Collaborative Broker Associate
Jorge Verar, MBA, CPA, Collaborative Broker Associate
George Alexander, MA, Staff Broker Associate, RAINMAKER® Recruiter
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