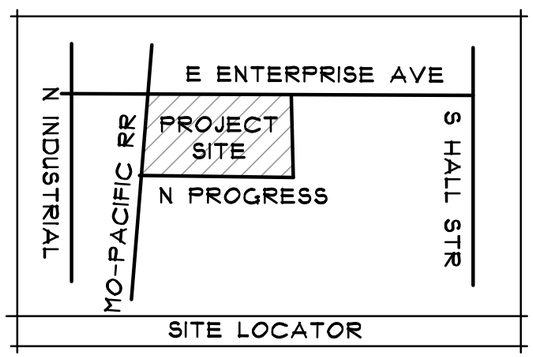
ADDITION TO EXISTING BOTTLING PLANT

REFRESCO BEVERAGES US, INC.

3502 E Enterprise Ave JOPLIN, MISSOURI

DRAWING SHEETS

G-1 GENERAL INFORMATION
A-1 OVERALL SITE SCHEMATIC
A-2 AREA "A" ENLARGED
A-3 AREA "B" ENLARGED
A-4 AREA "C" ENLARGED
EXHIBITS
SITE SURVEY (REDUCED FR INTENDED SIZE)
PROJECT & ABUTTING PARCEL INFO



GENERAL NOTES:

THESE PLANS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO CONVEY THE SCOPE OF WORK CONTEMPLATED BY THE OWNERS, PENDING A FINAL FEASIBILITY STUDY.
A RECENT SURVEY IS ATTACHED FOR REFERENCE AGAINST THE DRAWINGS, WHICH ARE OVERLAID ON PUBLICLY AVAILABLE GIS AERIAL DATA FROM CITY OF JOPLIN. THE PUBLIC DATA MAY NOT BE RELIED UPON FOR CRITICAL DIMENSIONS BUT WILL HELP ILLUSTRATE WHERE THE WORK IS INTENDED TO BE PLACED, AND THAT THE BUILDING ADDITION AND OTHER CHANGES PROPOSED CAN BE ACCOMMODATED WITHIN THE EXISTING SITE BOUNDARIES.

THE PROPOSED WORK CONSISTS OF THESE ELEMENTS:
1) REMODEL OF EXISTING INTERIOR AREA FOR A NEW BOTTLING LINE WITHIN THE EXISTING BUILDING FOOTPRINT
2) ADDITION OF A MAXIMUM 100' X 150' ENCLOSURE FOR NEW EQUIPMENT TO SUPPORT THE NEW BOTTLING LINE.
3) RELOCATION OF EXISTING LOADING DOCKS TO ACCOMMODATE THE NEW BUILDING ADDITION.
4) REMOVE 8+- TRAILER DROP SPOTS ADJACENT TO NEW LOADING DOCK AREA TO PROVIDE ADDITIONAL TRUCK MANEUVERING SPACE
5) NEW PAVING AT NORTHEAST OF SITE TO PROVIDE 14 NEW TRAILER DROPS, WITH MANEUVERING SPACE BETWEEN THE EXISTING DRIVE AND THE DROP AREA
6) A POSSIBLE 20% EXPANSION OF EXISTING STORMWATER DETENTION AREA IF DEVELOPMENT STANDARDS REQUIRE IT; EXTEND EXISTING TO NORTH
7) NEW 5' WALK AND (30) NEW 45 DEGREE PARKING SPACES ALONG EAST END OF EXISTING BUILDING; MAINTAIN MINIMUM 15' WIDE ONE-WAY DRIVE AISLE PER STANDARDS
8) EXISTING PARKING AREA AT SOUTHEAST TO BE LEFT UNCHANGED. TWO EXISTING ADA SPACES (ONE VAN ACCESSIBLE) TO REMAIN.
9) STRIPE OR RE-STRIPE PARKING AT NORTHWEST TO INDICATE 16 STANDARD SPACES.
10) RE-ORGANIZE EXISTING MAIN/FRONT PARKING TO PROVIDE THREE ADA CONFORMING PARKING PLACES, MINIMUM ONE TO BE VAN ACCESSIBLE.

NO NEW SIGNAGE IS PROPOSED IN THIS WORK.

STORMWATER DATA
TOTAL SITE AREA: 1,046,990 SF
EXISTING IMPERMEABLE AREA, PRIOR TO THIS WORK: 679,890
PROPOSED NEW IMPERMEABLE AREA: 27,200 SF
4% OF EXISTING IMPERMEABLE AREA
2.6% OF EXISTING TOTAL SITE AREA

EROSION FENCE OR SIMILAR WILL BE ERECTED & MAINTAINED THROUGH-OUT CONSTRUCTION OR GROUND DISTURBANCE TO LIMIT EROSION AND SILT LADEN RUNOFF OUTSIDE THE SITE. THE FINAL DEVELOPMENT PLANS WILL ADHERE TO ANY CITY OF JOPLIN AND/OR MISSOURI DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

EXISTING & PROPOSED BUILDING DATA:
EXISTING BUILDING AREA: 494,517 SF
PROPOSED NEW BUILDING AREA: 15,000 (3.03% OF EXISTING)
PROPOSED USAGE BY TYPE:
EXISTING OFFICE/ADMIN/EMPLOYEE LUNCH AREA: 4,220
EXISTING MANUFACTURING & RELATED STORAGE: 490,297
PROPOSED NEW MANUFACTURING SUPPORT EQUIPMENT: 15,000
PROPOSED NEW TOTAL BUILDING AREA: 509,517 SF
PARKING REQUIRED:
MAXIMUM STAFF ON SITE FOR ANY SHIFT: 135
ONE REQUIRED PARKING SPACE FOR EACH 1/2 STAFF PRESENT: 63
EXISTING SPACES: 81 - INCLUDING (2) VAN ACCESSIBLE ADA & (2) STANDARD ADA
TOTAL PROPOSED PARKING: 108 - INCLUDING (2) VAN ACCESSIBLE ADA AND (3) STANDARD ADA SPACES

COMMISSION NUMBER
20-072
Printed:
6/2/2023
Print to 11"x17"
Drawn/Checked by:
SJB

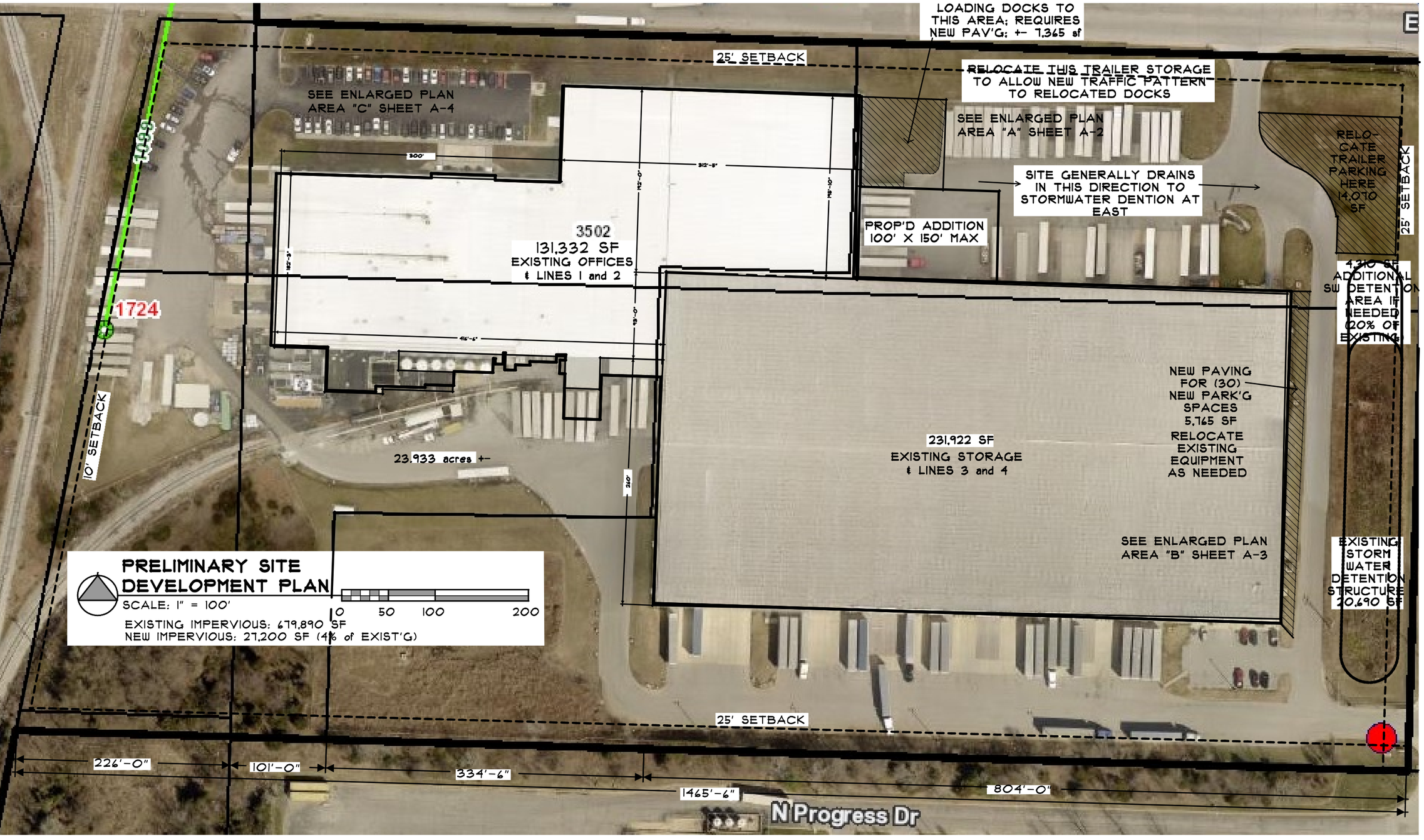
Plan Status:
Not For Construction; Submitted for Planning & Zoning Review Only

BACON COMMERCIAL DESIGN LLC
ARCHITECTURAL Design & Consulting
po box 605
crystal city
mo 63019
(636) 933-0007
corporate authority certificate #: 2006007290

STATE OF MISSOURI STEVEN JAMES BACON NUMBER A-7402 REGISTERED ARCHITECT
6/2/2023
Steven J. Bacon
Missouri #: A-7402

COMMISSION
Refresco
Addition to Existing Manufacturing Facility
3502 Enterprise Avenue
Joplin, MO 64801

SHEET TITLE & Number
Cover Sheet and General Information
G-1 of 1



COMMISSION NUMBER
20-072

Printed:
6/2/2023
Print to 11"x17"

Drawn/Checked by:
SJB

Plan Status:
Not For Construction; Submitted for Planning & Zoning Review Only

BACON COMMERCIAL DESIGN LLC
ARCHITECTURAL
Design & Consulting

po box 605
crystal city
mo 63019
(636) 933-0007
corporate authority
certificate #: 2006007290

STATE OF MISSOURI
STEVEN JAMES BACON
NUMBER A-7402
REGISTERED ARCHITECT
6/2/2023
Steven J. Bacon
Missouri #: A-7402

COMMISSION

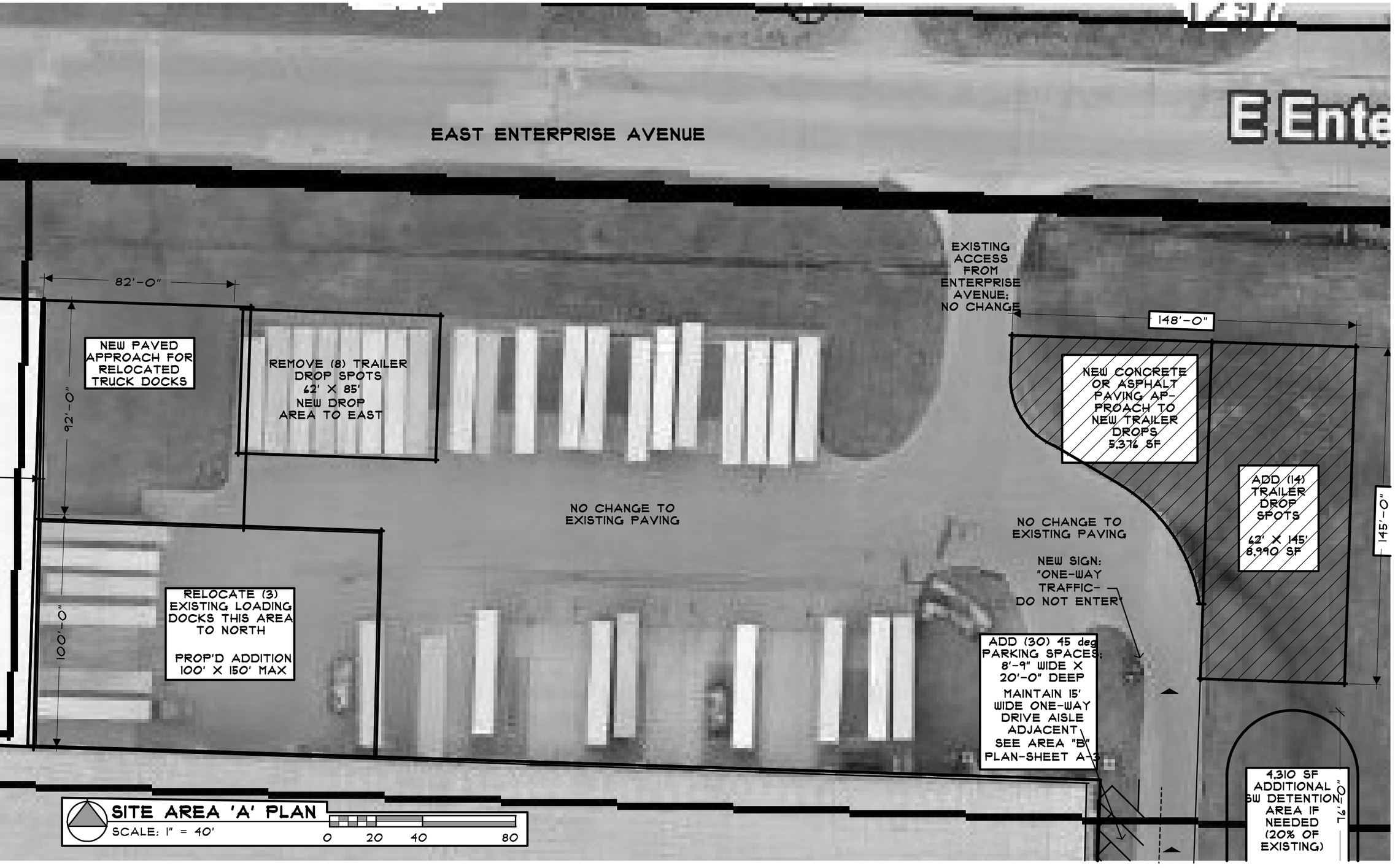
Refresco

Addition to Existing Manufacturing Facility
3502 Enterprise Avenue
Joplin, MO 64801

SHEET TITLE & Number

Overall Site Plan Information

A-1 of 4



COMMISSION NUMBER
20-072

Printed:
6/2/2023
Print to 11"x17"

Drawn/Checked by:
SJB

Plan Status:
Not For Construction; Submitted for Planning & Zoning Review Only

BACON COMMERCIAL DESIGN LLC
ARCHITECTURAL Design & Consulting

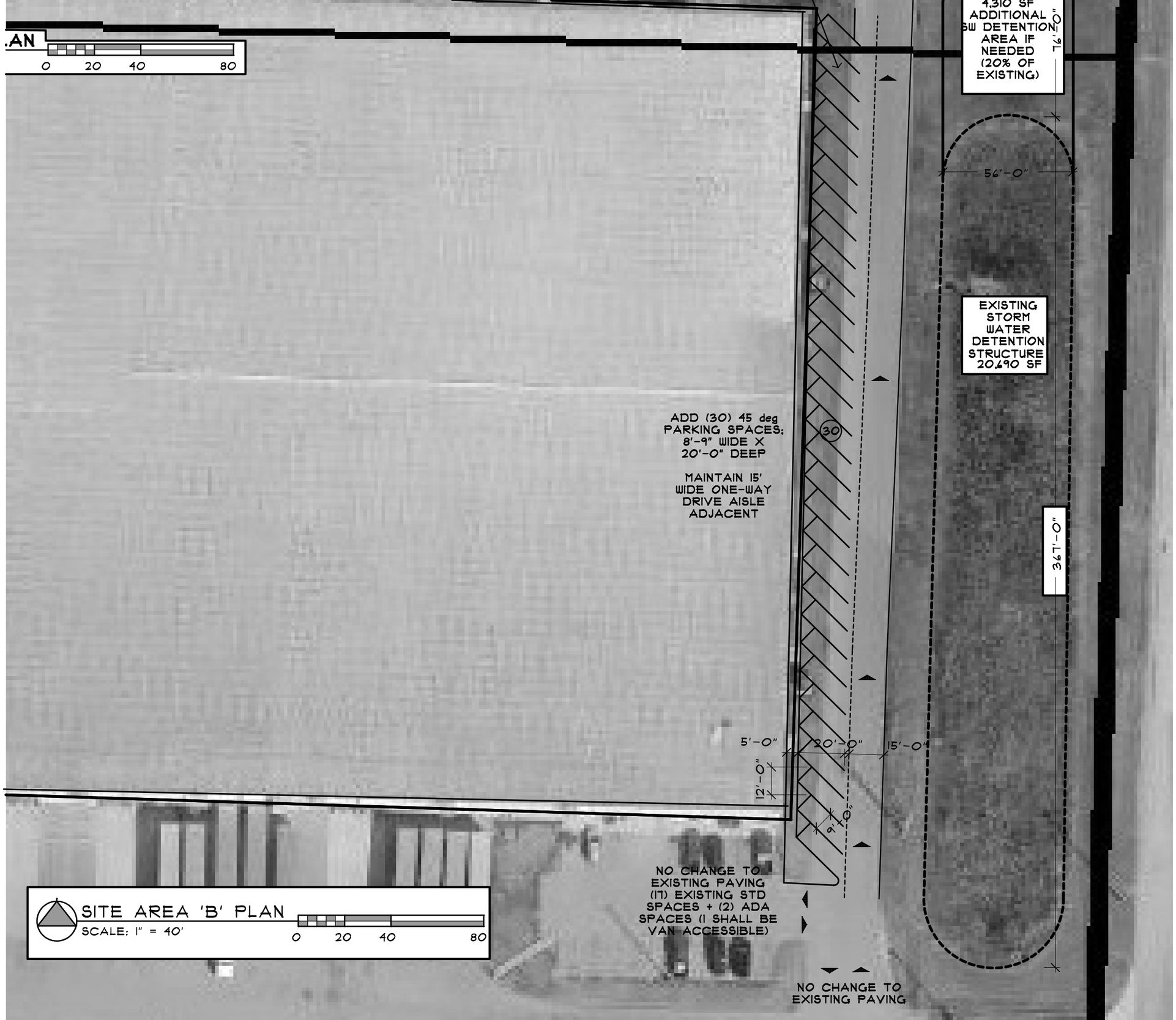
po box 605
crystal city
mo 63019
(636) 933-0007
corporate authority certificate #: 2006007290

STATE OF MISSOURI STEVEN JAMES BACON NUMBER A-7402 REGISTERED ARCHITECT
6/2/2023
Steven J. Bacon
Missouri #: A-7402

COMMISSION
Refresco

Addition to Existing Manufacturing Facility
3502 Enterprise Avenue
Joplin, MO 64801

SHEET TITLE & Number
Site Plan Enlarged Area "A"
A-2 of 4



COMMISSION NUMBER
20-072

Printed:
6/2/2023
Print to 11"x17"

Drawn/Checked by:
SJB

Plan Status:
Not For Construction; Submitted for Planning & Zoning Review Only

BACON COMMERCIAL DESIGN LLC
ARCHITECTURAL
Design & Consulting

po box 605
crystal city
mo 63019
(636) 933-0007
corporate authority certificate #: 2006007290

STATE OF MISSOURI
STEVEN JAMES BACON
NUMBER A-7402
REGISTERED ARCHITECT
6/2/2023

Steven J. Bacon
Missouri #: A-7402

COMMISSION

Refresco

Addition to Existing Manufacturing Facility
3502 Enterprise Avenue
Joplin, MO 64801

SHEET TITLE & Number

Site Plan Enlarged Area "B"

A-3 of 4



COMMISSION NUMBER
20-072

Printed:
6/2/2023
Print to 11"x17"

Drawn/Checked by:
SJB

Plan Status:
Not For Construction; Submitted for Planning & Zoning Review Only

BACON COMMERCIAL DESIGN LLC
ARCHITECTURAL
Design & Consulting

po box 605
crystal city
mo 63019
(636) 933-0007
corporate authority
certificate #: 2006007290

STATE OF MISSOURI
STEVEN JAMES BACON
NUMBER A-7402
REGISTERED ARCHITECT
6/2/2023

Steven J. Bacon
Missouri #: A-7402

COMMISSION

Refresco

Addition to Existing Manufacturing Facility
3502 Enterprise Avenue
Joplin, MO 64801

SHEET TITLE & Number

Site Plan Enlarged Area "C"

A-4 of 4

Items Corresponding to Schedule B

(8) Easement for the use and maintenance of railroad spur track, recorded in Book 1140 at Page 1197.
AFFECTS SUBJECT PROPERTY, PLOTTED AND SHOWN.

(9) Easement for the use and maintenance of railroad spur track, recorded in Book 1140 at Page 1199.
AFFECTS SUBJECT PROPERTY, PLOTTED AND SHOWN.

(10) Easement for electric energy and joint communication facilities in favor of The Empire District Electric Company, recorded July 17, 1992 in Book 1413 at Page 1649.
DOES NOT AFFECT SUBJECT PROPERTY.

(11) Easement for electrical energy and joint communication facilities in favor of the Empire District Electric Company, recorded September 23, 1993 in Book 1440 at Page 1182. Note: Affects Parcel I
AFFECTS SUBJECT PROPERTY, PLOTTED AND SHOWN.

(12) Easement for public utilities in favor of the City of Joplin, recorded September 23, 1993 in Book 1440 at Page 1201. Note: Affects Parcel I
AFFECTS SUBJECT PROPERTY, PLOTTED AND SHOWN.

(13) Easement for electrical energy and joint communication facilities in favor of The Empire District Electric Company, recorded October 29, 1997 in Book 1544 At Page 1055
DOCUMENT IS UNREADABLE. DOES NOT AFFECT SUBJECT PROPERTY ACCORDING TO PREVIOUS SURVEY.

(14) The terms, conditions, covenants and easements as set forth in the "Agreement of Easements", recorded June 4, 2014 in Book 2326 at Page 1477.
AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, EASEMENTS ARE UNDEFINED, NOT PLOTTABLE.

(15) The terms, conditions and provisions as set forth in the "Development Agreement", recorded July 1, 2014 in Book 2329 at Page 1019.
AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.

Legend of Symbols & Abbreviations

Boundary Line	N.	North	Flag Pole
Overhead Electric Line	S.	South	Mailbox
Utility Pole	E.	East	Tree
Light Pole	W.	West	Post or Bollard
Guy Anchor	°	Degrees	
Electrical Pedestal	'	Feet or Minutes	
Electric Meter	"	Inches or Seconds	
Storm Inlet	Rec.	Record	
Fire Hydrant	Calc.	Calculated	
Fire Protection Valve	Vol.	Volume	
Water Valve	Pg.	Page	
Water Meter	Enc.	Encroachment	
Sign	hvac	Heating & Air Condition Units	
Sanitary Sewer MH	L.A.	Landscaped Area	
Gas Meter	R/W	Right-of-way	
Handicapped Parking	℄	Centerline	
Telephone Pedestal	(M)	Mecsured	
Gas Valve	(D)	Deeded	
	(C)	Calculated Dimension	
	POB	Point of Beginning	
	POC	Point of Commencing	
	CONC.	Concrete	

Zoning Information

STATUS	CURRENT, ZONING DATED– June 25, 2015	
ITEM	REQUIRED	OBSERVED
PERMITTED USE	Heavy Industrial District	Heavy Industrial
MINIMUM LOT AREA	None specified	1,046,990 Sq. Ft.
MINIMUM FRONTAGE	None specified	1343' ±
MINIMUM LOT WIDTH	None specified	745' ±
MAX. BUILDING COVERAGE	None specified	As Shown
MINIMUM SETBACKS FRONT	30' minimum	49.6 feet
MINIMUM SETBACKS SIDE	None	86 feet
MINIMUM SETBACKS REAR	None	152.8 feet
MAX. BUILDING HEIGHT	55' and 4 Stories	37.3'
PARKING REGULAR	Depends on usage	62 Car parking
PARKING HANDICAP	Depends on usage	3 Car parking
PARKING TOTAL	Depends on usage	65 Car parking

STATUS	Zoned "M2–PD"
SOURCE INFORMATION	Planning & Zoning
ADDRESS	600 Main Street
PERSON CONTACTED	Taylor Cunningham
DATE CONDUCTED	6–25–2015
PHONE NUMBER	417–624–0820 ext.511
EMAIL ADDRESS	TCunning@joplinmo.org

NOTES:

Parking requirements

5 spaces per 1000 sq. ft. of floor area devoted to office administrative or similar purposes.

5 spaces per 1000 sq. ft. of floor area devoted to retail or commercial purposes.

2.5 spaces per 1000 sq. ft. of floor area devoted to distribution or manufacturing purposes.

Miscellaneous Notes

(MN1) Some features shown on this plat may be shown out of scale for clarity.

(MN2) Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to the assumed meridian and are used to denote angles only. Monuments were found at points where indicated.

○ - indicates iron pin or pipe found as noted

(MN3) The basis of bearings for this survey is the South right-of-way line of Enterprise Avenue with a record bearing of S 89°52'50" W which applies to Parcel 1 only. The record bearings for the exception parcels are based upon Grid North of Missouri Coordinate System of 1983, West zone, per Anderson Engineering survey.

(MN4) There are 62 marked regular parking spaces and 3 marked handicapped parking spaces for a total of 65 marked parking spaces on the subject property.

(MN5) The closest intersecting street to subject property is Enterprise Avenue and Progress Avenue located at the Northeast corner of subject property.

(MN6) There is no visible evidence of construction on subject site.

(MN7) There is no evidence of changes in street right-of-way lines, and no information available of proposed street right-of-way changes.

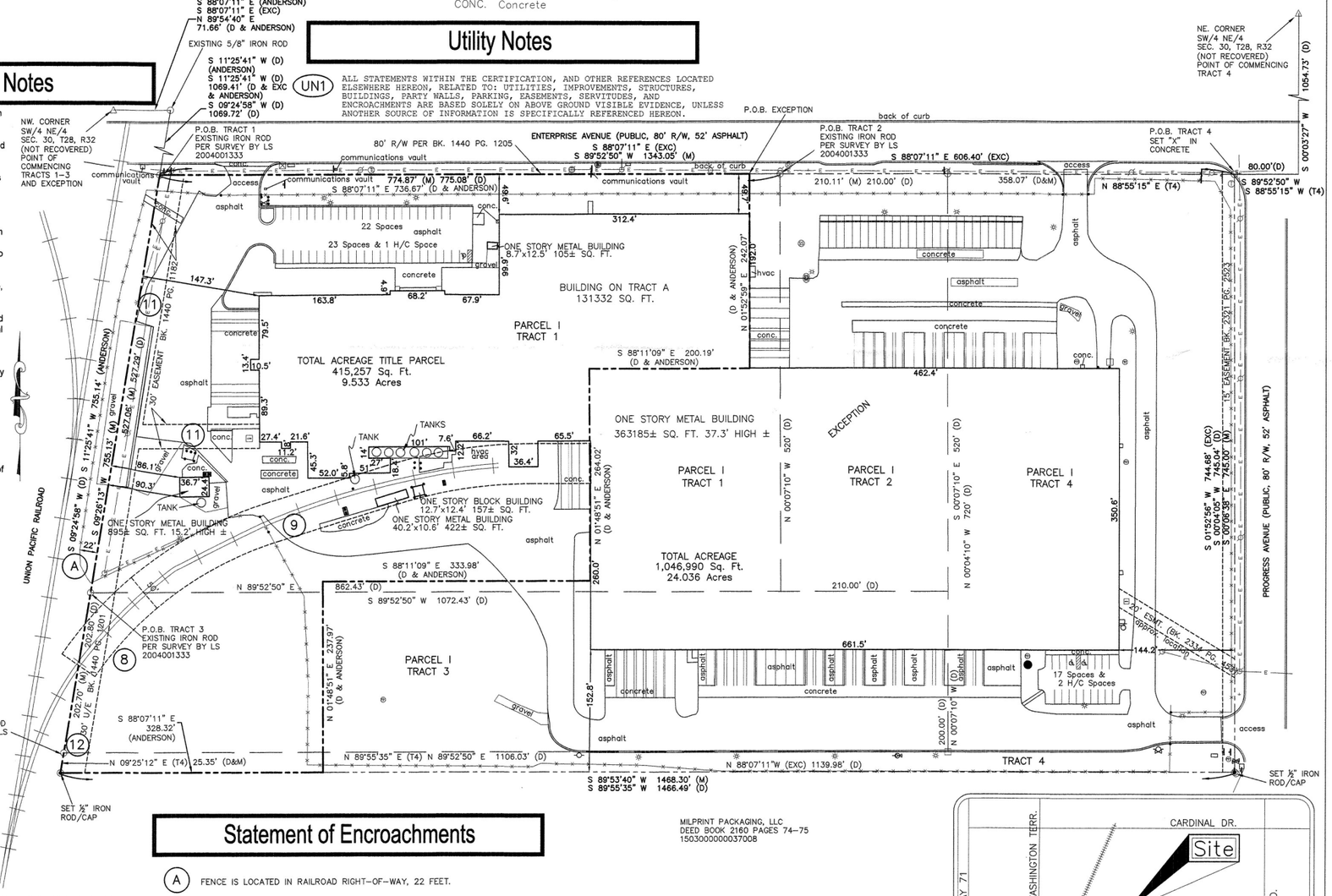
(MN8) There is no observable evidence of subject site being used as a solid waste dump, sump or sanitary landfill at the time of the survey.

(MN9) No observed street address posted.

(MN10) Survey Classification: Urban

Utility Notes

(UN1) ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.



Statement of Encroachments

(A) FENCE IS LOCATED IN RAILROAD RIGHT–OF–WAY, 22 FEET.

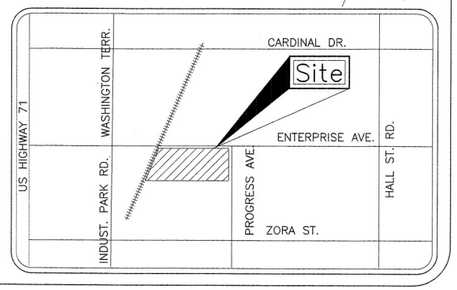
MILPRINT PACKAGING, LLC
DEED BOOK 2160 PAGES 74–75
1503000000037008

FLOOD NOTE: By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 29097C0277D, which bears an effective date of 3–16–2006 and is not in a Special Flood Hazard Area. By telephone call dated 6–16–15 to the National Flood Insurance Program (800–638–6620) we have learned this community does/does not currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

COPYRIGHT 2015
by Bock & Clark, Corp.
This product style and format is protected by Copyright and all rights are reserved. The use of this style and format is strictly prohibited without the written consent and permission of Bock & Clark, Corp.

Vicinity Map

NOT TO SCALE



RECORD DESCRIPTION

PARCEL I:
Tract 1:
All of a tract of land in Section 30, Township 28, Range 32, part in the City of Joplin and part in the City of Webb City, Jasper County, Missouri, described as commencing at the Northwest corner of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 30; thence North 89 degrees 54 minutes 40 seconds East, 71.66 feet to a point on the East right-of-way line of Missouri Pacific Railroad; thence South 09 degrees 24 minutes 58 seconds West along said East right-of-way line, 1069.72 feet to the intersection of said East right-of-way line and the South right-of-way line of proposed Enterprise Avenue being the point of beginning; thence continuing South 09 degrees 24 minutes 58 seconds West along said East right-of-way line, 527.29 feet; thence North 89 degrees 52 minutes 50 seconds East, 852.43 feet; thence North 00 degrees 07 minutes 10 seconds West, 520 feet; thence South 89 degrees 52 minutes 50 seconds West, 775.08 feet to the point of beginning.
Less and Except:
All that land conveyed to the City of Joplin, a municipal corporation by the "Right of Way Conveyance for Street Purposes" recorded September 23, 1993 in Book 1440 at Page 1205.
Tract 2:
All of a tract of land in Section 30, Township 28, Range 32, in the City of Webb City, Jasper County, Missouri, described as commencing at the Northwest corner of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 30; thence North 89 degrees 54 minutes 40 seconds East, 71.66 feet to a point on the East right-of-way line of Missouri Pacific Railroad; thence South 09 degrees 24 minutes 58 seconds West along said East right-of-way line, 1069.72 feet to the intersection of said East right-of-way line and the South right-of-way line of proposed Enterprise Avenue; thence North 89 degrees 52 minutes 50 seconds East, along the South right-of-way line of proposed Enterprise Avenue, 775.08 feet to the point of beginning; thence continuing North 89 degrees 52 minutes 50 seconds East, along the South right-of-way line of proposed Enterprise Avenue, 210.00 feet; thence South 00 degrees 07 minutes 10 seconds East, 520.00 feet; thence South 89 degrees 52 minutes 50 seconds West 210.00 feet; thence North 00 degrees 07 minutes 10 seconds West, 520.00 feet to the point of beginning.
Tract 3:
All of a tract of land in Section 30, Township 28, Range 32, part of which is in the City of Joplin and part of which is in the City of Webb City, Jasper County, Missouri, described as commencing at the Northwest corner of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 30; thence North 89 degrees 54 minutes 40 seconds East, 71.66 feet to a point on the East right-of-way line of Missouri Pacific Railroad; thence South 09 degrees 24 minutes 58 seconds West along said East right-of-way line, 1597.01 feet to the point of beginning; thence continuing South 09 degrees 24 minutes 58 seconds West along said East right-of-way line, 202.80 feet; thence North 89 degrees 52 minutes 50 seconds East, 1108.03 feet; thence North 00 degrees 07 minutes 10 seconds West, 200.00 feet; thence South 89 degrees 52 minutes 50 seconds West, 1072.43 feet to the point of beginning.
Tract 4:
A tract of land in the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) and the North Half (N1/2) of Lot Numbered One (1) in the Southwest Fractional Quarter (SW Frt 1/4) of Section 30, Township 28 North, Range 32 West, a part in the City of Joplin and a part in the City of Webb City, Jasper County, Missouri, being more particularly described as follows: Commencing at an iron pin found at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 30, Township 28 North, Range 32 West, a part in the City of Joplin and a part in the City of Webb City, Jasper County, Missouri; thence South 00 degrees 03 minutes 27 seconds West, 1054.73 feet along the East line of the Southwest Quarter of the Northeast Quarter of said Section 30; thence South 89 degrees 55 minutes 15 seconds West, 80.00 feet to the point of beginning; thence South 00 degrees 04 minutes 05 seconds West, 745.04 feet; thence South 89 degrees 55 minutes 35 seconds West 1466.49 feet parallel with the existing South line of Cliffstar to a point on the East right-of-way line of the Union Pacific Railroad, formerly the Missouri Pacific Railroad; thence North 09 degrees 25 minutes 12 seconds East, 25.35 feet along said right-of-way to a found iron pin; thence North 89 degrees 55 minutes 35 seconds East, 1106.03 feet along the South line of the existing Cliffstar property to the Southeast corner of said Cliffstar property; thence North 00 degrees 04 minutes 10 seconds West 720.00 feet along the East line of the existing Cliffstar property to an iron pin found at the Northeast corner thereof; thence North 89 degrees 55 minutes 15 seconds East, 358.07 feet to the point of beginning.
EXCEPT from the above Tracts the following described tract:
All of a tract of land in Section 30, Township 28 North, Range 32 West, a part in the City of Joplin and a part in the City of Webb City, Jasper County, Missouri, described as commencing at the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 30; thence South 88 degrees 07 minutes 11 seconds East, 71.66 feet to a point on the East right of way line of the Missouri Pacific Railroad; thence South 11 degrees 25 minutes 41 seconds West, along said right of way line of the Missouri Pacific Railroad1069.41 feet to the intersection of said East right of way line and the South right of way line of Enterprise Avenue; thence South 88 degrees 07 minutes 11 seconds East, along the South line of Enterprise Avenue, 736.67 feet to the point of beginning; thence continuing South 88 degrees 07 minutes 11 seconds East, along the South line of Enterprise Avenue, 606.40 feet to an iron pin at the intersection with the West line of Progress Avenue; thence South 01 degree 52 minutes 56 seconds West, along the West line of said roadway, 744.68 feet to an iron pin; thence North 88 degrees 07 minutes 11 seconds West, 1139.98 feet; thence North 01 degree 48 minutes 51 seconds East, 237.97 feet; thence South 88 degrees 11 minutes 09 seconds East, 333.98 feet; thence North 01 degree 48 minutes 51 seconds East, 264.02 feet; thence South 88 degrees 11 minutes 09 seconds East, 200.19 feet; thence North 01 degree 52 minutes 59 seconds East, 242.07 feet to the point of beginning.

The lands surveyed, shown and described hereon are the same lands as described in Old Republic National Title Insurance Company Commitment No. NV15000523-2 (Amended II) bearing an effective date of May 26, 2015.

This parcel is alternatively described as "TRACT A" in Survey by Anderson Engineering, based upon Grid North of Missouri Coordinate System of 1983, West zone and as "Exhibit B" in Development Agreement dated May 8, 2014 and recorded July 1, 2014 with Jasper County Recorder of Deeds at Book 2329 of Deeds, page 1019,as follows:
ALL OF A TRACT OF LAND IN SECTION 30, TOWNSHIP 28, RANGE 32, PART IN THE CITY OF JOPLIN AND PART IN THE CITY OF WEBB CITY, JASPER COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, THENCE SOUTH 88°07'11" EAST, 71.66 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE MISSOURI PACIFIC RAILROAD; THENCE SOUTH 11°25'41" WEST, ALONG SAID EAST RIGHT OF WAY LINE OF THE MISSOURI PACIFIC RAILROAD, 1069.41 FEET TO THE INTERSECTION OF SAID EAST RIGHT OF WAY AND THE SOUTH RIGHT OF WAY LINE OF ENTERPRISE AVENUE AND BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 11°25'41" WEST, ALONG SAID EAST RIGHT OF WAY LINE OF THE MISSOURI PACIFIC RAILROAD, 755.14 FEET TO AN IRON PIN; THENCE SOUTH 88°07'11" EAST, 328.32 FEET; THENCE NORTH 01°48'51" EAST, 237.97 FEET; THENCE SOUTH 88°11'09" EAST, 333.98 FEET; THENCE NORTH 01°48'51" EAST, 264.02 FEET; THENCE SOUTH 88°11'09" EAST, 200.19 FEET; THENCE NORTH 01°52'59" EAST, 242.07 FEET TO THE POINT ON THE SOUTH RIGHT OF WAY LINE OF ENTERPRISE AVENUE; THENCE NORTH 88°07'11" WEST, ALONG THE SOUTH LINE OF SAID ROADWAY, 736.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.53 ACRES MORE OR LESS.

ALTA/ACSM Land Title Survey

Cliffstar-Cott Project
3502 Enterprise Avenue
Joplin, MO 64801
201501592 Site 2

Based on Old Republic National Title Insurance Company Commitment No. NV15000523–2 (Amended II) bearing an effective date of May 26, 2015

To:

Broadstone CC Portfolio, LLC
Tones Vaisey, PLLC
Cott Beverages, Inc.
Cott Corporation
Cliffstar LLC;
DS Services of America, Inc.
Drinker Biddle & Reath LLP
Old Republic Title Insurance Company
Bock & Clark Corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, 17, 18 and 21 of Table A thereof. The field work was completed in June, 2015.

STATE OF MISSOURI — WILLIAM A BOOE — NUMBER PLS-2002010970 — PROFESSIONAL LAND SURVEYOR

7-9-15

William A. Booe
Registration No. 2002010970
In the State of Missouri
Date of Plat or Map June 15, 2105
Date of Last Revision: July 2, 2015
Bock & Clark NSN Project No. 201501592 Site 2

Survey Performed By:
Cornerstone Regional Surveying, LLC
1921 N. Penn
Independence, KS 67301
620–331–6767
w.booe@cornerstone–rs.com
Reference Job No. 1–1505140–K

Sheet 1 of 1

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland–Massillon Road Akron, Ohio 44333
Phone: (800) Surveys, Fax: (330) 666–3608 www.1800surveys.com
BOCK & CLARK — National Coordinators of ALTA/ACSM Land Title Surveys — 1-800-SURVEYS

ADJACENT-MANUFACTURING
PIN 15903000000037005
Address 3503 ENTERPRISE
Own_Name SERIES 304
SUBSIDIARY & EOS INVEST ETAL
Own_Addres 111 S ELGIN AVE ;
TULSA;OK;74120

OWNER
PIN 15903000000037003
Address JOPLIN
Own_Name BROADSTONE CC
PORTFOLIO HOPE LAMUNYON
Own_Addres P.O. BOX 92108 ;AUSTIN;
TX;78709

OWNER
PIN 15903000000037011
Address
Own_Name ARCP ID JOPLIN MO %
RYAN LLC - PTS
Own_Addres PO BOX 460369 ;
HOUSTON;TX;77056

OWNER
PIN 15903000000037001
Address
Own_Name ILPT JOPLIN % INDUSTRIAL
LOGISTICS PROPERTIES TR
Own_Addres 255 WASHINGTON PL ;
NEWTON;MA;2458

ADJACENT-DISTRIBUTION
PIN 15903000000037007
Address ENTERPRISE AVE
Own_Name SERIES 304
SUBSIDIARY & EOS INVEST ETAL
Own_Addres 111 S ELGIN AVE ;
TULSA;OK;74120

ADJACENT-SHIPPING -
DISTRIBUTION
PIN 15903000000036020
Address 3401 ENTERPRISE AVE
Own_Name SERIES 304
SUBSIDIARY & EOS INVEST ETAL
Own_Addres 111 S ELGIN AVE ;
TULSA;OK;74120

ADJACENT-INDUSTRY
PIN 15903000000037006
Address 3637 ENTERPRISE
Own_Name MISSOURI REALTY
INVESTMENTS
Own_Address PO BOX 381 ;
WEBB CITY;MO;64870

ADJACENT-VACANT
PIN 15903000000036018
Address JOP
Own_Name JOPLIN BUSINESS
& INDUST DEV CORP
Own_Addres 320 E 4TH ST ;
JOPLIN;MO;64801

ADJACENT-DISTRIBUTION
PIN 15903000000053001
Address 3502 RED IRON DR
Own_Name LOVELAND
INVESTMENTS
Own_Addres 10370 DAISY RD ;
CARTHAGE;MO;64836



ADJACENT-DISTRIBUTION
PIN 15903000000040003
Address WEBB CITY
Own_Name MCMANUS TIMOTHY J
Own_Addres 1650 FILLMORE ST ;
DENVER;CO;80206

ADJACENT-MANUFACTURING
PIN 15903000000036008 AND
PIN 15903000000036017
Address 3400 E ENTERPRISE AVE
Own_Name EPCO MISSOURI INC
Own_Addres 4111 E ANDONER RD ;
BLOOMFIELD HILLS;MI;48302

ADJACENT-DISTRIBUTION
PIN 15903000000040002
Address 3752 ENTERPRISE
Own_Name MCMANUS TIMOTHY J
Own_Addres 1650 FILLMORE ST ;
DENVER;CO;80206

FEDEX DEPOT

ADJACENT-INDUSTRIAL
PIN 15903000000036021
Address 3211 INDUSTRIAL RD
Own_Name ALEXANDER FAMILY TR
Own_Addres 1944 EDISON ST ;
SANTA YNEZ;CA;93460

ADJACENT-DISTRIBUTION
PIN 15903000000040015
Address 3210 N PROGRESS AVE
Own_Name MCMANUS TIMOTHY J
Own_Addres 1650 FILLMORE ST;
DENVER;CO;80206

OWNER
PIN 15903000000036022
Address JOP
Own_Name BROADSTONE CC
PORTFOLIO HOPE LAMUNYON
Own_Addres P.O. BOX 92108 ;
AUSTIN;TX;78709

OWNER
PIN 15903000000036023
Address JOP
Own_Name BROADSTONE CC
PORTFOLIO HOPE LAMUNYON
Own_Addres P.O. BOX 92108 ;
AUSTIN;TX;78709

OWNER
PIN 15903000000037004
Address
Own_Name BROADSTONE CC
PORTFOLIO HOPE LAMUNYON
Own_Addres P.O. BOX 92108 ;
AUSTIN;TX;78709

ADJACENT-VACANT
PIN 15903000000037009
Address JOP
Own_Name MILPRINT PACKAGING
Own_Addres 1 NEENAH CENTER ;
NEENAH;WI;54956

ADJACENT-MANUFACTURING
PIN 15903000000037008
Address 3210 N PROGRESS
Own_Name MILPRINT PACKAGING
Own_Addres 1 NEENAH CENTER ;
NEENAH;WI;54956