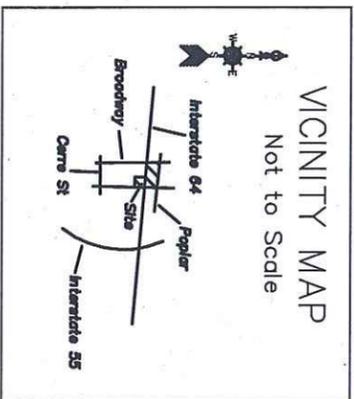


PROPERTY BOUNDARY SURVEY

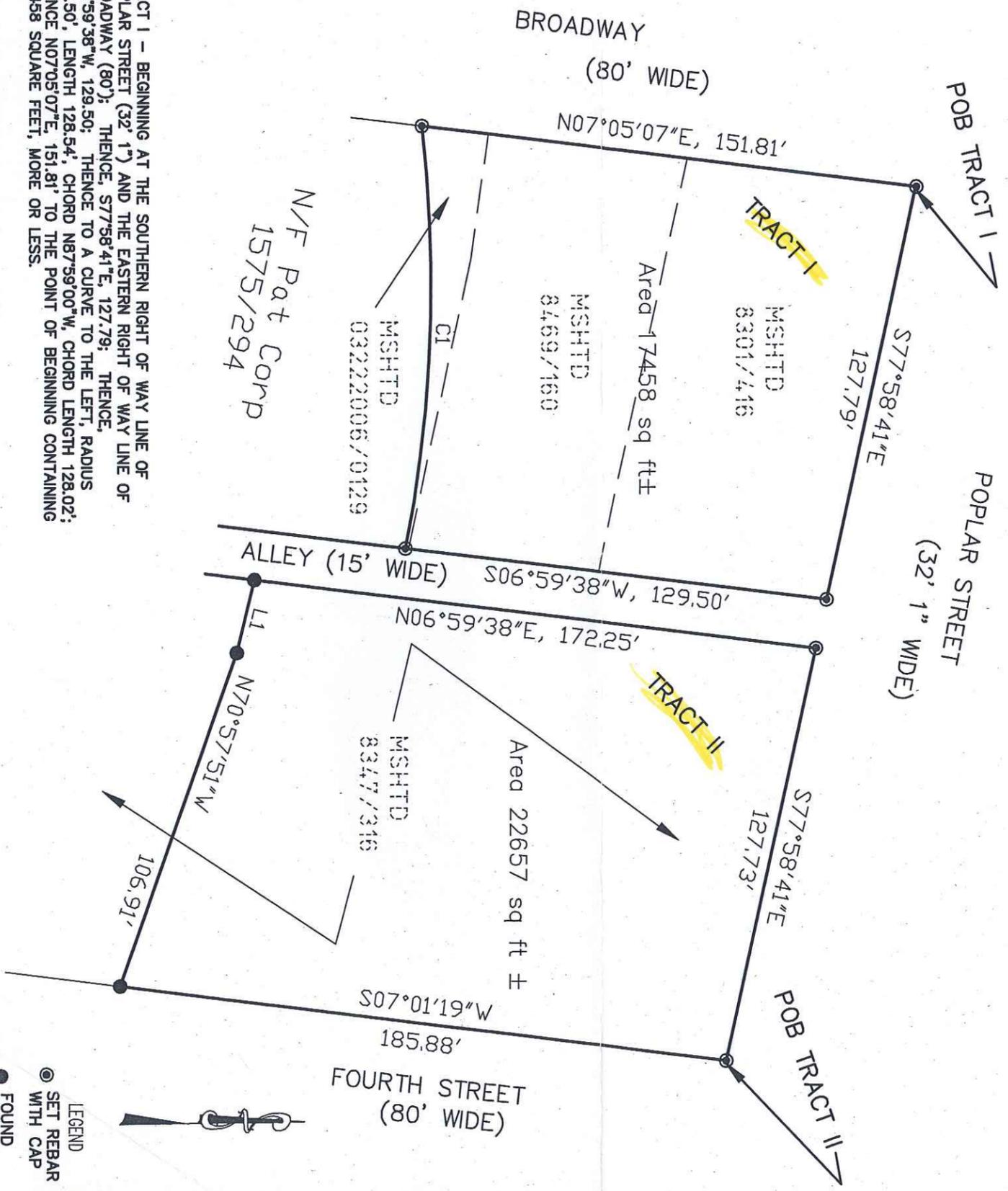
PART OF CITY BLOCK 109

CITY OF ST LOUIS, MISSOURI



LINE TABLE		
LINE	LENGTH	BEARING
L1	22.74'	N76°38'00"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD LEN
C1	128.54'	413.50	N87°59'00"W	128.02'



TRACT I - BEGINNING AT THE SOUTHERN RIGHT OF WAY LINE OF POPLAR STREET (32' 1") AND THE EASTERN RIGHT OF WAY LINE OF BROADWAY (80'); THENCE, S77°58'41"E, 127.79'; THENCE, S06°59'38"W, 129.50'; THENCE TO A CURVE TO THE LEFT, RADIUS 413.50', LENGTH 128.54', CHORD N87°59'00"W, CHORD LENGTH 128.02'; THENCE N07°05'07"E, 151.81' TO THE POINT OF BEGINNING CONTAINING 17,458 SQUARE FEET, MORE OR LESS.

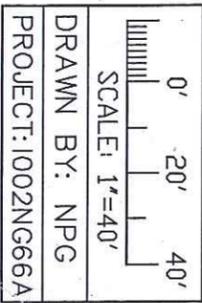
TRACT II - BEGINNING AT THE SOUTHERN RIGHT OF WAY LINE OF POPLAR STREET (32' 1") AND THE WESTERN RIGHT OF WAY LINE OF FOURTH STREET (80'); THENCE, S07°01'19"W, 185.88'; THENCE, N70°57'51"W, 106.91'; THENCE, N76°38'00"W, 22.74'; THENCE, N06°59'38"E, 172.25'; THENCE, S77°58'41"E TO THE POINT OF BEGINNING CONTAINING 22,657 SQUARE FEET, MORE OR LESS.

NOTE - THE ABOVE DESCRIBED PARCELS MAY BE SUBJECT TO AERIAL EASEMENTS FOR INTERSTATE 64.

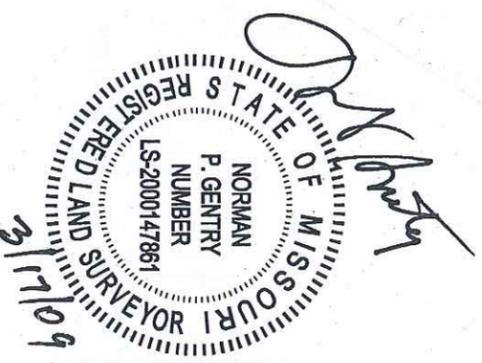
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE MISSOURI DEPARTMENT OF TRANSPORTATION, I OR SOMEONE UNDER MY IMMEDIATE SUPERVISION PERFORMED A BOUNDARY SURVEY ON A PARCEL OF GROUND BEING PART OF CITY BLOCK 109, CITY OF ST LOUIS, MO. THE RESULTS OF SAID SURVEY ARE AS SHOWN HEREON AND MEET OR EXCEED THE MINIMUM STANDARD REQUIREMENTS FOR SUBURBAN PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

Basis of Bearings
Assumed

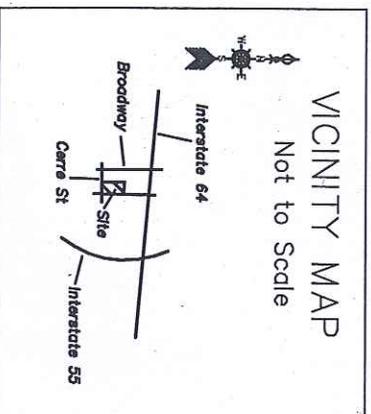


- LEGEND**
- FOUND
 - IRON PIPE
 - ⊙ SET REBAR WITH CAP
 - × CUT CROSS

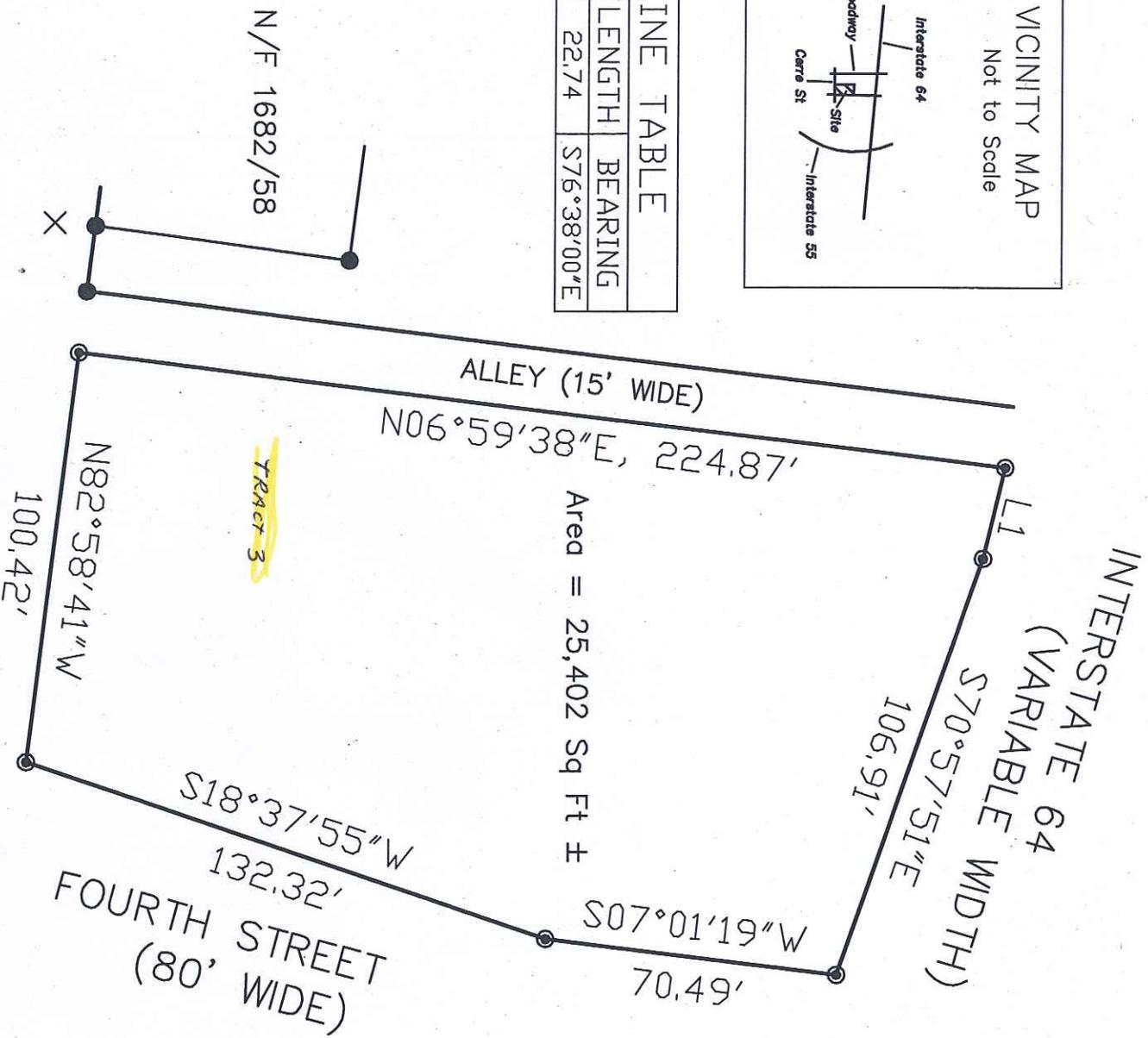


PROPERTY BOUNDARY SURVEY

PART OF CITY BLOCK 109 CITY OF ST LOUIS, MISSOURI



LINE TABLE		
LINE	LENGTH	BEARING
L1	22.74	S76°38'00"E

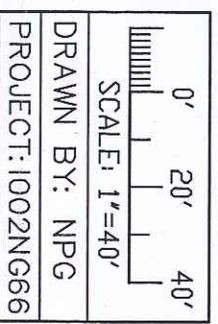


BEGINNING AT THE NORTHERN RIGHT OF WAY LINE OF CERRE STREET (50') AND THE WESTERN RIGHT OF WAY LINE OF FOURTH STREET (80'); THENCE, N82°58'41"W, 100.42'; THENCE, N06°59'38"E, 224.87'; THENCE, S76°38'00"W, 22.74'; THENCE, N06°59'38"E, 224.87'; THENCE, S76°38'00"W, 22.74'; THENCE, S70°57'51"E, 106.91'; THENCE, S07°01'19"W, 70.49'; THENCE, S18°37'55"W, 132.32' TO THE POINT OF BEGINNING CONTAINING 25,402 SQUARE FEET, MORE OR LESS.

CERRE STREET
(50' WIDE)

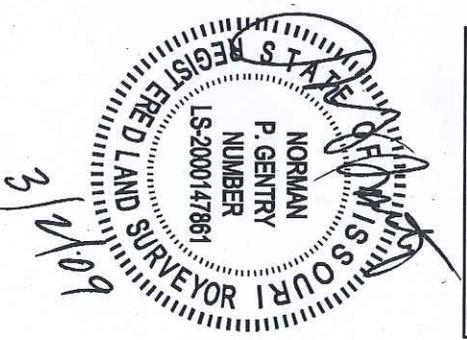
FOURTH STREET
(80' WIDE)

Basis of Bearings
Assumed



- LEGEND
- SET REBAR WITH CAP
 - FOUND IRON PIPE
 - X FOUND CUT CROSS

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE MISSOURI DEPARTMENT OF TRANSPORTATION, I OR SOMEONE UNDER MY IMMEDIATE SUPERVISION PERFORMED A BOUNDARY SURVEY ON A PARCEL OF GROUND BEING PART OF CITY BLOCK 109, CITY OF ST LOUIS, MO. THE RESULTS OF SAID SURVEY ARE AS SHOWN HEREON AND MEET OR EXCEED THE MINIMUM STANDARD REQUIREMENTS FOR SUBURBAN PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS.



THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.