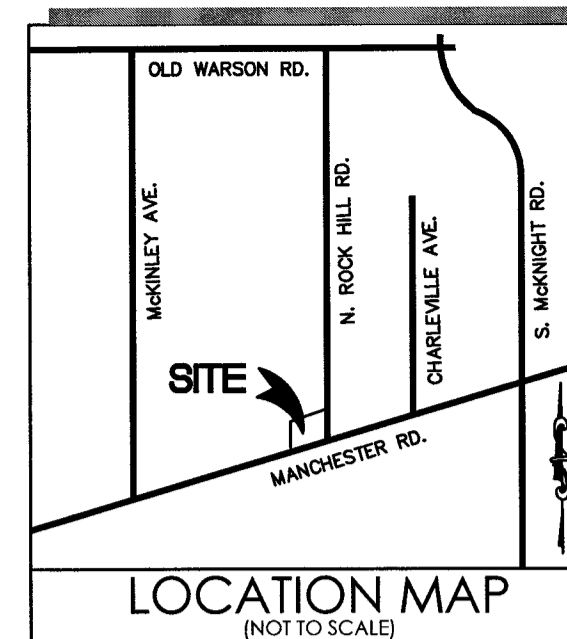


# ALTA/ACSM LAND TITLE SURVEY

A TRACT OF LAND BEING PART OF LOTS 1 AND 2 OF GERMAN MEYER ESTATE,  
AS RECORDED IN PLAT BOOK 8, PAGE 129,  
LOCATED IN PART OF U.S. SURVEY 930, TOWNSHIP 45 NORTH,  
RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN,  
CITY OF ROCK HILL, ST. LOUIS COUNTY, MISSOURI



SITE INFO:  
PT. LOTS 1 & 2  
GERMAN MEYER ESTATE  
PB. 8, PG. 129  
  
N/F  
LION PETROLEUM, INC.  
DB. 20638, PG. 2862  
LOC# 211311111  
9601 MANCHESTER RD.  
  
TOTAL TRACT AREA:  
22,092 SQ. FT.  
OR  
0.507 ACRES±

9601 MANCHESTER  
ROAD

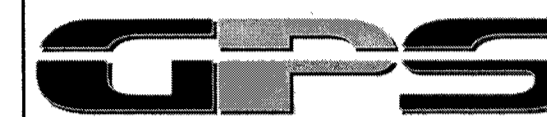
CITY OF ROCK HILL,  
MISSOURI

PREPARED FOR:



Quattro Development, L.L.C.  
Attn: Mr. Brett Dahlman  
1100 Jorie Boulevard - Suite 140  
Oak Brook, IL 60523  
Phone: 630.870.1921

PREPARED BY:



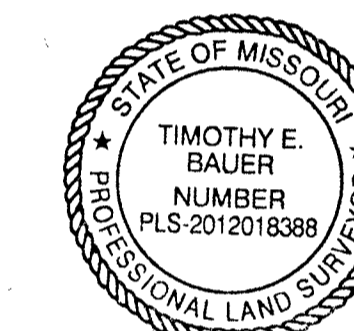
GLASPER PROFESSIONAL SERVICES, INC.

Engineering | Surveying

13100 Manchester Road | Suite 85  
St. Louis, Missouri 63131  
p: 314.966.9987 | f: 314.966.0329  
www.glasperps.com

Missouri Engineering Corporation  
Certificate of Authority No.: 2011027007  
  
Missouri Land Surveying Corporation  
Certificate of Authority No.: 2011027103

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TIMOTHY E. BAUER  
NUMBER  
PLS-2012018388

SIGNATURE  
6/5/2015

DATE: TIMOTHY E. BAUER, PLS  
MISSOURI LICENSE NO. 2012018388

THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE APPLIED. THE SIGNER OF THIS DOCUMENT EXPRESSLY DISCLAIMS ANY AND ALL RESPONSIBILITY FOR DOCUMENTS THAT DO NOT BEAR HIS SEAL AND SIGNATURE INCLUDING, BUT NOT NECESSARILY LIMITED TO, DRAWINGS, SPECIFICATIONS, ESTIMATES, REPORTS AND OTHER SIMILAR INSTRUMENTS OF SERVICE PREPARED TO BE USED FOR THE PROJECT.

DRAWING ISSUE	DATE
NO. 1	DATE: 3/6/2015 ORIGINAL ISSUE
NO. 2	DATE: 6/3/2015 UPDATE BASED ON MSD COMMENTS

DRAWN BY	C.L.S.
CHECKED BY	T.E.B.
PROJECT NO.	15BDY02CM013
MSD P - NUMBER	-
MSD BASE MAP	21L3
ST. LOUIS COUNTY NO.	-
ZIP CODE	63119

SHEET TITLE	
ALTA/ACSM LAND TITLE SURVEY	
SHEET	
1 of 1	
© Glasper Professional Services, Inc. 2015	

NOTES:

- Glasper Professional Services, Inc. was provided by the client a title commitment from St. Louis Title, LLC, agent for Old Republic National Title Insurance Company, Title Commitment File No. 3906STL, with an effective date of February 03, 2015 at 8:00 am for research of easements and encumbrances.
  - Title to the estate or interest in the land described or referred to in the above commitment and covered therein is FEE SIMPLE, and of the effective date thereof vested in:  
  
Lion Petroleum, Inc., a Missouri corporation
  - St. Louis Title, LLC, agent for Old Republic National Title Insurance Company, Title Commitment File No. 3906STL Schedule B - Section II exceptions:  
  
a. Items 1 & 2 are standard title exceptions and are not matters or issues that pertain to this survey. "NOT SHOWN"  
  
b. Item No. 3 is not a matter or issue that pertain to this survey.  
  
c. Item No. 4 - Easement granted to The Metropolitan St. Louis Sewer District by the instrument recorded in Book 6620 page 2409. Affects subject property. "SHOWN"  
  
d. Items 5-8 - "NOT SHOWN" Not a survey-related item.
  - Basis of Bearings: Bearing system derived from The Missouri Coordinate System of 1983 - East Zone (2401).
  - Subject property lies within Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) according to the National Flood Insurance Program, Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas. This map is identified as Map Number 29189C0326K, Panel Number 326 of 445, with a map revision date of February 4, 2015.
  - Present Zoning: "C" Commercial District  
City of Rock Hill, Missouri  
  
Building Setback Requirements  
(per Sec. 405.310):  
  
a. Front - 30 feet along Manchester Road; 10 feet along North Rock Hill Road.  
  
b. Side - 5 feet (west line of subject property)  
  
c. Side - 25 feet.
- Note: The above zoning information was provided by the City of Rock Hill, Missouri. To verify, the client should obtain a zoning endorsement from the title company.
- Square footage of existing buildings has been calculated from outside dimensions measured approximately five (5) feet above grade.
  - Underground utilities and facilities have been shown per observed evidence and marks in the field by Missouri One-Call utility locate service, ticket number 150581223, and record information. Their size and location should be considered as approximate only.
  - At the time of the survey, there were no visible markings for parking spaces.
  - There is no evidence of current earth-moving work, building construction or building additions.
  - There are no proposed changes in street right-of-way lines, or observed evidence or recent street or sidewalk construction or repairs.
  - There is no evidence of the subject property being used as a solid waste dump, sump, or sanitary landfill.

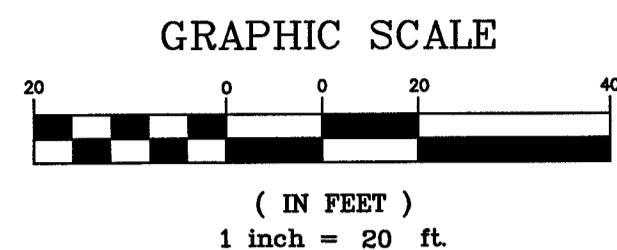
SURVEYOR'S CERTIFICATION

To: Quattro Development, L.L.C.  
St. Louis Title, LLC  
Old Republic National 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established by ALTA and NSPS, and includes items 1-4, 6(a), 7(a), 8, 9, 11(a), 11 (b), 13, 14, 15, 16, 17 & 18 of Table A thereof. The field work was completed on March 3, 2015.

GLASPER PROFESSIONAL SERVICES, INC.

By: *Timothy E. Bauer*  
Timothy E. Bauer, PLS  
Missouri License No. 2012018388  
Dated: \_\_\_\_\_



PROPERTY DESCRIPTION  
FROM TITLE COMMITMENT FILE NO. 3906STL

Part of Lots 1 and 2 of German Meyer Estate recorded in Plat Book 8 page 129 in the St. Louis County Recorder's Office:

Beginning at a point in the North line of Manchester Road, 60 feet wide, and the Southwest corner of property conveyed to the City of Rock Hill by Deed recorded in Book 6621 page 2227 of the St. Louis County Records; thence along the North line of said Manchester Road, South 73 degrees 41 minutes West 161.00 feet to a point; thence North 7 degrees 30 minutes 30 seconds East 150.00 feet to a point in the South line of Lot 13 of Rockman Court, a Subdivision according to Plat Book 91 page 24 of the St. Louis County Records; thence along the South line of Lots 13, 15 and 16 of said Rockman Court North 73 degrees 41 minutes East 161.00 feet to a point in the Northwest corner of property conveyed to City of Rock Hill as aforesaid; thence along the West line of property conveyed to the City of Rock Hill as aforesaid South 7 degrees 30 minutes 30 seconds West 150.00 feet to the point of beginning.

BENCHMARK

St. Louis County Highways & Traffic  
Benchmark # 14496  
Elevation: 510.59 (NAVD88 Datum)

"Standard Aluminum Disk" stamped SL-12A situated southeast of Manchester Road and Rock Hill Road in a grassy area west of the northernmost parking space in the western row of parking for "McKnight Crossing" shopping center; roughly 1 foot east of the sidewalk along Rock Hill Road, and 5 feet southeast of a utility pole.

<p>LINE TYPE LEGEND</p> <p>===== EX. SANITARY SEWER</p> <p>===== EX. STORM SEWER</p> <p>----- EX. WATER LINE</p> <p>----- TELEPHONE LINE</p> <p>----- CABLE LINE</p> <p>----- GAS LINE</p> <p>----- OVERHEAD ELECTRIC</p> <p>----- UNDERGROUND ELECTRIC</p> <p>----- FENCE LINE</p> <p>SYMBOL LEGEND</p> <p>⊙ STORM MANHOLE</p> <p>⊙ SANITARY MANHOLE</p> <p>⊙ UTILITY MANHOLE</p> <p>⊙ CURB INLET</p> <p>⊙ AREA INLET</p> <p>⊙ DOUBLE CURB INLET</p> <p>⊙ GRATED INLET</p> <p>⊙ WATER METER</p> <p>⊙ WATER VALVE</p> <p>⊙ GAS VALVE</p> <p>⊙ GAS METER</p> <p>⊙ FIRE HYDRANT</p> <p>⊙ UTILITY POLE</p> <p>⊙ TREE</p> <p>⊙ SIGN</p> <p>⊙ LIGHT STANDARD</p> <p>⊙ TRAFFIC CONTROL BOX</p> <p>⊙ BOLLARD</p> <p>⊙ TELEPHONE PEDESTAL</p> <p>⊙ ELECTRIC TRANSFORMER</p> <p>⊙ ELECTRIC PULL-BOX</p>	<p>ABBREVIATION LEGEND</p> <p>CHB CHORD BEARING</p> <p>CHL CHORD LENGTH</p> <p>CO. CLEAN OUT</p> <p>CONC. CONCRETE</p> <p>COR. CORNER</p> <p>DS DOWN SPOUT</p> <p>E.M. ELECTRIC METER</p> <p>EX. EXISTING</p> <p>FF. FINISHED FLOOR ELEV.</p> <p>F.H. FIRE HYDRANT</p> <p>FL. FLOW LINE ELEVATION</p> <p>FND. FOUND</p> <p>G.V. GAS VALVE</p> <p>G.M. GAS METER</p> <p>L. LENGTH</p> <p>L.S. LIGHT STANDARD</p> <p>MIN. MINIMUM</p> <p>P.P. POWER POLE</p> <p>R. RADIUS</p> <p>R/W RIGHT-OF-WAY</p> <p>TOP TOP ELEVATION</p> <p>TY. TYPICAL</p> <p>W.M. WATER METER</p> <p>W.V. WATER VALVE</p> <p>BOUNDARY LEGEND</p> <p>⊕ FND. CONC. MONUMENT</p> <p>⊕ FND. COTTON PICKER SPINDLE</p> <p>⊕ FND. ALUMINUM MON.</p> <p>⊕ FND. IRON PIPE</p> <p>⊕ FND. IRON ROD</p> <p>⊕ FND. OR CUT CROSS</p> <p>⊕ SET REBAR W/ CAP</p> <p>⊕ BENCHMARK</p>
--	--

