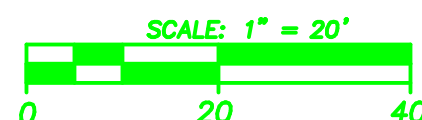


MARKET AT WATER TOWER LOT 2

ALTA/ACSM LAND TITLE SURVEY

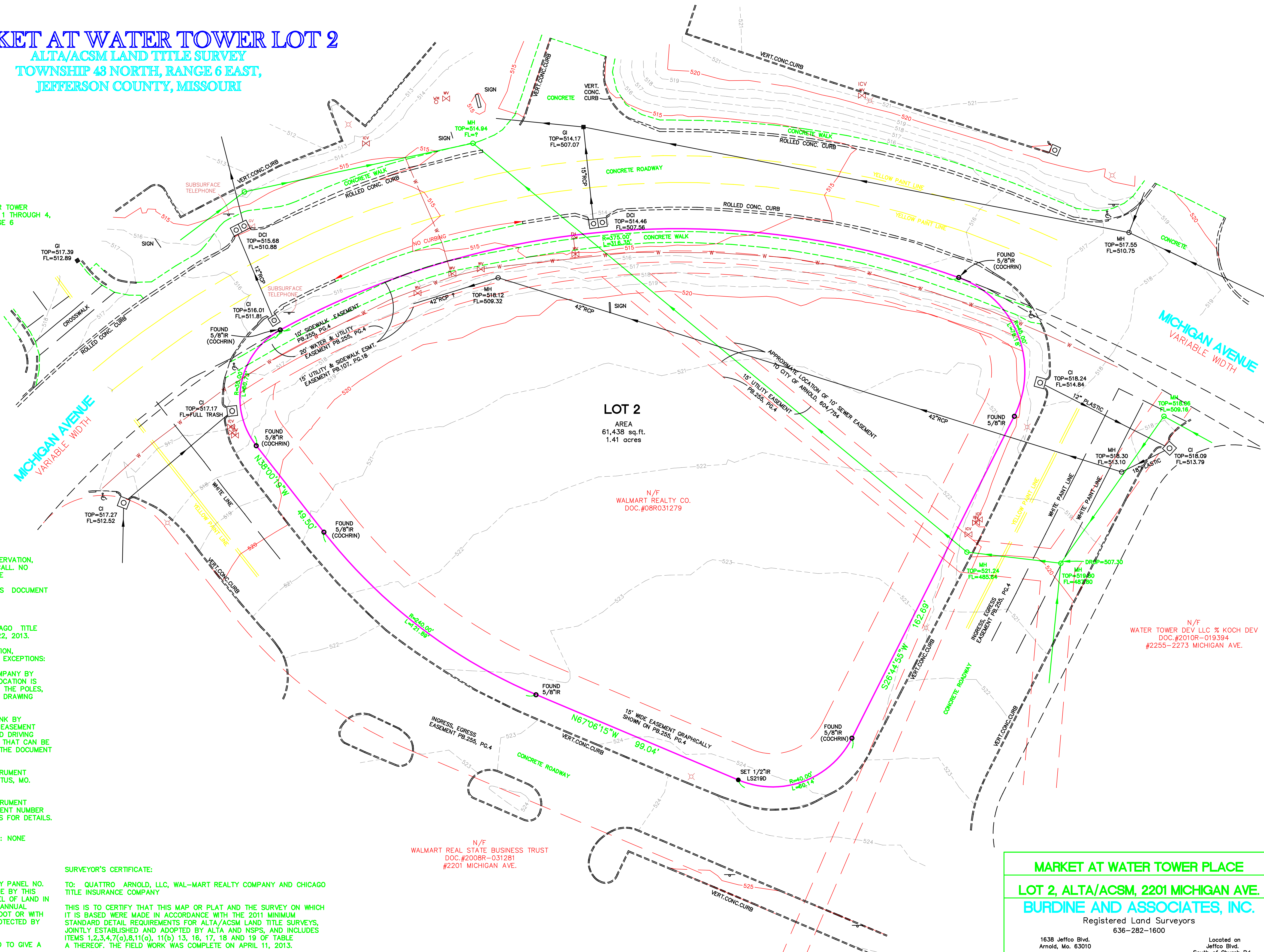
TOWNSHIP 43 NORTH, RANGE 6 EAST, JEFFERSON COUNTY, MISSOURI



LAND DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 2 OF MARKET AT WATER TOWER PLACE, A SUBDIVISION RECORDED IN PLAT BOOK 255, PAGES 1 THROUGH 4, IN LOT 28 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST, JEFFERSON COUNTY, MISSOURI.

END OF DESCRIPTION



GENERAL NOTES:

- ALL UTILITIES SHOWN ARE MAPS EVIDENT BY ON SITE OBSERVATION, TOGETHER WITH THE UTILITIES AS MARKED BY MISSOURI ONE CALL. NO PLATS NOR MAPS HAVE BEEN MADE AVAILABLE TO THIS OFFICE
- SOURCE OF RECORD TITLE: DEED OF TRUST, RECORDED AS DOCUMENT NUMBER 08R031279.
- BASIS OF BEARINGS: MARKET AT TOWER PLACE.
- TITLE COMMITMENT POLICY HAS BEEN SUPPLIED BY CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER L20131227 DATED APRIL 22, 2013.
- EASEMENTS LISTED IN THE TITLE POLICY SCHEDULE B SECTION, EXCEPTIONS NOTES, ARE SHOWN HEREON WITH THE FOLLOWING EXCEPTIONS:
 ITEM #13) A 15 FEET EASEMENTS TO THE UNION ELECTRIC COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 458, PAGE 2153, ITS LOCATION IS DESCRIBED AS BEING CENTERED OVER THE FINAL LOCATION OF THE POLES, LINES, GUYS AND ANCHORS LOCATED ACCORDING TO ESTIMATE DRAWING 55250. IT IS NOT SHOWN HEREON.
 ITEM #16) AN EASEMENT AGREEMENT WITH THE BOATMEN'S BANK BY INSTRUMENT RECORDED IN DEED BOOK 495, PAGE 928, IS AN EASEMENT AGREEMENT TO LET BOATMEN'S USE OF WALKING, PARKING AND DRIVING AREAS. THERE IS NO EASEMENT DESCRIBED IN THE DOCUMENT THAT CAN BE DRAWN HEREON. THE EASEMENT AFFECTS ALL OF LOT 2, SEE THE DOCUMENT FOR DETAILS.
 ITEM #24) AN EASEMENT TO WAL-MART STORES, INC. BY INSTRUMENT RECORDED IN DEED BOOK 511, PAGE 1211, IS SITUATED IN FESTUS, MO. IT IS NOT OF A SHOWN HEREON.
 ITEM #28) EASEMENTS COVENANTS AND RESTRICTIONS BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 2008R-031286 AND DOCUMENT NUMBER 2010R-039755 ARE NOT SHOWN HEREON. SEE THE DOCUMENTS FOR DETAILS.
- ALTA TABLE A OPTION 6: CURRENT ZONING CLASSIFICATION: NONE SUPPLIED.
- ALTA TABLE A OPTION 9: PARKING STALL: NONE
- A REVIEW OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29099C0109E, EFFECTIVE DATE APRIL 5, 2006, HAS BEEN MADE BY THIS OFFICE AND THAT THE IMPROVEMENTS ON THE SUBJECT PARCEL OF LAND IN JEFFERSON COUNTY, MISSOURI IS IN ZONE X (AREAS OF 0.2% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD).
- ALTA TABLE A OPTION 14: NO STREET HAS BEEN SPECIFIED TO GIVE A DISTANCE TO.
- ALTA TABLE A OPTION 15: ONLY GROUND MEASUREMENTS WERE MADE.
- ELEVATIONS SHOWN HERE ON ARE NAVD 88 AS DETERMINED BY GPS OBSERVATIONS GEOID03 SEPARATIONS.

SURVEYOR'S CERTIFICATE:

TO: QUATTRO ARNOLD, LLC, WAL-MART REALTY COMPANY AND CHICAGO 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 AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7(a),8,11(a), 11(b) 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETE ON APRIL 11, 2013.

DAVID D. BURDINE, PLS 2004001328
 DANIEL R. ZERVAS, PLS 2430
 BURDINE AND ASSOCIATES, INC. 219-S

N/F
 WALMART REAL STATE BUSINESS TRUST
 DOC.#2008R-031281
 #2201 MICHIGAN AVE.

MARKET AT WATER TOWER PLACE

LOT 2, ALTA/ACSM, 2201 MICHIGAN AVE.

BURDINE AND ASSOCIATES, INC.

Registered Land Surveyors
 636-282-1600

1638 Jeffco Blvd.
 Arnold, Mo. 63010

Located on
 Jeffco Blvd.
 South of Church Rd.

FIELDWORK BY: **DDB** CHECKED BY: **DDB** PROJECT NO.: **13030**

DRAWN BY: **DRZ** DATE: **04-30-2013**

REVISED 7-19-2013 SHEET NO: **1** OF **1**