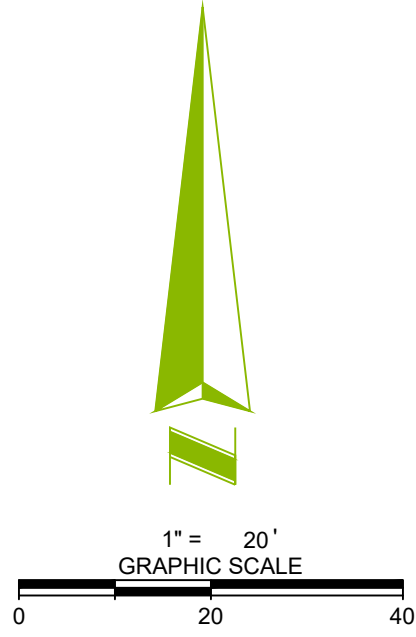


TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: NCS-978250-SA1, WITH AN EFFECTIVE DATE OF SEPTEMBER 3, 2019 AT 8:00 AM.

LEGAL DESCRIPTION

A LOT IN BLOCK 3916 OF THE CITY OF ST. LOUIS, MISSOURI, FRONTING 200 FEET ON THE SOUTH LINE OF LACLEDE AVENUE BY A DEPTH SOUTHWARDLY OF 187 FEET 6 INCHES; BOUNDED EAST BY A LINE 483 FEET WEST OF THE WEST LINE OF SARAH STREET, OR BY PROPERTY NOW OR FORMERLY OF OLIVER CADILLAC COMPANY, AND BOUNDED WEST BY PROPERTY, NOW OR FORMERLY OF MIDDLE STATES MANAGEMENT CORP.

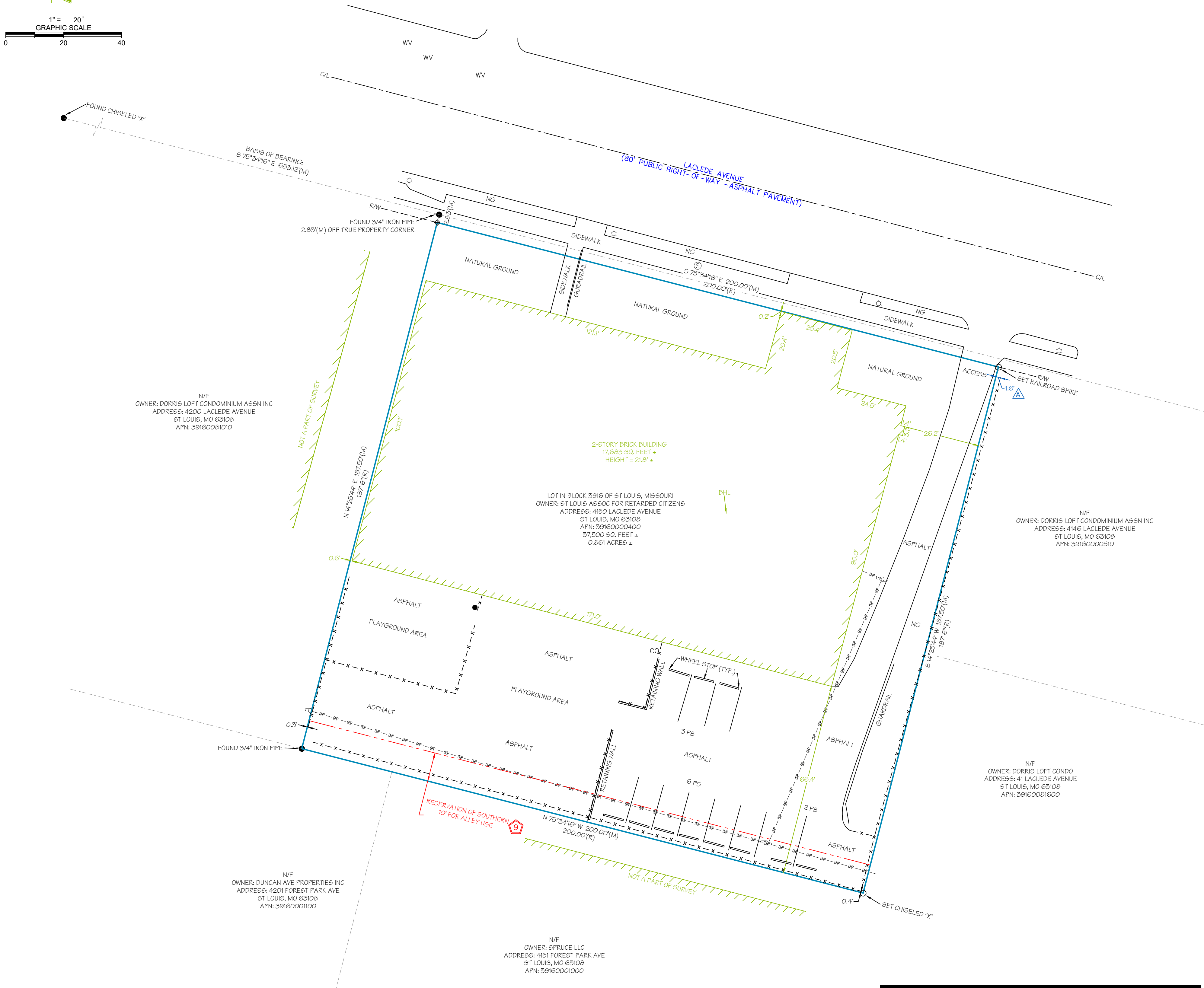


NOTES CORRESPONDING TO SCHEDULE B

- 9 - RESERVATION OF THE SOUTHERN 10 FEET OF SUBJECT PROPERTY FOR USE AS AN ALLEY, ACCORDING TO DEEDS RECORDED IN BOOK 2538, PAGE 477 AND BOOK 2706, PAGE 206. (AFFECTS, PLOTTED AND SHOWN)
- 10 - CONDITIONAL AGREEMENT AS TO CONSTRUCTION, REPAIRS AND MAINTENANCE OF SEWER, ETC., IN THE SOUTHERN 10 FEET OF SUBJECT PROPERTY ACCORDING TO INSTRUMENT RECORDED IN BOOK 7029, PAGE 219. (AFFECTS, BLANKET IN NATURE)
- 11 - TERMS OF MEMORANDUM OF MEMBERS AGREEMENT, RECORDED IN BOOK 1631, PAGE 3358. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 12 - UNRECORDED LEASE DATED MAY 1, 2000, BETWEEN ST. LOUIS ASSOCIATION FOR RETARDED CITIZENS, INC., A MISSOURI NONPROFIT CORPORATION (LANDLORD) AND CHILDGARDEN CHILD DEVELOPMENT CENTER, A MISSOURI NONPROFIT CORPORATION (TENANT), ACCORDING TO MEMORANDUM OF LEASE RECORDED IN BOOK 1631, PAGE 3363. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

STATEMENT OF ENCROACHMENTS

FENCE APPEARS TO ENCR OACH OVER THE EASTERN PROPERTY LINE BY AS MUCH AS 1.6'.



N/F
OWNER: DORRIS LOFT CONDOMINIUM ASSN INC
ADDRESS: 4200 LACLEDE AVENUE
ST LOUIS, MO 63108
APN: 391600091010

LOT IN BLOCK 3916 OF ST LOUIS, MISSOURI
OWNER: ST LOUIS ASSOC FOR RETARDED CITIZENS
ADDRESS: 4450 LACLEDE AVENUE
ST LOUIS, MO 63108
APN: 39160000400
37500 SQ. FEET ±
0.861 ACRES ±

N/F
OWNER: DORRIS LOFT CONDOMINIUM ASSN INC
ADDRESS: 4146 LACLEDE AVENUE
ST LOUIS, MO 63108
APN: 39160000910

N/F
OWNER: DORRIS LOFT CONDO
ADDRESS: 41 LACLEDE AVENUE
ST LOUIS, MO 63108
APN: 39160001600

N/F
OWNER: DUNCAN AVE PROPERTIES INC
ADDRESS: 4201 FOREST PARK AVE
ST LOUIS, MO 63108
APN: 39160001100

N/F
OWNER: SPRUCE LLC
ADDRESS: 4151 FOREST PARK AVE
ST LOUIS, MO 63108
APN: 39160001000

LEGEND

PS	PARKING SPACE(S)	WV	WATER VALVE
(M)	FIELD/CALCULATED MEASUREMENT	SM	SANITARY MANHOLE
(R)	RECORD MEASUREMENT	UP	UTILITY POLE
N/F	NOW OR FORMERLY	LP	LIGHT POLE
R/W	RIGHT-OF-WAY	BL	BOLLARD
C/L	CENTERLINE OF ROAD	OL	OVERHEAD UTILITY LINE
BHL	BUILDING HEIGHT LOCATION	CF	CHAINLINK FENCE
NG	NATURAL GROUND	CR	CENTERLINE OF ROAD
TYP	TYPICAL	RL	RIGHT-OF-WAY LINE
CO	CLEAN OUT	EL	EASEMENT LINE
FO	SET/FOUND MONUMENT	PL	PROPERTY LINE
AS	AS SHOWN		
CP	COMPUTED POINT		

VICINITY MAP
NOT TO SCALE

SHEET 1 OF 1

LAND AREA
37,500 ± SQUARE FEET
0.861 ± ACRES

PARKING
REGULAR= 11
HANDICAP= 0
TOTAL= 11

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 2903850063C, WHICH BEARS AN EFFECTIVE DATE OF 05/24/11 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE COMMENCEMENT LINE OF THE SUBJECT PROPERTY, WHICH BEARS S75°34'16"E PER MISSOURI GPS COORDINATE SYSTEM, EAST ZONE, NAD83. BEARINGS BASED ON GRID NORTH FOR MISSOURI COORDINATE SYSTEM, EAST ZONE, NAD83.

- LATITUDE = 38°38'12.73573"N
- LONGITUDE = 90°14'55.07780"W
- CONVERGENCE ANGLE = N00°09'25.0197"W
- DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.0006077472347

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. 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.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO LACLEDE AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
12. THE NEAREST STREET INTERSECTION IS THE INTERSECTION OF LACLEDE AVENUE AND S SARAH STREET, WHICH IS APPROXIMATELY 543'± FROM THE NE CORNER OF THE SUBJECT PROPERTY.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB #411505
LACLEDE AVENUE
4150 LACLEDE AVENUE
ST. LOUIS COUNTY SAINT LOUIS, MISSOURI



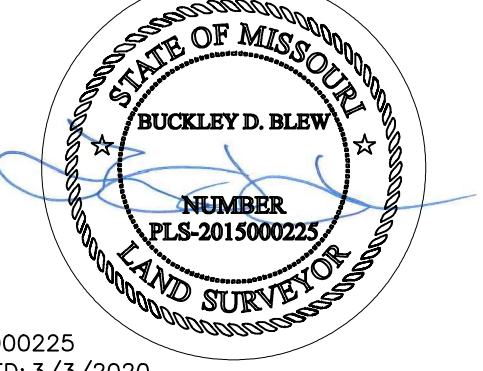
COORDINATED BY:

AEI Consultants
AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: QUATTRO LACLEDE, LLC; HIGHER GROUND EDUCATION; RRA CAPITAL MANAGEMENT, LLC, ITS SUCCESSORS AND ASSIGNS; FIRST AMERICAN TITLE INSURANCE AND ST. LOUIS ARC, INC., FORMERLY ST. LOUIS ASSOCIATION OF RETARDED CITIZENS, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 09/19/2019. DATE OF PLAT OR MAP: 09/27/2019.



REGISTERED SURVEYOR: BUCKLEY D. BLEW
PROFESSIONAL LAND SURVEYOR NO.: 2015000225
STATE OF MISSOURI DATED: 3/3/2020

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER
			19-5176
			SCALE: 1" = 20'
			DRAWN BY: CZM
			APPROVED BY: JMP

SURVEYED BY:
BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEWINC.COM