

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

A TRACT OF LAND BEING PART OF LOT 46 OF COLUMBUS PARK, A SUBDIVISION RECORDED IN PLAT BOOK 9, PAGE 64 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

General note items:

- This plot was prepared from items furnished to Pickett Roy & Silver by First American Title Insurance Company Commitment No. NCS-1119842-PHX1, dated March 11, 2022.
- Basis of bearing for this survey as well as elevation is the Missouri Geographic Reference System, Station ID: SL-03
N=311444.852 (M) - 1021798.6518 Ft.
E=262643.211 (M) - 861688.6013 Ft.
Grid Factor=0.9999138
Elevation (NAVD 1988): 168.4 (M) 552.492 ft.
- Class of property - Urban.
- Unless otherwise noted, all distances depict surveyed and record data. Bearings are represented in State Plane Coordinates. To achieve bearings set fourth in the title description, rotate counter-clockwise 00 degrees 26 minutes 17 seconds.
- Surveyed distance (R) Recorded distance per title description
- Public underground utilities were located and flagged using the Missouri One Call System ticket number 220734527. The symbols and line-work of which represent what was present at the time of survey.
- This survey has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, 20 CSR 2030-16.010 and the results are shown hereon.
- Surveyed property is located within Zone X (area of minimal flood hazard) as per FEMA Flood Service Center map 29189C0326K dated 2/4/2015.
- No construction or earth moving activities were observed at the time of survey.
- There is no known right of way changes at or near the surveyed property.
- According to the St. Louis County GIS map, surveyed property is listed as having a Property Class "C" and a Land Use Category of Commercial. Property is subject to all zoning regulations set forth by the county.
- There are a total of two (2) handicapped parking spaces and twenty (20) regular parking spaces on the property.
- Surveyed property depicted hereon is the same as the title description provided.

First American Title Insurance Company Commitment No. NCS-1119842-PHX1, dated March 11, 2022, SCHEDULE B-II EXCEPTIONS:

- Items 1 through 8: Standard/Regular exceptions and assessments. (Not plottable/survey related)
- Item 9: Building lines and easement established by the plat recorded in Plat book 9, Page 64 (Shown as depicted), and covenants and restrictions, including a provision for Subdivision Assessments, contained in the Subdivision Indenture instrument recorded in Book 1544, Page 601 (Subject to).
- Item 10: Easement granted to Union Electric Company by instrument recorded in Book 8065, Page 590, which has not been encroached upon or violated (Affects Parcel 2). (Shown).
- Item 11: Utility easements, if any, lying with the East and West alley vacated by Ordinance No. 1672 of the City of Brentwood, a copy of which is recorded in Book 6249, Page 277, which has not been encroached upon or violated. (Location of former alleyway depicted).
- Item 12: Reservation for utilities contained in Ordinance No. 3849 for the vacation of the 15 foot wide alley, a copy of which has been recorded on February 4, 2003 in Book 14549, Page 135 of the St. Louis County Records. (Location of former alleyway depicted).
- Items 13 and 14: Assessments, tenancy rights, etc. (Not of plottable nature/survey related).

TITLE DESCRIPTION:

PARCEL 1:
A TRACT OF LAND BEING PART OF LOT 46 OF COLUMBUS PARK, A SUBDIVISION RECORDED IN PLAT BOOK 9, PAGE 64 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 46; THENCE ALONG THE EAST LINE OF SAID LOT, SOUTH 00 DEGREES 36 MINUTES 36 SECONDS EAST A DISTANCE OF 150.00 FEET TO A POINT ON THE SOUTH LINE OF A 10 FOOT WIDE ALLEY VACATED PER ORDINANCE NUMBER 1782; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 25 MINUTES 24 SECONDS WEST A DISTANCE OF 60.00 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 36 MINUTES 36 SECONDS WEST A DISTANCE OF 150.00 FEET TO THE NORTH LINE OF SAID LOT; THENCE ALONG SAID LINE, NORTH 89 DEGREES 25 MINUTES 24 SECONDS EAST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
A TRACT OF LAND BEING PART OF LOT 1 OF COLUMBUS PARK, A SUBDIVISION RECORDED IN PLAT BOOK 9, PAGE 64 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 60.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1 ON THE EAST LINE OF A 15.00 WIDE ALLEY; THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 36 MINUTES 36 SECONDS WEST A DISTANCE OF 89.80 FEET TO A POINT ON THE SOUTH LINE OF PINE AVENUE, 40.00 FEET WIDE; THENCE ALONG SAID SOUTH LINE, SOUTH 77 DEGREES 26 MINUTES 53 SECONDS EAST A DISTANCE OF 123.71 FEET; THENCE SOUTH 39 DEGREES 35 MINUTES 07 SECONDS EAST A DISTANCE OF 26.85 FEET TO THE WEST LINE OF BRENTWOOD BOULEVARD, VARIABLE WIDTH; THENCE ALONG SAID LINE, SOUTH 01 DEGREE 45 MINUTES 20 SECONDS EAST A DISTANCE OF 40.65 FEET; THENCE LEAVING SAID LINE, SOUTH 89 DEGREES 25 MINUTES 24 SECONDS WEST A DISTANCE OF 138.17 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
A TRACT OF LAND BEING PART OF LOT 1 OF COLUMBUS PARK, A SUBDIVISION RECORDED IN PLAT BOOK 9, PAGE 64 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF A 15.00 WIDE ALLEY, NORTH 00 DEGREES 36 MINUTES 36 SECONDS WEST A DISTANCE OF 60.00 FEET; THENCE LEAVING SAID LINE, NORTH 89 DEGREES 25 MINUTES 24 SECONDS EAST A DISTANCE OF 138.17 FEET TO THE WEST LINE OF BRENTWOOD BOULEVARD, VARIABLE WIDTH; THENCE ALONG SAID LINE, SOUTH 01 DEGREE 45 MINUTES 20 SECONDS EAST A DISTANCE OF 41.58 FEET; THENCE CONTINUING ALONG SAID LINE, SOUTH 00 DEGREES 36 35 SECONDS EAST A DISTANCE OF 18.43 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE ALONG SAID LINE, SOUTH 89 DEGREES 25 MINUTES 24 SECONDS WEST A DISTANCE OF 139.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
A TRACT OF LAND BEING ALL OF THE 15.00 WIDE ALLEY BETWEEN LOTS 1 AND 46 OF COLUMBUS PARK, A SUBDIVISION RECORDED IN PLAT BOOK 9, PAGE 64 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 46; THENCE ALONG THE WEST LINE OF SAID 15.00 FEET WIDE ALLEY, SOUTH 00 DEGREES 36 MINUTES 36 SECONDS EAST A DISTANCE OF 150.00 FEET TO THE SOUTH LINE OF SAID ALLEY; THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 25 MINUTES 24 SECONDS EAST A DISTANCE OF 150.00 FEET TO THE EAST LINE OF SAID ALLEY; THENCE ALONG SAID LINE NORTH 00 DEGREES 36 MINUTES 36 SECONDS WEST A DISTANCE OF 150.00 FEET; THENCE LEAVING SAID LINE, SOUTH 89 DEGREES 25 MINUTES 24 SECONDS WEST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. ACCORDING TO ORDINANCE NO. 3849, OF WHICH A COPY HAS BEEN RECORDED ON FEBRUARY 4, 2003 IN BOOK 14549, PAGE 135 OF THE ST. LOUIS COUNTY RECORDS.

Pickett Roy & Silver
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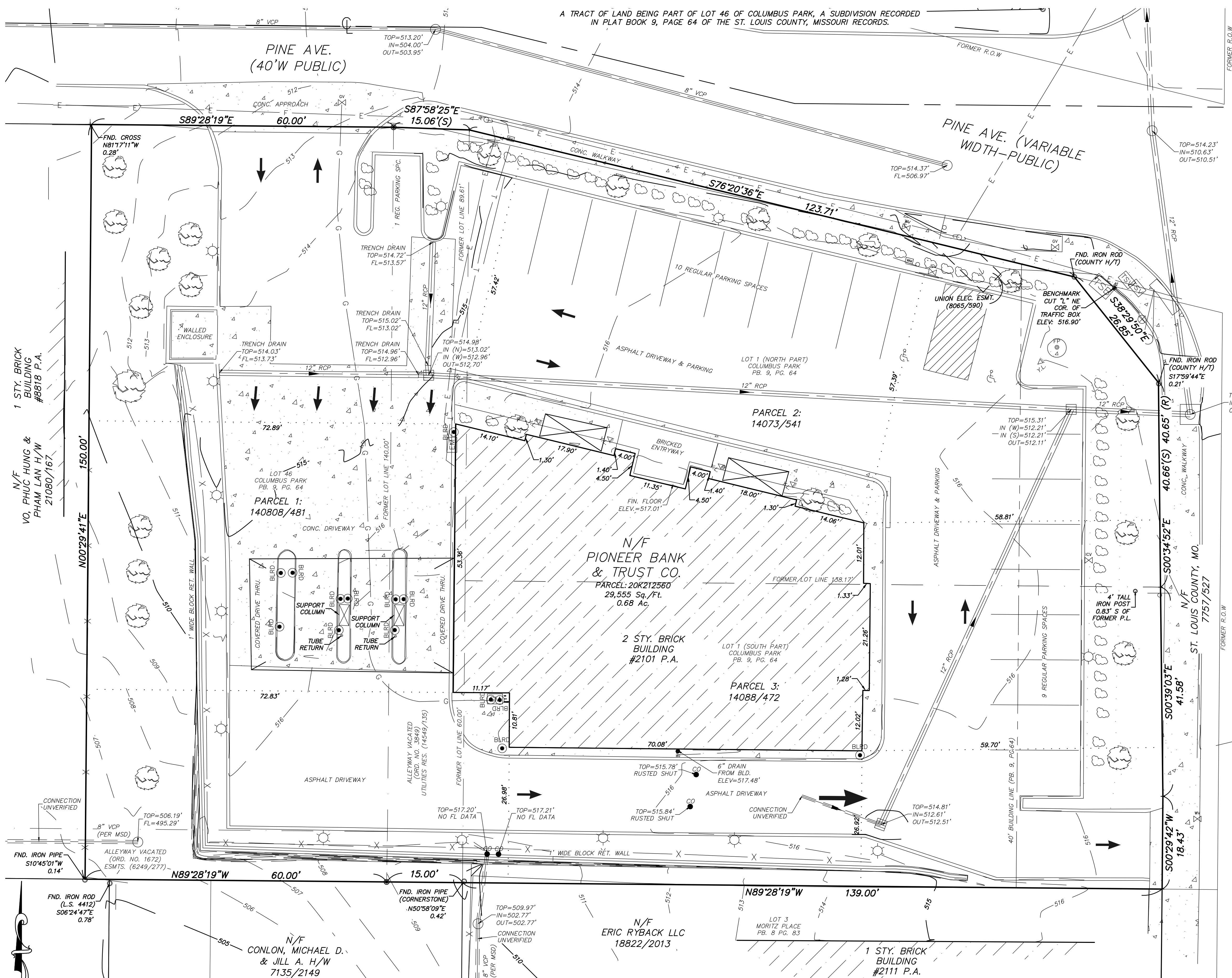
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Prepared For:
Quattro Development, LLC

REVISIONS NO.	DESCRIPTION	DATE

DRAWN	E.R.J.	DATE	4/1/2022
CHECKED	D.W.D.	DATE	4/1/2022
PROJECT #	21068.CECI.000	TASK #	015
		FIELD BOOK	1751

ALTA/NSPS SURVEY	2101 S. BRENTWOOD BLVD.
SHEET	1 OF 1



LEGEND

☉ PHONE POD	☆ LIGHT	⊙ TREE	— T — PHONE LINE
⊞ PHONE VAULT	⊙ BOLLARD	⊙ BUSH	— G — GAS LINE
⊞ CROSSWALK LIGHT	⊞ GAS VALVE	⊙ FLAG POLE	— E — OVERHEAD ELEC./UTILITY
⊞ FIRE HYDRANT	⊞ GAS METER	⊞ TRAFFIC SIGNAL VAULT	— X — FENCE
⊙ MANHOLE	⊞ WATER VALVE	⊞ TRAFFIC SIGNAL BOX	
⊞ CURB/AREA INLET	⊞ WATER METER	⊞ TRAFFIC SIGNAL	
⊞ UTILITY POLE	⊞ IRRIGATION CONTROL VALVE	⊞ BUILDING TRAIL (TO GROUND)	▨ LANDSCAPED AREA
⊞ POLE GUY	⊞ DIRECTIONAL SIGN	⊞ SEWER CLEANOUT	▨ CONC. P.V.M.T.
			▨ EXISTING BUILDING

BENCHMARK DATA (ACCORDING TO ST. LOUIS COUNTY, DATED 6/9/2014)

NAVDB8(SLC2011a) Elev = 552.45 FUS (or) 168.387 Meter
 NGVD29 Elev = 552.88 FUS
 Missouri Department of Natural Resources Geographic Reference System standard aluminum tablet stamped "SL-03" and situated on the grounds of the Ethical Society at 9001 Clayton Road, 30'± north of the center of Clayton Road, 40'± east of the center of the western entrance to the Ethical Society, and roughly 0.16 miles east of McKnight Road.
 CNGS PID="AA8609", Designation="SL 03"
 SP MO East = 311444.82 E=262643.32 Meter - Published
 Rough NAD83 Lat=38.639691±(N/+), Long=90.354772±(W/-)

TO: QUATRO DEVELOPMENT, LLC, an Illinois limited liability company, its successors and/or assigns as their respective interests may appear. PIONEER BANK AND TRUST COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 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, 7a, 8, 9, 11, 13, of Table A thereof. The field work was completed on 3/29/2022. Date of Plat or Map: 4/1/2022.

REVIEW AND COMMENT

By: DOUGLAS SCOTT TIEMANN, P.L.S. #2378
 STATE OF MISSOURI
 PICKETT, RAY & SILVER, A DIVISION OF CIVIL AND ENVIRONMENTAL CONSULTANTS, INC. CORPORATE REGISTRATION NO. LS-2007031293

STATE OF MISSOURI
 DOUGLAS SCOTT TIEMANN
 PLS-2378
 PROFESSIONAL LAND SURVEYOR

ELECTRONIC SEAL