

FIDELITY NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT NO. 13356STL - DATED 02.18.2020
 SCHEDULE A:

Lot 22 in Block 16 of Vinta Park, according to the plat thereof recorded in Plat Book 7 page 32 of the St. Louis County Records, EXCEPTING the South 10 feet conveyed to the State of Missouri for highway purposes by deed recorded in Book 3472 page 77.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT NO. 13356STL - DATED 02.18.2020
 SCHEDULE B - SECTION II

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

(1) thru (6) are standard exceptions.

7. Building lines, easements, covenants, restrictions, and set backs which are shown on the plat recorded in Plat Book 7 page 32.

But omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent said covenant or restriction is permitted by applicable law.

8. Covenants and restrictions, including a provision for subdivision assessments, contained in the Subdivision Indenture recorded in Book 241 page 193, and amended in Book 256 page 29 and Book 278 page 301.

But omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent said covenant or restriction is permitted by applicable law.

9. Easement granted to The Metropolitan St. Louis Sewer District by the instrument recorded in Book 3463 page 595.

10. Easement granted to The Metropolitan St. Louis Sewer District by instrument recorded in Book 6918 page 2451.

11. Terms and provisions of unrecorded lease by and between MJT Real Estate LLC, a Missouri limited liability company, Landlord, and Eco-Site, LLC, a Delaware limited liability company, Tenant, for a term of 10 years with renewal options of 5 years each, as evidenced by Memorandum of Lease dated October 12, 2017 and recorded November 9, 2018 in Book 23276 page 2315 of the St. Louis County Records.

12. Rights of parties in possession or with an equitable interest under any unrecorded instruments, including (without limitation) leases, month-to-month tenancies, contracts for deed or installment sale contracts.

13. Subdivision assessments, if any.

14. Sewer assessments, if any.

15. Any lien or right to a lien filed by a licensed real estate broker, real estate sales person or state certified real estate appraiser, pursuant to the provision of The Commercial Real Estate Brokers and State Certified Real Estate Appraisers Lien Act.

NOTE: At the time of closing, upon the execution of the proper affidavits by the buyers and sellers that no notice of lien has been received, this item will be deleted from the final policy.

16. Encroachment of concrete wall and chain link fence onto property located to the East; shown on survey by Certa Tower Services LLC dated April 16, 2020 as Project No. 1877.

17. Encroachment of chain link gate onto property located to the East; shown on survey by Certa Tower Services LLC dated April 16, 2020 as Project No. 1877.

18. Encroachment of concrete wall and chain link fence over Metropolitan St. Louis Sewer District Easement; shown on survey by Certa Tower Services LLC dated April 16, 2020 as Project No. 1877.

TABLE 'A' MISCELLANEOUS NOTES

- There is direct access to the subject property via Page Avenue, a public right-of-way.
- The locations of all utilities shown on the survey are from visible surface evidence only.
- The posted address on site is 8131 Page Avenue, St. Louis, Missouri.
- At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of Fidelity National Title Insurance Company Title Commitment No. 13356STL with an effective date of February 18, 2020.
- There are no party walls present on the subject parcel.
- There are no wetlands on or adjacent to the subject per the United States Fish and Wildlife Service National Wetlands Inventory web site. This statement should not be used as a substitute for an actual field wetlands delineation or Environmental Assessment Report.

BASIS OF BEARINGS

The basis for all bearings shown hereon is the State of Missouri Grid, Central Zone, NAD 83 (2011).

ENCROACHMENT NOTES

- 17.8 feet of Subject's concrete wall and chain link fence appear to lie a maximum distance of 4.9 feet over the Westerly property line of adjoiner.
- Subject's chain gate appears to lie a maximum distance of 4.9 feet over the Westerly property line of adjoiner.
- Subject's concrete wall and chain link fence appear to lie a maximum distance of 1.2 feet over the Southerly line of a 5'x15' Metropolitan St. Louis Sewer District Easement.

FLOOD ZONE

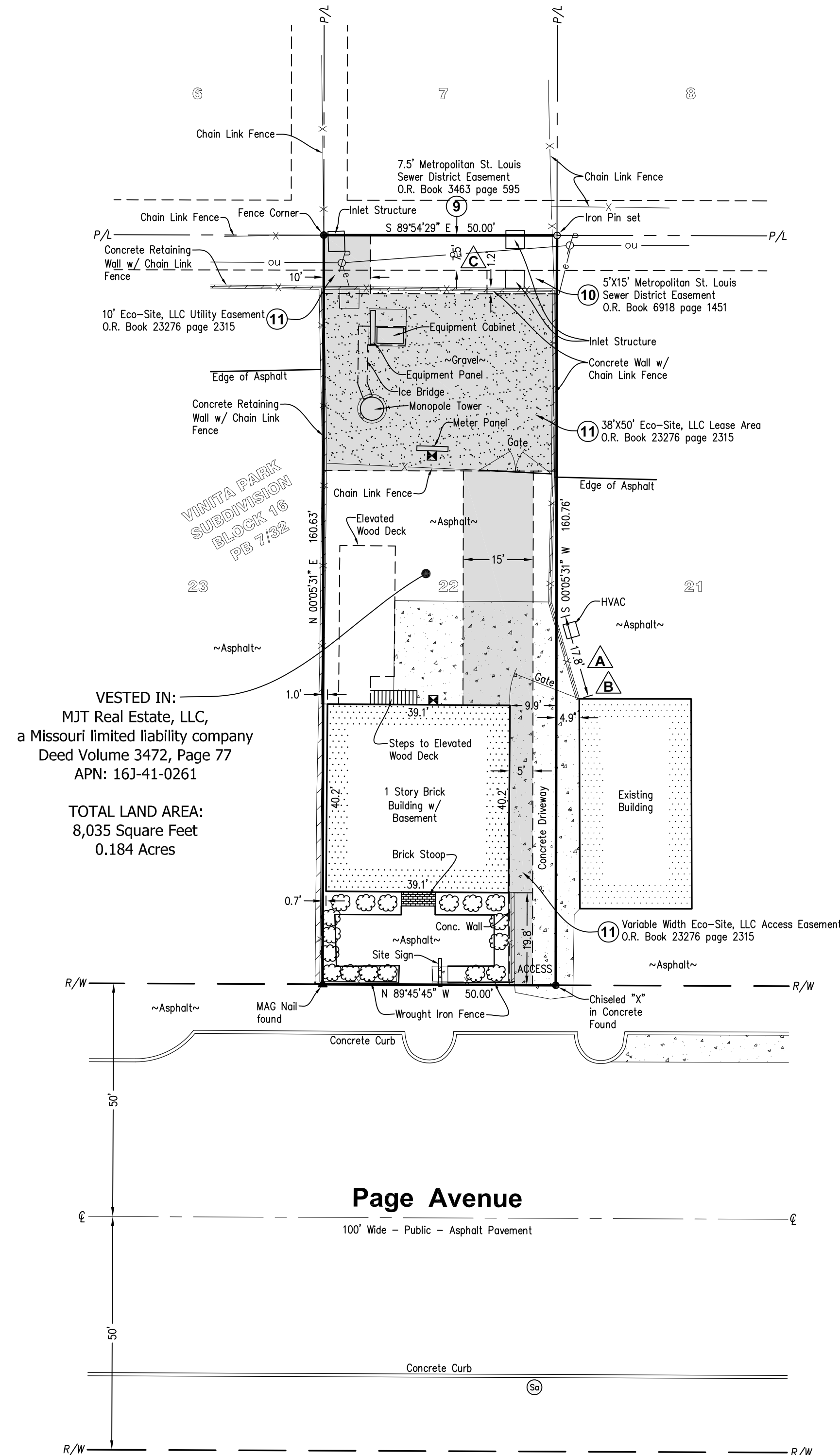
By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map for the County of St. Louis, State of Missouri, Community Panel No. 29189C0212K Effective Date February 4, 2015.

ZONING INFORMATION

Zoning Classification: (B) (Commercial District)
 Permitted Use: Yes
 Building Setbacks: Front=30',
 Street Side=30',
 Rear=20% of depth of lot
 5' minimum for accessory buildings
 Maximum Building Height: 35'
 Parking Ratio: one (1) car space for every two hundred (200) square feet of floor space.

PARKING INFORMATION

There are no striped parking spaces on the subject property.



SYMBOL LEGEND	
R/W	- Right-of-Way
P/L	- Adjoiner Property Line
℄	- Centerline
⚠	- Surveyor's Observation
⊗	- Schedule B-Section II Item
●	- Monumentation Found as Noted
○	- Iron Pin Set
▲	- MAG Nail Found as Noted
⊙	- Sanitary Manhole
⊕	- Electric Meter
▨	- Wall (As Noted)
⊖	- Utility Pole
⊗	- Fence (As Noted)
⊖	- Underground Electric
—ou—	- Overhead Utilities
⊙	- Shrub
⊙	- Gravel Area
⊙	- Concrete Area
⊙	- Building Area
⊙	- Shaded Easement Area

CERTIFICATION

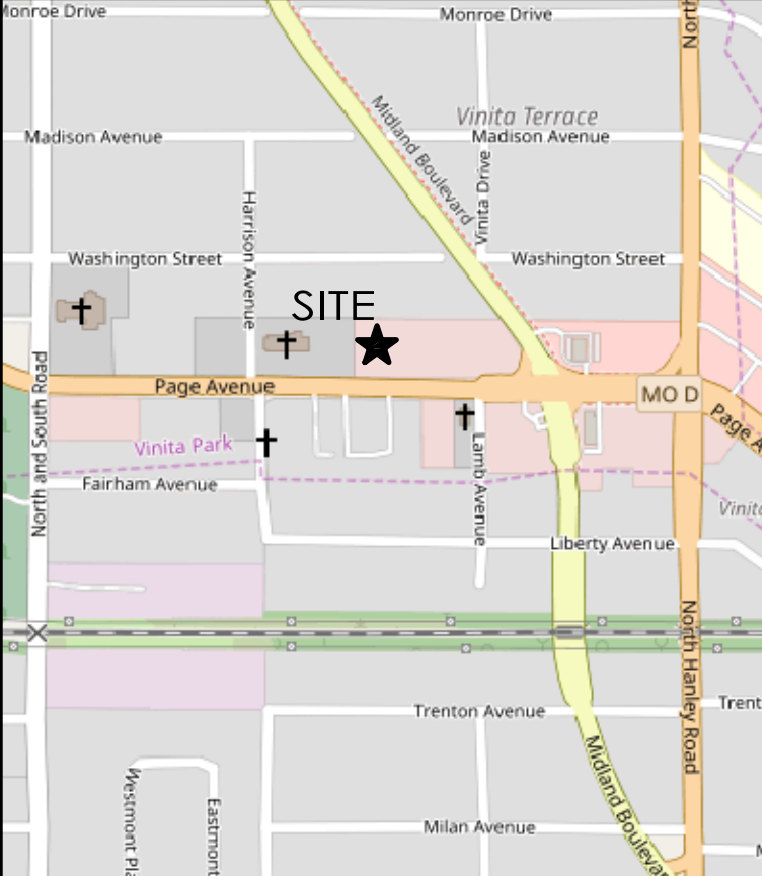
I, James E. Higby, RPLS, a Missouri State Registered Professional Land Surveyor, License No. 2008000721, hereby certify to Genesis St. Louis MO, LLC, an Arizona limited liability company, St. Louis Title, LLC and Fidelity National Title Insurance Company the following:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2015 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, 6(a), 6(b), 7(c), 7(b)(1), 8, 9, 10(a), 11, 12, 13, 14, 16, 17, 18, 19, 20 and 21 of Table A thereof. The field work was completed on March 27, 2020.

This surveyor has received and reviewed that certain Title Commitment No. 13356STL issued by Fidelity National Title Insurance Company with an effective date of April 21, 2020 which proposes to insure the lands described under its Schedule A and has determined that the lands under said schedule A of the Title Commitment contain or include the lands described in and depicted on this survey.

The surveyor has also reviewed the items of record as identified under Schedule B-II of said Title Commitment and that they encumber the lands described on this survey.

By:
 James E. Higby, RPLS
 Missouri Professional Land Surveyor No. 2008000721



LOCATION MAP
 NO SCALE

ALTA/ACSM
 LAND TITLE SURVEY

PREPARED FOR:
Genesis Holding Company, LLC
 5665 N. Scottsdale Road,
 Suite 105
 Scottsdale, Arizona 85250
 Phone: 480-284-8441
 www.genesisholdingus.com



SURVEYED BY:
CORNERSTONE SURVEYING
 501 E. B. ST. RUSSELLVILLE, AR 72801
 E-MAIL: jim.cornerstone@gmail.com
 Phone: 479-968-9406

PREPARED BY:
CERTA TOWER SERVICES LLC
 421 Graham Road, Suite I
 Cuyahoga Falls, OH 44221-1344
 330.295.3673
 orders@certasite.com
 www.certasite.com

SITE LOCATION ADDRESS:
 8131 Page Avenue
 St. Louis, MO 63130
 St. Louis County

Drawn By: MPB
 Scale: 1"=20'
 Date: 04.28.20
 Sheet: 1 of 1
 Certa Project No. 1877

