

PARENT PARCEL DESCRIPTION (AS PROVIDED)

Lot 22 in Block 16 of Vinita 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.

AFFECTS THE SUBJECT PROPERTY – CONTAINS NO PLOTTABLE ITEMS

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.

AFFECTS THE SUBJECT PROPERTY – CONTAINS NO PLOTTABLE ITEMS

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

AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

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

AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

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.

AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

12. through 14. are standard exceptions.

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.

AFFECTS THE SUBJECT PARCEL – BLANKET IN NATURE

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.

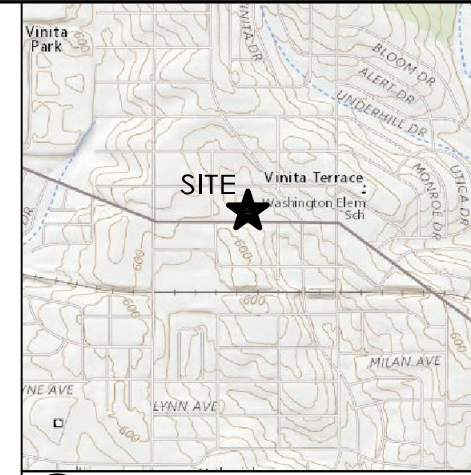
AFFECTS THE SUBJECT PARCEL – PLOTTED AND SHOWN HEREON

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.

AFFECTS THE SUBJECT PARCEL – PLOTTED AND SHOWN HEREON

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.

AFFECTS THE SUBJECT PARCEL – PLOTTED AND SHOWN HEREON



LOCATION MAP
NO SCALE

AS-BUILT SURVEY
8131 Page Avenue
St. Louis, Missouri 63130



5665 N. Scottsdale Road, Suite 105
Scottsdale, Arizona 85250
Phone: 480-284-8441
www.genesholdingus.com

BASIS OF BEARINGS

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

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 Rote Map for the County of St. Louis, State of Missouri, Community Panel No. 29189C0212K Effective Date February 4, 2015.

ENCROACHMENT NOTES

A 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.

CERTIFICATION

I, James E. Higby, RPLS, a Missouri State Registered Professional Land Surveyor, License No. 2008000721, hereby certify to Fidelity National Title Insurance Company the following:

Latitude and Longitude values for the center of the above-referenced tower are accurate to within +/- 15 feet horizontally.

HORIZONTAL DATUM: NAD83

LATITUDE NORTH 38° 41' 02.62"

LONGITUDE WEST 90° 19' 56.73"

This surveyor has received and reviewed that certain Title Commitment No. 13356STL issued by Fidelity National Title Insurance Company with an effective date of February 18, 2020 which proposes to insure the lands described under its Schedule A.

The surveyor has reviewed and determined that the lands described under said Schedule A of the Title Commitment contain or include the lands as depicted on this survey.

The surveyor has reviewed and determined that the items of record as identified under Schedule B-II of said Title Commitment do encumber the lands as described on this survey, but that said items will not interfere with the location of the insured lands, including the Exclusive Easement Area, and any and all access and utility easement areas.

By: _____
James E. Higby, RPLS
Missouri Professional Land Surveyor No. 2008000721
Date of Survey: 03.17.20

CERTA TOWER SERVICES LLC
421 Graham Road, Suite 1
Cuyahoga Falls, OH 44221-1344
330.295.3673
orders@certasite.com
www.certasite.com

Note: This survey does not represent a boundary survey of the parent parcel.

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

Drawn By:	DLV	Scale:	None
Date:	06.18.20	Sheet:	1 of 4
Certa Project No.	1914		

LEASE AREA (AS SURVEYED)

Situated in the City of St. Louis, County of St. Louis, and State of Missouri. Known as being a part of Lot 22 in Block 16 of Vinita Park as recorded in Plat Book 7 Page 32, and being a 1,900 square foot Lease Area over and upon a parcel of land now or formerly conveyed to MJT Real Estate, LLC, a Missouri limited liability company as recorded in Deed Volume 3472 in Page 77 of St. Louis County Records and being more particularly described as follows:

Commencing at a chiseled 'X' found in concrete at the southeasterly corner of said Lot 22;
Thence North 00°05'31" East a distance of 110.24 feet to the POINT OF BEGINNING;

Thence North 89°54'29" West a distance of 50.00 feet;
Thence North 00°05'31" East a distance of 38.00 feet;
Thence South 89°54'29" East a distance of 50.00 feet;
Thence South 00°05'31" West a distance of 38.00 feet to the POINT OF BEGINNING.

The Lease Area contains 0.044 acres, or 1,900 square feet, of land.

VARIABLE WIDTH NON-EXCLUSIVE ACCESS & UTILITY EASEMENT (AS SURVEYED)

Situated in the City of St. Louis, County of St. Louis, and State of Missouri. Known as being a part of Lot 22 in Block 16 of Vinita Park as recorded in Plat Book 7 Page 32, and being a 1,353 square foot Variable Width Non-Exclusive Access & Utility Easement over and upon a parcel of land now or formerly conveyed to MJT Real Estate, LLC, a Missouri limited liability company as recorded in Deed Volume 3472 in Page 77 of St. Louis County Records and being more particularly described as follows:

Commencing and Beginning at a chiseled 'X' found in concrete at the southeasterly corner of said Lot 22;
Thence North 89°45'45" West a distance of 10.00 feet;
Thence North 00°05'31" East a distance of 60.00 feet;
Thence North 89°54'29" West a distance of 5.00 feet;
Thence North 00°05'31" East a distance of 50.21 feet;
Thence South 89°54'29" East a distance of 15.00 feet;
Thence South 00°05'31" West a distance of 110.24 feet to the POINT OF BEGINNING.

The Variable Width Non-Exclusive Access & Utility Easement contains 0.031 acres, or 1,353 square feet, of land.

10' WIDE NON-EXCLUSIVE UTILITY EASEMENT (AS SURVEYED)

Situated in the City of St. Louis, County of St. Louis, and State of Missouri. Known as being a part of Lot 22 in Block 16 of Vinita Park as recorded in Plat Book 7 Page 32, and being a 125 square foot 10' Wide Non-Exclusive Utility Easement over and upon a parcel of land now or formerly conveyed to MJT Real Estate, LLC, a Missouri limited liability company as recorded in Deed Volume 3472 in Page 77 of St. Louis County records and being more particularly described as follows:

Commencing at a chiseled 'X' found in concrete at the southeasterly corner of said Lot 22;
Thence North 00°05'31" East a distance of 110.24 feet;
Thence North 89°54'29" West a distance of 50.00 feet;
Thence North 00°05'31" East a distance of 38.00 feet to the POINT OF BEGINNING;

Thence North 00°05'31" East a distance of 12.52 feet;
Thence South 89°54'29" East a distance of 10.00 feet;
Thence South 00°05'31" West a distance of 12.52 feet;
Thence North 89°54'29" West a distance of 10.00 feet to the POINT OF BEGINNING.

The 10' Wide Non-Exclusive Utility Easement contains 0.003 acres, or 125 square feet, of land.

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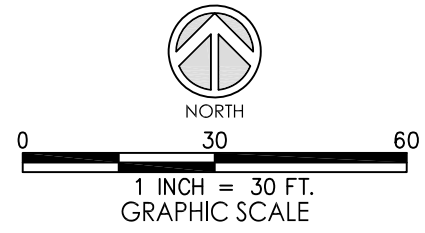
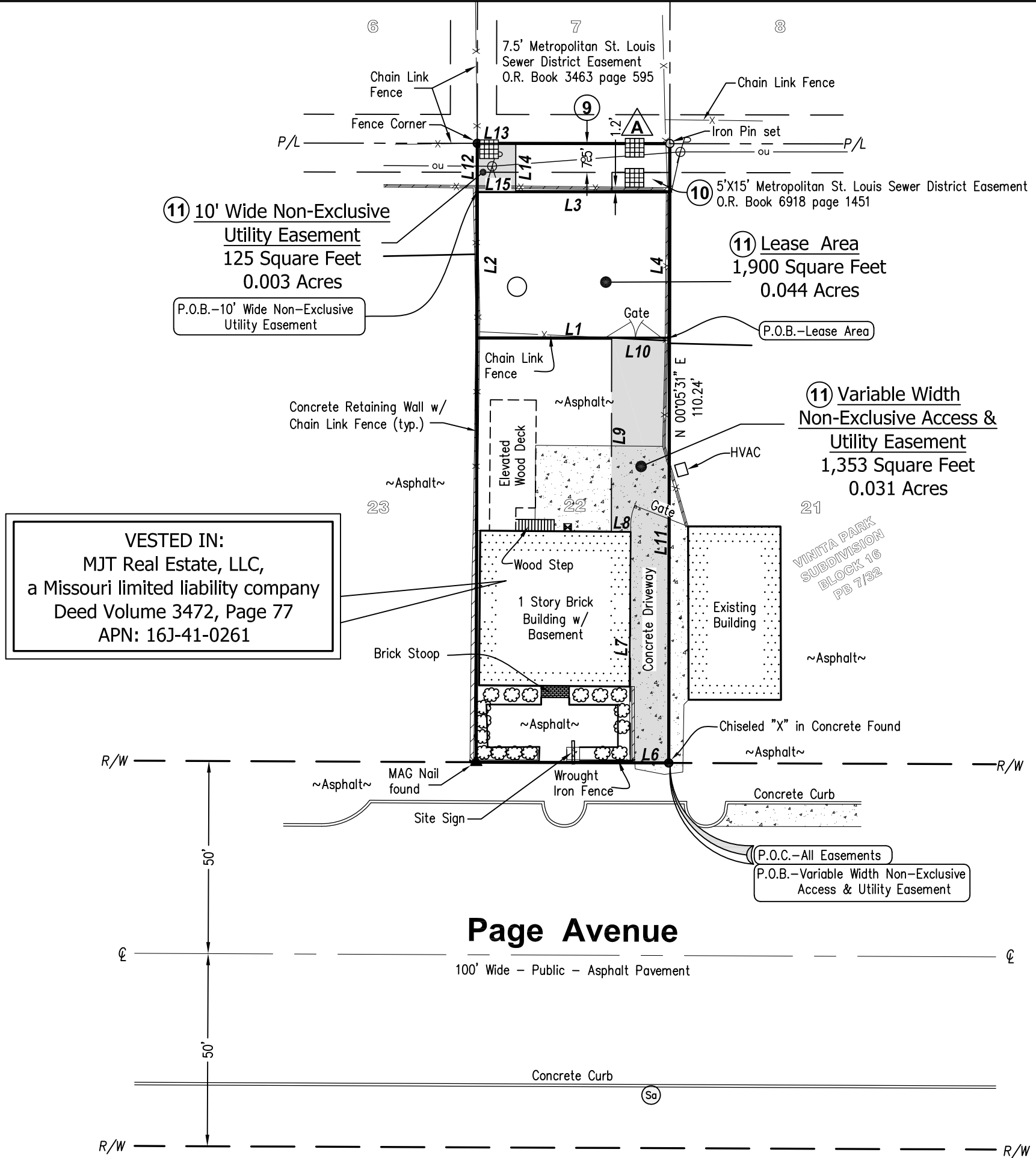
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Drawn By:	DLV	Scale:	None
Date:	06.18.20	Sheet:	2 of 4
Certa Project No. 1914			



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
- ⊠ - Catch Basin
- ⊠ - Electric Meter
- ▨ - Wall (As Noted)
- ⊕ - Utility Pole
- X— - Fence (As Noted)
- ou— - Overhead Utilities
- ☼ - Shrub
- ▨ - Building Area
- ▨ - Shaded Easement Area

LINE	BEARING	DISTANCE
L1	N 89°54'29" W	50.00'
L2	N 00°05'31" E	38.00'
L3	S 89°54'29" E	50.00'
L4	S 00°05'31" W	38.00'
L6	N 89°45'45" W	10.00'
L7	N 00°05'31" E	60.00'
L8	N 89°54'29" W	5.00'
L9	N 00°05'31" E	50.21'
L10	S 89°54'29" E	15.00'
L11	S 00°05'31" W	110.24'
L12	N 00°05'31" E	12.52'
L13	S 89°54'29" E	10.00'
L14	S 00°05'31" W	12.52'
L15	N 89°54'29" W	10.00'

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Drawn By: DLV Scale: 1"=30'
 Date: 06.18.20 Sheet: 3 of 4
 Certa Project No. 1914

