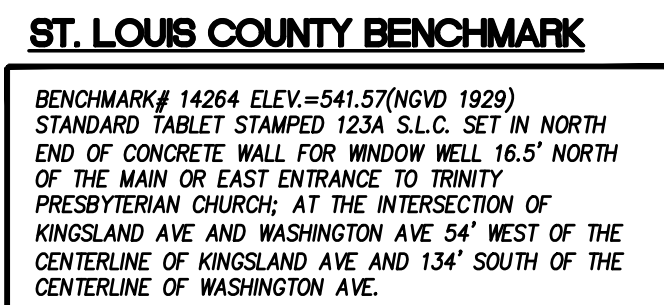
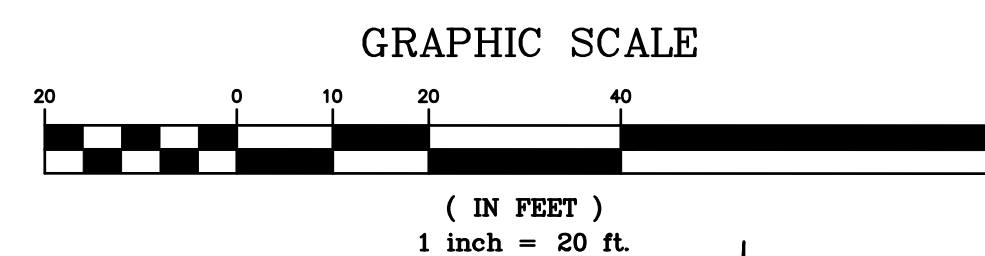


A TRACT OF LAND BEING LOTS 5 THRU 8 AND PART OF LOT 9 OF BLOCK 1
AND PART OF BLOCK 4 OF UNIVERSITY HEIGHTS AS RECORDED IN PLAT BOOK 6, PAGE 14 AND PART OF LOT 9 OF
THE SUBDIVISION OF CLEMENS ESTATE AS RECORDED IN PLAT BOOK 2, PAGE 42 OF THE ST. LOUIS COUNTY
RECORDS LOCATED IN U.S. SURVEY 378, TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE 5TH PRINCIPAL MERIDIAN
UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI
























Beginning at the southst corner of a tract of land as conveyed to the City of University City by instrument recorded in Book 6333, Page 2313 of above said records, said point also being located on the west line of Kingsland Avenue, 80 feet wide, thence along the north line of said City of University City tract; North 89 degrees 45 minutes 45 seconds West, 280.47 feet to a point on the west line of said Kingsland Avenue, 80 feet wide, (S. 1/4 Sec. 36, T. 36 N., R. 29 E., S. 1/4), thence along said east line, North 00 degrees 14 minutes 16 seconds East, 209.12 feet to the south line of a tract of land as conveyed to Washington University, by instrument recorded in Book 11923, Page 441; thence along said south line, South 88 degrees 05 minutes 02 seconds East, 144.03 feet and South 89 degrees 45 minutes 44 seconds East, 136.50 feet to the west line of above said Kingsland Avenue; thence along the west line of said Kingsland Avenue, North 00 degrees 14 minutes 16 seconds West, 254.90 feet to the Point of Beginning.

BLOCK 4

N/F
CITY OF UNIVERSITY CITY
DB. 1088, PG. 113
6701 DELMAR AVE
LOC. #18J621276

LEGEND

- | | |
|----------------------------|---|
| EXISTING SANITARY SEWER |  |
| EXISTING STORM SEWER |  |
| EXISTING TREE |  |
| EXISTING BUILDING |  |
| EXISTING CONTOUR |  |
| SPOT ELEVATION |  |
| EXISTING UTILITIES |  |
| FOUND 1/2" IRON PIPE |  |
| SET IRON PIPE |  |
| FOUND CROSS |  |
| FOUND STONE |  |
| FIRE HYDRANT |  |
| LIGHT STANDARD |  |
| BUSH |  |
| SIGN |  |
| NOTES PARKING SPACES |  |
| GUY WIRE |  |
| POWER POLE |  |
| WATER VALVE |  |
| DENOTES RECORD INFORMATION |  |
| HANDICAPPED PARKING |  |

ABBREVIATIONS

- | | |
|--------|--------------------------|
| C.B. | CHORD BEARING |
| C.L. | CHORD LENGTH |
| C.M.P. | CORRUGATED METAL PIPE |
| D.B. | DEED BOOK |
| E. | ELECTRIC |
| FL | FLOWLINE |
| F. | FEET |
| IND. | FOUND |
| N. | GAS |
| M.H. | MANHOLE |
| N/O | NOW OR FORMERLY |
| PB. | PLAT BOOK |
| P. | PAGE |
| P.I.V. | PISTON INDICATOR VALVE |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| R.C.P. | RADIAL CLAY PIPE |
| R.C.P. | REINFORCED CONCRETE PIPE |
| SQ. | SQUARE |
| T. | TELEPHONE CABLE |
| V.C.P. | VITRIFIED CLAY PIPE |
| W. | WATER |
| W6" | RIGHT-OF-WAY WIDTH |

PREPARED FOR:
TRISTAR COMPANIES
12647 OLIVE BLVD. #510
St. Louis, MO 63141

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005-31, (636)
530-9100 FAX (636) 531-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

AI TA/NSPS I AND TITLE SURVEY

UNIVERSITY CITY SCHOOL DISTRICT

711 KINGSLAND AVE., 601 TRINITY AVENUE AND 702 HARVARD AVE.
UNIVERSITY CITY ST LOUIS COUNTY MISSOURI

WALTER J. PFLEGER P.L.S.
MO. P.L.S. # 2008-000728
CERTIFICATE OF AUTHORITY
LC-222-D

REVISION

1	04/08/19 - revised per client comments
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DRAWN BY: J.K.	CHECKED BY: W.J.P.
DATE: 4/1/19	JOB NO: 212-5053.4
M.S.D. P # -	BASE MAP # -
S.L.C. H&T #	H&T S.U.P. #

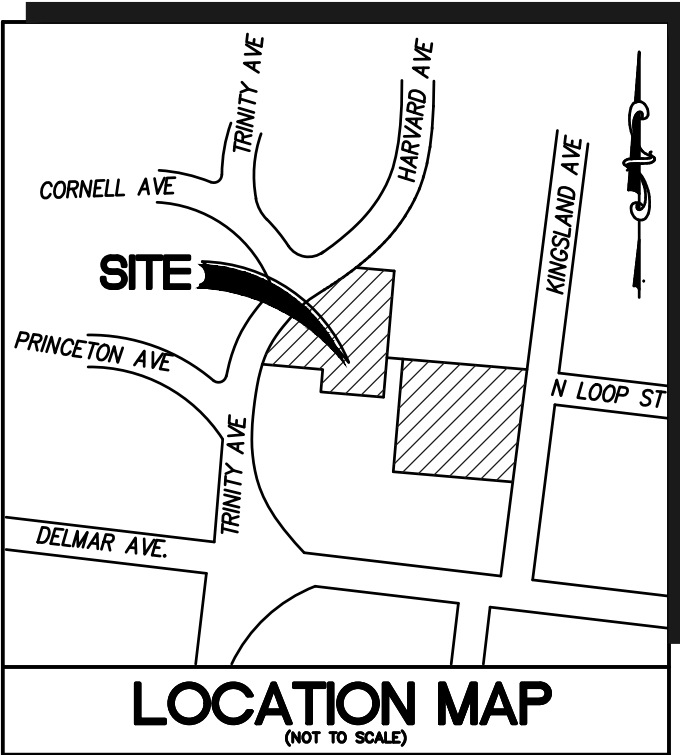
SHEET TITLE:								
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ALTA/NSPS LAND
TITLE SURVEY

SHEET NO.:
SHEET #1

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING LOTS 5 THRU 8 AND PART OF LOT 9 OF BLOCK 1 AND PART OF BLOCK 4 OF UNIVERSITY HEIGHTS AS RECORDED IN PLAT BOOK 6, PAGE 14 AND PART OF LOT 9 OF THE SUBDIVISION OF CLEMENS ESTATE AS RECORDED IN PLAT BOOK 2, PAGE 42 OF THE ST. LOUIS COUNTY RECORDS LOCATED IN U.S. SURVEY 378, TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE 5TH PRINCIPAL MERIDIAN UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI



LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	GAS DRIP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRATED MANHOLE
	STORMWATER INLET
	GRATED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX

Notes:

- (1) Stock and Associates Consulting Engineers, Inc. used exclusively St. Louis Title, LLC, agent for Old Republic National Title Insurance Company, Commitment No. 12433STL, Revision 1, with an effective date of February 19, 2019 at 8:00 AM. Revision 1, for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
- (2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is a the effective date thereof vested in:
- The School District of University City, Missouri, a Missouri public school district, successor to the Board of Education of University City, as to Parcel 1;
- The School District of University City, Missouri, a Missouri public school district, successor to the Board of Education of the School District of University City, St. Louis County, Missouri, as to Parcel 2;
- The School District of University City, Missouri, a Missouri public school district, successor to the Board of Education of the School District of University City, St. Louis County, Missouri, as to Parcel 3; and
- The School District of University City, Missouri, as to Parcels 4 and 5
- (3) Title Commitment No. 12433STL, Revision 1 with Schedule B-Section 2 exceptions:
- a) Item No. 4. Subject to Right of Way of Kingsland Avenue, a public street dedicated by the Plat of Dedication of Kingsland Avenue recorded in Plat Book 13 page 53, over that part of the subject land embraced therein. "SHOWN"
- b) Item No. 5. Subject to Building lines and Easements as established by the Plat of University Heights according to the plat thereof recorded in Plat Book 6 page 14. "NOT SHOWN" Not survey related.
- c) Item No. 6. Subject to Covenants, conditions and restrictions contained in the Declaration of Trust and Agreement dated January 19, 1905 and recorded in Book 161 page 37 and as amended by instruments recorded in Book 518 page 9, Book 599 page 503, Book 824 page 279, Book 5121 page 278, Book 7018 page 1958, Book 7131 page 626, Book 9811 page 2299, Book 15631 page 1997 and Book 16897 page 1374. "NOT SHOWN" Not survey related. Affects parcels 2, 4 & 5
- d) Item No. 7. Subject to Building lines and Easements as established by the plat thereof recorded in Plat Book 2 page 42. "NOT SHOWN" Not survey related.
- e) Item No. 8. Subject to Covenants, conditions and restrictions contained in the Declaration of Trust and Agreement dated December 20, 1909 and recorded in Book 246 page 187. "NOT SHOWN" Not survey related (Affects Parcels 1 & 3)

Property Descriptions:

Parcel 1:

Part of Lot 9 of Eliza Clemens Estate Subdivision in U.S. Survey 378, Township 45 North, Range 6 east in St.Louis County, according to the plat of said Subdivision recorded in Plat Book 2 page 42 of the St. Louis County Records more particularly described as follows to wit:

Beginning at a point in the North line of Delmar Blvd. forty (40) feet west of the center line of proposed Kingsland Avenue, thence Westwardly along the North line of Delmar Boulevard one hundred sixty (160) feet to a point; thence Northwardly and parallel with the center line of proposed Kingsland Avenue, four hundred (400) feet to a point; thence Eastwardly and parallel with the North line of Delmar Boulevard one hundred sixty (160) feet to a point forty (40) feet West of the center line of proposed Kingsland Avenue; thence Southwardly and parallel with the center line of proposed Kingsland Avenue four hundred (400) feet to the point of beginning.

Parcel 2:

Lot 9, 10, and 11 in Block 1 of University Heights, a Subdivision according to the plat thereof recorded in Plat Book 6 page 14 of the St. Louis County Records.

Parcel 3:

Part of Lot 9 of Eliza Clemens Estate Subdivision in U.S. Survey 378, Township 45 North, Range 6 east in St. Louis County, according to the plat of said Subdivision recorded in Plat Book 2 page 42 of the St. Louis County Records more particularly described as follows to wit:

Beginning at the point of Intersection of the North line of Delmar Boulevard Eighty (80) feet wide with the East line of University Heights Subdivision, a plat of which is recorded in Plat Book 6 pages 14 and 15 of the St. Louis County Records and running thence North along the East line of said University Heights Fourteen Hundred and Forty (1440) more or less to the Southwest corner of a tract of 2.5 acres conveyed to the St. Louis Tire and Rubber Company by Deed recorded at Book 308 page 313 of said records; thence East along the South line of tract of the St. Louis Tire and Rubber Company 220 feet to the center line of proposed Kingsland Avenue Eighty (80) feet wide; thence South along the center line of said proposed Kingsland Avenue 1040 feet more or less to the intersection of the Eastern prolongation of the North line of the tract conveyed to the Board of Education of University City by Deed recorded in Book 313 page 332 of said records; thence West along the last mentioned line and its prolongation 200 feet to the Northwest corner of the tract so conveyed by the last rected deed; thence South along the West line of said tract 400 feet to a point in the North line of Delmar Boulevard (80) feet wide; thence West along said North line of Delmar Boulevard 20 feet to the Place of Beginning.

Parcel 4:

Lot 6 in Block 1 of University Heights, a Subdivision according to the plat thereof recorded in Plat Book 6 page 14 of the St. Louis County Records.

Parcel 5:

Lots 4, 5, 7, and 8 in Block 1 of University Heights, a Subdivision according to the plat thereof recorded in Plat Book 6 page 14 of the St. Louis County Records.

EXCEPTING from the above Parcels 1, 2, 3, 4, and 5 the following Exception Tract A and Exception Tract B:

Exception Tract A:

All that part conveyed by the School District of University City, Missouri, grantor to the City of University City, Missouri, grantee, by the General Warranty Deed dated June 20, 1968 and recorded June 26, 1968 in Book 6333 page 2313.

Exception Tract B:

All that part conveyed by the School District of University City, grantor to Lewis Center Associates, a limited partnership, grantee, by the General Warranty Deed dated September 22, 1983 and recorded September 22, 1983 in Book 7539 page 758

ADDITIONAL NOTES:

(4) Basis of bearings adopted from Plat Book 6 Page 14 & 15

(5) Subject property lies within Flood Zone "X", areas determined to be outside 500-year floodplain. According to the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas identified as Map No. 29189C0191 H with an effective date of August 2, 1995

(6) Existing Zoning: "PA" - Public Activity Per University City

Building Setback Requirements.

a. Minimum Right-of-Way Setback. No building shall be located within fifteen (15) feet of a street right-of-way.

b. Minimum Property Line Setback. No building setback is required from a property line (as distinguished from a right-of-way line), except where a lot abuts an existing residential use in the "PA" district, a residential district or abuts an alley right-of-way which separates the use from a residential district. Under these conditions, the minimum building setback requirement shall be twenty-five (25) from the applicable property line(s). Also see Article 5, "Supplementary Regulations," Division 34-60, for screening requirements.

Where a property line setback is not required, but a building is set back off the property line, then it shall be set back at least five feet.

c.Modification of Property Line Setback. The minimum property line setback requirements may be modified via the conditional use permit procedure, under Article 11, "Conditional Uses." Such modifications may be more or less stringent, depending on the potential impact of the proposed development in the "PA" district which is adjacent to a residential district. In the case of a request for less stringent setbacks, the conditional use permit applicant must demonstrate screening between the proposed development and the adjacent residential lot or district, above and beyond the minimum screening requirements contained in Article 5, "Supplemental Regulations," Division 34-60.

(7) Underground utilities and facilities have been shown from survey and record information, and their location and size should be considered as approximate only.

(8) There are no defined parking spaces located on subject property.

Surveyors Certification

This is to certify to:
Tristar Property Acquisitions, LLC
Old Republic National Title Insurance Company
St. Louis Title, LLC

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, 6(a), 7(a), 7(b), 7(c), 8, 9, 11(a), and 13 of Table A thereof. Pursuant to the Accuracy Standard adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance. The field work was completed on January 4, 2013 and during March 2019.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

By: Walter J. Pfleger, Missouri P.L.S. No. 2008-000728

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636)
530-9000 FAX: (636) 530-9100
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Web: www.stockassoc.com

ALTANSPS LAND TITLE SURVEY

UNIVERSITY CITY SCHOOL DISTRICT

711 KINGSLAND AVE. , 601 TRINITY AVENUE AND 702 HARVARD AVE.
UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

WALTER J. PFLERGER P.L.S. MO. P.L.S. # 2008-000728 CERTIFICATE OF AUTHORITY LC-222-D	
REVISIONS:	
1	04/08/19 - revised per client comments
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DATE: 4/17/19	JOB NO: 212-5053.4
M.S.D. P. #	BASE MAP #
S.L.C. HAT #	HAT SUP. #
M.D.N.R. #	
SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY	
SHEET NO.: SHEET #2	