

THD Design Group

148 Chesterfield Industrial Boulevard, Suite E
Chesterfield, MO 63005

Security Title - Mississippi
1107 Mississippi Ave
Suite100
St. Louis, MO 63104

Invoice number 22-0952
Date 05/26/2022

Project **22-0952 4260-4262 Castleman Ave**

Description	Contract Amount	Prior Billed	Current Billed
Boundary & Improvement Survey	525.00	0.00	525.00
Total	525.00	0.00	525.00

Invoice total **525.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
22-0952	05/26/2022	525.00	525.00				
	Total	525.00	525.00	0.00	0.00	0.00	0.00

Due on Receipt

NOTICE TO OWNER

FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMO. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.

**BASIS OF BEARINGS:
ASSUMED; USE FOR
DETERMINATION OF
ANGLES ONLY**

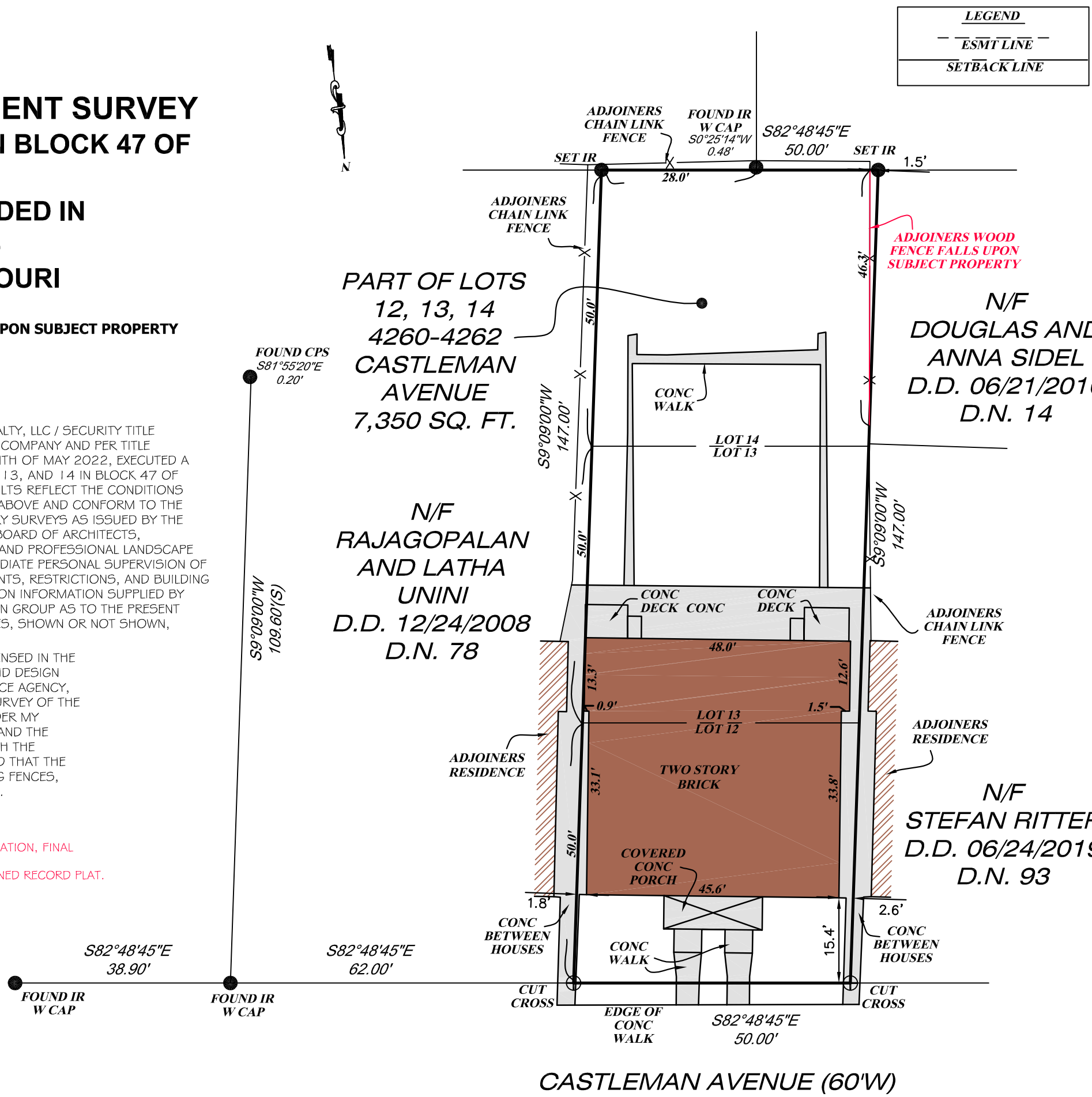
**BOUNDARY AND IMPROVEMENT SURVEY
PART OF LOTS 12, 13, AND 14 IN BLOCK 47 OF
TYLER PLACE,
A SUBDIVISION RECORDED IN
CITY BLOCK 4936
ST. LOUIS CITY, MISSOURI**

**SCHEDULE B SECTION II:
ITEM NO. 8: ESMT. PER 2115/158 DOES NOT FALL UPON SUBJECT PROPERTY**

THIS IS TO CERTIFY THAT AT THE REQUEST OF ROUNDROCK REALTY, LLC / SECURITY TITLE INSURANCE AGENCY, LLC / FIDELITY NATIONAL TITLE INSURANCE COMPANY AND PER TITLE COMMITMENT NUMBER 45848SEC, WE HAVE DURING THE MONTH OF MAY 2022, EXECUTED A BOUNDARY AND IMPROVEMENT SURVEY ON PART OF LOTS 12, 13, AND 14 IN BLOCK 47 OF TYLER PLACE, A SUBDIVISION IN ST. LOUIS CITY, MO. THE RESULTS REFLECT THE CONDITIONS FOUND AT THE TIME OF THE SURVEY, ARE CORRECTLY SHOWN ABOVE AND CONFORM TO THE CURRENT STANDARDS FOR URBAN CLASS PROPERTY BOUNDARY SURVEYS AS ISSUED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. THIS SURVEY WAS CONDUCTED UNDER THE IMMEDIATE PERSONAL SUPERVISION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR. THE EASEMENTS, RESTRICTIONS, AND BUILDING LINES SHOWN ARE BASED ON RECORD PLAT INFORMATION OR ON INFORMATION SUPPLIED BY THE CLIENT. NO INVESTIGATION HAS BEEN MADE BY THD DESIGN GROUP AS TO THE PRESENT STATUS OF ANY EASEMENTS, RESTRICTIONS, OR BUILDING LINES, SHOWN OR NOT SHOWN, AFFECTING THE TRACT SURVEYED.

I, BRIAN J. FISCHER, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF MISSOURI HEREBY STATE FOR AND ON BEHALF OF THD DESIGN GROUP TO ROUNDROCK REALTY, LLC / SECURITY TITLE INSURANCE AGENCY, LLC / FIDELITY NATIONAL TITLE INSURANCE COMPANY, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON MAY 24, 2022; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS AND THAT THE SURVEY ACCURATELY REFLECTS ALL IMPROVEMENTS, INCLUDING FENCES, RECORDED EASEMENTS AND UNRECORDED VISIBLE EASEMENTS.

- NOTES:**
- 1. ADJOINERS WOOD FENCE FALLS UPON SUBJECT PROPERTY.
 - 2. FENCE OWNERSHIP (IF SHOWN) IS BASED UPON FIELD OBSERVATION, FINAL DETERMINATION SHOULD BE MADE BY PROPERTY OWNERS.
 - 3. BUILDING LINES AND EASEMENTS SHOWN PER ABOVE MENTIONED RECORD PLAT.

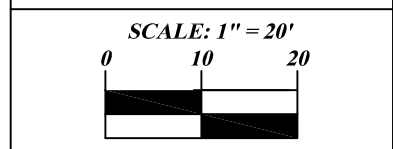


NO. 22-0952	DATE: 5/24/2022	DRAWN BY: CBS	CREW: DTCT
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THD DESIGN GROUP, INC.
 "your solution for engineering and surveying"
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 FAX: 636-294-3027
 WEB: THDDESIGNGROUP.COM
 CORPORATE CERTIFICATE OF AUTHORITY # 2011004412

BRIAN J FISCHER
 MISSOURI P.L.S. #2584
 THD DESIGN GROUP, INC.

05/24/22



"your solution for
engineering and
surveying"

FOR THE BENEFIT AND USE OF:

ORDER # 22-0952

SECURITY TITLE INSURANCE AGENCY, LLC

DATE 5/24/2022

PURCHASER: ROUNDROCK REALTY, LLC

SELLER: LINDELL FUND I LLC

ADDRESS: 4260-4262 CASTLEMAN AVENUE, ST. LOUIS CITY, MISSOURI

PROPERTY DESCRIPTION

LOT/PARCEL: PART OF LOTS 12, 13, 14 BLOCK: 47

SUBDIVISION: TYLER PLACE

CITY BLOCK: 4936

RECORDED IN: ST. LOUIS CITY, MISSOURI

NOTES/ENCROACHMENTS & VIOLATIONS

ADJOINERS WOOD FENCE FALLS UPON SUBJECT PROPERTY (1.5'W 46.3'L)

