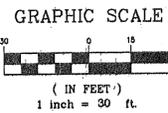


ALTA/ACSM LAND TITLE SURVEY  
PART BLOCK 7, ACME ACRES  
ST. LOUIS COUNTY, MISSOURI



NORTH PER RECORD PLAT

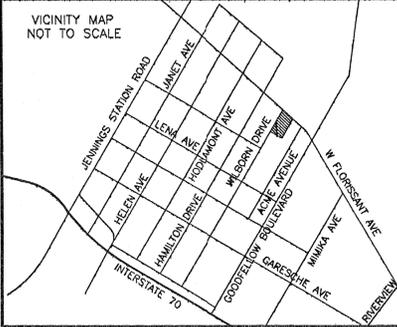
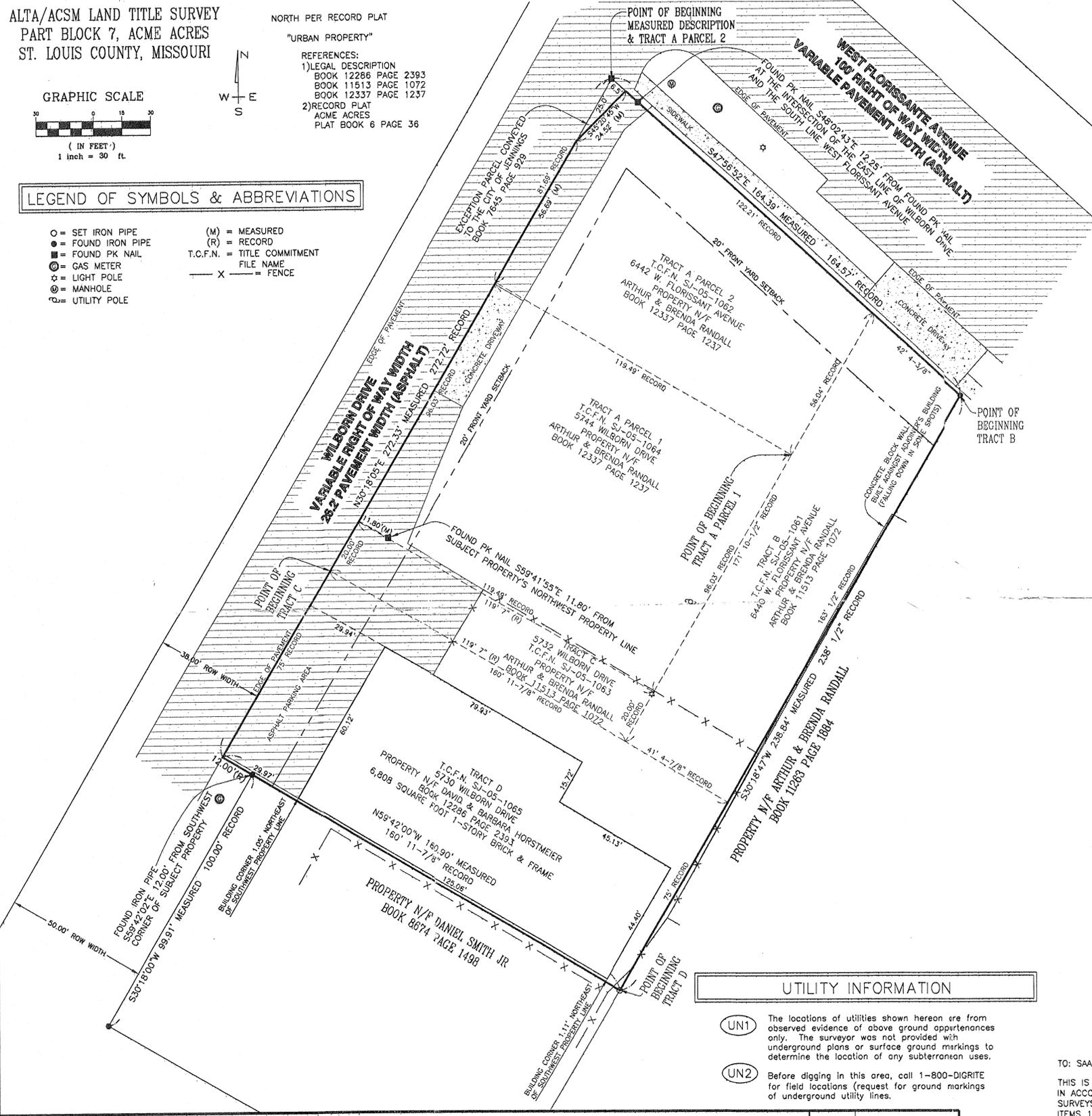
"URBAN PROPERTY"

- REFERENCES:  
1) LEGAL DESCRIPTION  
BOOK 12286 PAGE 2393  
BOOK 11513 PAGE 1072  
BOOK 12337 PAGE 1237  
2) RECORD PLAT  
ACME ACRES  
PLAT BOOK 6 PAGE 36



LEGEND OF SYMBOLS & ABBREVIATIONS

- = SET IRON PIPE
- = FOUND IRON PIPE
- ⊙ = FOUND PK NAIL
- ⊕ = GAS METER
- ⊗ = LIGHT POLE
- ⊙ = MANHOLE
- ⊕ = UTILITY POLE
- (M) = MEASURED
- (R) = RECORD
- T.C.F.N. = TITLE COMMITMENT FILE NAME
- X — = FENCE



SURVEY DESCRIPTION

**RECORD:**  
**TRACT A:**  
PARCEL 1: A TRACT OF LAND BEING PART OF BLOCK 7 OF ACME HEIGHTS, AS RECORDED IN PLAT BOOK 6 PAGE 36 OF THE ST. LOUIS COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST FLORISSANT AVENUE, 100 FEET WIDE AND THE EAST LINE OF WILBORN DRIVE AS WIDENED; THENCE EAST ALONG THE SOUTH LINE OF WEST FLORISSANT AVENUE, 122.21 FEET TO A CROSS ON CURB; THENCE SOUTH ALONG A LINE PARALLEL TO THE AFORESAID EAST LINE OF WILBORN DRIVE, 56.04 FEET TO THE ACTUAL POINT OF BEGINNING, SAID POINT BEING IN THE WEST LINE OF PARCEL ONE OF THE PROPERTY CONVEYED TO GERALD HARRINGTON BY DEED RECORDED IN BOOK 6741 PAGE 1424 OF THE ST. LOUIS COUNTY RECORDS; THENCE CONTINUING SOUTH ALONG THE WEST LINE OF THE AFORESAID PARCEL ONE OF PROPERTY CONVEYED TO GERALD HARRINGTON, 96.03 FEET TO A POINT BEING ALSO THE NORTHEAST CORNER OF PARCEL TWO OF PROPERTY CONVEYED TO GERALD HARRINGTON BY DEED RECORDED IN BOOK 6741 PAGE 1424 OF THE ST. LOUIS COUNTY RECORDS; THENCE WEST ALONG THE NORTH LINE OF THE AFORESAID PARCEL TWO OF PROPERTY CONVEYED TO GERALD HARRINGTON, 119.49 FEET TO A POINT IN THE EAST LINE OF THE AFORESAID WILBORN DRIVE; THENCE NORTH ALONG THE EAST LINE OF WILBORN DRIVE, 96.03 FEET; THENCE EAST 119.49 FEET TO THE ACTUAL POINT OF BEGINNING. THIS BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY GENERAL WARRANTY DEED OF RECORD IN THE REGISTER'S OFFICE OF ST. LOUIS COUNTY, MISSOURI, IN DEED BOOK 7530 PAGE 1116.

SCHEDULE B-II ITEMS

- TITLE COMMITMENT FILE NAME SJ-05-1061 SCHEDULE B-II:  
6.) SUBJECT TO DEED RESTRICTIONS AS SET FORTH IN PLAT BOOK 6 PAGE 36 OF THE ST. LOUIS COUNTY RECORDS, APPLIES AND AFFECTS TRACT B OF SUBJECT PROPERTY, IS BLANKET IN NATURE.
- TITLE COMMITMENT FILE NAME SJ-05-1062 SCHEDULE B-II:  
6.) AGREEMENT FOR SEGREGATION AND DIVISION OF COLLATERAL AND RESTATEMENT OF DEED OF TRUST BETWEEN SHONEY'S INC., A TENNESSEE CORPORATION AND CANADIAN IMPERIAL BANK OF COMMERCE, A CANADIAN-CHARTERED BANK, ACTING THROUGH ITS NEW YORK AGENCY, RECORDED JULY 17, 1990 IN BOOK 8804 PAGE 1342, APPLIES AND AFFECTS TRACT A PARCEL 1 AND 2, IS BLANKET IN NATURE.
- 7.) SUBJECT TO DEED RESTRICTIONS AS SET FORTH IN PLAT BOOK 6 PAGE 36 OF THE ST. LOUIS COUNTY RECORDS, APPLIES AND AFFECTS TRACT A PARCEL 2 OF SUBJECT PROPERTY, IS BLANKET IN NATURE.
- TITLE COMMITMENT FILE NAME SJ-05-1063 SCHEDULE B-II:  
6.) SUBJECT TO DEED RESTRICTIONS AS SET FORTH IN PLAT BOOK 6 PAGE 36 OF THE ST. LOUIS COUNTY RECORDS, APPLIES AND AFFECTS TRACT C OF SUBJECT PROPERTY, IS BLANKET IN NATURE.
- TITLE COMMITMENT FILE NAME SJ-05-1064 SCHEDULE B-II:  
6.) AGREEMENT FOR SEGREGATION AND DIVISION OF COLLATERAL AND RESTATEMENT OF DEED OF TRUST BETWEEN SHONEY'S INC., A TENNESSEE CORPORATION AND CANADIAN IMPERIAL BANK OF COMMERCE, A CANADIAN-CHARTERED BANK, ACTING THROUGH ITS NEW YORK AGENCY, RECORDED JULY 17, 1990 IN BOOK 8804 PAGE 1342, APPLIES AND AFFECTS TRACT A PARCEL 1 AND 2 OF SUBJECT PROPERTY, IS BLANKET IN NATURE.
- 7.) SUBJECT TO DEED RESTRICTIONS AS SET FORTH IN PLAT BOOK 6 PAGE 36 OF THE ST. LOUIS COUNTY RECORDS, APPLIES AND AFFECTS TRACT A PARCEL 1 OF SUBJECT PROPERTY, IS BLANKET IN NATURE.
- TITLE COMMITMENT FILE NAME SJ-05-1065 SCHEDULE B-II:  
6.) SUBJECT TO DEED RESTRICTIONS AS SET FORTH IN PLAT BOOK 6 PAGE 36 OF THE ST. LOUIS COUNTY RECORDS, APPLIES AND AFFECTS TRACT C OF SUBJECT PROPERTY, IS BLANKET IN NATURE.

PARCEL 2: A TRACT OF LAND BEING PART OF BLOCK 7 OF ACME HEIGHTS AS RECORDED IN PLAT BOOK 6 PAGE 36 OF THE ST. LOUIS COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST FLORISSANT AVENUE, 100 FEET WIDE AND THE EAST LINE OF WILBORN DRIVE AS WIDENED; THENCE EAST ALONG THE SOUTH LINE OF WEST FLORISSANT AVENUE, 122.21 FEET TO A CROSS ON CURB; THENCE SOUTH ALONG A LINE PARALLEL TO THE AFORESAID EAST LINE OF WILBORN DRIVE, 56.04 FEET, SAID POINT BEING IN THE WEST LINE OF PARCEL ONE OF THE PROPERTY CONVEYED TO GERALD HARRINGTON BY DEED RECORDED IN BOOK 6741 PAGE 1424 OF THE ST. LOUIS COUNTY RECORDS; THENCE WEST 119.49 FEET TO A POINT IN THE EAST LINE OF AFORESAID WILBORN DRIVE AND 81.69 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ALONG THE EAST LINE OF AFORESAID WILBORN DRIVE, 81.69 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF JENNINGS BY DEED RECORDED IN BOOK 7645 PAGE 929, EXCEPT FOR THAT PORTION OF PARCEL NO. 2 THAT WAS CONVEYED TO THE CITY OF JENNINGS BY DEED RECORDED IN BOOK 7645 PAGE 929, THIS IS THE SAME PROPERTY CONVEYED TO GRANTOR BY GENERAL WARRANTY DEED OF RECORD IN THE REGISTER'S OFFICE OF ST. LOUIS COUNTY, MISSOURI, IN DEED BOOK 7530, AT PAGE 1119. LESS AND EXCEPT ANY PORTIONS OF PARCELS NO. 1 AND 2 CONVEYED OR TAKEN FOR RIGHTS OF WAY FOR PUBLIC STREETS OR ROADS.

ZONING INFORMATION

PER CITY OF JENNINGS BUILDING DEPARTMENT, 314.388.1164, SUBJECT PROPERTY IS ZONED C-2S DEFINED AS SPECIAL SHOPPING AND SERVICE COMMERCIAL. UNDER THIS CLASSIFICATION, THE RESTRICTIONS AND REQUIREMENTS ARE AS FOLLOWS:  
A) FRONT YARD SETBACK IS 20 FEET.  
B) SIDE YARD SETBACK IS 15 FEET WHEN ABUTTING A RESIDENTIALLY ZONED LOT. A SIDEYARD IS NOT REQUIRED WHEN ABUTTING A LOT ZONED AND LYING WHOLLY WITHIN A NON-RESIDENTIAL DISTRICT.  
C) REAR YARD SETBACK IS 15 FEET WHEN ABUTTING A RESIDENTIALLY ZONED LOT. A REAR YARD IS NOT REQUIRED WHEN ABUTTING A LOT ZONED AND LYING WHOLLY WITHIN A NON-RESIDENTIAL DISTRICT.  
D) MAXIMUM BUILDING HEIGHT IS 30 FEET ABOVE GRADE.

MISCELLANEOUS NOTES

- (MN1) SUBJECT PROPERTY CONTAINS 0.94 ACRE. SUBJECT PROPERTY CONTAINS 41,049 SQUARE FEET.
- (MN2) SUBJECT PROPERTY IS IN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, PER THE FLOOD INSURANCE RATE MAP NUMBER 29189 C 0184H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 2, 1995.
- (MN3) THIS PROPERTY HAS BEEN SURVEYED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, ENGINEERS, AND LAND SURVEYORS.
- (MN4) THERE ARE NO DESIGNATED PARKING SPACES ON SUBJECT PROPERTY.

UTILITY INFORMATION

- (UN1) The locations of utilities shown hereon are from observed evidence of above ground appearances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
- (UN2) Before digging in this area, call 1-800-DIGITRUE for field locations (request for ground markings of underground utility lines).

SURVEYOR'S CERTIFICATE

TO: SAAB AUTO SALES & LEASING, INC. AND TITLE PARTNERS, LLC:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1-4, 6, 7(a)(1), 8-10, 11(a), 12-16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATE: 5/14/05  
Robert J. Harrison  
ROBERT J. HARRISON RLS 2533

HARRISON & ASSOCIATES, P.C.  
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Visit us at our web-site  
www.harrison-asoc.com  
20A WOODMERE POINT COURT  
ST. CHARLES, MO 63303  
PH: (636) 939-4600  
FX: (636) 939-4600

FOR:	TITLE PARTNERS INC.	PROJECT ADDRESS:	5730 WILBORN DRIVE	Date	5/14/05
DRAWING NAME:	WILBURN.DWB	PROJECT LOCATION:	ST. LOUIS, MO 63136	Dwn. By:	KRD
		PROJECT NAME:	W. FLORISSANT-WILBORN ALTA/ACSM	Aprvd. By:	RJH
				Scale:	1" = 20'

