

ITEMS CORRESPONDING TO SCHEDULE B-II

8 Terms, provisions, and restrictions, including reservation of rights for present and future utilities, of Ordinance #63889 of the City of St. Louis, Affidavit recorded in Book M1262 Page 1177 and Plat Book 66, Page 18. (BURDENS SUBJECT TRACT, SHOWN HEREON)

ZONING INFORMATION

A ZONING REPORT HAS NOT BEEN PROVIDED TO THE SURVEYOR AS OF THE SURVEY DATE.

MISCELLANEOUS NOTES

- MN1 SITE ADDRESS PER TAX INFORMATION AND POSTED IS AS FOLLOWS FOR THE PROPERTY:
510 THATCHER AVENUE, ST. LOUIS, MISSOURI. PARCEL ID FOR THE SUBJECT PROPERTY IS 42219030000 IN THE CITY OF ST. LOUIS, MISSOURI AS PER THE CITY ASSESSOR.
- MN2 THE CURRENT PROPERTY OWNER IS K3 INVESTMENTS LLC, PER SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 07222022-0221 OF THE CITY OF ST. LOUIS, MISSOURI RECORDS.
- MN3 THE PROPERTY HAS DIRECT ACCESS TO AND FROM THATCHER AVENUE, A 60 FOOT WIDE DEDICATED AND ACCEPTED PUBLIC RIGHT-OF-WAY, AT THE LOCATION LABELED HEREON.
- MN4 BASIS OF BEARINGS: GRID NORTH, MISSOURI STATE PLANE COORDINATE SYSTEM, NAD'83, EAST ZONE, AS DETERMINED THROUGH GPS OBSERVATION ON THE MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) VIRTUAL REFERENCE SYSTEM NETWORK (VRS).
- MN5 THERE ARE NO STRIPED PARKING SPACES ON THE SUBJECT PROPERTY.
- MN6 THIS SURVEY IS INTENDED FOR USE FOR REAL ESTATE TRANSACTION, AND IS NOT INTENDED FOR CONSTRUCTION OR IMPROVEMENT DESIGN PURPOSES.
- MN7 BUILDING FOOTPRINT AREA AND DIMENSIONS TAKEN TO OUTSIDE FACE OF FOUNDATION OR SLAB EDGE.
- MN8 BUILDING HEIGHT MEASURED FROM FINISHED FLOOR OF BUILDING TO TOP OF BUILDING ROOF AT LOCATION AS SPECIFIED ON PLAT.
- MN9 BUILDING TIES ARE SHOWN PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED.
- MN10 THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS DEFINED BY REVISED STATUTE, AND MEETS "URBAN" STANDARDS, AS DEFINED THEREIN.
- MN11 THE TOTAL AREA OF THE SURVEYED PROPERTY IS 147,090 SQUARE FEET OR 3.377 ACRES, MORE OR LESS.
- MN12 THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- MN13 THERE DOES NOT APPEAR TO BE RECENT CONSTRUCTION OF STREETS, PAVEMENT OR SIDEWALKS EVIDENCED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- MN14 THERE WAS NO EVIDENCE OF PARTY WALLS OR A PARTY WALL AGREEMENT PER FIELD OBSERVATION..
- MN15 THE PROPERTY'S NORTH LINE IS LOCATED ON THE SOUTH RIGHT-OF-WAY OF THATCHER AVENUE.
- MN16 THERE WAS NO EVIDENCE OF ANY CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS OBSERVED OR NOTED IN RECORDED DOCUMENTS OBTAINED OR PROVIDED BY CLIENT.
- MN17 (R)-RECORD BEARING OR DISTANCE (S)-SURVEYED BEARING OR DISTANCE.
- MN18 THERE ARE NO GAPS OR GORES ON THE SURVEYED PROPERTY IN RELATION TO ITS ADJOINERS.
- MN19 UTILITIES ARE SHOWN AS PER ABOVE GROUND OBSERVATION ONLY.
- MN20 THERE WAS NO EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT TRACT AT THE TIME OF THE SURVEY.

RECORD DESCRIPTION

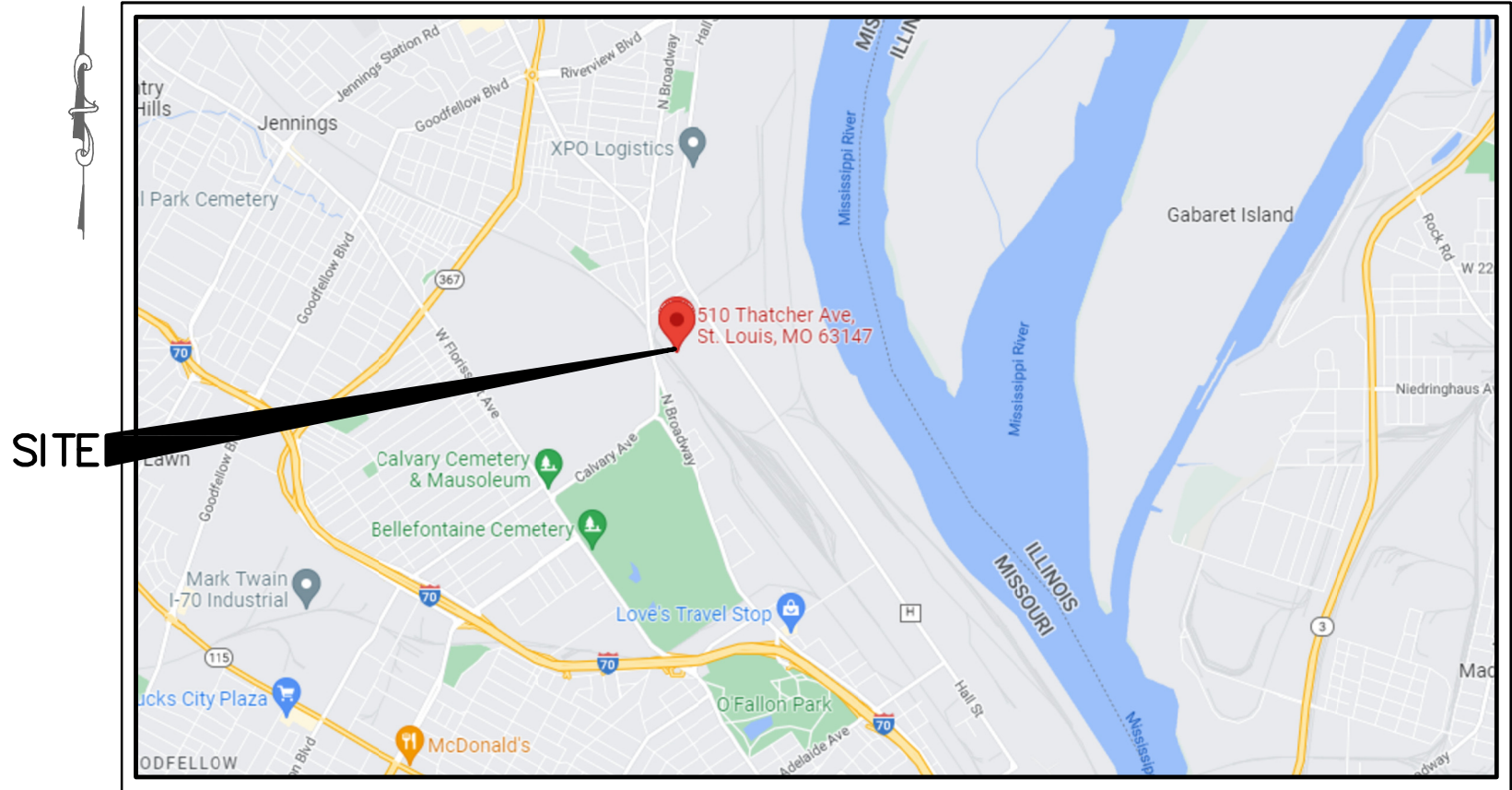
LOTS 1 THROUGH 4 INCLUSIVE AND THE NORTHERN PART OF LOT 5 IN BLOCK 1 OF RAILROAD ADDITION TO GERMANTOWN AND IN BLOCK 4221 OF THE CITY OF ST. LOUIS, MISSOURI, HAVING AN AGGREGATE FRONTING 517.30 FEET ON THE EAST LINE OF EAST RAIL ROAD AVENUE, BY A DEPTH EASTWARDLY OF 254.42 FEET ON ITS SOUTH LINE AND 285.50 FEET ON ITS NORTH LINE TO A STREET 30 FEET WIDE, HAVING AN AGGREGATE WIDTH THEREON OF 515.83 FEET, BOUNDED NORTH BY THATCHER AVENUE, AND THAT PART OF VACATED STREET ACCORDING TO ORDINANCE 63889 AS RECORDED IN BOOK M1262 PAGE 1177.

(ASSURANCE NOTE: THE ABOVE DESCRIPTION IS AS CONTAINED IN THE TITLE COMMITMENT EXHIBIT A, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1134613-STLO, COMMITMENT DATE OF JUNE 09, 2022 AT 8:00 AM).

LEGEND OF SYMBOLS & ABBREVIATIONS

×	FOUND CROSS	EB	ELECTRIC BOX	TV	CABLE TV BOX
●	FOUND IRON PIPE	EM	ELECTRIC METER	⌂	LIGHT STANDARD
●	SET IRON ROD	PO	POWER POLE	⌂	CLEAN OUT
⊕	BENCHMARK	GW	GUY WIRE	⌂	SANITARY MANHOLE (EXISTING)
TS	TRAFFIC SIGNAL BOX	GM	GAS METER	⌂	STORM SEWER MANHOLE (EXISTING)
□	PHONE BOX	GV	GAS VALVE	⌂	STORM SEWER DRAIN (EXISTING)
⊕	UTILITY MANHOLE	WM	WATER METER	⌂	GRATE INLET (EXISTING)
○	BOLLARD	WV	WATER VALVE	⌂	AREA INLET (EXISTING)
✉	MAILBOX	HY	HYDRANT	—516—	GENERAL SURFACE DRAINAGE
—	SIGN	WSO	WATER SHUT OFF	—516—	EXISTING CONTOUR
●	POST	SH	SPRINKLER HEAD	—516—	TREE LINE
●	EXISTING SHRUB	IVB	IRRIGATION VALVE BOX	8" PVC	SAN. SEWER (EXISTING)
●	EXISTING DECIDUOUS TREE	W	WELL	12" CMP	STORM DRAIN (EXISTING)
●	EXISTING EVERGREEN TREE	TH	TEST HOLE		

VICINITY MAP (NOT TO SCALE)



FLOOD NOTE

AS DETERMINED THROUGH GRAPHIC PLOTTING ONLY, PORTIONS OF SUBJECT TRACT LIES IN ZONE "X" (SHADED) & ZONE "X" (CROSS-HATCHED) WITH REDUCED FLOOD RISK DUE TO LEVEE, INSIDE OF A FLOOD PLAIN OR FLOOD ZONE PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF ST. LOUIS, MISSOURI, MAP NUMBER 2903850053C, WITH A MAP DATE OF MAY 24, 2022. THIS PROPERTY DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA).

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
08/03/22	FIRST DRAFT		
08/09/22	NETWORK COMMENTS		
FIELD WORK: JP	DRAFTED: SPC	CHECKED BY: BJF	FB & PG: N/A

SIGNIFICANT OBSERVATIONS

- A FENCE CROSSES PROPERTY LINE AS SHOWN HEREON. (SEE TIES) (LINEAR EXTENT - 405.72')
- B OVERHEAD UTILITIES CROSS PROPERTY LINE WITHOUT THE BENEFIT OF AN EASEMENT.
- C ASPHALT PARKING CROSSES PROPERTY LINE AS SHOWN HEREON. (SEE TIES) (LINEAR EXTENT - 46.6')
- D PAVEMENT LIES OUTSIDE OF PROPERTY LINE AS SHOWN HEREON. (SEE TIES) (LINEAR EXTENT - 244.25')

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

ALTA/NSPS LAND TITLE SURVEY

for
510 THATCHER AVE
NV5 PROJECT NO. 202204229, 001

510 THATCHER AVENUE, SAINT LOUIS, MO 63147

BASED UPON TITLE COMMITMENT NO. NCS-1134613-STLO
OF FIRST AMERICAN TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF JUNE 9, 2022

Surveyor's Certification

To: First American Title Insurance Company, and Bock & Clark Corporation, an NV5 Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1(except those States exempt), 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on August 2, 2022.

FOR REVIEW

08-03-2022
DATE

BRIAN J. FISCHER
REGISTRATION NO. 2584
IN THE STATE OF MISSOURI
LICENSE EXPIRATION DATE: NOVEMBER 30, 2022
DATE OF FIELD SURVEY: AUGUST 2, 2022
DATE OF LAST REVISION: N/A
NETWORK PROJECT NO. 202204229-001 CME

SURVEY PERFORMED BY:
TMD DESIGN GROUP, INC.
149 CHESTERFIELD INDUSTRIAL BOULEVARD, SUITE E
CHESTERFIELD, MISSOURI 63005
MISSOURI CERTIFICATE OF AUTHORITY NO. 2011004412

SHEET 1 OF 3

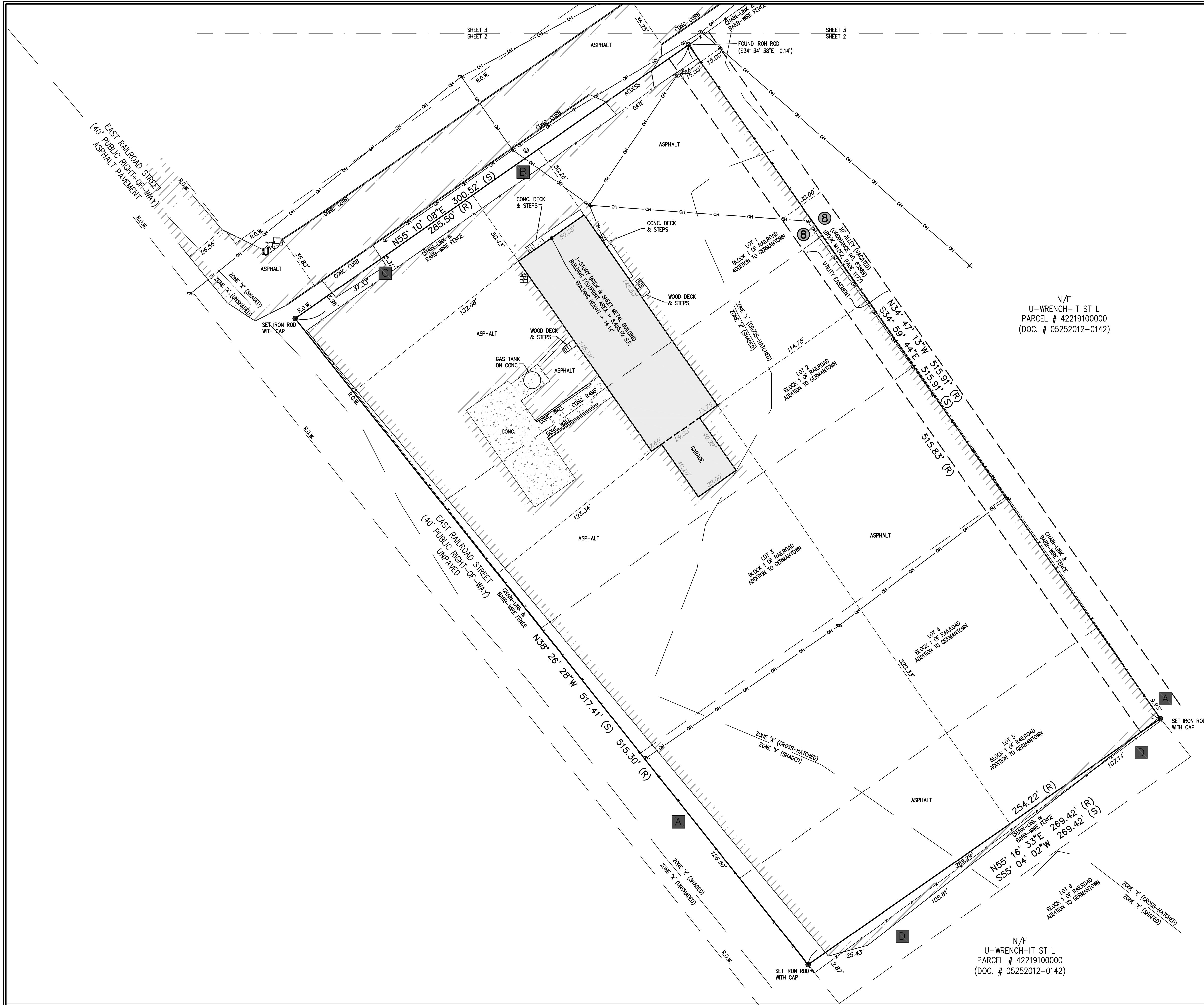
Bock & Clark Corporation
an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)

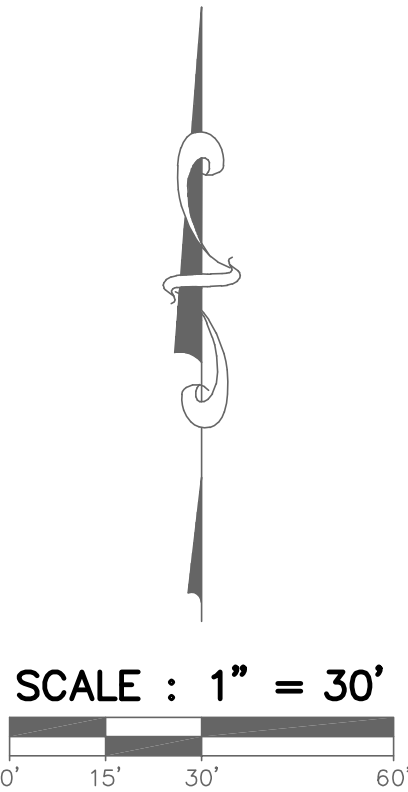
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT



N/F
U-WRENCH-IT ST L
PARCEL # 42219100000
(DOC. # 05252012-0142)

LOT A
"HALL STREET SUBDIVISION"
(P.B. 68, PG. 18)



SHEET 2 OF 3

N

V

5

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

510 THATCHER AVENUE

DATE OF FIELD SURVEY: AUGUST 2, 2022

NETWORK PROJECT NUMBER: 202204229-001 CMP

1-(800)-SURVEYS (787-8397)

TRANSACTION SERVICES

www.bockandclark.com maywehelpyou@bockandclark.com www.nv5.com

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