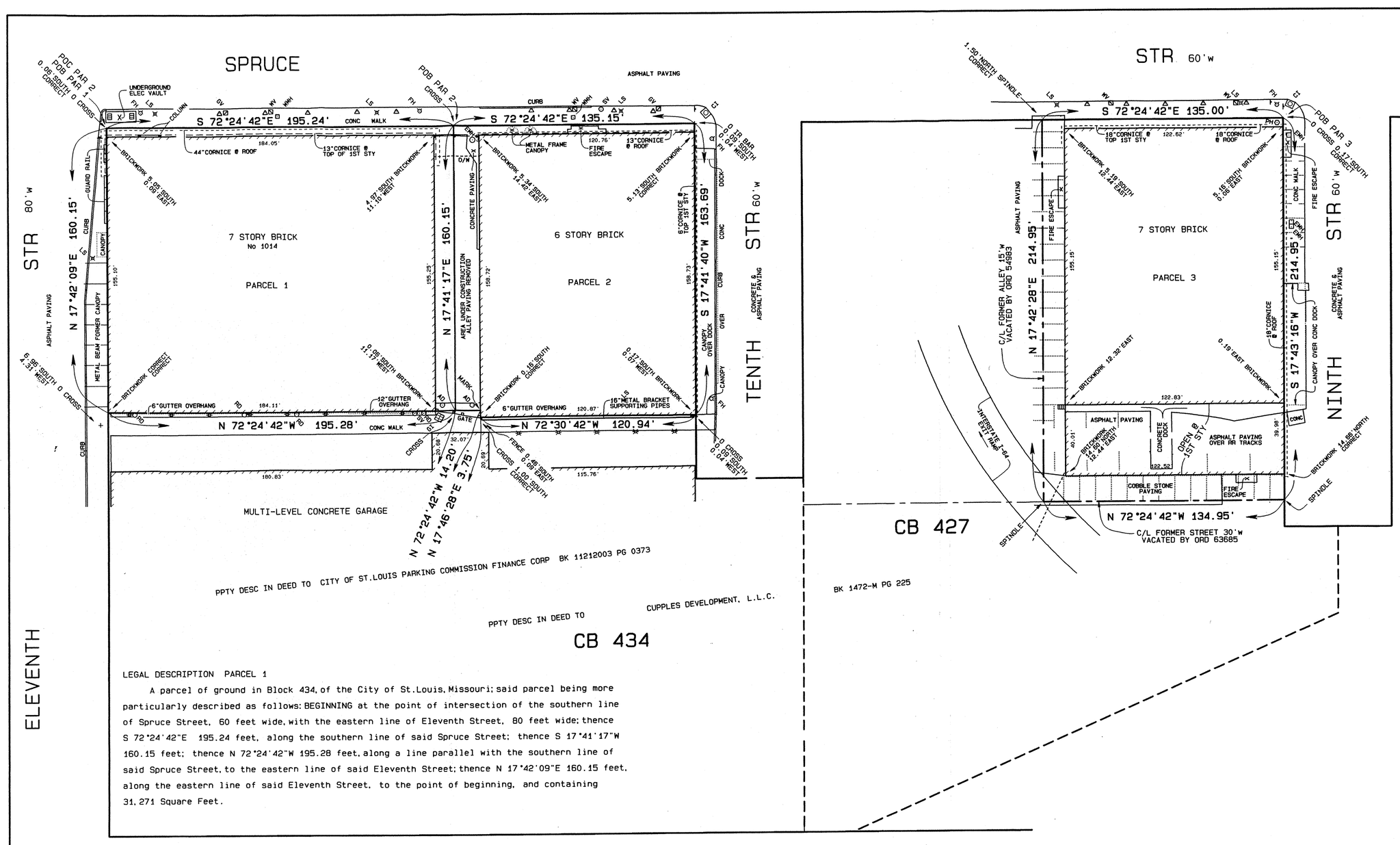

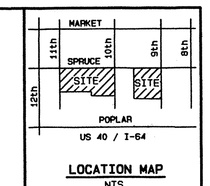

LOCATION MAP
NTS

ALTA/ACSM LAND TITLE SURVEY
CITY BLOCK 427 & 434
ST. LOUIS, MISSOURI

LEGEND / ABBREVIATIONS

AD	AREA DRAIN
CI	CURB INLET
EMH	ELECTRIC MANHOLE
	FENCE
FH	FIRE HYDRANT
GV	GAS VALVE
GI	GRATE INLET
LS	LIGHT STANDARD
O/W	OVERHEAD WIRES
	PARKING METER
PH	PAY PHONE
RD	ROOF DRAIN
SMH	SEWER MANHOLE
SV	SEWER VENT
	SIGN
WMH	WATER MANHOLE
WV	WATER VALVE
	YARD LIGHT

UTILITY NOTES:

Underground utility and sewer information, including size & material, is shown as reported by utility companies, and is limited to main lines in public right-of-ways, & does not include what is normally referred to as"house connections"& is not guaranteed to be correct or complete and no liability is assumed therefore. Visible evidence is shown based on field survey. Water, Gas & Sewers, only utilities investigated.

CITY OF ST. LOUIS WATER DIVISION reports the following:
A 12"main in Spruce, approx.10'south of the north curb line.
A 12"main in 11th, approx.18'west of east line.
A 12"main in 10th, approx.22'east of west line.
A 6"main in 9th, approx.10'west of west curb line.

LACLEDE GAS COMPANY reports the following:

A 2"main in Spruce, approx 2.5'south of the south curb line and terminates approx 72.5'east of east line of 11th.
A 2"main approx in the C/L of 11th, starts approx.10'north of the south line of Spruce and continuing northwardly.

METROPOLITAN ST. LOUIS SEWER DISTRICT reports the following:

A 12"sewer in Spruce, approx 23'north of the south line, westwardly from the C/L of 10th approx 145'.
A 12"sewer in Spruce, approx 20'north of the south line, westwardly from the C/L of 9th approx 80'.
A 36"x48"sewer, approx in the C/l of 10th.
A 93"sewer in the west side of 9th, location indefinite.
A 36"x54"sewer, approx in the C/L of 9th.
A 42"x54"sewer in the east side of 9th, location indefinite.
A 12"sewer in former Street, from the C/L of 10th westwardly approx 175', location indefinite.

SW BELL TELE CO & AMEREN UE ELEC CO: as of Feb.2002, no longer furnishes plats/plans of their installations/service lines. Overhead electric wires and utility poles are shown based on field observation.

SCALE: 1"=30'
0 30 60
SCALE IN FEET

LEGAL DESCRIPTION PARCEL 1

A parcel of ground in Block 434, of the City of St.Louis, Missouri; said parcel being more particularly described as follows: BEGINNING at the point of intersection of the southern line of Spruce Street, 60 feet wide, with the eastern line of Eleventh Street, 80 feet wide; thence S 72°24'42"E 195.24 feet, along the southern line of said Spruce Street; thence S 17°41'17"W 160.15 feet; thence N 72°24'42"W 195.28 feet, along a line parallel with the southern line of said Spruce Street, to the eastern line of said Eleventh Street; thence N 17°42'09"E 160.15 feet, along the eastern line of said Eleventh Street, to the point of beginning, and containing 31,271 Square Feet.

LEGAL DESCRIPTION PARCEL 2

A parcel of ground in Block 434, of the City of St.Louis, Missouri; said parcel being more particularly described as follows: COMMENCING at the point of intersection of the southern line of Spruce Street, 60 feet wide, with the eastern line of Eleventh Street, 80 feet wide; thence S 72°24'42"E 195.24 feet, along the southern line of said Spruce Street, to the point of BEGINNING of the parcel herein described; thence S 72°24'42"E 135.15 feet, along the southern line of said Spruce Street, to the western line of Tenth Street, 60 feet wide; thence S 17°41'40"W 163.69 feet, along the western line of said Tenth Street; thence N 72°30'42"W 120.94 feet; thence N 17°46'28"E 3.75 feet; thence N 72°24'42"W 14.20 feet; thence N 17°41'17"E 160.15 feet, to the point of beginning, and containing 22,084 Square Feet.

LEGAL DESCRIPTION PARCEL 3

A parcel of ground in Block 427, of the City of St.Louis, Missouri; said parcel being more particularly described as follows: BEGINNING at the point of intersection of the western line of Ninth Street, 60 feet wide, with the southern line of Spruce Street, 60 feet wide; thence S 17°43'16"W 214.95 feet, along the western line of said Ninth Street, to the centerline of a former Street, 30 feet wide, Vacated by Ordinance 63695; thence N 72°24'42"W 134.95 feet, along the centerline of said Vacated Street, to the centerline of a former Alley, 15 feet wide, Vacated by Ordinance 54983; thence N 17°42'28"E 214.95 feet, along the centerline of said Vacated Alley, to the to the southern line of said Spruce Street; thence S 72°24'42"E 135.00 feet, along the southern line of said Spruce Street, to the point of beginning, and containing 29,013 Square Feet.

NOTES

No Easements and/or Building Lines are reported by St.Louis Title, L.L.C.as agent for Stewart Title Guaranty Co, in their File No 20050033, dated June 16, 2005. No further investigation has been made by Pitzman's Co., as to the present status of any easements, restrictions, building or zoning setback lines, if any affecting the parcel surveyed. Pitzman's Co has only reviewed Items 8 and 9, as recited in Schedule B-Section II of said title.

8 Parcel surveyed is within the area described in & is subject to Redevelopment Agreement recorded in Bk 905-M Pg 2031.

9 Parcel surveyed is within the area described in & is subject to Ordinance 63535.

Parcels 1, 2 & 3 shown hereon, are within the property described in deed to Cupples Development LLC, rec in Bk 1472-M Pg 225.

Monumentation designated O was found. All other monumentation was set.

Bearings shown on this plat are relative only and were adopted / computed from plat of Civic Center Subdivision Plat 3, rec in P1 Bk 37 Pg 28.

Buildings are noted at ground level, unless noted otherwise.

Parcel 1 contains No Striped Parking Spaces & No Striped Handicap Spaces.
Parcel 2 contains No Striped Parking Spaces & No Striped Handicap Spaces.
Parcel 3 contains 7 Striped Parking Spaces, 2 Striped Partial Parking Spaces & No Striped Handicap Spaces.

Subject property is located on the latest Flood Insurance Rate Map of the City of St.Louis, Missouri, Community Panel No 290385 0010 A, dated July 16, 1979, as furnished by the U.S.Department of Housing and Urban Development, which indicates that the subject property is located outside the 500 Year Flood Boundary in a Zone C Area, which is defined as an area of minimal flooding and is not considered a flood hazard area, as defined by the National Flood Insurance Program.

PITZMAN'S CO of SURVEYORS & ENGINEERS
6700 Arsenal Street St.Louis, MO 63139

"ALTA/ACSM LAND TITLE SURVEY"

To: McGOWAN & WALSH, L.L.C.: ST. LOUIS TITLE, L.L.C. as agent for STEWART TITLE GUARANTY COMPANY
CUPPLES DEVELOPMENT L.L.C.: BANC OF AMERCIA COMMUNITY DEVELOPMENT CORPORATION

This is to certify that this plat, and the survey on which it is based, was made by PITZMAN'S CO of SURVEYORS & ENGINEERS, in July, 2005, 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, 2, 3, 4, 6, 7a, 8, 9, 10, 11b, 13, 14 & 15, of Table A thereof, as modified according to our contract, pursuant to the Accuracy Standards as adopted by ALTA, ACSM & NSPS, 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"and meets the accuracy requirements of Class Urban Surveys, as defined therein, of the parcel of ground described hereon, being in the City of St.Louis, MO; and that the result of said survey is correctly shown hereon, and was executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys for Class Urban Property.

In Witness Whereof, It has signed and sealed the foregoing, this the 2nd day of August, 2005.

T C P, Deputy
Order No 05-884 & 05-914
Checked by REL

STATE OF MISSOURI
ROY E. LEIMBERG
NUMBER LS-1361
PROFESSIONAL LAND SURVEYOR

PITZMAN'S CO. of SURVEYORS & ENGINEERS
Corporate License No. LS 10 D

By Roy E. Leimberg Pres.
Roy E. Leimberg MO P.L.S.# 1361

Mon Nov 14, 2005 15:56:52
Thu Aug 25, 2005 16:02:05

PITZMAN'S CO
SURVEYORS & ENGINEERS
6700 ARSENAL STR ST. LOUIS, MO 63139
PH 314-781-5665 FAX 314-781-1801

ORDER	05-884
	05-914
DRAWN	B D S
CHECKED	R E L
DATE	JUL 12, 2005
	JUL 26, 2005
	AUG 25, 2005
	NOV 14, 2005

CB 427