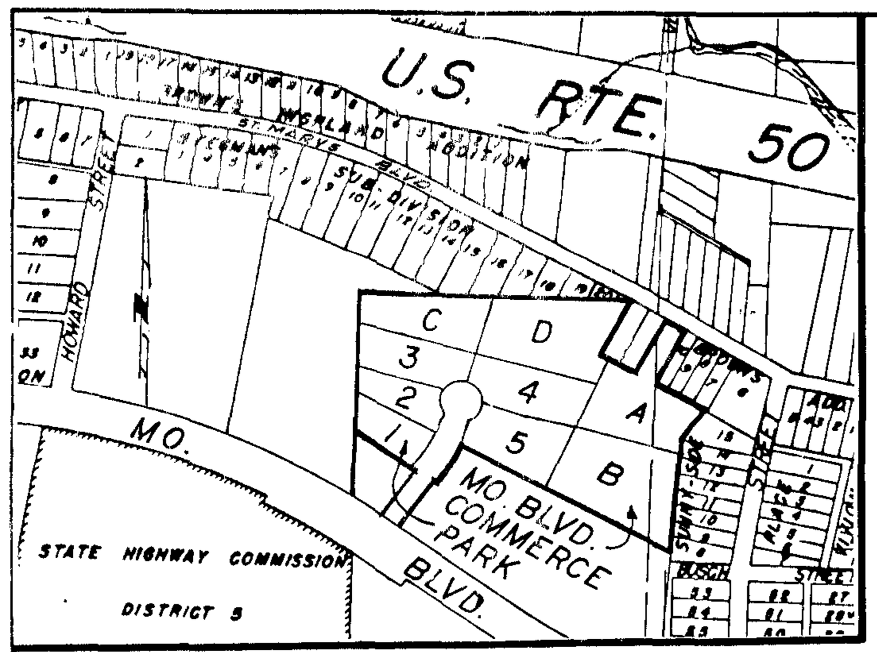
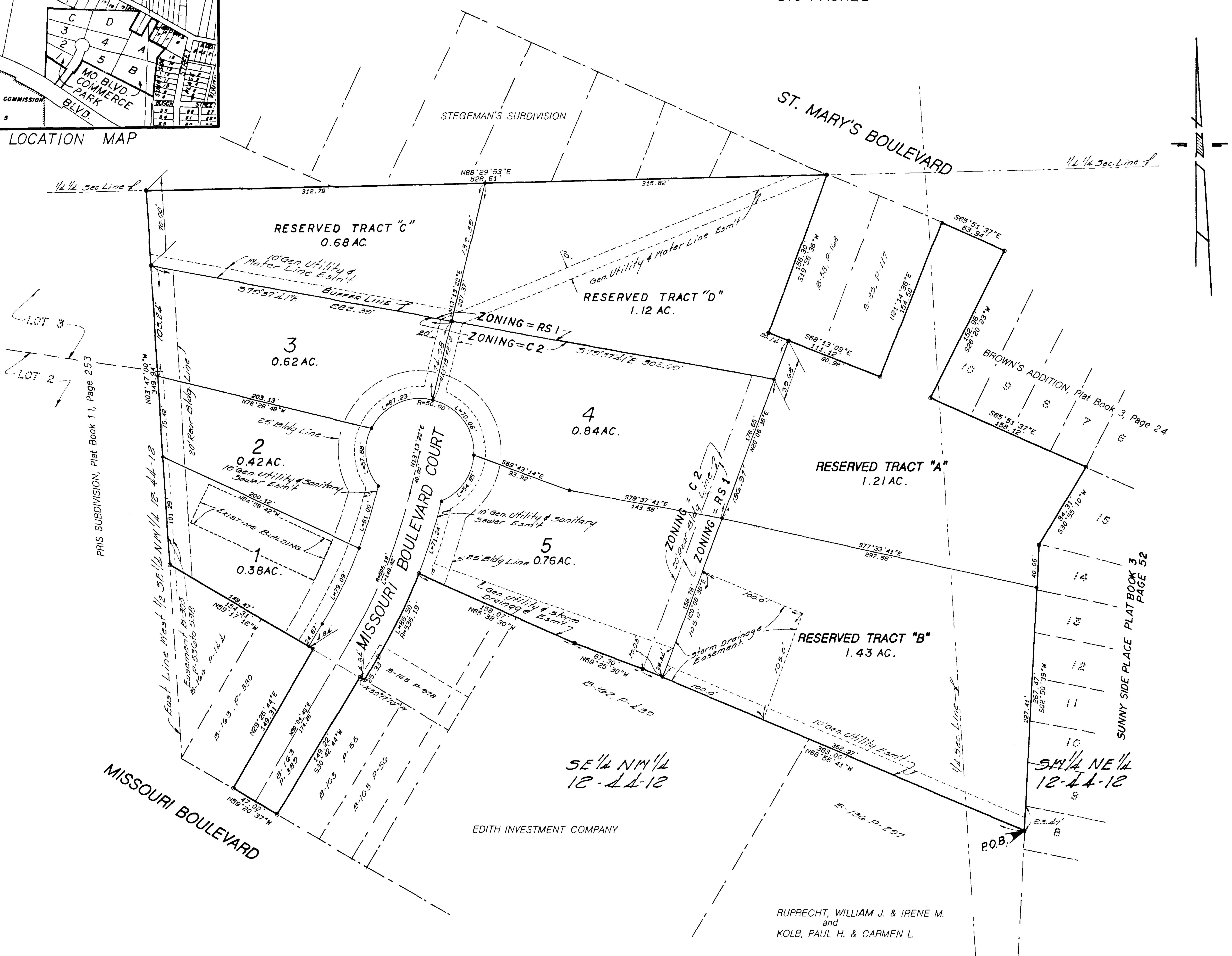


LOCATION MAP

MISSOURI BOULEVARD COMMERCE PARK

8.04 ACRES



PROPERTY DESCRIPTION

Part of the Southeast Quarter of the Northwest Quarter of Section 12, Township 44 North, Range 12 West, in the County of Cole, City of Jefferson, Missouri, and being more particularly described as follows:

From a point on the west line of Lot No. 8 of Sunny Side Place, per plat of record in Plat Book 3, Page 52, Cole County Recorder's Office, lying 23.47 feet south of the northwest corner of said Lot No. 8, and said point being the northeast corner of a tract of land as described in Book 136, Page 297, Cole County Recorder's Office; thence northwesterly along the north line of said tract and the north line of a tract of land as described in Book 162, Page 439, Cole County Recorder's Office on the following courses and distances: N66°56'41"W, 383.00 feet; thence N69°25'30"W, 67.30 feet; thence N65°38'30"W, along the northerly line of said tract in Book 162, Page 439, and the westerly extension thereof, 158.07 feet; thence leaving the northerly line of said tracts and said westerly extension; thence southerly on a curve to the right, having a radius of 536.19 feet, an arc length of 86.50 feet, the chord of said curve being S25°27'25"W, 86.41 feet; thence S30°04'43"W, 25.33 feet to the northerly line of a tract of land as described in Book 163, Page 55, Cole County Recorder's Office; thence N59°17'16"W, along said northerly line, 4.84 feet to the northwest corner thereof; thence S30°42'44"W, along the west line of said tract, also being the east line of a tract as described in Book 163, Page 389, Cole County Recorder's Office, 149.22 feet to the north line of Missouri Blvd.; thence N59°20'37"W, along the north line of Missouri Blvd., 47.02 feet to the southeast corner of a tract of land as described in Book 163, Page 330, Cole County Recorder's Office; thence N29°26'44"E, along the east line of said tract and the west line of the tract as described in Book 163, Page 389, 149.31 feet to the northeast corner of said tract in Book 163, Page 330; thence N59°17'16"W, along the north line of said tract and the north line of a tract of land as described in Book 166, Page 144, Cole County Recorder's Office, 154.31 feet to the east line of the West Half of the Southeast Quarter of the Northwest Quarter of said Section 12; thence N03°47'00"W, along said east line, 349.94 feet to the Quarter Quarter Section Line, thence N88°29'53"E, along the Quarter Quarter Section Line, 628.61 feet to a point on the west line of a tract of land as described in Book 58, Page 168, Cole County Recorder's Office; thence S19°56'36"W, along the west line of said tract, 156.30 feet to the southwest corner thereof; thence S68°13'09"E, along the south line of said tract and the south line of a tract of land as described in Book 85, Page 117, Cole County Recorder's Office, 111.12 feet; thence N21°14'36"E, along the east line of the tract of land as described in Book 85, Page 117, 154.5 feet to the south line of St. Mary's Boulevard; thence S65°51'37"E, along the south line of St. Mary's Boulevard, 63.94 feet to the west line of Lot No. 10 of Brown's Addition, per plat of record in Plat Book 3, Page 24, Cole County Recorder's Office; thence S26°20'23"W, along the west line of said Lot No. 10, 152.96 feet to the southwest corner thereof; thence S65°51'37"E, along the south line of said Brown's Addition, 158.12 feet to the northwest corner of Lot No. 15 of aforesaid Sunny Side Place; thence S30°55'10"W, along the westerly line of said Sunny Side Place, 84.31 feet; thence S02°50'39"W, along the west line of said Sunny Side Place, 267.47 feet to the point of beginning. Containing in all 8.04 acres. Bearings are magnetic. Subject to an easement as described in Book 165, Page 578, Cole County Recorder's Office.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Richard J. Otke, etal, a survey and subdivision was made, under my personal direction, regarding the above described property, and that the results of said survey are represented correctly on this plat and that said survey was executed in accordance with the current Minimum Standards for Property Boundary Surveys 10 CSR 30-2.010.

In Witness whereof, I have hereunto set my seal and signature this 8 day of JULY, 1991.

Louis H. Vetter (signature)
Louis H. Vetter, Mo.R.L.S. #1166

OWNER'S CERTIFICATE

Know all men by these presents that we, the undersigned, being the owners of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into lots and streets, and on this plat the lot numbers and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public, for public use forever, all streets and easements not presently of record, as shown on this plat, which shall be known as "MISSOURI BOULEVARD COMMERCE PARK". All taxes due and payable against said property have been paid in full.

In Witness whereof, the undersigned owners of said tract have hereunto set their hands and seals this 12 day of July, 1991.

Richard J. Otke — Delores E. Otke

Louis C. Otke by Marlene J. Otke attorney in Fact — Marlene J. Otke

STATE OF MISSOURI)
) ss
COUNTY OF COLE)

On this 12 day of July, 1991, before me personally did appear the above signed property owners who executed the foregoing instrument and acknowledged the same to be their free act and deed.

In Witness whereof, I have set my hand and affixed my seal this 12 day of July, 1991.

My Commission Expires: 12-30-91

Cance Cardwell, Notary Public, Cole County

I, the City Clerk of the City of Jefferson, County of Cole, State of Missouri, hereby certify that this plat was approved by the Mayor of the City of Jefferson, Missouri, by Ordinance No. 11607.

Approved this 12nd day of July, 1991.

Louise Gardner, Mayor — Brenda M. Cirtin, City Clerk

Ed H. Rackers, Acting Director of Public Works — Thomas H. Benton, Director of Planning

Document No. 6065

STATE OF MISSOURI)
) ss
COUNTY OF COLE)

Filed for record 25th day of July, 1991.
at 10 O'clock and 05 Minutes A.M.,
recorded in Book 11, Page 521.

DAVID R. NEWSAM, Recorder

CENTRAL MISSOURI PROFESSIONAL SERVICES, INC.
ENGINEERING AND SURVEYING
TEST DRILLING
2500 EAST MC CARTY
JEFFERSON CITY, MISSOURI 65101

TITLE MISSOURI BOULEVARD COMMERCE PARK			
FOR OTKE BROTHERS CONSTRUCTION 3702 WEST TRUMAN BLVD.			
DATE 5-20-91	BOOK NO.	SCALE 1"=50'	DRN. BY
REVISION DATE	CKD. BY	SHEET 1 OF 1	JOB NO. 78-63

SUB 370.00