

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



**CHICAGO TITLE
INSURANCE COMPANY**

Commitment Number:

192383

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

President

Attest:

Secretary

Countersigned By:

Authorized Officer or Agent

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Transaction Identification Data for reference only:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company, LLC 2345 Grand Avenue, Suite 690 Kansas City, MO 64108 Main Phone: (816)833-4117	Escrow Officer: Erin Evans Chicago Title Insurance Company 603 Stanwix St, Two Gateway Center Pittsburgh, PA 15222 Main Phone: (800)229-1159 Email: erin.evans@ctt.com Escrow No.: PIT192971

Order Number: 192383

Property Address: 9100 Gravois Rd, Affton, MO 63123

SCHEDULE A

1. Commitment Date: October 1, 2019 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006

Proposed Insured:	Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
Proposed Policy Amount:	\$5,000.00
3. The estate or interest in the Land described or referred to in this Commitment is:

Fee Simple
4. The Title is, at the Commitment Date, vested in:

[Regions Bank](#), successor by merger to Capital Bank and Trust, successor by merger to Bank of South County
5. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

PARCEL 1:

A tract of land being part of Block 4 of GRAVOIS GARDENS, a subdivision in St. Louis County, Missouri according to the plat recorded in Plat Book 34 page 69 of the St. Louis County Records, Township 44 North, Range 6 East, more particularly described as follows:

Beginning at an old iron pipe on the South right-of-way line of Gravois Road (Missouri State Route 30), 80 feet wide, said old iron pipe being the Westernmost corner of Block 4 of GRAVOIS GARDENS; thence along said Southern right-of-way of Gravois Road North 69 degrees 50 minutes East 180.97 feet to an iron pipe on the Western right-of-way line of Weber Road, 80 feet wide, as widened per Deed Book 6641 page 2189 of the St. Louis County Records; thence continuing Southeasterly, along the Western right-of-way of Weber Road, South 88 degrees 58 minutes 26 seconds East 8.62 feet to an iron pipe, thence continuing along the Western right-of-way line of Weber Road South 48 degrees 59 minutes East 145.38 feet to an iron pipe; thence leaving said Western right-of-way of Weber Road, along the Southeastern line of Block 4 of GRAVOIS GARDENS, South 41 degrees 01 minutes West 104.33 feet to an iron pipe; thence Northwesterly, along the Southwestern line of Block 4 of GRAVOIS GARDENS, North 78 degrees 28 minutes West 124.00 feet to an iron pipe from which an old iron pipe bears 0.28 feet South and 0.01 feet West; thence Northwesterly, along the Southwestern line of Block 4 of GRAVOIS GARDENS, North 48 degrees 26 minutes West 131.28 feet to the point of beginning and containing 0.6603 acres more or less.

PARCEL 2:

A parcel of land in Gravois Gardens, a Subdivision in St. Louis County, Missouri; described as: A strip of land 20 feet wide designated on said plat as park and adjoining the rear and sides of Block 4 and the rear of Lots 1, 2, 3, 4, 5, 6, 7 and the said of Lots 16 in Block 6 of said Gravois Gardens, shown on said plat recorded in Plat Book 34 page 69 of the St. Louis County Records.

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**SCHEDULE B, PART I
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: Regions Bank

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

6. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
7. Certain counties in Missouri require that deeds transferring real estate be accompanied by the Real Property Certificate of Value. Presently those counties include Jackson, St. Louis, City of St. Louis and St. Charles. This form must be executed by the buyer/grantee in these transactions. Certain exemptions do apply. The official form can be obtained from the Recorder of Deeds or from our Company.
8. Our Company e-records in all counties where this service is offered. An additional electronic recording service fee of \$4.50 per document will be assessed by the county at the time of recording.
9. Request for Special Coverage must be received by the Company for approval at least 15 business days prior to closing.
10. Any documents being executed in conjunction with this transaction must be signed in the presence of an

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**SCHEDULE B, PART I
REQUIREMENTS**
(continued)

authorized Company employee, an authorized employee of a Company agent, an authorized employee of the insured lender, or by using Bancserv or other Company-approved third-party service, or under the supervision of attorneys actively licensed in the state where the document signings take place.

11. The transaction contemplated in connection with this Commitment is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.
12. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
13. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the Policy to be issued. It is agreed that, as between the Company, the applicant for this commitment, and every person relying on this Commitment, the amount of the requested Policy will be assumed to be \$5000.00, and the total liability of the Company on account of this Commitment shall not exceed that amount, until such time as the actual amount of the Policy to be issued shall have been agreed upon and entered as aforesaid, and the Company's applicable charges for same shall have been paid.
14. The application for our title insurance does not give the name of the prospective purchaser. When such name is ascertained, the records must be searched for public record documents affecting the prospective purchaser, including, but not limited to, judgments, state tax liens, federal tax liens and federal non-revenue liens, if any. If the prospective purchaser is an entity, including, but not limited to, a corporation, limited liability company, partnership, limited partnership or trust, certain additional requirements may be necessary.
15. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
16. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. The lien of real estate [taxes](#) or assessments imposed on the Title by a governmental authority due or payable November 1, 2019, delinquent January 1, 2020.

City, State and County Tax ID No.: 25J311731

2018 Base Amount: \$38,076.31, Paid

2018 Assessed Value: \$317,920.00

2019 Assessed Value: \$455,130.00

a) We require proof of payment of special assessments and sewer usage fees, if any, due and payable to the City of Affton, Missouri. If unpaid, these charges may become a lien against the property.

Our policy, when issued, will contain the following exception, unless proper proof of payment is provided:

Special Assessments, if any, which are DUE AND PAYABLE to the City of Affton.

8. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the Restrictions Agreement for Gravois Gardens

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

Subdivision

Recording Date: May 4, 1940
Recording No: [Book 1699 at Page 84](#),

9. Terms and provisions of the St. Louis County Planning Commission Conditional Use Permit No. 581 recorded April 15, 1988 in [Book 8297 page 1373](#).
10. Permanent Sidewalk, Sewer and Utility Easement granted to St. Louis County, Missouri by the instrument recorded November 24, 1992 in [Book 9528 at Page 1274](#).
11. Building lines, restrictions, utility, drainage, storm sewer, sanitary sewer, and waterline easements shown on the plat, GRAVOIS GARDENS, recorded in Plat Book 34 at Page 69.
12. Sewer assessments, if any.
13. State court judgments, state tax liens, and federal tax liens, if any, against the party(ies) to be insured as owner(s).
14. Tenancy rights, either as month to month or by virtue of written leases, of persons now in possession of any part of the Land.
15. Notwithstanding the reference to acreage or quantity of ground in the description contained herein, this Commitment does not confirm, and the policy when issued, will not insure the accuracy of such acreage or quantity of ground.

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS**1. DEFINITIONS**

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION - Intentionally Deleted**END OF CONDITIONS**

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Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Revised May 1, 2018**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see "**Choices With Your Information**" to learn the disclosures you can restrict.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Recording Regulations for Kansas, Missouri, and Nebraska

Courtesy of Chicago Title Company, LLC
2345 Grand Avenue, Suite 690
Kansas City, MO 64108
(816)421-5040

Jackson County, Missouri

- \$21 first page, \$3 each additional page + \$4.50 per document E-recording fee
- Margins: 3" top margin on first page, 1" margin everywhere else*
- First page must show Grantor, Grantee, and Grantee's address; legal description must either be shown or referenced.**
- No printed material in the margins*
- Notary: Printed name must be under signature; notary seal must be within the margins; commission expiration must be shown**
- Real Property Certificate of Value required on all conveyance/corrective deeds (also in St. Louis County, St. Louis City, and St. Charles County)

Clay/Platte/Other Counties, Missouri

- \$24 first page, \$3 each additional page + \$4.50 per document E-recording fee, where available
- Margins: 3" top margin on first page, 1" margin everywhere else*
- First page must show Grantor, Grantee, and Grantee's address; legal description must either be shown or referenced.**
- No printed material in the margins*
- Notary: Printed name must be under signature; notary seal must be within the margins; commission expiration must be shown**
- St. Louis **City**, Missouri: 1) Grantor's address must also be shown on the first page; 2) fees are \$23 first page, \$5 each additional page; and 3) **GRANTEE MUST ALSO SIGN ANY CONVEYANCE DEEDS**

Kansas

- \$21 first page, \$17 each additional page + \$4.50 per document E-recording fee, where available
- Margins: 3" top margin on first page, 1" margin everywhere else**
- First page must show Grantor, Grantee, and Grantee's address; legal description must either be shown or referenced.**
- No printed material in the margins**
- Notary: Printed name must be under signature; notary seal must be within the margins; commission expiration must be shown**
- KS Real Estate Validation Questionnaire required on all conveyance/corrective deeds**

Nebraska

- \$10 first page, \$6 each additional page + \$4.50 per document E-recording fee, where available
- \$2.25/\$1,000 transfer tax
- Margins: 3" top margin on 1st page, 1" margin everywhere else**
- First page must show Grantor, Grantee, and Grantee's address; legal description must either be shown or referenced.**
- No printed material in the margins
- Notary: Printed name must be under signature; notary seal must be within the margins; commission expiration must be shown**
- Nebraska Form 521 required on all conveyance/corrective deeds and leases**

* Failure to comply will result in a \$25 non-standard fee.

** Failure to comply will result in the instrument's being rejected by the Recorder's Office.

All documents must be printed on standard 8½" x 11" white paper ONLY

CLASSIFIED
State User Fee \$3.00
Total

QUIT CLAIM DEED (Individual)

THIS DEED, Made and entered into this 2nd day of November, 1987, by and between David T. Stoecker, a married person with the express assent of his spouse by instrument recorded in Book 8133 Page 1982, L. K. Wood, a married person with the express assent of his spouse by instrument recorded in Book 8133 Page 1983 and Fred G. Heimburger, a married person with the express assent of his spouse by instrument recorded in Book 8133 Page 1984 of the County of St. Louis, State of Missouri, party or parties of the first part, and

BANK OF SOUTH COUNTY
9100 Gravois Road
St. Louis, Missouri 63123
of the County of St. Louis, State of Missouri, party or parties of the second part.

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents REMISE, RELEASE AND FOREVER QUIT CLAIM unto the said party or parties of the second part, the following described Real Estate, situated in the County of St. Louis and State of Missouri, to-wit:

PARCEL NO. 1: A tract of land being part of Block 4 of "GRAVOIS GARDENS" a subdivision recorded in Plat Book 34 Page 69 of the St. Louis County Records, Township 44 North, Range 6 East, St. Louis County, Missouri and being more particularly described as follows: Beginning at an old iron pipe on the South Right-of-way line of Gravois Road, (Missouri State Highway 30), 80 feet wide, said old iron pipe being the Westernmost corner of the above mentioned Block 4 of GRAVOIS GARDENS, thence along said Southern right-of-way of Gravois Road North 69 degrees 50 minutes East 180.97 feet to an iron pipe on the Western right-of-way line of Weber Road, 80 feet wide, as widened per Deed Book 6641 page 2189 of the St. Louis County Records, thence continuing Southeasterly along said Western right-of-way of Weber Road South 88 degrees 58 minutes 25 seconds East 8.62 feet to an iron pipe; thence continuing along said Western right-of-way line of Weber Road South 48 degrees 59 minutes East 145.38 feet to an iron pipe; thence leaving said Western right-of-way of Weber Road along the Southeastern line of the aforementioned Block 4 of GRAVOIS GARDENS South 41 degrees 01 minute West 104.33 feet to an iron pipe; thence Northwesterly along the Southwestern line of Block 4 of GRAVOIS GARDENS North 78 degrees 28 minutes West 124.00 feet to a point from which an old iron rod bears 0.28 feet South and 0.01 feet West; thence Northwesterly along the Southwestern line of said Block 4 of GRAVOIS GARDENS North 48 degrees 26 minutes West 131.28 feet to the point of beginning and containing 0.6503 acres more or less.

PARCEL NO. 2: A parcel of land in Gravois Gardens, a Subdivision in St. Louis County, Missouri, described as: a strip of land 20 feet wide designated on said plat as a park and adjoining the rear and sides of Block 4 and the rear of Lots 1, 2, 3, 4, 5, 6, 7 and the side of Lot 16 in Block 3 of said Gravois Gardens, as shown on said plat recorded in Plat Book 34 Page 69 of the St. Louis County Records.

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TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever. So that neither the said party or parties of the first part, nor their heirs, nor any other person or persons for them or in their names or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

67 NOV -3 PM 2:29

David T. Stoecker
David T. Stoecker

L. K. Wood
L. K. Wood
Fred G. Heimburger
Fred G. Heimburger

RECORDED JUDS
ST. LOUIS COUNTY, MO.

STATE OF MISSOURI, ss. On this 2nd day of November, 1987, before me personally appeared County of St. Louis David T. Stoecker, a married person with the express assent of his spouse by instrument recorded in Book 8133 Page 1982, L. K. Wood, a married person with the express assent of his spouse by instrument recorded in Book 8133 Page 1983 and Fred G. Heimburger, a married person with the express assent of his spouse by instrument recorded in Book 8133 Page 1984, to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County of St. Louis and State aforesaid, the day and year first above written.

*express assent of his spouse by instrument recorded in Book 8133 Page 1984

Diane D. Roesch
Diane D. Roesch
Notary Public

My term expires

May 16, 1991

BOOK 8225 PAGE 1974

END OF DOCUMENT



Real Estate Information Ownership, Legal and Assessments

9100 GRAVOIS RD, SAINT LOUIS, MO 63123

Ownership and Legal Information: 25J311731 - 2019

Locator No.	Tax Year	Tax District	City Code	Site Code	Destination Code
25J311731	2019	101JJ	000	0095	
Owner's Name:	CAPITAL BANK & TRUST REGIONS BANK				
Taxing Address:	9100 GRAVOIS RD SAINT LOUIS, MO 63123				
Care-Of Name:					
Mailing Address:	250 RIVERCHASE PKWY 6TH FLR BIRMINGHAM, AL 35244				
Subdivision Book - Page:					
Assessor's Book - Page:	01 - 0056				
City Name:	<i>Unincorporated</i>				
Subdivision Name:	GRAVOIS GARDENS				
Legal Description:	BLK PT 4 & 20 FT WIDE STRIP ADJ ON S SIDE 6 21 88 <small>Important: This is a brief legal description and is not meant for use in recorded legal documents.</small>				
Lot Number:				Block Number:	
Lot Dimensions:	0203 / 0116 - IRR / 0170			Total Acres:	0.84
Tax Code - Description:	A - TAXABLE			Land Use Code:	611
Deed Document Number:	1994083100013			Deed Type:	AFFDT
Deed Book and Page:	Book: 10299 Page: 1115			Trash District:	5
Deed Index List:	View Deed Index Information Recorded With Locator Number 25J311731				
School District:	AFFTON			County Council District:	6

Assessment Information: 25J311731 - All Available Years

Appraised 2019 values posted are preliminary and subject to change by the Assessor until July 1st.

Year	Property Class	Appraised Values			%	Assessed Values		
		Land	Improv.	Total		Land	Improv.	Total
2019	Residential:				19%			
	Agriculture:				12%			
	Commercial:	292,700	1,129,600	1,422,300	32%	93,660	361,470	455,130
	Total:	292,700	1,129,600	1,422,300		93,660	361,470	455,130
2018	Residential:				19%			
	Agriculture:				12%			
	Commercial:	292,700	700,800	993,500	32%	93,660	224,260	317,920
	Total:	292,700	700,800	993,500		93,660	224,260	317,920
2017	Total:	292,700	700,800	993,500		93,660	224,260	317,920
2016	Total:	303,900	596,100	900,000		97,250	190,750	288,000
2015	Total:	303,900	596,100	900,000		97,250	190,750	288,000
2014	Total:	219,500	457,500	677,000		70,240	146,400	216,640
2013	Total:	219,500	457,500	677,000		70,240	146,400	216,640
2012	Total:	219,500	467,900	687,400		70,240	149,730	219,970
2011	Total:	219,500	467,900	687,400		70,240	149,730	219,970
2010	Total:	365,900	465,900	831,800		117,090	149,090	266,180
2009	Total:	365,900	465,900	831,800		117,090	149,090	266,180
2008	Total:	252,000	573,000	825,000		80,640	183,360	264,000

Please Note: Information maintained by the Assessor's Office is for assessment purposes only and should not be used to verify or transfer ownership. All maps maintained, provided and/or purchased are based on assessment information and do not represent a legal survey of the parcels shown, and should not be used for conveyance or the establishment of property boundaries. The Assessor's Office shall not be liable for errors contained herein or for any damages in connection with the use of this information.

ST. LOUIS COUNTY, MISSOURI



Real Estate Tax Amounts Due

No Taxes Are Due

Effective 10/17/2019.

Locator Number: 25J311731
Owner Name: Capital Bank & Trust
Property Location: 9100 Gravois Rd
Subdivision: Gravois Gardens
Block Number:
Lot Number:
School Sub Code: 101JJ
Legal Description: Blk Pt 4 & 20 Ft Wide Strip Adj On S
 Side 6 21 88
Assessed Value: \$455,130.00

Real Estate Taxes Paid:

Locator Number - 25J311731							
Tax Year	Tax	Interest	Penalties	Other Charges	Total Tax	Amount Paid	Date Paid
2018	\$32,671.67	\$0.00	\$0.00	\$5,404.64	\$38,076.31	\$38,076.31	12/12/2018

Note that commercial surcharges apply to this property.

The **Other Charges** amount may include charges and fees for:

- Bad Check/Returned Payment Fees (\$25.00 each)
- Commercial surcharges.
- Sewer lateral fee, which is an amount determined by your jurisdiction but is often \$18, \$28 or \$50.
- Special assessment charges, interest and penalties.
- Surcharge interest and penalties.

[Hide Tax Rates Information](#)

Composite Tax Rates: 101 - JJ - 2018

Taxing Authority	Res.	Com.	Agr.	Per.	Man.
State of Missouri	0.0300	0.0300	0.0300	0.0300	0.0300
County General	0.1950	0.1980	0.1570	0.2090	0.2090

County Health Fund	0.1310	0.1330	0.1050	0.1400	0.1400
County Park Maintenance	0.0460	0.0470	0.0380	0.0500	0.0500
County Bond Retire	0.0190	0.0190	0.0190	0.0190	0.0190
Roads and Bridges	0.0980	0.0990	0.0790	0.1050	0.1050
St. Louis Community College	0.2129	0.2129	0.2129	0.2129	0.2129
Special School District	1.1980	1.1980	1.1980	1.1980	1.1980
Metropolitan Zoo Museum District	0.2724	0.2724	0.2724	0.2724	0.2724
County Library	0.2340	0.2590	0.2170	0.2250	0.2250
School - Affton	5.8880	6.0810	0.0000	6.1569	6.1569
Metropolitan Sewer District	0.1170	0.1170	0.1170	0.1170	0.1170
Fire - Affton	1.4876	1.5214	0.0000	1.6029	1.6029
Dev. Disability - Productive Living Board	0.0840	0.0890	0.0700	0.0900	0.0900
Total Tax Rates >>	10.0129	10.2767	2.5153	10.4281	10.4281
Additional Charges *					
Commercial Surcharge		\$1.70 ¹			
Sewer Lateral Fee	\$28.00				

Agr. = Agricultural

Com. = Commercial

Man. = Manufacturing

Per. = Personal Property

Res. = Residential

* Additional charges are not calculated in the total tax rate.

¹ Per one hundred dollars of assessed value.

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ST. LOUIS COUNTY, MISSOURI



Real Estate Tax History

Effective 10/17/2019.

Locator Number: 25J311731
Owner Name: Capital Bank & Trust
Property Location: 9100 Gravois Rd
Subdivision: Gravois Gardens
Block Number:
Lot Number:
School Sub Code: 101JJ
Legal Description: Blk Pt 4 & 20 Ft Wide Strip Adj On S
 Side 6 21 88
Assessed Value: \$455,130.00


Real Estate Tax History:

Tax Year	Owner's Name	Tax Code	Sewer Lateral Fee	Total Assessed Value	Amount Due	Amount Paid	Date Paid
2018	Capital Bank & Trust	101JJ	\$0.00	\$317,920.00	\$38,076.31	\$38,076.31	12/12/2018
2017	Capital Bank & Trust	101JJ	\$0.00	\$317,920.00	\$38,020.05	\$38,020.05	12/4/2017
2016	Capital Bank & Trust	101JJ	\$0.00	\$288,000.00	\$32,721.98	\$32,721.98	12/12/2016
2015	Capital Bank & Trust	101JJ	\$0.00	\$288,000.00	\$32,789.09	\$32,789.09	12/31/2015
2014	Capital Bank & Trust	101JJ	\$0.00	\$216,640.00	\$24,938.09	\$24,938.09	12/22/2014
2013	Capital Bank & Trust	101JJ	\$0.00	\$216,640.00	\$24,932.64	\$24,932.64	12/24/2013
2012	Capital Bank & Trust	101JJ	\$0.00	\$219,970.00	\$24,528.84	\$24,528.84	12/31/2012
2011	Capital Bank & Trust	101JJ	\$0.00	\$219,970.00	\$23,838.81	\$23,838.81	12/12/2011
2010	Capital Bank & Trust	101JJ	\$0.00	\$266,180.00	\$28,156.50	\$28,156.50	12/23/2010
2009	Capital Bank & Trust	101JJ	\$0.00	\$266,180.00	\$26,672.02	\$26,672.02	12/22/2009
2008	Capital Bank & Trust	101JJ	\$0.00	\$264,000.00	\$26,237.38	\$26,237.38	1/22/2009
2007	Capital Bank & Trust	101JJ	\$0.00		\$29,066.54	\$29,066.54	5/1/2008
2006	Capital Bank & Trust	101JJ	\$0.00		\$33,262.68	\$33,262.68	11/1/2007
2005	Capital Bank & Trust	101JJ	\$0.00		\$27,689.17	\$27,689.17 *	12/27/2005
					Date of Distribution ** - 2/23/2006		
2004	Capital Bank & Trust	101JJ	\$0.00		\$20,810.04	\$20,810.04	3/7/2005
2003	Capital Bank & Trust	101JJ	\$0.00		\$18,821.72	\$18,821.72	11/19/2004
2002	Capital Bank & Trust	101JJ	\$0.00		\$20,258.40	\$20,258.40	12/2/2002
2001	Capital Bank & Trust	101JJ	\$0.00		\$16,036.70	\$16,036.70	12/31/2001
2000	Capital Bank & Trust	101JJ	\$0.00		\$15,891.44	\$15,891.44	12/31/2000
1999	Capital Bank & Trust	101JJ	\$0.00		\$14,378.18	\$14,378.18	10/26/1999

Note that commercial surcharges are not included in the tax Amount Due column for tax years prior to 2002.

* - The tax amount was paid under protest.

** - The date the tax amount was available for distribution amongst the appropriate taxing entities.

[Print Tax History Statement](#) 

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created, being liable, however, only for willful negligence or wantonness. It is intended that the question of said liability, should be determined by a court of competent jurisdiction and a suitable order of said court in the premises. The undersigned, the owners and agents hereinbefore named, have said and do say to the benefit of, respectively, the heirs, assigns, successors and legal representatives of said First Party, and of any legally appointed successor of said Second Party, and the executors, assigns and legal representatives of said Third Party. In witness whereof, the said party of the first part has executed these presents as of the day and year first above written.

Louis D. Reppelt

State of Missouri, ss. On this 15th day of May, 1940, before me personally appeared Louis D. Reppelt, City of St. Louis, single, & was sworn to be the person described in and who executed the foregoing instrument, and he acknowledged that he executed the same as his free act and deed. And the said Louis D. Reppelt further declared himself to be single and unmarried.

In Testimony whereof, I have hereunto set my hand and affixed my official seal.

Notary Public
City of St. Louis, Mo. *Wm. J. Byrne* Notary Public

Filed for record May 18, 1940, at 9:35 o'clock A.M., *Herald J. Lowry*, Recorder of Deeds.

C.S.
106338
Chicago, Ill. 109487

(13877) (690615)
Restrictions Agreement Risch Building and Real Estate Company, a Missouri Corporation to Restrictions Agreement. Declaration in Re: Conditions, Restrictions and Limitations of the Subdivision known as Travis Gardens in the County of St. Louis, State of Missouri. Whereas, Risch Building and Real Estate Company, a Missouri Corporation, being the legal owner of Travis Gardens which is more particularly described as: Lots 4, 5 and 6 of the Subdivision of C. C. Weber's Farm in Section 14 and 21, S. Survey, 1953 Township 44 North, Range 6 East, in St. Louis County, Missouri; according to the plat thereof recorded in Plat Book 9 Page 71 of the St. Louis City (Former County) Records, excepting therefrom that part thereof lying within Travis Road (State Highway Route No. 30), also, excepting from said lot 4 those parts thereof conveyed to John C. Douberck and wife, by deeds recorded in Book 1336 Page 629 and Book 1573 Page 136 of the St. Louis County Records, and whereas, Risch Building and Real Estate Company has laid out the said tract as a subdivision under the name of Travis Gardens a plat of which has been recorded at the Recorder's Office in St. Louis County, Missouri, and whereas there have been described and recited in said plat certain streets identified as Vessel Drive, Flores Drive, Lucia Drive, Coral Drive, the rounded intersections, the parcels designated as park, and the strips 10 feet in width for widening Weber Road are hereby dedicated to public use forever, easements as shown on plat are hereby dedicated to St. Louis County for Public Utility, use and maybe used forever easements, all claims for damages which may arise by reason of necessary and minor changes in grades or street layouts are hereby waived, whereas it is the purpose of the owner of said subdivision that it shall remain a first class subdivision in and where as it is the wish and desire of the owner of said property that for the purpose of benefiting said subdivision and for the benefits that will inure to said owner and his assigns and assigns and all the other persons who may purchase, hold or own from time to time any of the several lots covered by this instrument now therefore in consideration of above premises and benefits to inure the undersigned, his successors and assigns and all the other persons who may purchase hold or own from time to time any of the several lots covered by this instrument does hereby declare and hereby impose the following conditions, restrictions and limitations on the property hereinabove described to wit: all outside garages shall be attached or semi-attached to house. all of the lots in the tract shall be known and described as residential lots, except Block 4 and no structure shall be erected on any residential building plat other than one detached single family dwelling not to exceed 2 stories in height, and no dwelling shall have more than a 3 car garage; further

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✓ Each residence so constructed shall be restricted to use as a private residence only, and shall be occupied by not more than one family each. Block 4 shall be known as a business lot and shall be used for business purposes, no business shall be conducted thereon until the nature of the business and the design, grade and location of the building to be erected thereon have been approved by Pisch Building and Real Estate Company or its successor. However, in the event that said Pisch Building and Real Estate Company or its successors is not in existence or fails to approve or disapprove said design, grade and location within 30 days, then such approval will not be required. In any event the business to be conducted shall not be of an illegal nature nor shall any noxious or offensive trade or profession be carried on or conducted on any lot or building erected thereon nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood or construed by the Court of the State of Missouri as an annoyance or nuisance. No building shall be erected in any residential lot nearer than the front building line, namely, 30', as indicated in recorded plat nor farther than 35' from the front ^{lot} line. All residential lots shall have an aggregate side yard measurement of not less than 10' and in no case shall a building be placed on a residential lot closer than 3' to any side lot line. Further, no building shall be constructed on any residential lot its side line of which building is nearer than 10' to the side line of an adjacent building. The side line restrictions shall not be applied to a garage located on the rear 1/4 of a lot, except that on corner residential lots no structure of any kind shall be permitted nearer than 15' to the side street line; however said line restrictions shall not apply to Block 4. No residential lot shall be resubdivided into building plots having a width of less than 50' each on the building line. No building shall be erected on any residential building plot having an area of less than 5,000 square feet. Further, no building shall be erected on any residential building plot having a width of less than 50' each on the building line. No noxious or offensive trade or profession shall be carried on or conducted on any lot or building erected thereon, nor shall any thing be done thereon which may be or become an annoyance or nuisance to the neighborhood as construed by the Courts of the State of Missouri as an annoyance or nuisance. No sign boards or bill boards other than those displayed by Pisch Building and Real Estate Company for the sale of their lots and houses shall be permitted. No lot or portion of a lot or building thereon shall be sold, leased, rented or occupied by any other than those of the Caucasian Race except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant. All residences shall have a main width of not less than 32' and a main depth of not less than 22'. The outside finish of all residences shall be of new materials. No garage shall be used as a public repair shop. No rabbit hutches, chicken coops or any other such nuisances shall be permitted. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently nor shall any residence of a temporary character be permitted. No building shall be erected, placed, or altered on any residential building plot in this subdivision until the external design, grade and location thereof have been approved in writing by the neighborhood committee which shall be appointed or elected by the owner or owners of a majority of the lots which are subject to the covenants herein set forth, provided however, that if such committee fails to approve or disapprove such design, grade and location within 30 days after such plans have been submitted to it or if no suit be begun the erection of such building or the making of such alterations have been commenced prior to the completion thereof, such approval will not be required, provided the external design, grade and location of such structure shall conform to and be in harmony with ^{existing} structures in the tract. For the purpose hereinbefore stated, the neighborhood committee consisting of three members shall be as follows for the term specified: Max Pisch, Jr. for a term of 5 years, Norman J. Pisch for a term of 4 years and Kenneth Pisch for a term of 3 years, said terms to begin with the date of filing these restrictions for record. Successor members of the committee shall be elected in the following manner: whenever the term of office of a member shall expire or should any member refuse to act or become incapacitated to perform his duties as a member, the surviving member or members shall call a meeting to be held at some

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convenient place in the County of Effingham in fee simple of the said Travis
 Jordan who shall proceed by ballot to elect one or more members to fill the vacancies created each
 successive term to be for 3 year periods for the purpose of this election each lot recorded shall
 have one vote, a majority of all valid votes shall be required for election provided however that
 as long as the said Reich Building and Real Estate Company or its successor shall own one or more
 lots in said Travis Jordan the said Reich Building and Real Estate Company or its successors shall
 have the right to name at least one member of the three members comprising the neighborhood
 committee. Each of the said members and his successor only elected or appointed, accepts the trust
 upon conditions only that each of said members shall be responsible only for his own wrongful
 acts and not for one for the other or others, and upon the further condition that no member
 hereunder shall be held personally liable for injury to person or property by reason of neglect
 or acts of commission or omission by said neighborhood committee acting individually or
 collectively any member of the committee may at any time resign or such member by instrument
 in writing signed and acknowledged by him and filed for record in the office of the Recorder
 of Deeds for the County of Effingham. It is expressly agreed and understood that any delay caused
 by lack of approval of plans submitted for consideration to the neighborhood committee shall
 not constitute a valid claim as damage incurred by such delay. Reich Building and
 Real Estate Company or its successor reserves the right to conduct its business and operate a
 temporary warehouse in the building now located on said subdivision. In either case and
 in any event no dwelling costing less than \$3000.00 shall be permitted on any residential
 lot in the tract and no dwelling shall be permitted on any residential lot in the tract
 having a ground floor square foot area of less than 800 square feet for one story building
 and 1000 square ^{square} feet for two story buildings. No tight board fences shall be erected on
 any of the residential lots in said subdivision but all partition fences shall be con-
 structed of wire or wood with openings aggregating 50%. Such fences shall not extend
 in front of the building lines on any lot in this subdivision or be more than 4' in height and
 same must be constructed of new material. These covenants are to run with the land and
 shall be binding on all the parties and all persons claiming under them until January 1, 1978
 at which time said covenants shall be automatically extended for successive periods of ten
 years unless by a vote of the majority of the then owners of the lots it is agreed to change the
 said covenants in full or part. All of the lots and parcels of ground in said subdivision are
 hereby subject to all the conditions, restrictions and limitations herein set out directing and
 restricting the use and occupation of said lots and every part thereof and said conditions, re-
 strictions and limitations shall operate as covenants running with the land in and to whom so
 ever hereafter, or any part of it shall come, and shall be enforceable by any person or
 persons now or hereafter owning any lot or part or parts of lots in the aforesaid subdivision
 in behalf and for the benefit of either themselves or the said owner or owners, or for any
 or either of them, and it shall be lawful for any person or persons now or hereafter
 owning any lot or part or parts of lots or any interest therein to prosecute any proceeding
 or proceedings at law or in equity by injunction or otherwise against any person or persons
 infringing or attempting to infringe, or omitting to perform, not keep, observe or abide
 by the provision for the purpose of preventing them from so doing, or collecting damages for
 such infringement or omission or both. These conditions, restrictions and limitations are to be
 construed independent and not inter-dependent and in the event that any of them shall
 be declared void or for any reason unenforceable the validity and binding effect of the
 other conditions, restrictions and limitations shall not be hereby impaired or affected.
 Waiver, estoppel or failure to enforce and the breach of any condition, restriction or
 limitation shall not be a waiver of any subsequent breach of the conditions, restrictions and
 limitations herein set forth. In witness whereof, we have hereunto set our hands and
 affixed the seal of Reich Building and Real Estate Company this 1st day of May A.D. 1940
 Reich Building and Real Estate Company
 By Max Reich Jr. President

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Risch Building and Real Estate Company
Corporate Seal
Missouri

- Norman J. Risch - Secretary

City of St. Louis, Mo. On this 1st day of May A.D. 1940 before me appeared Max Risch, Jr. to me personally known, who being by me duly sworn, did say that he is the President of Risch Building and Real Estate Company, a corporation duly organized under the laws of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Max Risch, Jr. acknowledged said instrument to be the free act and deed of said corporation. In Testimony whereof, I have hereunto set my hand and affixed my Notarial Seal at St. Louis, Mo.

Notary Public
City of St. Louis, Mo.

My commission expires on the 2nd day of August, 1943.
Beatrice Risch Notary Public

Filed for record May 4, 1940, at 10 o'clock A.M. Gerald J. Donworth, Recorder of Deeds.

of
FHS

2718

Alma J. Smith

Howard L. Donworth

17th day of May 1940
Gerald J. Donworth

Principal note secured hereby, legally identified by Recorder's endorsement on same.
F. H. A. Form No. 21346 (For use under Section 210) (Revised May 15, 1938) # 20076
Deed of Trust. This Deed of Trust, made and entered into this 1st day of May, nineteen hundred and forty by and between Howard L. Fume and Katherine P. Fume, his wife, of the County of St. Louis and State of Missouri, parties of the first part, hereinafter referred to as Borrower, and F. H. Schlosser, party of the second part, hereinafter referred to as Trustee, and General American Life Insurance Company, a Missouri corporation of St. Louis, Missouri, party of the third part, Witnesseth, that the Borrower in consideration of the debt and trust hereinafter described and created, and the sum of one dollar (\$1), to him in hand paid by the Trustee, the receipt of which is hereby acknowledged, and by these presents grant, bargain and sell, convey and confirm unto the Trustee, forever, all of the following described real estate, situated, lying and being in the County of St. Louis and State of Missouri, to-wit: Lot 3 of Woodlawn Terrace, according to the plat thereof, recorded in Plat Book 34, Page 46, of the St. Louis County, Missouri, Recorder's Office, also all disappearing beds, ice boxes, mechanical refrigeration units, equipment for heating, lighting and cooking, mirrors, doors and window shades, and such personal property as is furnished by a land lord in renting or operating an unfinished building similar to the buildings erected upon said premises and now or hereafter installed therein by the Borrower, which shall be deemed by the parties hereto and all parties claiming by, through or under them, an accession to the premises and a part of the realty contemplated by this Deed. Together with all rights, privileges, easements and appurtenances thereto attaching or belonging and the rents, issues and profits thereof, and all buildings, fixtures and improvements now erected or hereafter to be erected upon said premises.
TO HAVE AND TO HOLD the above described premises, together with all my power, rights, privileges and appurtenances thereto belonging, or in any way appertaining, unto the said Trustee, forever, and possession of said premises is now delivered unto the Trustee, forever for the following purposes: Whereas the Borrower on the 15th day of May, 1940, borrowed from the party of the third part the sum of Seven Thousand, Five Hundred and 00/100 Dollars (\$7,500.00), for which sum the Borrower has executed and delivered to the party of the third part his promissory note of even date, bearing interest from June 1, 1940, at the rate of four and one-half per centum (4 1/2%) per annum on the unpaid balance until paid, and payable as follows: In monthly installments of Forty seven and 47/100 Dollars (\$47.48), commencing on the first day of July, 1940 and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not so repaid shall have and payable on the first day of June, 1960, and whereas the Borrower covenants with the party of the third part as follows: That the Borrower will pay the indebtedness as hereinbefore provided. Privilege reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity, provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment; and provided further, that in the event the

BY THE SIGNED ASSIGNEE OF THE TRUST IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 17th DAY OF MAY 1940.
Gerald J. Donworth
DEPUTY RECORDER

ST. LOUIS COUNTY PLANNING COMMISSION

GOVERNMENT CENTER . 41 SOUTH CENTRAL . CLAYTON, MISSOURI 63106
889-2518

2300
Jr

200

November 23, 1987

CONDITIONAL USE PERMIT NUMBER - 581

The St. Louis County Planning Commission hereby grants a Conditional Use Permit in the "C-2" Shopping District for a .835 acre tract of land located on the southwest corner of Gravois Road and Weber Road.

The Conditional Use Permit hereby granted shall be subject to the conditions listed in the attached letter of approval, P.C. 249-87 Bank of South County.

Respectfully,

ST. LOUIS COUNTY PLANNING COMMISSION

Edward J. Crawford

Edward J. Crawford, Chairman

ATTEST:

Donald E. Clark

Donald E. Clark
Director of Planning

DEC/JMT/dlv
(6696g/11)

cc: John Watson, Zoning Enforcement
Department of Public Works
County Council.

Effective Date: November 21, 1987

Attachments

Attachment ^C 1-5 attached hereto contain conditions pertaining to this Conditional Use Permit.

APPROVED FOR RECORDING:

Donald E. Clark (jmt)
DONALD E. CLARK
Director of Planning

4.15.88
Date

STATE OF MISSOURI SS
COUNTY OF ST. LOUIS SS
FILED FOR RECORD

88 APR 15 AM 11:37

RECORDER OF DEEDS
ST. LOUIS COUNTY, MO.

BOOK 8297 PAGE 1373

ATTACHMENT C

1. PERMITTED USES

The use authorized by this Conditional Use Permit shall be limited to a financial institution with drive-through facilities.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The financial institution shall not exceed 8,000 square feet in area and two (2) stories in height.

3. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Within eighteen (18) months from the effective date of this Conditional Use Permit, and prior to issuance of any building or occupancy permit, the petitioner shall submit to the Planning Commission for its review and approval a Site Development Plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to and approval by the Planning Commission. Said Site Development Plan shall include, but not be limited to, the following:

- a. The location and size of all proposed structures, including freestanding business signs.
- b. Existing and proposed contours at two (2) foot intervals.
- c. Location and size of all parking areas.
- d. Roadways and driveways on and adjacent to the property in question including required roadway right-of-way dedication and pavement widening.
- e. The design, location, and size of all proposed lighting, fences, and trash areas.
- f. A landscape plan, including, but not limited to, the location, size and general type of all plant and other material to be used.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

Structure Setbacks

- a. Structure setbacks shall be as required by the "C-2" Shopping District regulations.

Parking, Loading and Internal Drives

Setbacks

- b. Parking space and internal drive setbacks, except points of ingress and egress, shall be as required in the "C-2" Shopping District regulations.

Minimum Requirements

- c. Minimum parking requirements shall be as set forth in Section 1003.165 of the St. Louis County Zoning Ordinance.

Access

- d. Access to the development from Gravois Road shall be limited to one (1) driveway to be located in close proximity to the west property line as directed by the Missouri Highway and Transportation Department and the Department of Highways and Traffic.
- e. Access to the development from Weber Road shall be limited to one (1) existing driveway located in close proximity to the southeast property line and reconstructed to St. Louis County Standards as directed by the Department of Highways and Traffic.
- f. Provide cross access easement or other appropriate legal instruments or agreement guaranteeing permanent access from this site to adjacent properties as directed by the Departments of Planning and Highways and Traffic.

Roadway Improvements and Sidewalks

- g. Conform to the requirements of the Missouri Highway and Transportation Department regarding Gravois Road (Route 30) in this area.
- h. Provide a sidewalk adjacent to Gravois Road.
- i. Modify the existing traffic signal facilities at the intersection of Gravois Road and Weber Road in accordance with the requirements of the Missouri Highway and Transportation Department and the Department of Highways and Traffic.
- j. All existing driveway approaches along the Gravois Road and Weber Road frontages not approved by St. Louis County for continued use on the site plan shall be eliminated and the right-of-way regraded and restored to surrounding conditions or improved as required.
- k. Provide and install directional signs for one-way driveways as directed by the Department of Highways and Traffic.

Landscape Requirements

- l. Either as part of the development plan or on a separate drawing to be reviewed as part of said plan, the developer shall submit a landscape plan to comply with the following:

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P.C. 249-87
Bank of South County
Attachment C
Page Three of Five

- (1) All new deciduous trees shall be a minimum of two and one-half (2 1/2) inches in caliper, except the Department of Planning may approve ornamental trees of a minimum of one and one-half (1 1/2) inches in caliper. All new evergreen trees shall be a minimum of four (4) feet in height. All new shrubs shall be a minimum of eighteen (18) inches in diameter.
- (2) Building and paved area setbacks shall contain adequate landscaping and sight-proof fencing as approved by the Planning Commission on the Site Development Plan.

Signs

- m. Signs shall be permitted in accord with the regulations of Section 1003.168 of the St. Louis County Zoning Ordinance pertaining to the "C-2" Shopping District.
- n. No advertising signs shall be permitted in this development.

Lighting Requirements

- o. The location of all lighting standards shall be as approved by the Planning Commission on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties or public roadways.

Miscellaneous

- p. All exterior trash areas shall be enclosed with a six (6) foot high sight-proof fence.
- q. Parking, circulation, and other applicable site design features shall comply with Chapter 1101, Section 512.4 "Physically Handicapped and Aged" of the S.L.C.R.O. 1974, as amended.
- r. All rooftop mechanical equipment on buildings shall be adequately screened by roofing or other screening as approved by the Planning Commission.
- s. Drive through lanes shall be located and designed to provide adequate stacking room for vehicles entering from Gravois Road.

5. VERIFICATION PRIOR TO SITE DEVELOPMENT PLAN APPROVAL

Prior to the approval of the Site Development Plan the petitioner shall:

Stormwater

- a. Submit to the Planning Commission a preliminary engineering plan approved by the Department of Highways and Traffic showing that adequate handling of the stormwater drainage of the site is provided.

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P.C. 249-87
Bank of South County
Attachment C
Page Four of Five

- (1) The developer is required to provide adequate stormwater systems in accordance with St. Louis County Standards.
- (2) All stormwater shall be discharged at an adequate natural discharge point.

Road Improvements and Curb Cuts

- b. Provide verification of approval by the Missouri Highway and Transportation Department and the St. Louis County Department of Highways and Traffic of the location of proposed curb cuts, areas of new dedication, and roadway improvements.

6. RECORDING

Prior to issuance of a building permit or permit authorizing the use of the property, a copy of the conditions and legal description of this permit shall be recorded with the St. Louis County Recorder of Deeds.

7. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of the Site Development Plan and prior to the issuance of any building permit, the developer shall provide the following:

Landscape Bonds or Escrows

- a. If the estimated cost of new landscaping indicated on the Site Development Plan as required by the Planning Commission exceeds an estimated cost of one thousand (\$1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.

Notification to the Department of Public Works

- b. Prior to the issuance of foundation or building permits, all approvals from the Department of Planning, the Department of Highways and Traffic, the Metropolitan St. Louis Sewer District and the Missouri Highway and Transportation Department must be received by the Department of Public Works.

8. VERIFICATION PRIOR TO OCCUPANCY PERMITS

Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit.

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P.C. 249-87
Bank of South County
Attachment C
Page Five of Five

9. GENERAL DEVELOPMENT CONDITIONS

- a. Adequate temporary off-street parking for construction employees shall be provided. Parking on non-surfaced areas should be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
- b. A grading permit is required prior to any grading on the site. No change in watershed shall be permitted.
- c. Interim stormwater drainage control in the form of siltation control measures are required.
- d. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices and other improvements may be required to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades, or other conditions not apparent at this time.
- e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses shall be utilized to retard erosion.
- f. The Zoning Enforcement Officer of St. Louis County, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the Planning Commission.

BOOK 8297 PAGE 1378

Petitioner's Name Bank of South County Log No. 25J311711
Petition No. 249-B7
9100 Gravois, St. Louis, Missouri 63123 Sheet 1 of 1

Supplement to Item I _____

DESCRIPTION OF PROPERTY

The Metes and Bounds description is to be typed SINGLE SPACE WITHIN THE GUIDE LINES BELOW. CLOSE LEGAL DESCRIPTION WITH ACREAGE TO THE NEAREST TENTH OF AN ACRE. If more space is needed use additional sheets.

A tract of land being part of Block 4 and part of a 20 foot wide park in "GRAVOIS GARDENS", a subdivision recorded in Plat Book 34 Page 69 of the St. Louis County Records, Township 44 North, Range 6 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the Northernmost corner of Lot 1 in Block 3 of the aforesaid "GRAVOIS GARDENS", which point is also the Westernmost corner of a 20 foot wide strip of land designated as Park on said subdivision plat: thence along the South line of Gravois Road, 80 feet wide, North 69°50' East 203.68 feet to a point in the Southwest line of Weber Road as widened by Deed Book 6641 Page 2189: thence along the Southwest line of Weber Road as widened and its Southeasterly prolongation South 88°58'26" East 8.62 feet and South 48°59' East 165.38 feet to a point in the South line of the aforesaid 20 foot wide strip of land designated as Park: thence along said South line of strip designated as Park and along the North line of Block 3 of "GRAVOIS GARDENS" the following: South 41°01' West 116.00 feet; North 78°28' West 141.07 feet and North 48°26' West 147.40 feet to the point of beginning. This description has been written from available record information and without benefit of field survey of the South line of the strip of land designated as Park. This description encloses 0.835 Acres more or less by calculation.

END OF DOCUMENT

BOOK 8297 PAGE 1379

PERMANENT SIDEWALK, SEWER AND UTILITY EASEMENT

THIS INDENTURE made and entered into this 9TH day of NOVEMBER, 1992, between Bank of South County of the County of St. Louis, State of Missouri, party of the first part and ST. LOUIS COUNTY, MISSOURI, 7900 Forsyth Boulevard, Clayton, Missouri 63105, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents, grant unto the party of the second part a permanent easement to improve, construct, repair and maintain sidewalks, sewers and utilities in and upon the following described premises situated in the County of St. Louis, and State of Missouri, to wit: all the real estate indicated by [diagonal lines] on the attached plat, hereby made a part of this Indenture.

TO HAVE AND TO HOLD said easement unto ST. LOUIS COUNTY, MISSOURI, and to its assigns and successors forever. However, where sidewalk is located adjacent to and abutting Missouri Highway and Transportation Department road rights-of-way, said party of the first part does hereby covenant to St. Louis County that said party of the first part, its heirs, successors and assigns, will maintain and repair the sidewalk in perpetuity, it being intended that this covenant shall run with the land.

The party of the first part does hereby covenant to ST. LOUIS COUNTY, MISSOURI, that it lawfully seized and possessed of the real estate above described that it has a good and lawful right to convey it, or any part thereof, that it is free from all encumbrances, and that it shall forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has executed these presents the day and year first above written.

Attest: [Signature] Secretary RONALD F. BROCKMEYER (Print name)

Bank of South County [Signature] David T. Stroecker, Pres.

STATE OF MISSOURI) COUNTY OF ST. LOUIS) SS. On this ___ day of ___, 19___, before me personally appeared ___ to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that ___ executed the same as ___ free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires: ___ Notary Public

STATE OF MISSOURI) COUNTY OF ST. LOUIS) SS. On this 9TH day of NOVEMBER 1992, before me appeared David T. Stroecker to me personally known, who, being by me duly sworn, did say that he is the President of Bank of South County a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said David T. Stroecker acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires: OCTOBER 5, 1995 H&T 65.10-10/8-27-90 County of St. Louis, State of Missouri My Commission Expires Oct. 5, 1995

[Signature] GWENDOLYN S. [Signature] (Print name) EBOOK 9528 PAGE 1274

520 Pt. of Block 4 of GAAVOIS GARDENS.



SCALE: 1"=60'

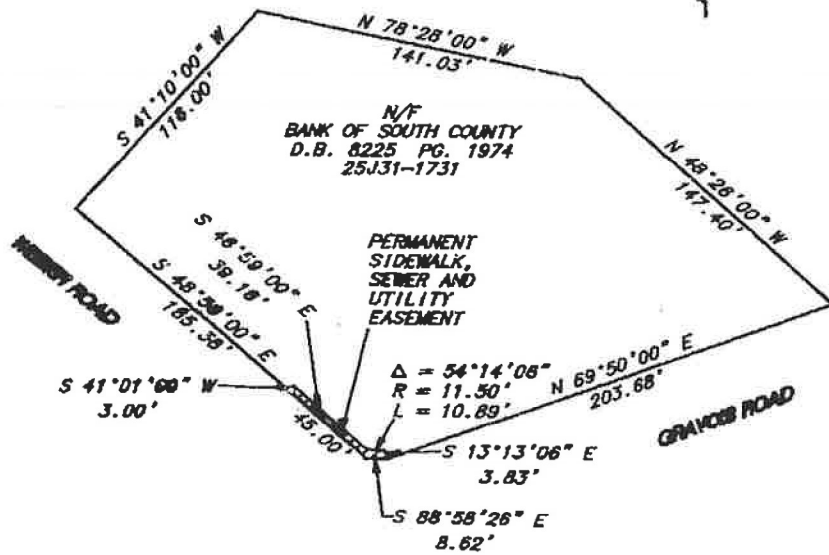


EXHIBIT 'A'

INITIAL: *SA*

PERMANENT SIDEWALK, SEWER AND UTILITY EASEMENT

Drafting
Engineering

7801 S. LINDBERGH BLVD.
SUITE 104
ST. LOUIS, MISSOURI 63126
CIVIL ENGINEERING • PLANNING

JOB NO. 92046SWE

DATE: 10/22/92

BOOK 9528 PAGE 1275

RECORDER OF DEEDS • ST. LOUIS COUNTY MISSOURI

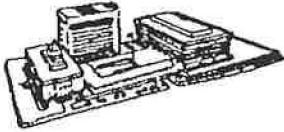
TO REMOVE FLAP, TEAR ALONG PERFORATED LINE ▼



St. Louis, Mo. 63125
 7321 S. Lindbergh
 Deering Engineering

MAIL TO ▼

OL THIN ▼



DANIEL T. O'LEARY
 RECORDER OF DEEDS
 ST. LOUIS COUNTY MISSOURI
 41 SOUTH CENTRAL • CLAYTON, MO 63105

Michael D. McIver
 Director of Revenue



RECORDER OF DEEDS DOCUMENT IDENTIFICATION & CERTIFICATION SHEET

DOCUMENT NO (SHOWN ON THE 1st PAGE OF INSTRUMENT, AND ALSO AT THE FOOT OF THIS PAGE.

STATE OF MISSOURI SS
 COUNTY OF ST. LOUIS
 FILED FOR RECORD

92 NOV 24 PM 12: 14

RECORDER OF DEEDS
 ST. LOUIS COUNTY, MO.

STATE OF MISSOURI)
) SS.
 COUNTY OF ST. LOUIS)

I, the undersigned Recorder of Deeds for said county and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office at the time and on the day, month and year, all as same appears hereon, and is truly recorded in the book and at the pages indicated on said instrument.

In witness whereof I have hereunto set my hand and official seal on the same day, month and year stamped and shown above.

Daniel T. O'Leary
 Recorder of Deeds
 St. Louis County, Missouri

By *J. Schenbeck*
 Deputy Recorder



BOOK 9528 PAGE 1276

END OF DOCUMENT
 Do Not Remove This Page

- _____ N. P.
- _____ N. P. C.
- _____ N. N. C.
- _____ N. N. I.

RECORDER OF DEEDS
 ST. LOUIS COUNTY, MO.
 FILED FOR RECORD

POSTAGE \$ 29

RECORDING FEES

DOCUMENT \$ 11.00
 STATE USER \$ 4.00
 FAHF FUND \$ 3.00

000520 NOV 24 54

Notation 3

TOTAL \$ 18.00