

C	ACRES
ASPH	ASPHALT
BLDG	BUILDING
(C)	CALCULATED
CONC	CONCRETE
DB	DEED BOOK
E	EAST
EMH	ELECTRIC MANHOLE
MH	MANHOLE
N	NORTH
PB	PLAT BOOK
PG	PAGE
PVMT	PAVEMENT
(R)	PER RECORDED DOCUMENT
S	SOUTH
SAN	SANITARY
SF	SQUARE FEET
STM	STORM
(S)	SURVEYED IN FIELD
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER
W	WEST
W/	DENOTES WITH
WI	WROUGHT IRON FENCE
-O-	STREET SIGN
▲ GV	GAS VALVE
▲ SV	SEWER VALVE
▲ WV	WATER VALVE
▲ WM	WATER METER
○ ICV	IRRIGATION CONTROL VALVE
○ CO	CLEAN OUT
□ DS	DOWNSPOUT
□ EB	ELECTRIC BOX
□ HH	HANDHOLE
□ TB	TELEPHONE OR CABLE BOX
⊗ LS	LIGHT STANDARD
⊗ Y	YARD LIGHT
● FH	FIRE HYDRANT
○ TS	TRAFFIC SIGNAL
● FLAG	FLAGPOLE
△	SURVEY CONTROL POINT
X	CUT CROSS
⊠	AREA/GRATE INLET
⊞	CURB/DROP INLET
○	MANHOLE
-G-	UNDERGROUND GAS LINE
-E-	UNDERGROUND ELECTRIC LINE
-W-	UNDERGROUND WATER LINE
-X-	FENCE LINE
±	PLUS OR MINUS

[illegible]

Title Commitment No. NCS-1259651-STLO)

9.) TERMS AND PROVISIONS OF THE 1996DEVELOPMENT AGREEMENT EXECUTED BY AND BETWEEN FRANKLIN PARTNERS, L.L.C. AND THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS, DATED MARCH 12, 2006 AND RECORDED MAY 18, 2006 IN BOOK 05182006, PAGE 0169. (PARCEL 1), APPLIES AND AFFECTS THE SUBJECT PROPERTY HOWEVER CANNOT BE SHOWN.

NOTICE OF ASSIGNMENT EXECUTED BY OLD FRANKLIN PARTNERS, LLC, A MISSOURI LIMITED LIABILITY COMPANY (FORMERLY KNOWN AS FRANKLIN PARTNERS, LLC, ASSIGNOR AND FRANKLIN PARTNERS, L.P., A MISSOURI LIMITED LIABILITY COMPANY, ASSIGNEE, DATED AS OF MAY 24, 2006 AND RECORDED MAY 30, 2006 IN BOOK 05302006, PAGE 0030, APPLIES AND AFFECTS THE SUBJECT PROPERTY HOWEVER CANNOT BE SHOWN.

10.) COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN THE LAND USE RESTRICTION AGREEMENT EXECUTED BY AND AMONG THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS, MISSOURI, FRANKLIN PARTNER, L.P., FRANKLIN PARTNERS LEASING, L.L.C., AND UMB BANK, N.A., DATED AS OF MAY 1, 2006 AND RECORDED MAY 3, 2006 IN BOOK 05302006, PAGE 0017. (PARCEL 1), APPLIES AND AFFECTS THE SUBJECT PROPERTY HOWEVER CANNOT BE SHOWN.

11.) COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN THE DECLARATION OF LAND USE RESTRICTION COVENANTS FOR THE STATE OF MISSOURI AFFORDABLE HOUSING TAX CREDITS EXECUTED BY AND BETWEEN FRANKLIN PARTNERS, L.P. AND MISSOURI HOUSING DEVELOPMENT COMMISSION, DATED JUNE 12, 2006 AND RECORDED JUNE 14, 2006 IN BOOK 05142006, PAGE 0061 (PARCEL 1), APPLIES AND AFFECTS THE SUBJECT PROPERTY HOWEVER CANNOT BE SHOWN.

12.) COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN THE LOW-INCOME HOUSING TAX CREDIT LAND USE RESTRICTION AGREEMENT EXECUTED BY AND BETWEEN FRANKLIN PARTNERS, L.P., AND MISSOURI HOUSING DEVELOPMENT COMMISSION, DATED DECEMBER 18, 2007 AND RECORDED JANUARY 15, 2008 IN BOOK 01152008, PAGE 0186. (PARCEL 1), APPLIES AND AFFECTS THE SUBJECT PROPERTY HOWEVER CANNOT BE SHOWN.

13.) EASEMENT GRANTED TO UNION ELECTRIC COMPANY, D/B/A AMERENUE BY THE INSTRUMENT RECORDED IN APRIL 13, 2007 IN BOOK 04132007, PAGE 0348. (PARCEL 1), APPLIES AND AFFECTS THE SUBJECT PROPERTY AS SHOWN.

- 14) TERMS, PROVISIONS, MAINTENANCE, EASEMENTS, RIGHTS, COVENANTS AND CONDITIONS OF PERMANENT UTILITY EASEMENT BY THE INSTRUMENT RECORDED IN DECEMBER 13, 2006 IN BOOK 12132006, PAGE 0258. (PARCEL 2), APPLIES AND AFFECTS THE SUBJECT PROPERTY AS SHOWN.
- 15) EASEMENT GRANTED TO UNION ELECTRIC COMPANY, D/B/A AMERENUE BY THE INSTRUMENT RECORDED APRIL 21, 2007 IN BOOK 04022007, PAGE 0315. (PARCEL 2), APPLIES AND AFFECTS THE SUBJECT PROPERTY AS SHOWN.
- 16) EASEMENT GRANTED TO UNION ELECTRIC COMPANY, D/B/A AMERENUE BY THE INSTRUMENT RECORDED IN APRIL 2, 2007 IN BOOK 04022007, PAGE 0314. (PARCEL 3), APPLIES AND AFFECTS THE SUBJECT PROPERTY AS SHOWN.
- 17) EASEMENT GRANTED TO UNION ELECTRIC COMPANY D/B/A AMEREN MISSOURI, A MISSOURI CORPORATION BY THE INSTRUMENT RECORDED IN OCTOBER 9, 2013 IN BOOK 10092013, PAGE 0233. (PARCEL 3), APPLIES AND AFFECTS THE SUBJECT PROPERTY AS SHOWN.
- 18) TERMS AND PROVISIONS OF THE NONEXCLUSIVE INSTALLATION AND SERVICE AGREEMENT WITH CHARTER COMMUNICATIONS ENTERTAINMENT I, LLC, DATED NOVEMBER 1, 2011 AND RECORDED DECEMBER 19, 2011 IN BOOK 12192011, PAGE 0410, FOR A TERM EXPIRING ON OCTOBER 31, 2026. (PARCEL 1), APPLIES AND AFFECTS THE SUBJECT PROPERTY HOWEVER CANNOT BE SHOWN.
- 19) EASEMENT GRANTED TO UNION ELECTRIC COMPANY D/B/A AMEREN MISSOURI, A MISSOURI CORPORATION BY THE INSTRUMENT RECORDED JULY 6, 2020 IN BOOK 07062020, PAGE 0074. (PARCEL 1), APPLIES AND AFFECTS THE SUBJECT PROPERTY HOWEVER CANNOT BE SHOWN. (DOCUMENT IS ILLEGIBLE)

- 20.) TERMS AND PROVISIONS OF THE MASTER LEASE EXECUTED BY AND BETWEEN FRANKLIN PARTNERS, L.P., LANDLORD AND FRANKLIN PARTNERS LEASING, L.L.C., TENANT, DATED AS OF MAY 1, 2006 FOR A TERM OF 32 YEARS AS THEREIN DEFINED. NOTICE OF THE MASTER LEASE IS GIVEN BY THE MEMORANDUM OF MASTER LEASE RECORDED MAY 30, 2006 IN BOOK 05302006, PAGE 0018. (PARCEL 1), APPLIES AND AFFECTS THE SUBJECT PROPERTY HOWEVER CANNOT BE SHOWN.
- 21.) EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED AS/IN BOOK 011222006 PAGE 382 (PARCELS 1 AND 2), APPLIES AND AFFECTS THE SUBJECT PROPERTY AS SHOWN

1. THIS PROPERTY CLASSIFIES AS AN URBAN SURVEY.
2. "R" DENOTES RECORD INFORMATION, "S" DENOTES MEASURED IN THE FIELD BY SURVEYOR, AND "C" DENOTES CALCULATED.
3. TITLE INSURANCE COMMITMENT WAS FURNISHED TO THE SURVEYOR BY NATIONAL COMMERCIAL SERVICES, AS ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1259851-STLO, WITH AN EFFECTIVE DATE OF APRIL 18, 2025.
4. EASEMENTS SHOWN ARE BASED ON THE TITLE COMMITMENT PROVIDED BY NATIONAL COMMERCIAL SERVICES, AS ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1259851-STLO, WITH AN EFFECTIVE DATE OF APRIL 18, 2025.
5. PROPERTIES LOCATED AT #814 N. 19TH STREET AND #809 N. 18TH STREET ARE ZONED "I" (CENTRAL BUSINESS DISTRICT) AND PROPERTY LOCATED AT #1800-1802 DR. MARTIN LUTHER KING DRIVE ARE ZONED "J" (INDUSTRIAL) PER CITY OF ST. LOUIS GEOSPATIAL DATA SITE. ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT.
6. THIS PLAT OF SURVEY CONTAINS 115,956 SQ. FT. OR 2.6620 ACRES MORE OR LESS.
7. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY; EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
8. THERE WAS EVIDENCE OF 73 STANDARD AND 4 ACCESSIBLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

STATE PLANE COORDINATES, BEARINGS, AND ELEVATIONS ON THIS PROJECT WERE ESTABLISHED UTILIZING THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS DURING THE MONTH OF SEPTEMBER 2025, AND ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, ZONE EAST, 2401, GRID NORTH, AND THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" THAT HAS MINIMAL FLOOD HAZARD ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THIS MAP IS IDENTIFIED AS MAP NUMBER 2903850064C, WITH A MAP REVISION DATE OF MAY 24, 2011.

THE UNDERGROUND STRUCTURES, UTILITIES AND EASEMENTS HAVE BEEN PLOTTED FROM READILY AVAILABLE RECORDS AND AVAILABLE MAPS AS WELL AS FIELD OBSERVED MARKINGS AT THE TIME OF THE FIELD VISIT. LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION. THE CLIENT IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. LOCATION, RELOCATION AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.

PARCEL 1: #814 N. 19TH STREET (DEED BOOK 05302006, PAGE 0016)
LOT 1 OF FRANKLIN SCHOOL RE-SUBDIVISION PLAT, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 12, 2006
IN BOOK 01122006, PAGE 382, AND IN CITY BLOCK 944 OF THE CITY OF ST. LOUIS, MISSOURI.

PARCEL2: #809 N. 18TH STREET (DEED BOOK 03132015, PAGE 0108)
LOT 2 OF FRANKLIN SCHOOL RE-SUBDIVISION PLAT, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 12, 2006
IN BOOK 01122006, PAGE 382, AND IN CITY BLOCK 944 OF THE CITY OF ST. LOUIS, MISSOURI.

PARCEL3: #1800-1802 DR. MARTIN LUTHER KING DRIVE (DEED BOOK 03132015, PAGE 0108)
A LOT IN BLOCK 944 OF THE CITY OF ST. LOUIS, MISSOURI, FRONTING 50 FEET ON THE SOUTH LINE OF FRANKLIN
AVENUE, BY A DEPTH SOUTHWARDLY OF 144 FEET 7 1/2 INCHES TO AN ALLEY; BOUNDED EAST BY EIGHTEENTH STREET.

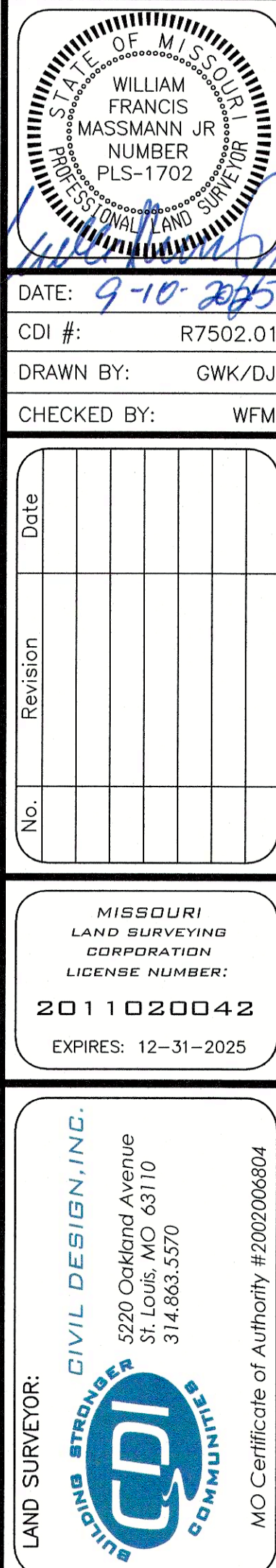
To: (I) AHM Group, (II) Franklin Partners LP and (III) National Commercial Services as issuing agent for, First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS), and includes items 1, 2, 3, 4, 6(a), 7(a), 7(c), 8, 9, 11(b), 16, 17, 18, 19 and 20 of Table "A" thereof. This survey was also made in accordance with the current Standards for Property Boundary Surveys as established by the Missouri Board of Architects, Professional Engineers, and Professional Land Surveyors and Professional Landscape Architects and the Missouri Department of Agriculture, Division of Weights and Measures. This survey meets the accuracy standards for an URBAN property as defined in said Standards and was made in a manner consistent with the degree of care and skill ordinarily exercised by members of the land surveying profession currently practicing and in similar circumstances.

The field work was completed in September 2025.

William F. Massmann Jr. PLS
Missouri PLS-1702

Date _____



**3101 ARSENAL STREET
ST. LOUIS, MISSOURI 63118**

SET TITLE:

**ALTA / NSPS
LAND TITLE SURVEY**

SHEET NO.
1 OF 1