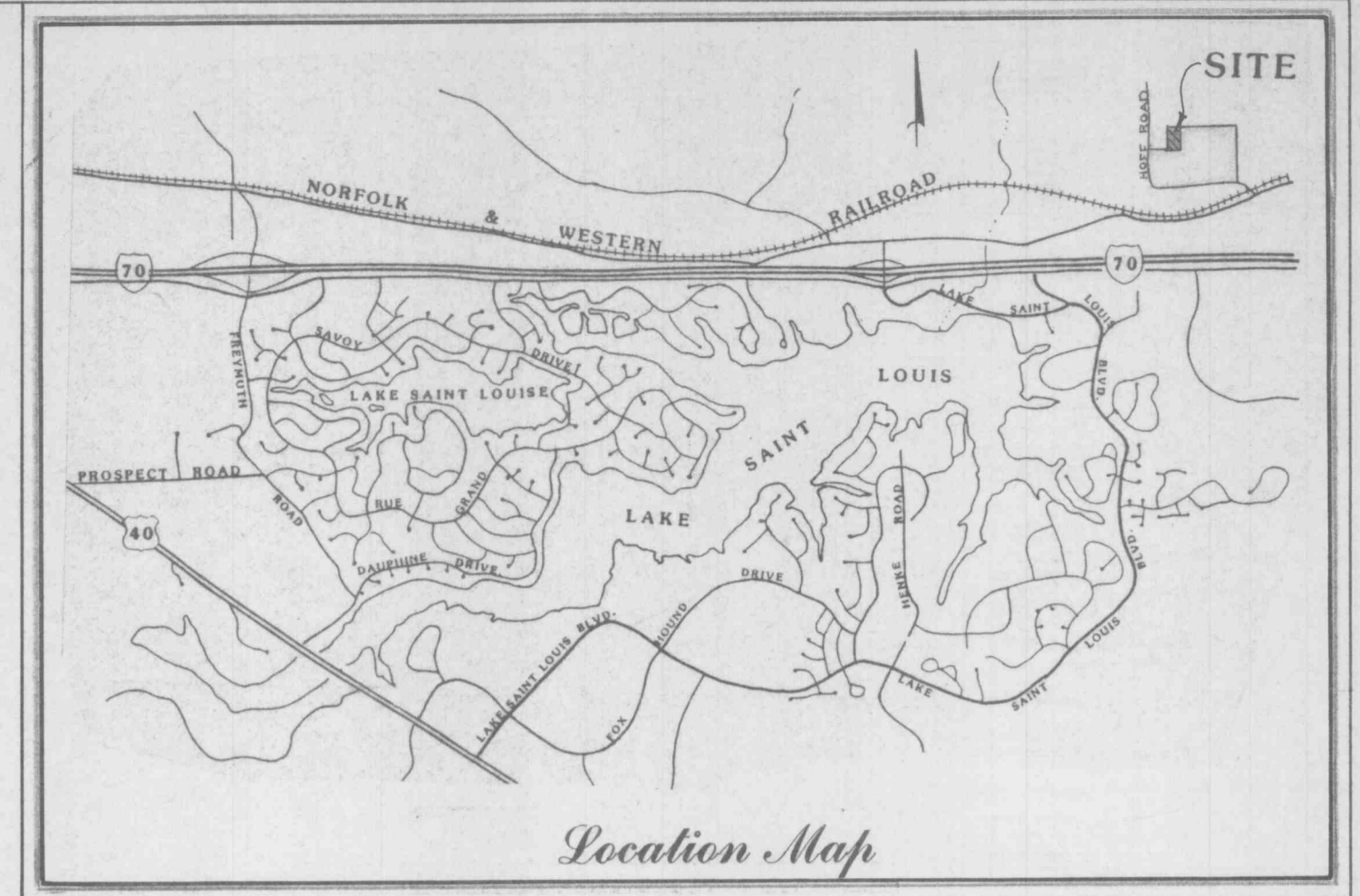


BRAKE REBUILDERS

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 25 AND
PART OF U.S. SURVEY 1780, TOWNSHIP 47 NORTH, RANGE 2 EAST,
ST. CHARLES COUNTY, MISSOURI
LOT 13 OF HOFF ROAD INDUSTRIAL COMPLEX



DESCRIPTION

A tract of land being part of U.S. Survey 1780 lying north of Hoff County Road (formerly Mexico Road) all within Township 47 North, Range 2 East, St. Charles County, Missouri, being more particularly described as follows:

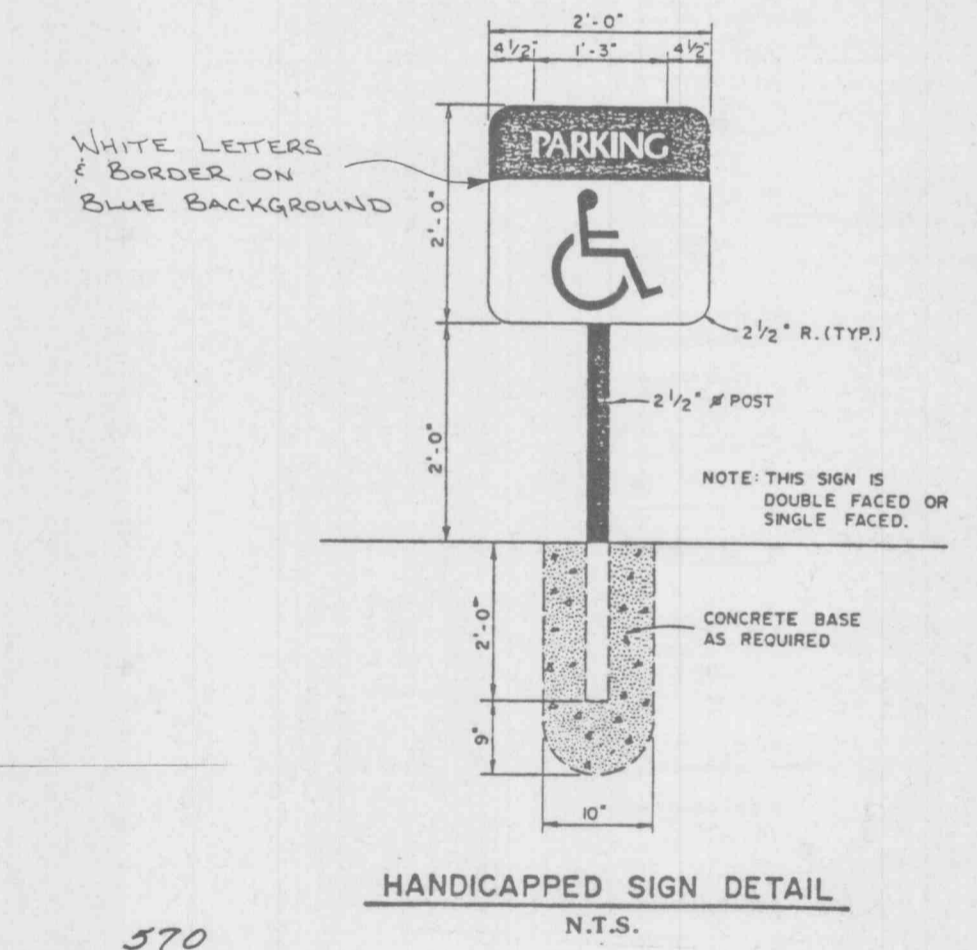
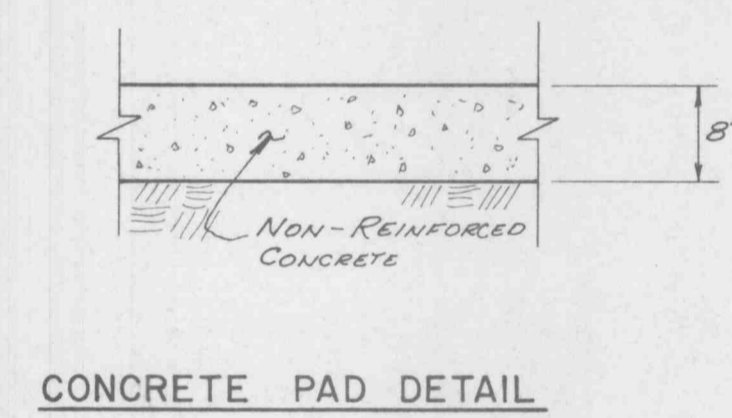
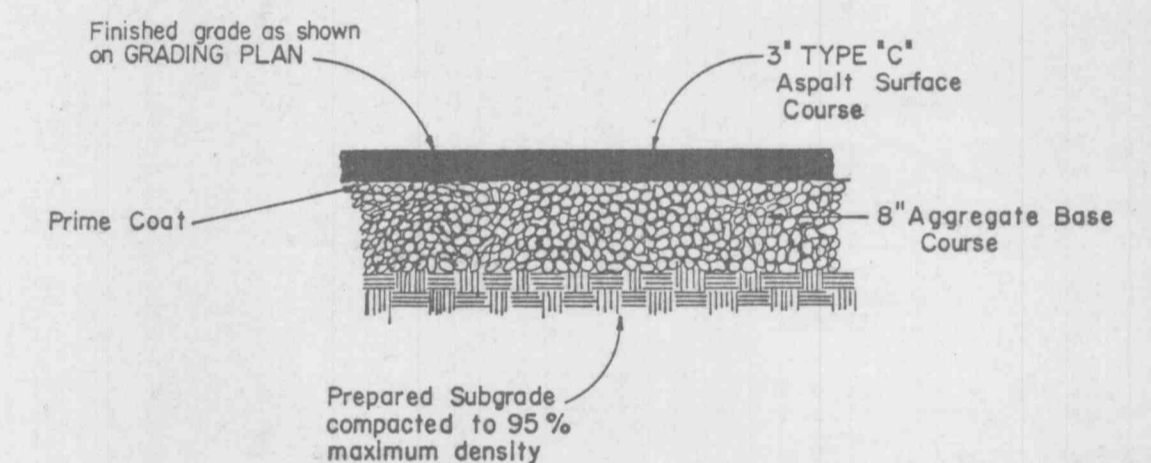
COMMENCING at an old axle marking the west quarter corner of Section 24, Township 47 North, Range 2 East; thence with the quarter section line North 89°26'21" East, 858.68 feet to an iron rod on the southeast right-of-way line of Hoff County Road, 40 feet wide, as recorded in Road Plat Book 1, Page 74 of the St. Charles County Records; thence continuing with said quarter section line North 89°26'21" East, 227.41 feet to an iron rod; thence departing said quarter section line South 00°17'20" East, 360.36 feet to an iron rod; thence North 89°42'40" East, 964.00 feet to an iron rod; thence North 00°17'20" West, 361.50 feet to an iron rod on the north line of the north half of the southwest quarter of Section 24; thence with said north line North 89°42'40" East, 705.02 feet to an old stone marking the center quarter corner of Section 24; thence with the quarter section line South 02°05'30" West, 3,274.74 feet to the north line of U.S. Survey 1780; thence with said north line North 89°42'19" East, 105.17 feet to an old iron pipe; thence departing said north line South 00°17'03" West, 390.77 feet to the north right-of-way line of the Norfolk and Western Railroad; thence with said right-of-way line the following: Along an arc of a curve southeasterly, said curve having a radius of 11,549.19 feet an arc length of 197.52 feet, a chord of South 72°31'04" West, 197.52 feet to an iron rod marking the point of tangency of said curve; thence South 72°02'25" West, 543.94 feet to an iron rod; South 00°17'41" East, 26.24 feet to an iron rod; South 12°02'35" West, 147.66 feet to an iron rod on the north right-of-way line of Hoff County Road, 40 feet wide; thence departing said Norfolk and Western Railroad right-of-way line with the north right-of-way line of Hoff County Road, 40 feet wide, along an arc of a curve northeasterly, said curve having a radius of 220.00 feet an arc length of 62.47 feet a chord of North 82°32'56" West, 62.26 feet to an iron rod marking the point of tangency of said curve; thence South 89°18'59" West, 2019.80 feet to an iron rod on the East right-of-way line of Hoff County Road, 40 feet wide; thence with said East line North 01°41'34" East, 695.79 feet to an iron rod; thence, departing said East line North 89°39'49" East, 600.88 feet to an iron rod at the POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; thence, North 02°03'10" East, 573.38 feet; thence, South 89°20'44" East, 375.00 feet; thence, South 01°21'23" West, 511.54 feet; thence, along a circular curve to the left having a radius of 65.00 feet, an arc length of 102.34 feet with a chord of South 46°15'08" West, 92.09 feet to a point; thence, North 88°51'07" West, 316.94 feet to the Point of Beginning, said tract containing 4.918 acres.

Subject to easements, rights-of-way, possessory rights, prescriptive rights, covenants, conditions and restrictions and zoning ordinances.

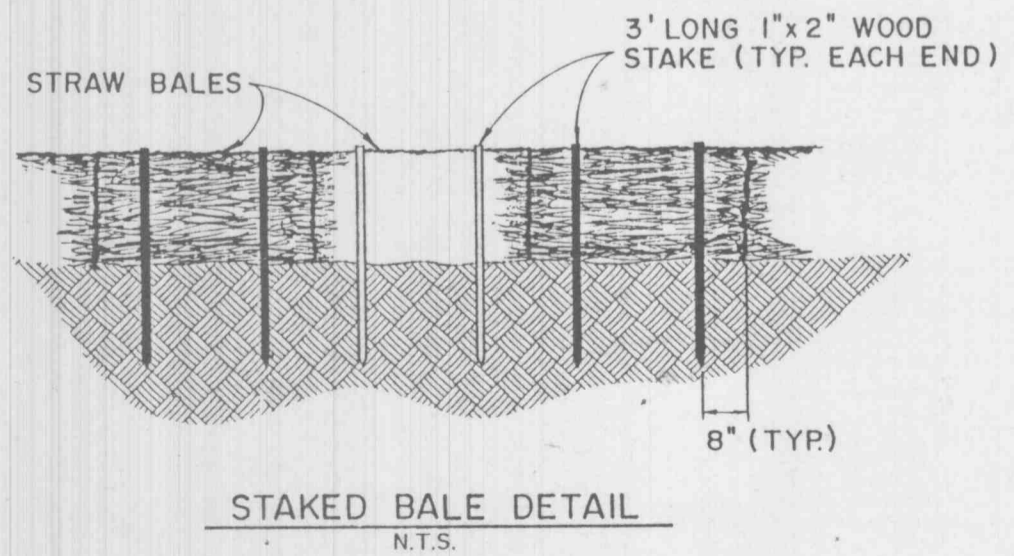
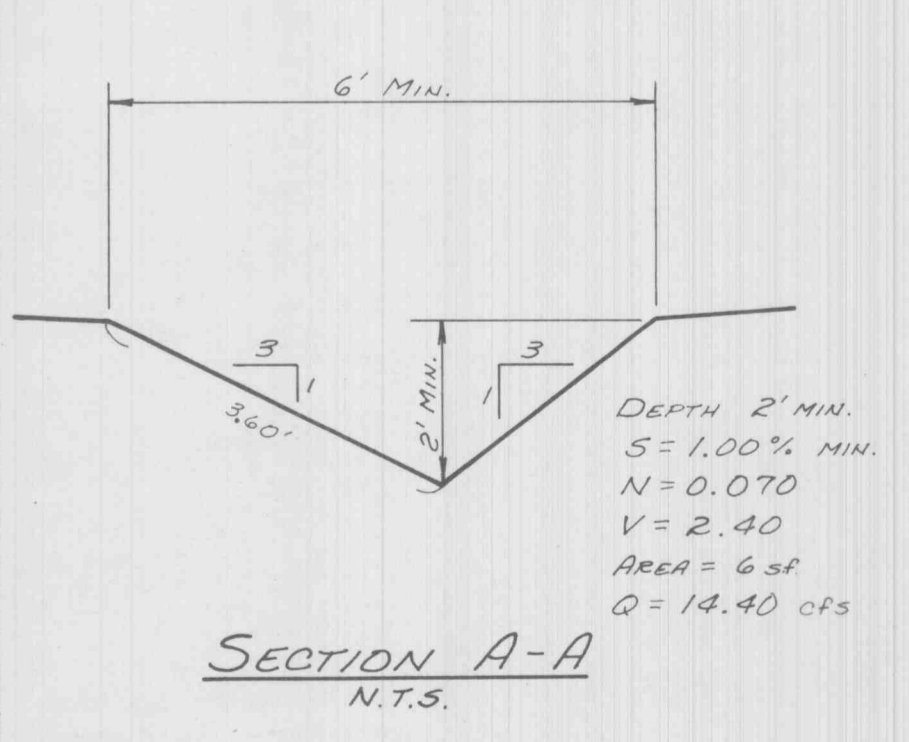
GENERAL NOTES

1. Present Zoning: I-1, Light Industrial
2. Proposed Zoning: I-2, Heavy Industrial
3. Total Area: 4.92 Acres
4. Building Use: Office and Manufacturing
5. This tract is in or served by:
 - A. Electric - Union Electric
 - B. Water - City of O'Fallon Water
 - C. Sewer - O'Fallon Sewer
 - D. Gas - St. Charles Gas Company
 - E. Telephone - Continental Telephone
 - F. Fire - O'Fallon Fire District
 - G. R-2 Fort Zumwalt School District
6. Total Parking: 51 spaces
 (Parking required per Section 25.02 City of O'Fallon)
 Manufacturing: 1 space per employee = 40 employees = 40 spaces
 Office: 1 space per 300 sq. ft. floor area = 3,320 ÷ 300 = 11 spaces
 51 spaces
7. Setback and Yard requirements:
 - Front - Not less than 30 feet
 - Side - 25 feet
 - Rear - 50 feet
8. SEWER CONTRACTOR SHALL MAINTAIN 24" VERTICAL SEPERATION BETWEEN ALL STORM SEWERS AND THE SLUDGE FORCE MAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SEPERATION PRIOR TO STORM SEWER INSTALLATION.

49 Regular
+ 2 Handicapped
51 Parking Spaces Total

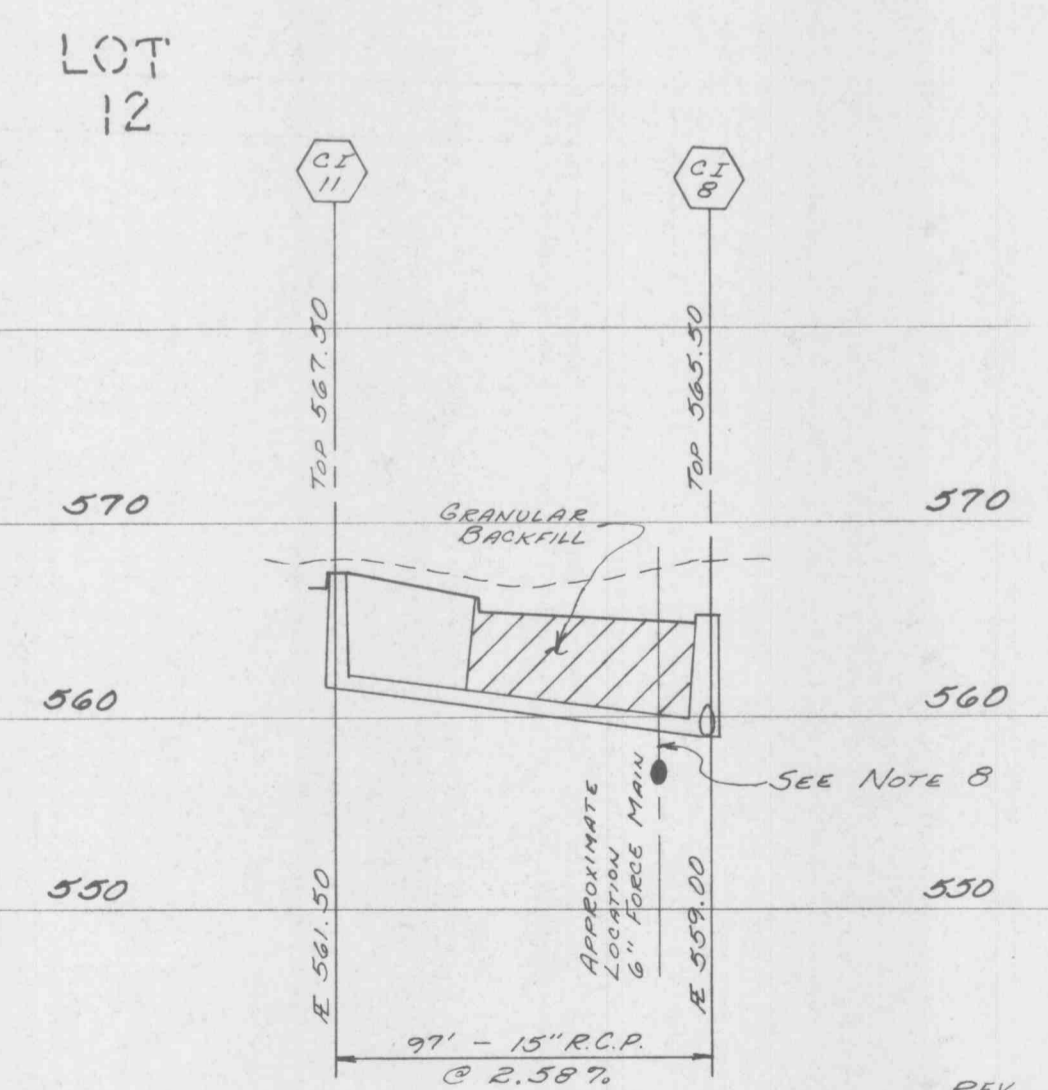
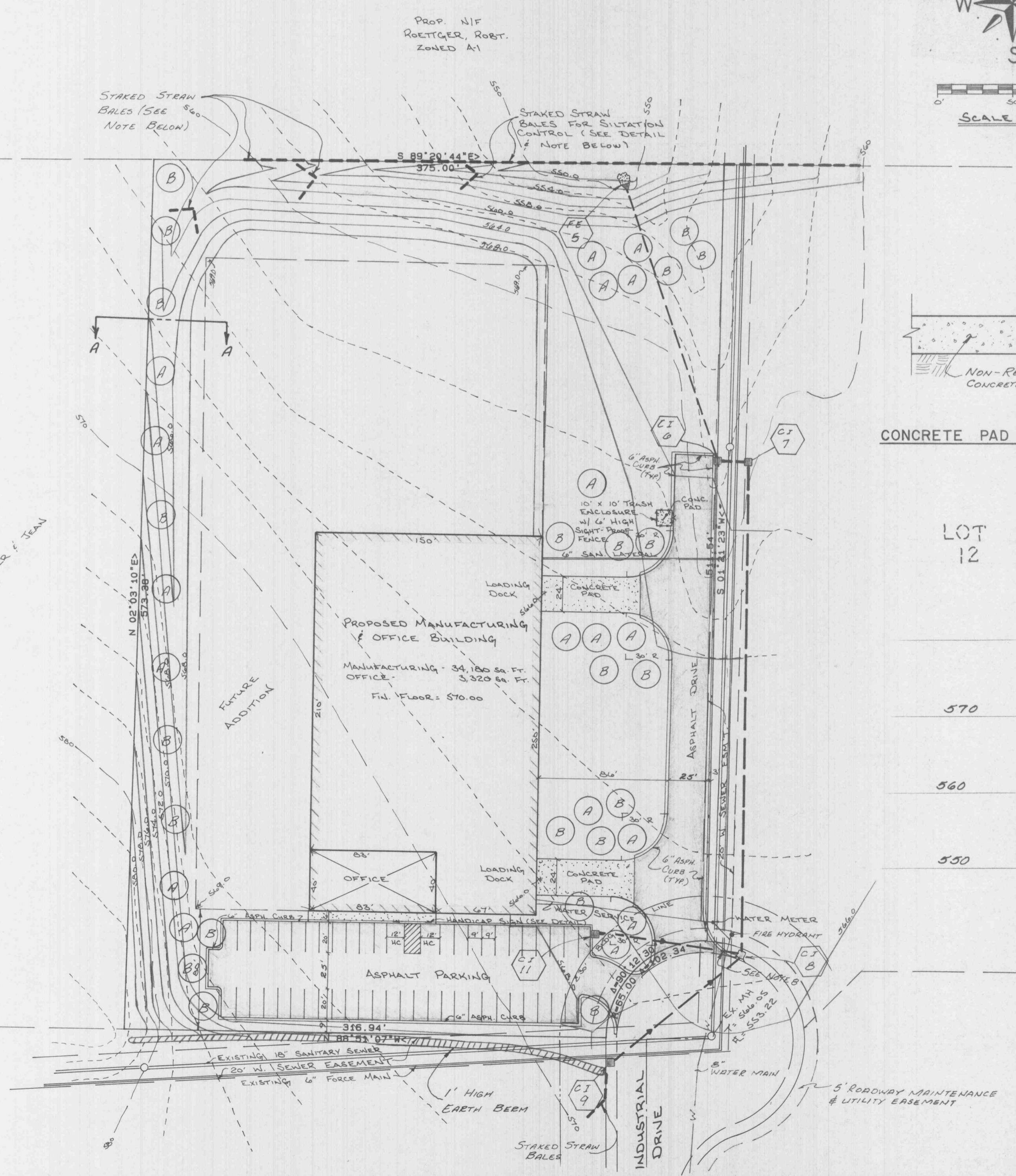


SYMBOL	QUANTITY	BOTANTICAL NAME	COMMON NAME	SIZE
A	18	QUERCUS PRUNUS	PIN OAK, & WHITE ASH	1 1/2 CM.
B	22	Acer RUBRUM, & Acer SACCHARUM	RED MAPLE, & SUGAR MAPLE	1 1/2 CM.



Erosion Control
EROSION CONTROL SHALL CONSIST OF TEMPORARY BERMS AND STRIPES TO EXPOSE STORM SEWER SERVICE TO A VISUAL INSPECTION POINT. SEE GRADING PLAN FOR LOCATIONS. AT EACH POINT THERE SHALL BE A DOUBLE ROW OF STRAW BALES WITH FOUR FEET OF SEPARATION BETWEEN ROWS. THE STRAW BALES SHALL BE PLACED WITH A ONE FOOT SEPARATION BETWEEN BALES AND STRAW BALE STRIPES BE CONSIDERED. ON AREAS WHERE A BERM AND STRIPES ARE NOT FEASIBLE, A SINGLE ROW OF STRAW BALES SHALL BE PLACED END TO END TO PROTECT ADJACENT PROPERTY AND RIGHT-OF-WAYS (THIS SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR OR DEVELOPER IF SO NOTED). UPON COMPLETION OF STORM SEWERS, STRAW BALES SHALL BE PLACED ON ALL SITES OF APPROPRIATE STRUCTURES TO KEEP THEM OUT OF STORM SEWER (THIS SHALL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR OR THE DEVELOPER IF SO NOTED). ALL STRAW BALE STRIPES BE SURELY ANCHORED AND MAINTAINED UNTIL ALL DISTURBED AREAS ARE PAVED OR VEGETATION ESTABLISHED.

NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.



APPROVED
2-4-88
G.B.A.

GEORGE BUTLER ASSOCIATES, INC.
SUITE 200 - 225 SOUTH MAIN ST.
O'FALLON, MISSOURI 63366

RECEIVED JAN 26 1988

REV. 1-25-88 CITY COMMENTS RED

PREPARED FOR:
Brake Rebuilders
507 Civic Park Drive
O'Fallon, Missouri 63366
(314) 272-3211

CIVIL ENGINEERS
LAND SURVEYORS
P. J. Lohr, Inc.
Ray & Silver, Inc.

SITE PLAN

DRAWN BY: [Signature] DATE: 11-20-87
CHECKED BY: [Signature] DATE: 12-1-87

FIELD BOOK PROJECT # B10-155
JOB ORDER #