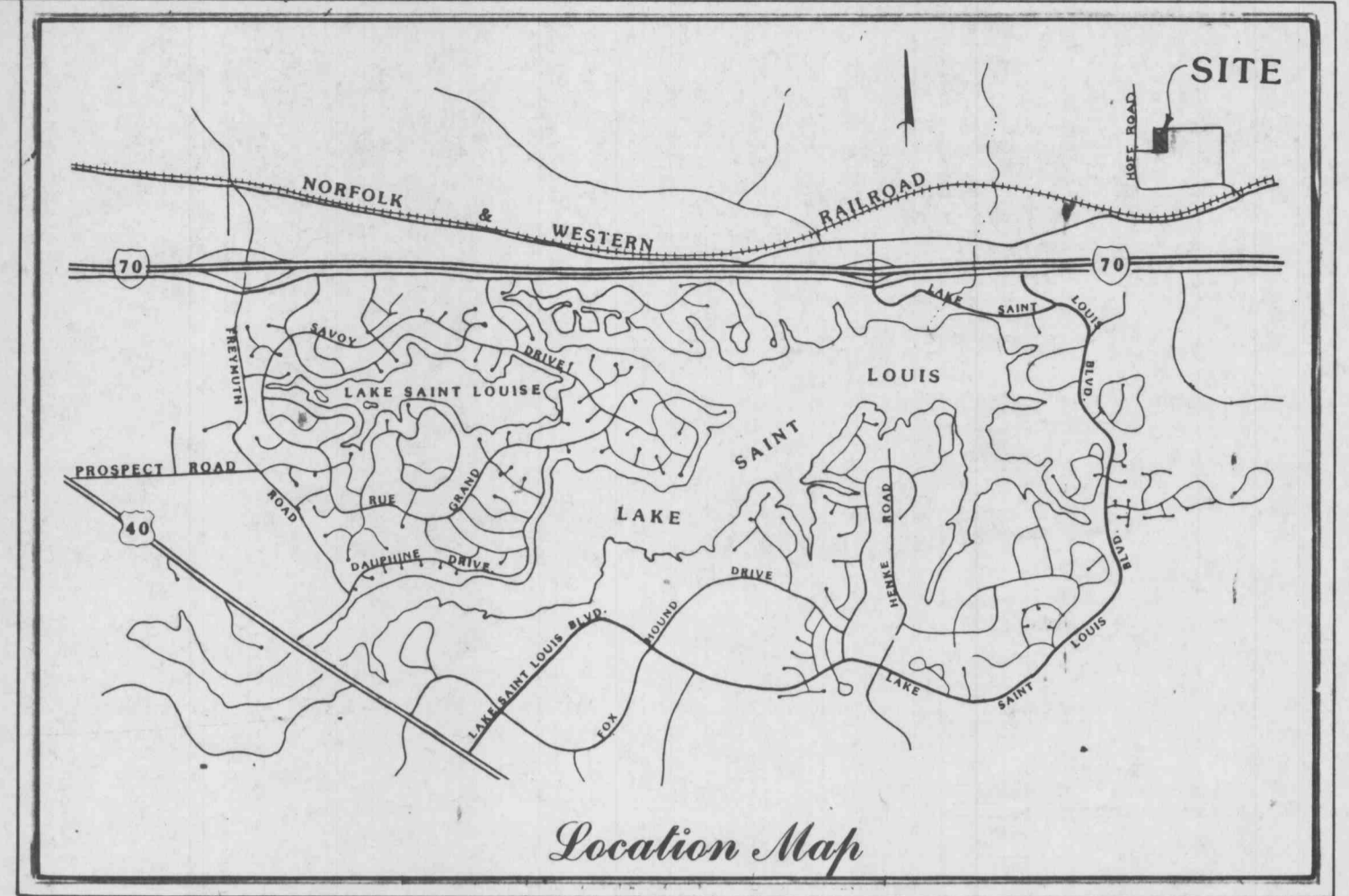


BRAKE REBUILDERS

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, 650.68 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, 327.41 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 00°10'30" 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°17'13" 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 192.52 feet, a chord of South 72°31'04" West, 192.52 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 72°02'25" 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 northwesterly, 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, 209.80 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, 635.79 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

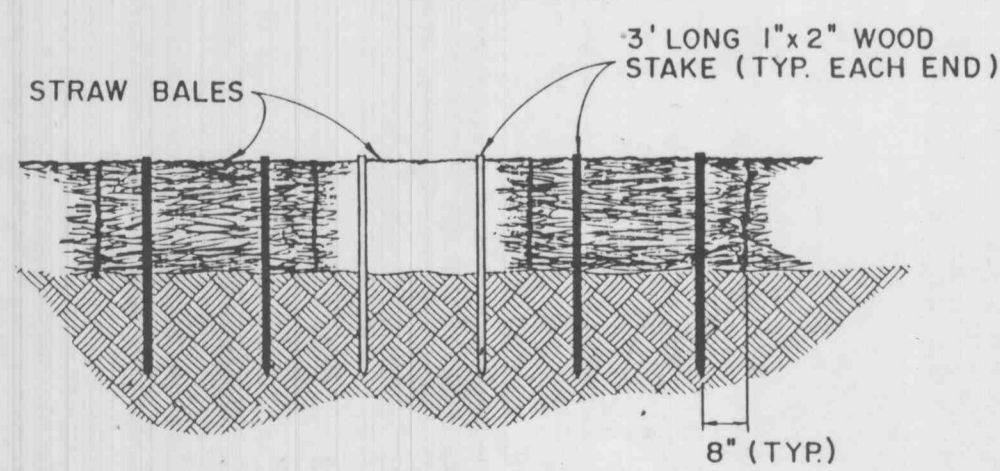
6. Total Parking: 77 spaces
 (Parking required per Section 25.02 City of O'Fallon)
 Manufacturing: 1 space per employee - 45 employees = 45 spaces
 Office: 1 space per 300 sq. ft. floor area - 3,320 ÷ 300 = 11 spaces
 76 spaces

75 Regular
 + 2 Handicapped
 77 Parking Spaces Total

7. Setback and Yard requirements:
 Front - Not less than 30 feet
 Side - 25 feet
 Rear - 50 feet

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	14	Pinus Sylvestris	SCOTCH PINE	6' TALL
	14	Quercus Alba	WHITE OAK	1 1/2" CAL.
	16	Quercus Palustris	PIN OAK	1 1/2" CAL.

132,000 SQ. FT. OPEN AREA ÷ 3000 = 44 TREES REQ'D.
 44 TREES PROVIDED

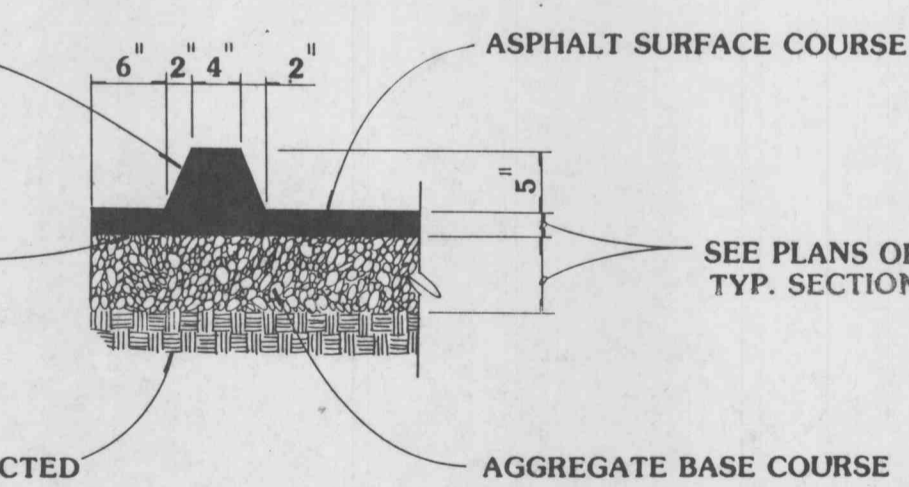
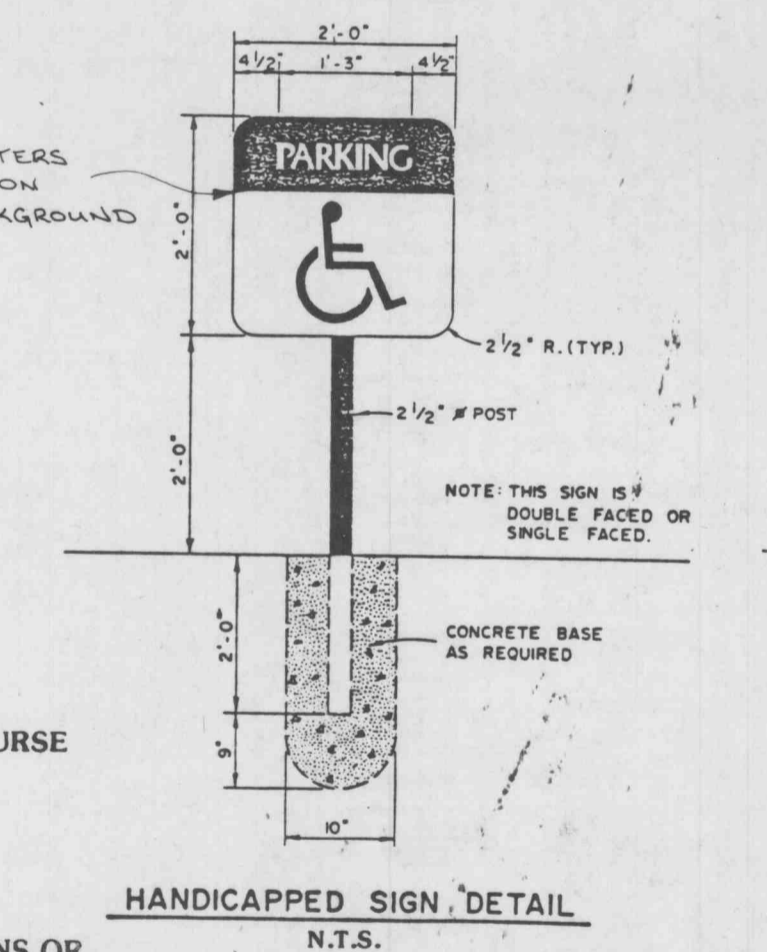
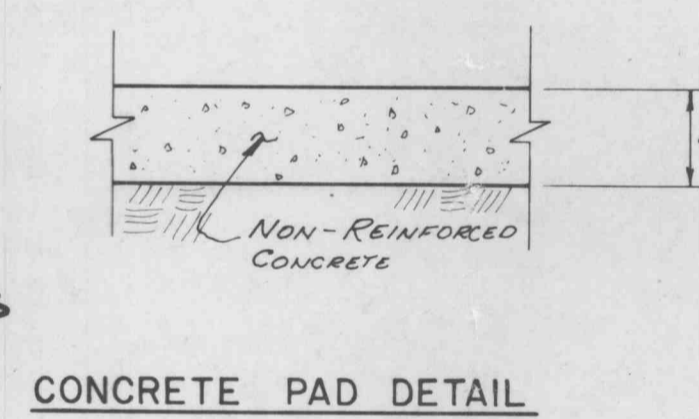
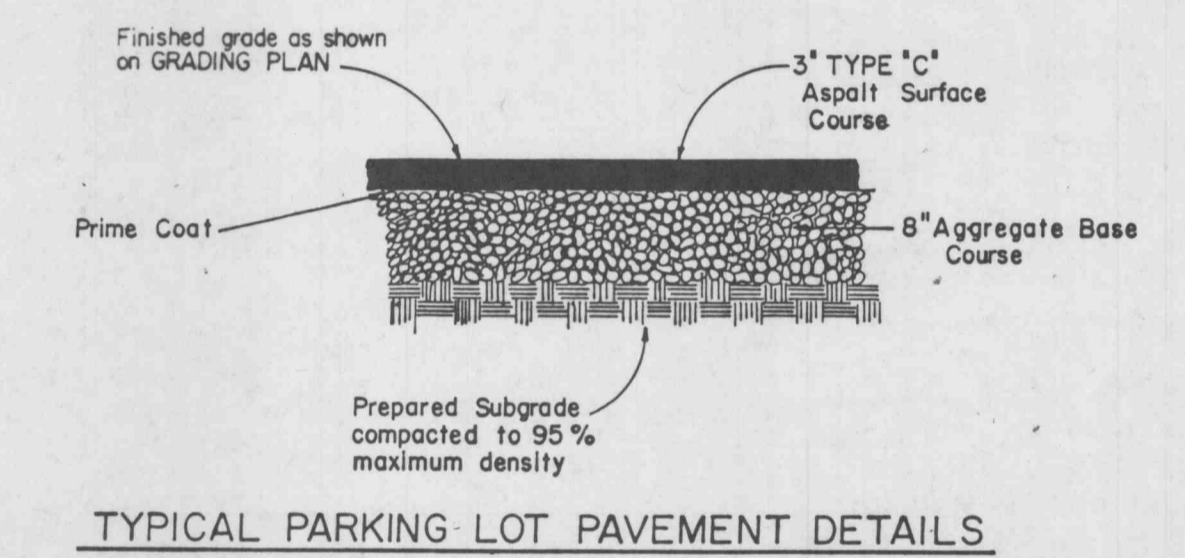
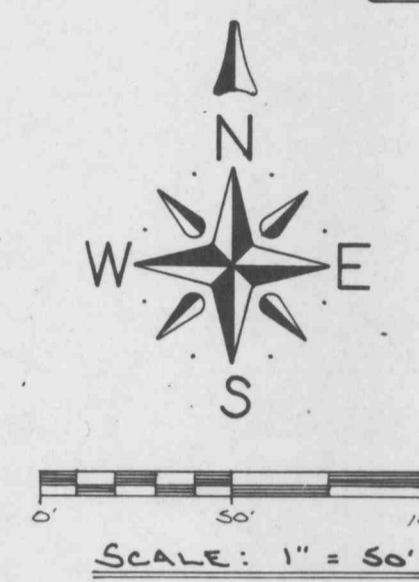
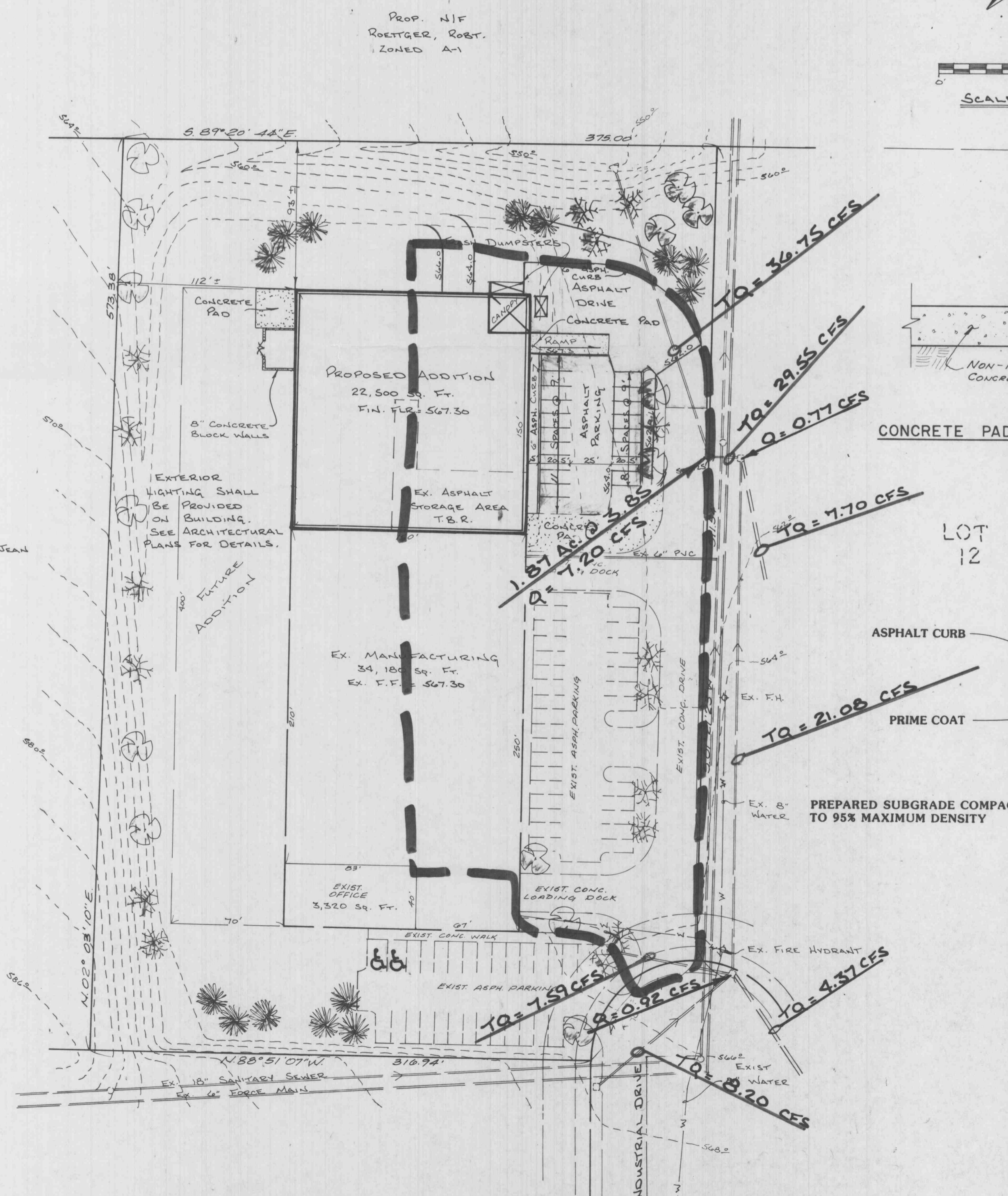


STAKED BALE DETAIL
 N.T.S.

Erosion Control

EROSION CONTROL SHALL CONSIST OF "STROMBORN" BERM AND BALES TO RETAIN STORM WATER RUNOFF TO A VERTICAL EROSION CONTROL PLAN FOR LOCATIONS 1 AND 2. STORM BERM SHALL BE A DOUBLE ROW OF STRAW BALES WITH FOUR FEET OF SEPARATION BETWEEN ROWS. THE STRAW BALE SHALL BE PLACED WITH A ONE FOOT SEPARATION BETWEEN BALES AND STROM BERM SHALL BE SPACED. IN AREAS WHERE A BERM AND BALE ARE NOT FEASIBLE, A SINGLE ROW OF STRAW BALES SHALL BE PLACED ONE TO TWO FEET FROM THE PROPERTY LINE AND ACCENT-OF-ROADS (THIS SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR OR SUBCONTRACTOR TO DO SO). UPON COMPLETION OF STROM BERM, STRAW BALES SHALL BE PLACED ON ALL SLOPES APPROXIMATE STRUCTURES TO KEEP SOIL OUT OF STROM BERM THESE SHALL BE THE RESPONSIBILITY OF THE SERVICE CONTRACTOR OR THE SUBCONTRACTOR TO DO SO. ALL STRAW BALES SHALL BE SECURELY ANCHORED AND PROPERLY MAINTAINED UNTIL ALL DISTURBED AREAS ARE PAID 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.



DRAINAGE AREA MAP
 FOR DRAINAGE PURPOSES ONLY
 NOT TO BE USED FOR CONSTRUCTION

ENGINEERS AUTHENTICATION
 The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after this date unless reauthorized.
 PICKETT, RAY & SILVER, INC.

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

SITE PLAN
 DRAWN BY: [Signature] DATE: 8-31-90
 CHECKED BY: [Signature] DATE: 8-31-90
 PROJECT # [Blank] JOB ORDER # [Blank]

Signature: [Blank] Date: [Blank]