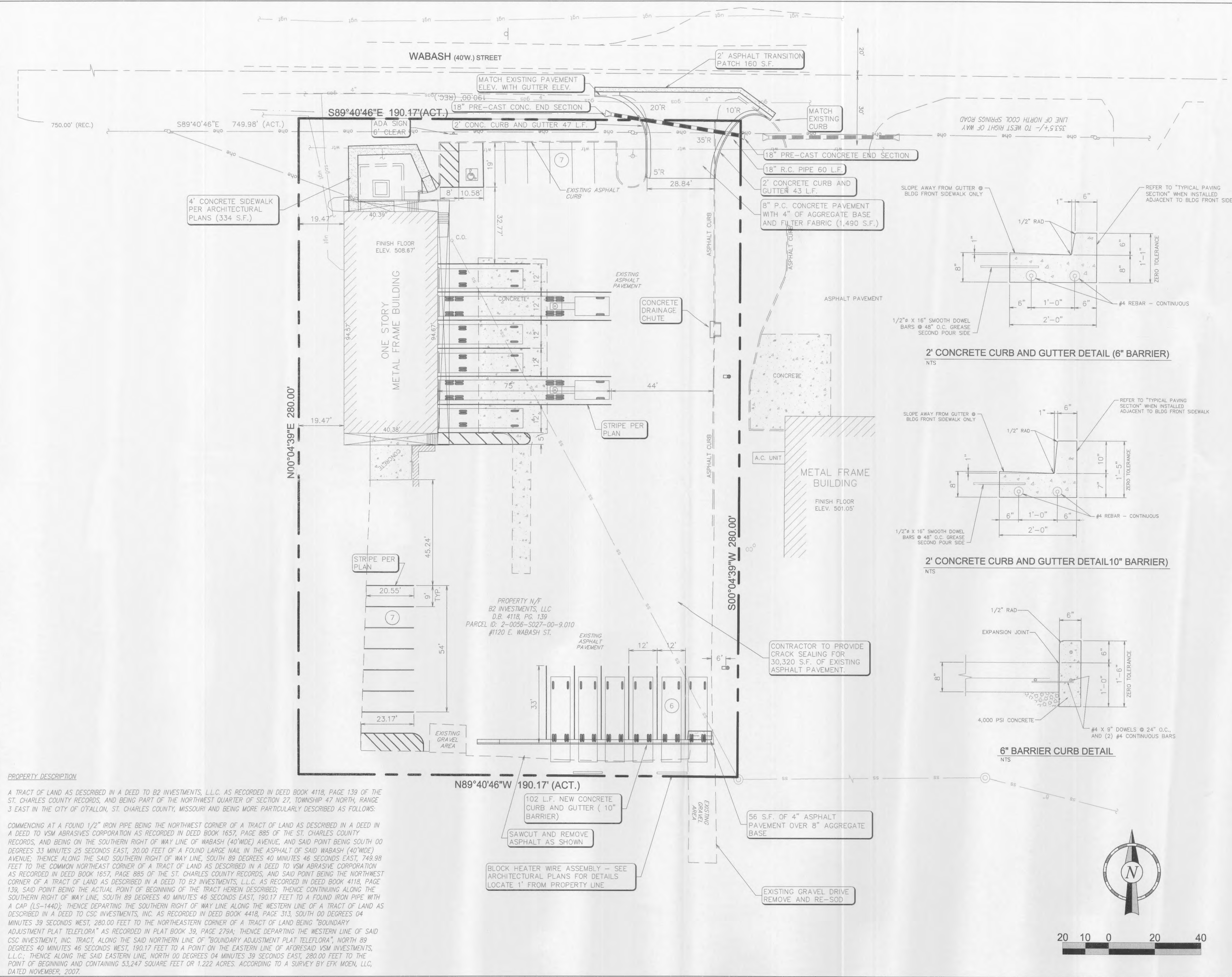


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**PROPERTY DESCRIPTION**

A TRACT OF LAND AS DESCRIBED IN A DEED TO B2 INVESTMENTS, L.L.C. AS RECORDED IN DEED BOOK 4118, PAGE 139 OF THE ST. CHARLES COUNTY RECORDS, AND BEING PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST IN THE CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON PIPE BEING THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN A DEED IN A DEED TO VSM ABRASIVES CORPORATION AS RECORDED IN DEED BOOK 1657, PAGE 885 OF THE ST. CHARLES COUNTY RECORDS, AND BEING ON THE SOUTHERN RIGHT OF WAY LINE OF WABASH (40' WIDE) AVENUE, AND SAID POINT BEING SOUTH 00 DEGREES 33 MINUTES 25 SECONDS EAST, 20.00 FEET OF A FOUND LARGE NAIL IN THE ASPHALT OF SAID WABASH (40' WIDE) AVENUE; THENCE ALONG THE SAID SOUTHERN RIGHT OF WAY LINE, SOUTH 89 DEGREES 40 MINUTES 46 SECONDS EAST, 749.98 FEET TO THE COMMON NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN A DEED TO VSM ABRASIVE CORPORATION AS RECORDED IN DEED BOOK 1657, PAGE 885 OF THE ST. CHARLES COUNTY RECORDS, AND SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN A DEED TO B2 INVESTMENTS, L.L.C. AS RECORDED IN DEED BOOK 4118, PAGE 139, SAID POINT BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING ALONG THE SOUTHERN RIGHT OF WAY LINE, SOUTH 89 DEGREES 40 MINUTES 46 SECONDS EAST, 190.17 FEET TO A FOUND IRON PIPE WITH A CAP (LS-1440); THENCE DEPARTING THE SOUTHERN RIGHT OF WAY LINE ALONG THE WESTERN LINE OF A TRACT OF LAND AS DESCRIBED IN A DEED TO CSC INVESTMENTS, INC. AS RECORDED IN DEED BOOK 4418, PAGE 313, SOUTH 00 DEGREES 04 MINUTES 39 SECONDS WEST, 280.00 FEET TO THE NORTHEASTERN CORNER OF A TRACT OF LAND BEING "BOUNDARY ADJUSTMENT PLAT TELEFLORA" AS RECORDED IN PLAT BOOK 39, PAGE 279A; THENCE DEPARTING THE WESTERN LINE OF SAID CSC INVESTMENT, INC. TRACT, ALONG THE SAID NORTHERN LINE OF "BOUNDARY ADJUSTMENT PLAT TELEFLORA", NORTH 89 DEGREES 40 MINUTES 46 SECONDS WEST, 190.17 FEET TO A POINT ON THE EASTERN LINE OF AFORESAID VSM INVESTMENTS, L.L.C.; THENCE ALONG THE SAID EASTERN LINE, NORTH 00 DEGREES 04 MINUTES 39 SECONDS EAST, 280.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 53,247 SQUARE FEET OR 1.222 ACRES. ACCORDING TO A SURVEY BY EFK MOEN, LLC, DATED NOVEMBER, 2007.

PROPERTY N/F  
B2 INVESTMENTS, LLC  
D.B. 4118, PG. 139  
PARCEL ID: 2-0036-5027-00-9.010  
#1120 E. WABASH ST.



**GENERAL NOTES**

1. CONTRACTOR IS TO LAYOUT OUT LIGHTING BASED ON THIS PLAN. SHEET E1.1 IS TO BE USED FOR THE WIRING LAYOUT ONLY.

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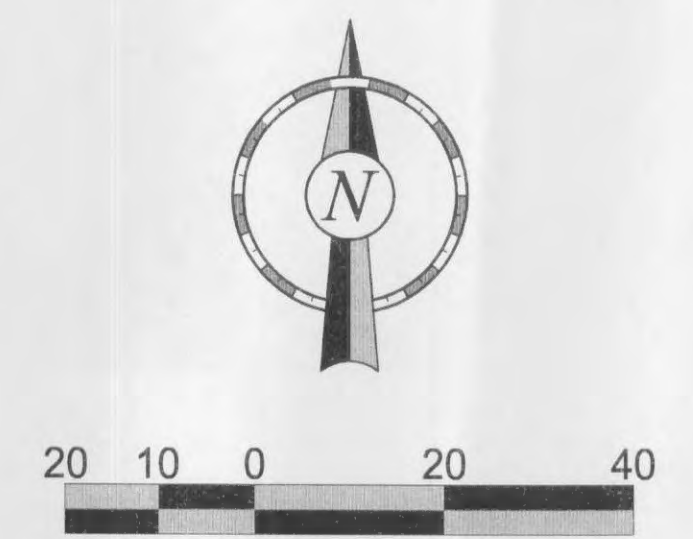
No.	Revision	Date

**EFK • Moen, LLC**  
Civil Engineering Design  
13523 Barrett Parkway Dr. Suite 250  
St. Louis, MO 63021  
Phone (314)729-4100 Fax (314)729-4199



**SITE PLAN**

DRAWN BY: DP	SHEET
DESIGNED BY: CDL	<b>2</b>
CHECKED BY: PJK	
ISSUE DATE: Mar 18, 2008	OF 4



O'FALLON, MO  
1120 E. WABASH ST.  
QuikTrip Store No. : 6602