

PROPOSED BUILDING FOR:

TRUE FITNESS TECHNOLOGY, INC.

GRANT INDUSTRIAL PARK A TRACT OF LAND BEING PART OF SECTION 24, TOWNSHIP 47 NORTH, RANGE 2 EAST ST. CHARLES COUNTY, MISSOURI

Description of a 29.980 acre tract of land to wit:

A 29.980 acre tract of land being part of the north half of the southwest quarter of Section 24, within Township 47 North, Range 2 East, of the Fifth Principal Meridian, 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, of the Fifth Principal Meridian, St. Charles County, Missouri; 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 Platbook 1, Page 74 of the St. Charles County Records, said iron rod marking the BEGINNING POINT OF THE TRACT OF LAND HEREIN DESCRIBED; thence continuing with said quarter section line North 89°26'21" East, 267.41 feet; thence departing said quarter section line South 00°17'20" East, 917.15 feet; thence South 89°37'42" West, 247.15 feet to an old iron pipe; thence South 00°18'49" East, 428.68 feet; thence South 89°48'25" West, 900.21 feet to an iron rod on the east right-of-way line of Hoff County Road, 40 feet wide; thence with said east right-of-way line North 01°27'59" East, 1297.15 feet to an iron rod on the east right-of-way line of Hoff County Road, 40 feet wide; thence with said south right-of-way South 82°32'01" East, 286.22 feet to an iron rod; thence departing said south right-of-way line South 00°33'39" East, 165.86 feet to an iron rod; thence North 89°26'21" East, 208.78 feet to an iron rod; thence North 00°33'39" West, 136.42 feet to an iron rod on the south right-of-way line of Hoff County Road, 40 feet wide; thence with said south right-of-way line South 82°32'01" East, 148.31 feet to an iron rod; thence North 55°57'59" East, 241.15 feet to the beginning point.

Subject to easements, restrictions, reservations, conditions, right-of-way and possessory rights of record and those not of record.

DRAWING INDEX

- C1 EXISTING SITE PLAN
- C2 SITE PLAN
- C2a DRAINAGE AREA MAP
- C3 MASTER DEVELOPMENT PLAN
- 1 FLOOR PLAN
- 2 ELEVATIONS
- 3 WALL SECTIONS
- 4 WALL SECTIONS
- 5 WALL SECTIONS
- 6 DOOR & FINISH SCHEDULES
- 7 FOUNDATION PLAN
- 8 PLAN DETAILS
- 9 FOUNDATION DETAILS
- E1 FLOOR PLAN - ELECTRICAL
- E2 SERVICE DIAGRAM
- M1 FLOOR PLAN - MECHANICAL
- M2 MECHANICAL SCHEDULE & DETAILS
- P1 PLUMBING PLAN

SITE DEVELOPMENT ENGINEERS

SOILS: Geo Test - Harvester, MO
636-447-1642

SURVEY: Pickett Roy & Silver - St. Peters, MO
636-397-1211

TOPOGRAPHIC: Metron Survey & Engineering
Maryland Heights, MO 314-432-5400

ENVIRONMENTAL: S.C.I. Environmental, Inc.
Chesterfield, MO 63005 314-537-9901

CODE INFORMATION

BUILDING CODE: BOCA 1996

USE GROUP: S-2

CONSTRUCTION TYPE: 2-C

FIRE DISTRICT: O'FALLON

UTILITIES AVAILABLE

LACLEDE GAS
AMEREN UNION ELECTRIC
ALLIANCE-O'FALLON WATER
ALLIANCE-O'FALLON SEWER
VERIZON PHONE

DEVELOPMENT NOTES

AREA OF SITE: 29.980 ACRES

AREA OF IMPROVEMENT: 7.48 ACRES

FLOOD ZONE: NOT APPLICABLE

EXISTING ZONING: INDUSTRIAL-1

PROPOSED USE: WAREHOUSE

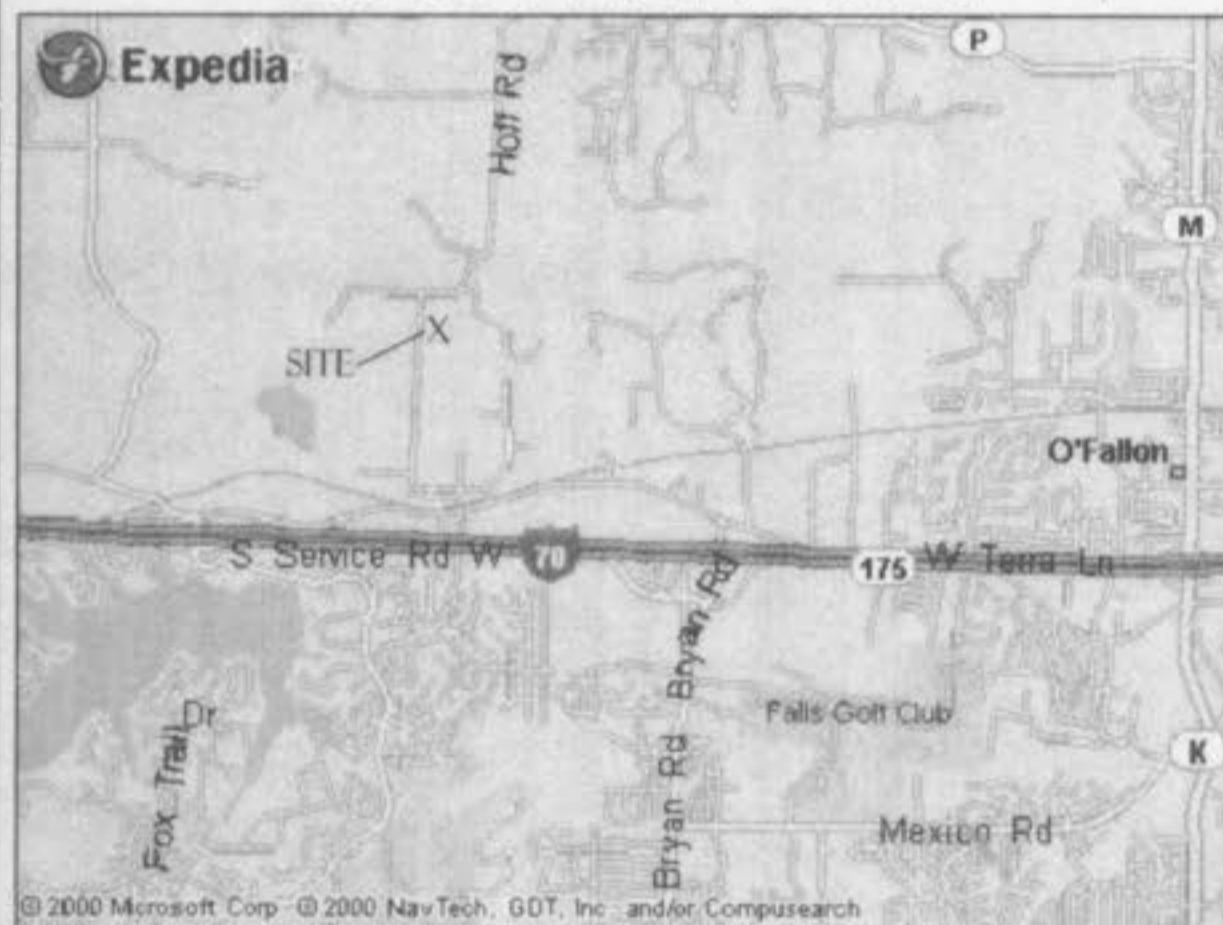
OWNER OF PROPERTY: USA LAND
865 HOFF ROAD
O'FALLON, MO 63366

NEW BUILDING AREA: 102,960 S.F.

PARKING PROVIDED: 23 SPACES INCLUDING 2 H.C.

ASPHALT SPECS: 8/3 (DRIVE AREAS)
8/2 (PARKING AREAS)

LOCATION MAP



STRUCTURAL SYSTEMS, INC.

— DESIGN — CONTRACTORS —

816 South Kirkwood Road
Phone: 314-966-5920

St. Louis, MO 63122
Fax: 314-966-6267

Construction Coordinator: Richard E. Ortman
Engineer: Ronald F. Kalupa

THESE DRAWINGS ARE HEREBY
APPROVED FOR PERMIT AND
ANNOTATED AS NEEDED TO
MEET THE REQUIREMENTS OF
THE CITY.

SHEETS OF
DATE OF

RECEIVED
JUN 27 2001
BUILDING DEPT.

BUA002-284

TRUE FITNESS