

Appendix A

Property Deeds

Quit-Claim Deed

BOOK 246 PAGE 291

This Deed, Made and entered into this 21st day of
September nineteen hundred and sixty-six, by and between

VIRGINIA K. PHLEGER, a single person,

of the City of St. Louis State of Missouri
part y of the first part, and

UNION ELECTRIC COMPANY, a Missouri corporation,
315 North Twelfth Boulevard, St. Louis, Missouri 63166
of the City of St. Louis State of Missouri
part y of the second part.

Witnesseth, that the said part y of the first part, for and in consideration of the sum of Ten and no/100ths Dollars and other valuable consideration paid by the said part y of the second part, the receipt of which is hereby acknowledged, does by these presents *Remise, Release and forever Quit-Claim* unto the said part y of the second part,

the following described Real Estate, situated in the County of Franklin and State of Missouri, to-wit:

Part of Lot Seven (7) of the Subdivision of Miles P. Hinkle Estate in Township 44 North, Range 2 East of the 5th P.M., as per plat of record in Deed Book 74, Page 615 and also accretions thereto located in Sections 7 and 8, Township and Range afore-said, all being more fully described as follows:

Beginning at the intersection of the west line of said Lot Seven (7), with said north right of way line of the Chicago, Rock Island and Pacific Railroad, said point being North 1° East 283 feet from the Southwest corner of said Lot Seven (7), run thence North 1° East on the west line of Lot Seven (7), and the prolongation thereof, 8422 feet to a point in the center line of a slough, run thence with the centerline of said slough North 56° East 264.5 feet and North 57° East, 164.5 feet to the intersection with the South line of Bull Island, run thence South 77° 10' East on the south line of Bull Island 426 feet to a point in the east line of said Lot Seven (7), if the same were prolonged northwardly, run thence South 1° West on said east line 8161 feet to the North right of way line of the Chicago, Rock Island and Pacific Railroad, run thence Southwestwardly on the North line of said railroad 889.68 feet to the point of beginning, containing 153.35 acres, reference being made to Plat of Survey of record in Surveyor's Record 16, page 4.

Subject to existing easements.

Subject to the right of way of the County Road.

To Have and to Hold the same, together with all rights and appurtenances to the same belonging, unto the said part y of the second part, and to its successors

~~heirs~~ and assigns forever. So that neither the said part y of the First Part, nor her heirs, nor any other person or persons for her or in her name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

In Witness Whereof, the said part y of the first part has executed these presents the day and year first above written.

FILE MO
Folder 485.9
Drawer 31

SCHEDULE CJG-ST1

State of Missouri, } ss. On this 21st day of September, 1966,
CITY of ST. LOUIS }
before me personally appeared VIRGINIA K. PHLEGER, a single person,

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

My term expires Sept. 22, 1968

David B. Shupe
Notary Public.

"A certified copy of my commission has been filed with the Clerk of the City of St. Louis." day of , 19

State of Missouri, } ss. On this
of }

before me appeared
to me personally known, who, being by me duly sworn, did say that he is the
of
a Corporation of the State of , and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the and State aforesaid, the day and year first above written.

My term expires

Notary Public.

14
QUIT-CLAIM DEED
Approved by
REAL ESTATE BOARD OF METROPOLITAN ST. LOUIS
FROM
TO

STATE OF MISSOURI, } ss.
County of Franklin, }

I, Henry J. Tibbe, Recorder of Deeds, within and for said County and State do hereby certify that the foregoing instrument of writing was filed for record on the 4th day of Oct 1966 at 3 o'clock 41 minutes P.M. duly received on the 4 day of Oct 1966, in Book 246, page 291.

IN TESTIMONY WHEREOF, I hereunto set my hand and affixed my official seal at my office in Union, the date aforesaid.

Henry J. Tibbe Recorder of Deeds
By *Ruth M. Wilson* Deputy



HARON L. BIRKMAN
RECORDER OF DEEDS
FRANKLIN COUNTY
STATE OF MISSOURI

PAGES: 2
FEE: \$27.00
DOCUMENT NO: 0726350
DATE: 11/29/2007
TIME: 11:35AM

QUIT CLAIM DEED

This Deed Witnesseth, that on November 29th, 2007

**Winston T. Brunjes and Mary Ann Brunjes, as trustees of the Brunjes Family Trust dated
March 11, 1997
GRANTOR(S)**

County of Franklin, State of Missouri, Grantor for and in consideration of \$1.00 and other good and valuable consideration in hand paid, do (does) by these presents, REMISE, RELEASE AND FOREVER QUIT CLAIM UNTO

**Ameren UE
GRANTEE(S)**

Mailing Address: 1901 Chouteau Ave. St. Louis, Mo. 63103
Of City of St. Louis, State of Missouri, Grantee(s), his/her/their heirs or successors, and assigns, the following land situated in Franklin County, Missouri, towit:

LEGAL DESCRIPTION:

Part of the Southwest qr of Section 8, Township 44 North, Range 2 East of the Fifth Principal Meridian and being the same tract of land conveyed to Winston T. Brunjes and Mary Ann Brunjes, as Trustees of the Brunjes Family Trust dated March 11, 1997 by deed recorded in Book 1012 Page 818 in the Franklin County, Missouri, land records and being more particularly described as follows: Beginning at an iron pin on the Southern boundary line of a tract of land conveyed to Charles H. Brunjes and Carolyn Brunjes, his wife by deed recorded in Book 297 Page 361 in the Franklin County, Missouri, land records, said iron pin being the Northwest corner of Tract I conveyed to Emmet H. Drewel Revocable Living Trust dated September 30, 1996 by deed recorded in Book 1019 Page 115 in the Franklin County, Missouri, land records; thence South 01 degrees 17 minutes 25 seconds West along the West line of said Drewel tract a distance of 481.56 feet to an iron pin, thence South 79 degrees 22 minutes 34 seconds West a distance of 184.39 feet to an iron pin, thence South 81 degrees 28 minutes 24 seconds West a distance of 229.20 feet to an iron pin, thence South 83 degrees 25 minutes 11 seconds West a distance of 229.37 feet to an iron pin, thence South 84 degrees 16 minutes 21 seconds West a distance of 155.56 feet to point on the East line of a tract of land conveyed to Union Electric Company by deed recorded in Book 246 Page 291 in the Franklin County, Missouri, land records from which point an iron pin bears North 84 degrees 16 minutes 21 seconds East a distance of 107.31 feet, and another iron pin bears North 01 degrees 24 minutes 34 seconds East a distance of 236.00 feet, thence North 01 degrees 24 minutes 34 seconds

Containing 11.56 acres. *MAB WT B*
This description is based on a survey performed by Zahner and Associates, Inc., completed November, 2007.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee(s) And to the heirs or successors and assigns of such Grantee(s) Forever; so that neither the Grantor(s) Nor the heirs or successors of the Grantor(s) Nor any other person(s) For or in the name of the Grantor(s), shall or will hereinafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

Winston T. Brunjes
Winston T. Brunjes Trustee

Mary Ann Brunjes
Mary Ann Brunjes Trustee

On November 29th, 2007 before me personally appeared **Winston T. Brunjes and Mary Ann Brunjes**, as trustees of the **Brunjes Family Trust** dated March 11, 1997, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

NOTARY PUBLIC



0000061.001



SHARON L. BIRKMAN
RECORDER OF DEEDS
FRANKLIN COUNTY
STATE OF MISSOURI

PAGES: 2 CP
FEE: \$27.00
DOCUMENT NO: 0903561
DATE: 02/23/2009
TIME: 08:48AM

GENERAL WARRANTY DEED (Individual)

File No. W11434 (L9770)

Outlot No.

This Deed, Made and entered into this 19th day of February, 2009, by and between

Grantor(s): Winston T. Brunjes and Mary Ann Brunjes, as Trustees *of the Brunjes Family Trust, dated March 11, 1997

whose mailing address is: 5000 Coleman Road, Villa Ridge, Mo. 63089

Party or parties of the first part, and

Grantee(s): Union Electric Company d/b/a AmerenUE

whose mailing address is: One Ameren Plaza, P.O. BOX 66149
St. Louis, Mo. 63166-6149

Party or parties of the second part.

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents **GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM** unto the said party or parties of the second part, the following described Real Estate, situated in the County of Franklin and State of Missouri, to-wit:

Part of U.S. Survey No. 161 and part of Sections Nine (9) and Sixteen (16), in Township Forty-four (44) North, Range Two (2) East of the 5th P.M., described as follows: Beginning at the Northwest corner of said U.S. Survey No. 161, run thence North on the East line of the Worthington Heirs Subdivision to the Southwest corner of a parcel conveyed to Overschmidt in deed of record in Book 411, page 409 in the office of the Recorder of Deeds, thence South 67° 01' 58" East on the South line of the Overschmidt parcel 1,004.24 feet to a point in the West line of property now or formerly owned by Fries, thence South 0° 15' West on the West line of the Fries property to a point in the North right of way line of the St. Louis Southwestern Railway (formerly the Chicago, Rock Island and Pacific Railroad), thence South 64° West on the North line of said railroad to its intersection with the West line of U.S. Survey No. 161, thence North 53° West on survey line to the point of beginning.

L-9770

The Grantors hereby represent and warrant that they are the duly acting and qualified Trustees under the Brunjes Family Trust, dated March 11, 1997 and that they have full and complete power and authority to

04988601.002

grant this deed and is directed to do so pursuant to said trust and the trust has not been otherwise amended, revoked or cancelled and is in full force and effect as of the date hereof.

Subject to existing easements, conditions and restrictions, if any.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever.

The said party or parties of the first part hereby covenanting that said party or parties and the heirs, executors, administrators and assigns of such party or parties, shall and will **WARRANT AND DEFEND** the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year **2008** and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

Winston T. Brunjes
Winston T. Brunjes, Trustee*

Mary Ann Brunjes, Trustee
Mary Ann Brunjes, Trustee*

STATE OF MISSOURI
County of Franklin }

ss. On this 19 day of February, 2009.

before me personally appeared **Winston T. Brunjes and Mary Ann Brunjes**, as Trustees of the Brunjes Family Trust, dated **March 11, 1997**, to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that **they** executed the same as **their** free act and deed as said Trustees and that said trust is still in existence and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Robert E. Hansen
Notary Public

ROBERT E. HANSEN NOTARY PUBLIC - NOTARY SEAL STATE OF MISSOURI FRANKLIN COUNTY My Commission Expires: 10-24-2011 Commission # 07460860

My term expires:

0727806.001



SHARON L. BIRKMAN
RECORDER OF DEEDS
FRANKLIN COUNTY
STATE OF MISSOURI

PAGES: 3
FEE: \$36.00
DOCUMENT NO: 0727806
DATE: 12/26/2007
TIME: 03:22PM

GENERAL WARRANTY DEED

THIS DEED, made and entered into this 20th day of December, 2007 by and between

Edward G. Heisel and Marilyn Heisel, husband and wife
GRANTOR(S)

Of the County of Franklin, State of Missouri, party (ies) of the first part, and

Union Electric Company d/b/a AmerenUE
GRANTEE(S)

Mailing Address: **1901 Chouteau Ave. St. Louis, Mo. 63103**
of the City of St. Louis, State of Missouri, party (ies) of the second part.

WITNESSETH, that the said party (ies) of the first part, for and consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations paid by the said party (ies) of the second part, the receipt of which is hereby acknowledged, do by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party (ies) of the second part, the following described Real Estate, situated in the County of Franklin, and State of Missouri, to-wit:

LEGAL DESCRIPTION:

Part of the Southwest qr of Section 8 and part of the West half of Section 17, all in Township 44 North, Range 2 East of the Fifth Principal Meridian and being part of Tract I conveyed to Edward G. Heisel and Marilyn Heisel, his wife, by deed recorded in Book 504 Page 667 in the Franklin County, Missouri, land records and being more particularly described as follows: Commencing at an iron pipe at the Southeast corner of Lot Eight of the Subdivision of Miles P. Hinkle Estate per plat as recorded in Book 74 Page 615 in the Franklin County, Missouri, land records; thence North 07 degrees 02 minutes 03 seconds West along the Eastern boundary line of said Lot 8 a distance of 1327.52 feet to an iron pin at the intersection of said Eastern boundary line with the Northwest right of way of the Chicago Rock Island and Pacific Railroad, said iron pin being the point of beginning of the tract herein described, thence along and with said right of way line as follows: Southwesterly along the arc of a curve to the left having a radius of

987.44 feet and a central angle of 04 degrees 06 minutes 18 seconds a distance of 70.75 feet (chord bearing and distance = South 59 degrees 30 minutes 32 seconds West 70.73 feet) to an iron pin at a point of compound curvature, Southwesterly along the arc of a curve to the left having a radius of 4733.88 feet and a central angle of 02 degrees 14 minutes 03 seconds a distance of 184.59 feet (chord bearing and distance = South 56 degrees 20 minutes 21 seconds West, 184.58 feet) to an iron pin at a point of tangent; South 55 degrees 13 minutes 20 seconds West a distance of 652.14 feet to an iron pin at a point of curvature, Southwesterly along the arc of a curve to the right having a radius of 3133.01 feet and a central angle of 01 degrees 35 minutes 43 seconds a distance of 87.23 feet (chord bearing and distance = South 56 degrees 01 minutes 11 seconds West 87.23 feet) to an iron pin at the intersection of said right of way line with the West line of aforesaid Lot 8, thence leaving said right of way line North 01 degrees 24 minutes 34 seconds East along said West line a distance of 7379.45 feet to a point at the Southwest corner of a tract of land conveyed to Winston T. Brunjes and Mary Ann Brunjes, as Trustees of the Brunjes Family Trust, dated March 11, 1997, by deed recorded in Book 1012 Page 818 in the Franklin County, Missouri, land records, from which point an iron pin bears South 01 degrees 24 minutes 34 seconds West a distance of 347.31 feet and from which point another iron pin bears North 84 degrees 16 minutes 21 seconds East a distance of 107.31 feet, thence along and with the Southern boundary line of said Brunjes tract as follows: North 84 degrees 16 minutes 21 seconds East a distance of 155.56 feet to an iron pin; North 83 degrees 25 minutes 11 seconds East a distance of 229.37 feet to an iron pin, North 81 degrees 28 minutes 24 seconds East a distance of 229.20 feet to an iron pin, North 79 degrees 22 minutes 34 seconds East a distance of 184.39 feet to an iron pin on the aforesaid Eastern boundary line of Lot Eight, said iron pin, being the Southeast corner of said Brunjes tract, thence South 01 degrees 17 minutes 25 seconds West along said Eastern boundary line a distance of 6884.88 feet to an iron pin, thence continuing along said Eastern boundary line South 07 degrees 02 minutes 03 seconds East a distance of 45.28 feet to the point of beginning containing 130.45 acres more or less and subject to any easements, reservations or restrictions on record or now in effect.

This description is based on a survey performed by Zahner and Associates, Inc., completed November, 2007.

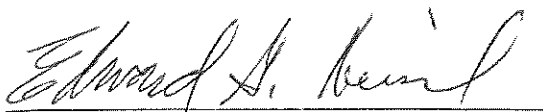
File No. 16488


Subject to conditions, restrictions, and easements of record, if any.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party (ies) of the second part, and to them and their heirs and assigns now and forever.

The said party (ies) of the first part hereby covenant that they and their heirs, executors and administrators, shall and will WARRANT and DEFEND the title to the premises unto the said party (ies) of the second part, and to them and their assigns now and forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2007 and thereafter, and the special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party(ies) have hereunto set their hands the day and year first above written.


Edward G. Heisel

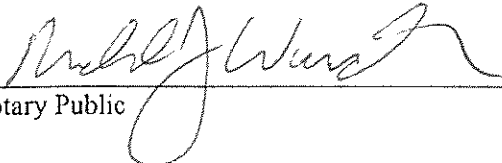

Marilyn Heisel

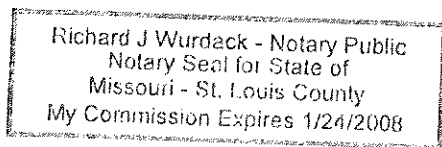
9/12/2007, 00:11

State of Missouri)
of
County of Franklin)

On this 20th day of December, 2007 before me personally appeared Edward G. Heisel and Marilyn Heisel, husband and wife to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year last above written.


Notary Public





SHARON L. BIRKMAN
RECORDER OF DEEDS
FRANKLIN COUNTY
STATE OF MISSOURI

PAGES: 5 CP
FEE: \$36.00
DOCUMENT NO: 0904166
DATE: 02/27/2009
TIME: 03:22PM

ESCROW -36.00

GENERAL WARRANTY DEED (Individual) – This Deed Witnesseth, that on February 27, 2009, Marvin J. Newman and Judy Newman, a/k/a Judith Newman, his wife; Merle L. Newman, and Bernice Newman, his wife, as a consenting party, Jerry D. Newman and Kristi Newman, his wife; and Margaret Eckelkamp and Dennis Eckelkamp, her husband, of Franklin County, hereinafter collectively referred to as "Grantor," for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, does by these presents, GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto Union Electric Company d/b/a AmerenUE, a Missouri corporation, of 1901 Chouteau, St. Louis, MO 63166, hereinafter collectively referred to as "Grantee," Grantee's heirs, successors and assigns, the following land situated in Franklin County, Missouri, to-wit:

ONE HUNDRED PERCENT (100%) OF THEIR INTEREST IN:

PART OF LOTS 1 THROUGH 8 OF "WORTHINGTON HEIRS SUBDIVISION" AS RECORDED IN PLAT BOOK C, PAGE 25 IN THE FRANKLIN COUNTY RECORDS OFFICE BEING PART OF SECTION 8, 9, 16 AND 17 AND PART OF U.S. SURVEY 98 IN TOWNSHIP 44 NORTH, RANGE 2 EAST OF THE 5TH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF "WORTHINGTON HEIRS SUBDIVISION" AS RECORDED IN PLAT BOOK C, PAGE 25 IN THE FRANKLIN COUNTY RECORDS, SAID SOUTHWEST CORNER BEING ON THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO (100' W) ROCK ISLAND AND PACIFIC RAILWAY COMPANY; THENCE NORTH 01 DEGREE 28 MINUTES 18 SECONDS EAST ON THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 7,012.73 FEET; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF A LAND SWAP AS RECORDED IN SURVEYOR'S RECORD 14, PAGE 248 AND ACROSS LOTS 1 THROUGH 8 OF SAID "WORTHINGTON HEIRS SUBDIVISION" NORTH 84 DEGREES 30 MINUTES 28 SECONDS EAST, 3,146.83 FEET TO THE EAST LINE OF LOT 8 OF SAID "WORTHINGTON HEIRS SUBDIVISION"; THENCE SOUTH 01 DEGREE 30 MINUTES 58 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 8, 6,145.04 FEET; THENCE SOUTH 52 DEGREES 23 MINUTES 41 SECONDS EAST, 446.76 FEET THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO (100' W) ROCK ISLAND AND PACIFIC RAILWAY COMPANY; THENCE

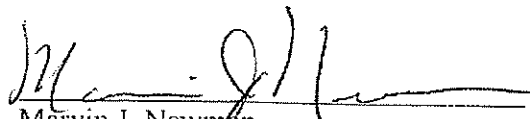
CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES; 1) SOUTHWESTERLY ON A SPIRAL CURVE TO THE RIGHT, 1.97 FEET, THE CHORD OF SAID SPIRAL CURVE BEARS SOUTH 66 DEGREES 25 MINUTES 08 SECONDS WEST, 1.97 FEET; 2) THENCE SOUTHWESTERLY 214.02 FEET ON A CURVE TO RIGHT, HAVING A RADIUS OF 2,033.68 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 69 DEGREES 27 MINUTES 38 SECONDS WEST, 213.92 FEET; 3) THENCE SOUTHWESTERLY ON A SPIRAL CURVE TO THE RIGHT, 163.02 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 73 DEGREES 59 MINUTES 32 SECONDS WEST, 163.01 FEET; 4) THENCE SOUTH 74 DEGREES 44 MINUTES 38 SECONDS WEST, 90.70 FEET; 5) THENCE SOUTHWESTERLY ON A SPIRAL CURVE TO THE LEFT, 244.19 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 73 DEGREES 07 MINUTES 46 SECONDS WEST, 244.11 FEET; 6) THENCE SOUTHWESTERLY 46.15 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1,482.68 FEET, THE CHORD OF WHICH BEARS SOUTH 69 DEGREES 03 MINUTES 08 SECONDS WEST, 46.15 FEET; 7) THENCE SOUTHWESTERLY 131.76 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1,735.42 FEET THE CHORD OF WHICH BEARS SOUTH 65 DEGREES 59 MINUTES 08 SECONDS WEST, 131.72 FEET 8) THENCE SOUTHWESTERLY 23.29 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1,482.68 FEET, THE CHORD OF WHICH BEARS SOUTH 63 DEGREES 21 MINUTES 38 SECONDS WEST, 23.29 FEET; 9) THENCE SOUTHWESTERLY ON A SPIRAL CURVE TO THE LEFT, 122.09 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 61 DEGREES 19 MINUTES 03 SECONDS WEST, 122.08 FEET; 10) THENCE SOUTH 60 DEGREES 30 MINUTES 38 SECONDS WEST 65.10 FEET; 11) THENCE SOUTHWESTERLY ON A SPIRAL CURVE TO THE RIGHT, 235.81 FEET, THE CHORD OF WHICH CURVE BEARS SOUTH 62 DEGREES 05 MINUTES 45 SECONDS WEST, 235.74 FEET; 12) THENCE SOUTHWESTERLY 265.50 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,382.68 FEET, THE CHORD OF WHICH BEARS SOUTH 70 DEGREES 48 MINUTES 38 SECONDS WEST, 265.09 FEET; 13) THENCE SOUTHWESTERLY ON A SPIRAL CURVE TO THE RIGHT, 238.81 FEET, THE CHORD OF WHICH BEARS SOUTH 79 DEGREES 31 MINUTES 30 SECONDS WEST, 235.74 FEET; 14) THENCE SOUTH 81 DEGREES 06 MINUTES 38 SECONDS WEST, 205.86 FEET; THENCE NORTH 03 DEGREES 15 MINUTES 59 SECONDS EAST, 47.76 FEET; THENCE NORTH 86 DEGREES 46 MINUTES 01 SECOND WEST, 10.00 FEET; THENCE NORTH 03 DEGREES 15 MINUTES 59 SECONDS EAST, 121.01 FEET; THENCE NORTH 02 DEGREES 15 MINUTES 51 SECONDS EAST, 36.03 FEET; THENCE NORTH 01 DEGREE 15 MINUTES 44 SECONDS EAST, 104.00 FEET; THENCE NORTH 88 DEGREES 40 MINUTES 34 SECONDS WEST, 11.67 FEET; THENCE SOUTH 02 DEGREES 07 MINUTES 22 SECONDS WEST, 312.63 FEET TO SAID NORTHERLY RAILROAD RIGHT OF WAY LINE; THENCE SOUTH 81 DEGREES 06

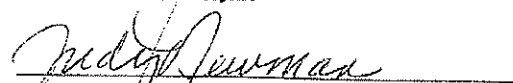
MINUTES 38 SECONDS WEST ON SAID RIGHT OF WAY LINE, 40.75 FEET; THENCE NORTH 02 DEGREES 07 MINUTES 22 SECONDS EAST, 319.87 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 16 SECONDS WEST, 8.33 FEET; THENCE SOUTH 01 DEGREE 15 MINUTES 44 SECONDS WEST, 104.00 FEET; THENCE SOUTHWESTERLY 33.39 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 970.00 FEET, THE CHORD OF WHICH BEARS SOUTH 02 DEGREES 15 MINUTES 51 SECONDS WEST, 33.93 FEET; THENCE SOUTH 03 DEGREES 15 MINUTES 59 SECONDS WEST, 121.07 FEET; THENCE NORTH 86 DEGREES 44 MINUTES 01 SECOND WEST, 10.0 FEET; THENCE SOUTH 03 DEGREES 15 MINUTES 59 SECONDS WEST, 64.99 FEET TO SAID NORTHERLY RAILROAD RIGHT OF WAY LINE; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) SOUTH 81 DEGREES 06 MINUTES 38 SECONDS WEST, 489.20 FEET; 2) THENCE SOUTHWESTERLY 286.27 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3,075.36 FEET, THE CHORD OF WHICH BEARS SOUTH 83 DEGREES 46 MINUTES 38 SECONDS WEST, 286.16 FEET; 3) THENCE SOUTH 86 DEGREES 26 MINUTES 38 SECONDS WEST, 184.10 FEET; 4) THENCE SOUTHWESTERLY ON A SPIRAL CURVE TO THE LEFT, 176.15 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 85 DEGREES 20 MINUTES 50 SECONDS WEST, 176.12 FEET 5) THENCE SOUTHWESTERLY 386.26 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 1,571.40 FEET, THE CHORD OF WHICH BEARS SOUTH 76 DEGREES 08 MINUTES 19 SECONDS WEST, 385.29 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and conditions of record, if any.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee and to the heirs, successors and assigns of such Grantee forever. The said Grantor hereby covenanting that said Grantor and the heirs, executors, and administrators of said Grantor shall and will Warranty and Defend the title to the premises unto the said Grantee and to the heirs, successors and assigns of such Grantee, forever, against the lawful claim of all persons, whomsoever, excepting, however, the general taxes for the calendar year 2009 and thereafter, and special taxes becoming a lien after the date of this deed..


IN WITNESS WHEREOF, the Grantor has hereunto set the Grantor's hand the day and year first above written.



Marvin J. Newman



Judy Newman, aka Judith Newman

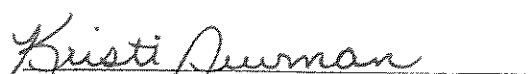

Margaret Eckelkamp


Dennis Eckelkamp


Jerry D. Newman


Merle L. Newman


Bernice Newman, as a consenting party


Kristi Newman

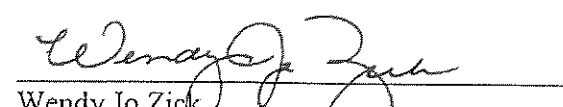
STATE OF MISSOURI)
) ss
COUNTY OF FRANKLIN)

On February 27, 2009, before me personally appeared Merle L. Newman and Bernice Newman, his wife, as a consenting party; Margaret Eckelkamp and Dennis Eckelkamp, her husband; and Jerry D. Newman and Kristi Newman, his wife, to me known to be the Grantor described in and who executed the foregoing instrument, and acknowledged that the Grantor executed the same as the Grantor's free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year last above written.



WENDY JO ZICK
My Commission Expires
October 14, 2011
Franklin County
Commission #07493716


Wendy Jo Zick
Notary Public, State of Missouri
Commissioned in Franklin County
Commission #07493716

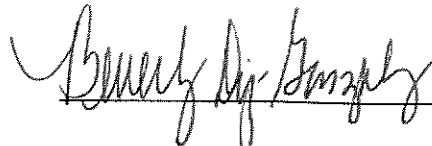
My Commission Expires:
October 14, 2011.

04/01/06, 01:02

STATE OF ARIZONA)
) ss
COUNTY OF AINA)

On February 26, 2009, before me personally appeared Marvin J. Newman and Judith Newman, his wife, to me known to be the Grantor described in and who executed the foregoing instrument, and acknowledged that the Grantor executed the same as the Grantor's free act and deed.

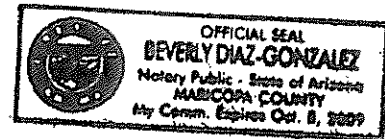
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year last above written.



Notary Public, State of Arizona
Commissioned in MARIQUITA County
Commission #

My Commission Expires: 10-8-2009

W:\Ticon\DRN Farm Ameren UE DEED.DOC



0902991.000



SHARON L. BIRKMAN
RECORDER OF DEEDS
FRANKLIN COUNTY
STATE OF MISSOURI

PAGES: 3
FEE: \$30.00
DOCUMENT NO: 0902991
DATE: 02/13/2009
TIME: 02:59PM

ESCROW 30⁰⁰

GENERAL WARRANTY DEED (Individual) – This Deed Witnesseth, that on February 13, 2009, Marvin J. Newman, as Trustee of the Marvin J. Newman Trust dated 22 August, 1991, as to an undivided on half (1/2) interest, and Judith A. Newman, as Trustee of the Judith A. Newman Trust dated 22 August, 1991, as to an undivided one half (1/2) interest, as tenants in common, of Franklin County, hereinafter collectively referred to as "Grantor," for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, does by these presents, GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto Union Electric Company d/b/a AmerenUE, a Missouri corporation, of 1901 Chouteau Avenue, St. Louis, Missouri 63166, hereinafter collectively referred to as "Grantee," Grantee's heirs, successors and assigns, the following land situated in Franklin County, Missouri, to-wit:

Part of Sections 8 and 17 and part of U.S. Survey 98 in Township 44 North, Range 2 East of the Fifth Principal Meridian, Franklin County, Missouri, described as follows: Beginning at the Southwest Corner of Lot 1 of "Worthington Heirs Subdivision" as recorded in Plat Book C, Page 25 in the Franklin County records, said Southwest corner being on the Northerly right of way line of the Chicago (100' W) Rock Island and Pacific Railway Company; thence continuing on said Northerly right of way line the following five (5) courses and distances: 1) Southwesterly 124.51 feet on a curve to the left, having a radius of 1,571.40 feet, the chord of which bears South 66 degrees 49 minutes 37 seconds West 124.48 feet; 2) thence Southwesterly on a spiral curve to the left, 176.15 feet, the chord of which bears South 62 degrees 23 minutes 25 seconds West, 176.12 feet; 3) thence South 61 degrees 17 minutes 38 seconds West 123.20 feet; 4) thence Southwesterly on a spiral curve to the right, 180.56 feet, the chord of which bears South 62 degrees 13 minutes 03 seconds West 180.55 feet; 5) thence Southwesterly 850.36 feet on a curve to the right, having a radius of 1,828.80 feet, the chord of which bears South 77 degrees 24 minutes 18 seconds West, 842.72 feet to the Southwest corner of a tract of land described in the Deed to Marvin J. Newman and Judith A. Newman Trustees in Deed Book 656, Page 1 in the Franklin County Records; thence North 01 degree 36 minutes 25 seconds East on the Westerly line of said Newman Tract, 4,760.66 feet; thence continuing on said Westerly line, North 02 degrees 15 minutes 01 seconds East, 2,558.94 feet to the Northwestern corner of said Newman Tract; thence South 89 degrees 36 minutes 37 seconds East, 1,302.74 feet to the Northeast corner of said Newman Tract; thence South 01 degrees 28 minutes 18 seconds West on the Easterly line of said Newman Tract, 6,851.45 feet to the point of beginning.

09/07/91 000

Subject to easements, restrictions and conditions of record, if any.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee and to the heirs, successors and assigns of such Grantee forever. The said Grantor hereby covenanting that said Grantor and the heirs, executors, and administrators of said Grantor shall and will Warranty and Defend the title to the premises unto the said Grantee and to the heirs, successors and assigns of such Grantee, forever, against the lawful claim of all persons, whomsoever, excepting, however, the general taxes for the calendar year 2009 and thereafter, and special taxes becoming a lien after the date of this deed..

GRANTOR further warrants as follows: that the written agreements known as the Marvin J. Newman Trust dated August 22, 1991 and Judith A. Newman Trust dated August 22, 1991, are in full force and effect and has not been amended, revoked or cancelled; that Marvin J. Newman and Judith A. Newman, are the duly appointed and qualified sole trustees of their respective Trusts; that the Trustees have full power and authority to sell and convey the property described herein, and to execute this Warranty Deed and any other documents pertaining to the transaction; and that no consent of any court or other authority, or order from any court or other authority, is necessary for the Trustees to have full power and authority under the terms of the Trust to execute any and all such documents.

IN WITNESS WHEREOF, the Grantor has hereunto set the Grantor's hand the day and year first above written.

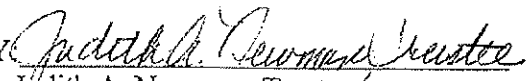
Marvin J. Newman Trust dated 22 August,
1991

BY

 Trustee
Marvin J. Newman, Trustee

Judith A. Newman Trust dated 22 August,
1991

BY

 Trustee
Judith A. Newman, Trustee

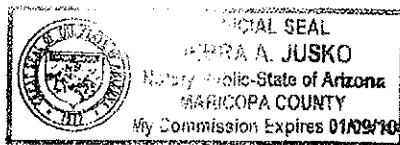
STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

On February 10, 2009, before me personally appeared Marvin J. Newman, as Trustee of the Marvin J. Newman Trust dated 22 August, 1991, as to an undivided on half (1/2) interest, and Judith A. Newman, as Trustee of the Judith A. Newman Trust dated 22 August, 1991, as to an undivided one half (1/2) interest, as tenants in common, to me known to be the Grantor described in and who executed the foregoing instrument, and acknowledged that the Grantor executed the same as the Grantor's free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year last above written.

Notary Public, State of Arizona
Commissioned in Maricopa County
Commission # 411151

My Commission Expires: _____



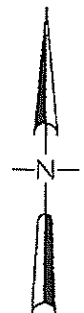
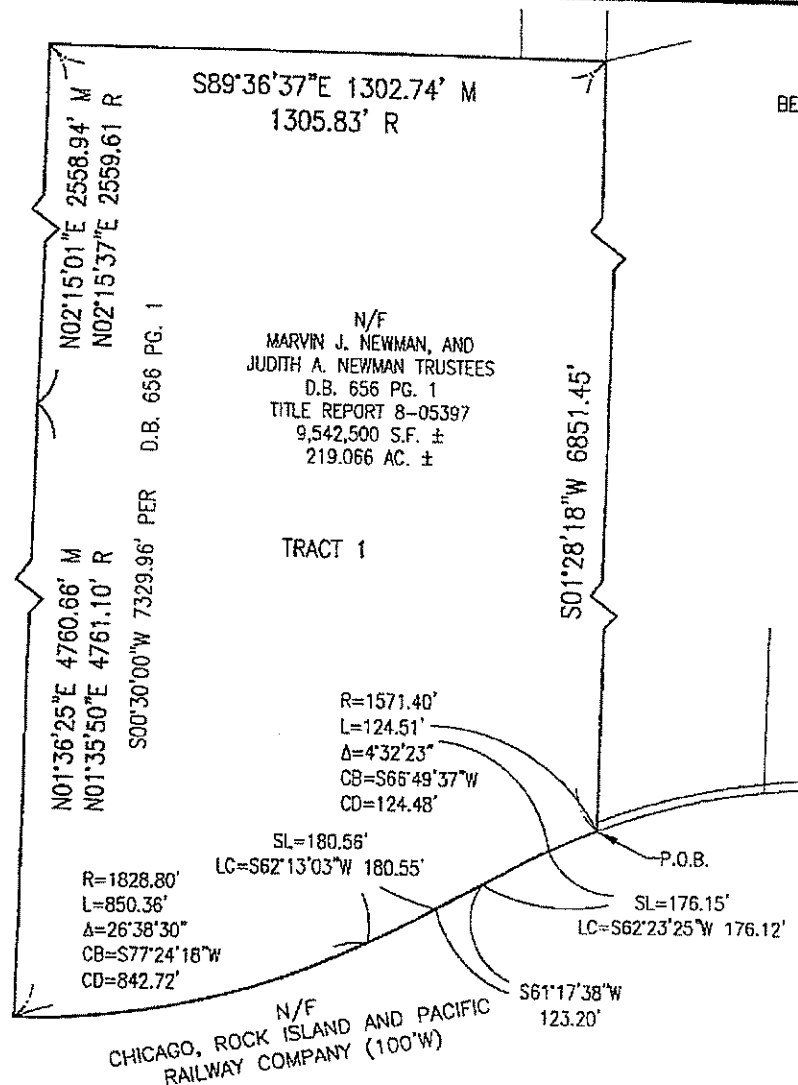
W:\TICor\22-479 GENERAL WARRANTY DEED.DOC

TRACT 1

BEING PART OF SECTIONS 8 AND 17 AND PART OF U.S. SURVEY
98 IN T44N, R2E, OF THE 5TH PRINCIPAL MERIDIAN,
FRANKLIN COUNTY, MISSOURI

SURVEY LEGEND

N.T.S. NOT TO SCALE
 ——— PROPERTY LINE (MAJOR)
 ——— PROPERTY LINE (MINOR)
 R RECORD BEARING AND DISTANCE
 SL SPIRAL LENGTH
 LC LONG CHORD
 M MEASURED BEARING AND DISTANCE



N.T.S.

DATE:

01-13-09

SHEET 1 OF 2

KdG

Kuhlmann
Design
Group, Inc.

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000150-0032

15 East Washington Street
Belleville, Illinois 62220-2149
Tel: (618) 234-8898
(314) 621-8898

St. Louis, Missouri
Belleville, Illinois

TRACT

99 1 99

SCHEDULE A

0803119.000

JARON L. BIRKMAN
RECORDER OF DEEDS
FRANKLIN COUNTY
STATE OF MISSOURI



PAGES: 3
FEE: \$36.00
DOCUMENT NO: 0803119
DATE: 02/26/2008
TIME: 03:12PM

GENERAL WARRANTY DEED
(Limited Liability Company)

THIS DEED, made and entered into February 13th, 2008 by and between

POWELL'S POINT LLC
GRANTOR

Of the County of Franklin, State of Missouri, party (ies) of the first part, and

Union Electric Company d/b/a AmerenUE
GRANTEE

Mailing Address: 1901 Chouteau Ave. MC 700 St. Louis, Mo. 63103
of the City of St Louis, State of Missouri, party (ies) of the second part.

WITNESSETH, that the said party (ies) of the first part, for and consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations paid by the said party (ies) of the second part, the receipt of which is hereby acknowledged, do by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party (ies) of the second part, the following described Real Estate, situated in the County of Franklin, and State of Missouri, to-wit:

LEGAL DESCRIPTION:

Part of the Southwest qr of Section 8 and part of the West half of Section 17, all in Township 44 North, Range 2 East of the Fifth Principal Meridian and being the same tract of land as described in Tract I conveyed to the Emmet H. Drewel Revocable Living Trust, dated September 30, 1996 in the Franklin County, Missouri, land records and being more particularly described as follows: Beginning at an iron pin on the South line of a tract of land conveyed to Charles H. Brunjes and Carolyn Brunjes, his wife by deed recorded in Book 297 Page 361 in the Franklin County, Missouri, land records, said iron pin being the Northeast corner of a tract of land conveyed to Winston T. Brunjes and Mary Ann Brunjes as trustees of the Brunjes Family Trust dated March 11, 1997 by deed recorded in Book 1012 Page 818 in said land records, thence South 88 degrees 25 minutes 52 seconds East along said South line a distance of

1157.26 feet to an iron pipe, said iron pipe being the Northwest corner of a tract of land conveyed to Marvin J. Newman, as Trustee of the Marvin J. Newman Trust dated 22 August 1991 and Judith A. Newman, as trustee of the Judith A. Newman Trust dated 22 August 1991 by deed recorded in Book 656 Page 1 in the Franklin County, Missouri, land records; thence South 02 degrees 15 minutes 37 seconds West along the West line of said Newman tract a distance of 2559.61 feet to an iron pipe, thence continuing along said West line South 01 degrees 35 minutes 59 seconds West a distance of 4761.10 feet to an iron pin on the Northern right-of-way line of the Chicago, Rock Island, and Pacific Railroad, said iron pin being the Southwest corner of said Newman tract, thence along and with said right-of-way line as follows: Westerly along the arc of a curve to the right having a radius of 1750.00 feet and a central angle of 04 degrees 18 minutes 13 seconds a distance of 131.45 feet (chord bearing and distance = North 85 degrees 41 minutes 07 seconds West 131.42 feet) to an iron pin at a point of tangent; North 83 degrees 32 minutes 00 seconds West a distance of 373.17 feet to an iron pin at a point of curvature; Southwesterly along the arc of a curve to the left having a radius of 987.44 feet and a central angle of 34 degrees 54 minutes 19 seconds a distance of 601.56 feet (chord bearing and distance = South 79 degrees 00 minutes 50 seconds West 592.30 feet) to an iron pin at the intersection of said right-of-way line with the Eastern boundary line of Lot Eight (8) of the Subdivision of Miles P. Hinkle Estate per plat as recorded in Book 74 Page 615 in the Franklin County, Missouri, land records, said iron pin being the Southeast corner of Tract I conveyed to Edward G. Heisel and Marilyn Heisel, his wife, by deed recorded in Book 504 Page 667 in the Franklin County, Missouri, land records; thence North 07 degrees 02 minutes 03 seconds West along the said Eastern boundary line a distance of 45.28 feet to an iron pin, thence continuing along said Eastern boundary line and the Northerly extension thereof North 01 degrees 17 minutes 25 seconds East a distance of 7366.44 feet to the point of beginning containing 186.82 acres, more or less, and subject to any easements, reservations or restrictions on record or now in effect.

This description is based on a survey performed by Zahner and Associates, Inc., completed November, 2007.

Subject to conditions, restrictions, and easements of record, if any.

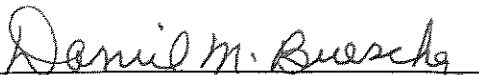
File No. 33228

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party (ies) of the second part, and to them and their heirs and assigns now and forever.

The said party (ies) of the first part hereby covenant that they and their heirs, executors and administrators, shall and will WARRANT and DEFEND the title to the premises unto the said party (ies) of the second part, and to them and their assigns now and forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2008 and thereafter, and the special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party (ies) have hereunto set their hands the day and year first above written.

POWELL'S POINT LLC


Daniel M. Buescher Sole Member

unwurdack

State of Missouri)
of
County of Franklin)

On February 13th, 2008 before me personally appeared Daniel M. Buescher, to me known, who being by me duly sworn and say that he/she is the sole member of Powell's Point LLC , a Missouri Limited Liability Company, and that said instrument was signed on behalf of said Limited Liability Company with full authority to do so and said Daniel M. Buescher acknowledges said instrument to be the free act and deed of said Limited Liability Company. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



Notary Public



THOMAS WURDACK
My Commission Expires
January 8, 2010
St. Louis County
Commission #06820839

RECEIVED

JUN 23 2009

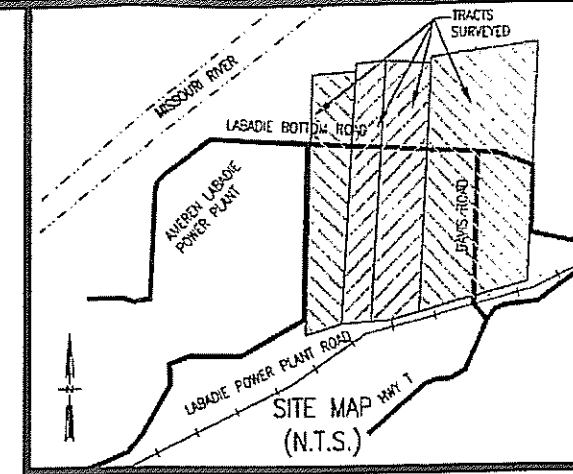
REITZ & JENS, INC.

BOUNDARY PLAT

BOUNDARY CONSOLIDATION OF PART OF LOT 8 OF "M. P. HINKLE, EST" (PB 74, PG 615), PART OF LOTS 1 THROUGH 8 OF "WORTHINGTON HEIRS SUBDIVISION" (PB C, PG 25), PART OF U.S. SURVEY 98, AND PARTS OF SECTIONS 8, 9, 16, AND 17 IN T44N, R2E, OF THE 5TH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI

SURVEY LEGEND

- FOUND IRON ROD W/ CAP (MUSTER, UNLESS OTHERWISE NOTED)
- FROM PIPE OR ROD SET
- NOT TO SCALE
- PROPERTY LINE (MAJOR)
- PROPERTY LINE (MINOR)
- EASEMENT LINE
- RIGHT-OF-WAY
- RECORD BEARING AND DISTANCE
- MEASURED BEARING AND DISTANCE
- SPINAL LENGTH
- LENGTH CORRECTION



BOUNDARY CONSOLIDATION OF PART OF LOT 8 OF "M. P. HINKLE, EST" (PB 74, PG 615), PART OF LOTS 1 THROUGH 8 OF "WORTHINGTON HEIRS SUBDIVISION" (PB C, PG 25), PART OF U.S. SURVEY 98, AND PARTS OF SECTIONS 8, 9, 16, AND 17 IN T44N, R2E, OF THE 5TH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI

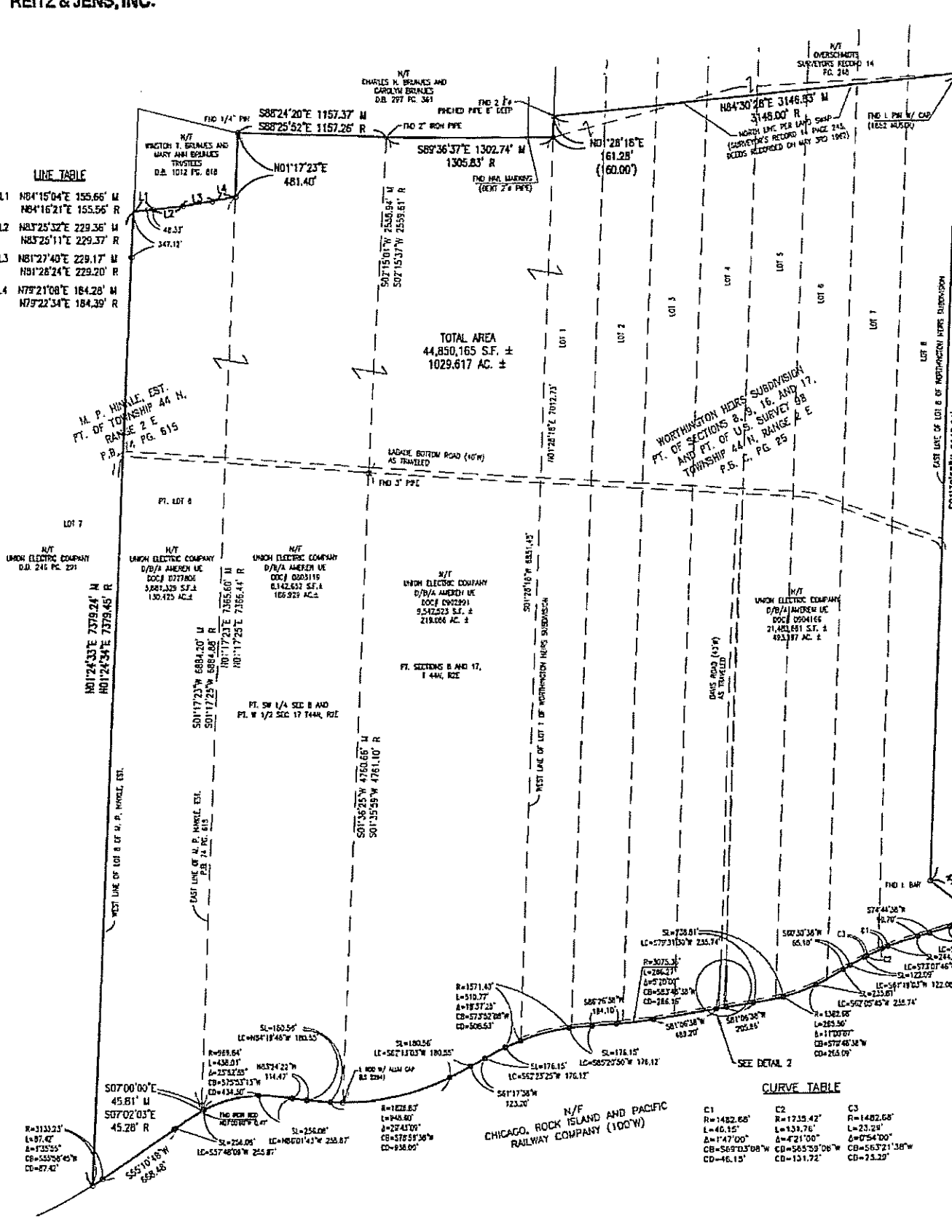
SURVEY DATA:
 SURVEY DATE: 03/15/09
 FIELD CREW: BSO/ACS/KEH
 FIELD BOOK: 730-BB

CLIENT:
 REITZ & JENS, INC.
 2005 CORPORATE SQUARE DRIVE
 ST. LOUIS, MO 63132
 PHONE: (314) 985-1132

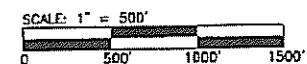
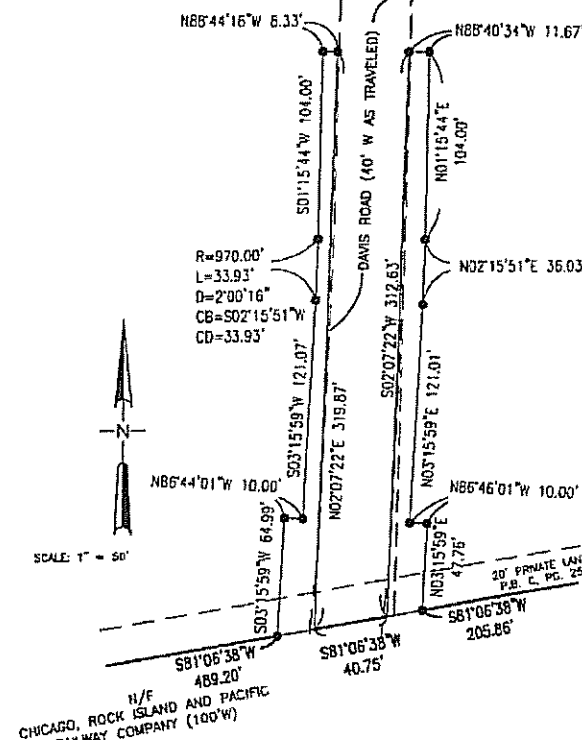
LINE TABLE

- N84°15'04"E 155.66' M
N84°16'21"E 155.56' R
- N83°25'32"E 229.36' M
N83°25'11"E 229.37' R
- N81°27'49"E 229.17' M
N81°28'24"E 229.20' R
- N79°21'08"E 184.28' M
N79°22'34"E 184.39' R

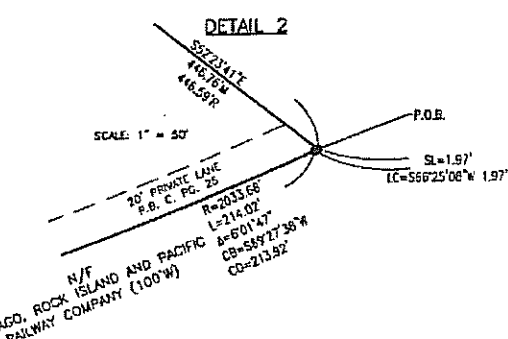
TOTAL AREA
 44,850.165 S.F. ±
 1029.617 AC. ±



DETAIL 1 60' WIDTH D.B. 100B PG. 451



RECEIVED
 JUN 23 2009
 REITZ & JENS, INC.



CURVE TABLE

C1	C2	C3
R=1482.68' L=40.15' Δ=147°00' CB=56°53'38"W CD=46.15'	R=1735.42' L=131.76' Δ=72°10'00" CB=56°53'38"W CD=131.72'	R=1482.68' L=23.24' Δ=9°54'00" CB=56°53'38"W CD=23.25'

NOTE

1.) NO SECTION LINES OR U.S. SURVEY LIMITS HAVE BEEN SHOWN DUE TO LACK OF EVIDENCE AND LACK OF DOCUMENTATION

BASIS OF BEARING

BEARINGS AND MONUMENTATION ARE BASED ON MISSOURI STATE PLANE NAD '83, EAST ZONE.

SURVEYORS STATEMENT

THIS IS TO CERTIFY THAT WHILE IN THE EMPLOY OF REITZ & JENS, INC., KUHLMANN DESIGN GROUP, INC. PERFORMED A BOUNDARY SURVEY OF PART OF LOT 8 OF "M. P. HINKLE, EST" (PB 74, PG 615), PART OF LOTS 1 THROUGH 8 OF "WORTHINGTON HEIRS SUBDIVISION" (PB C, PG 25), PART OF U.S. SURVEY 98, AND PARTS OF SECTIONS 8, 9, 16, AND 17 IN T44N, R2E, OF THE 5TH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI. THE RESULTS OF SAID SURVEY ARE FROM RECORD INFORMATION AND AN ACTUAL FIELD SURVEY. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR RURAL CLASS PROPERTY BOUNDARY SURVEYS.

DATE: June 15, 2009
 SURVEYOR: Michael S. Huber
 MICHAEL S. HUBER, PLS
 NO. PLS NO. 002491
 LICENSE EXPIRES 12-31-2009

Kuhmann
 Design
 Group, Inc.
 66 Progress Parkway
 Maryland Heights, MO 63043
 Tel: (314) 621-3893
 St. Louis, Missouri
 St. Louis, Missouri

KdG
 KdG MO. CORPORATE LOG 000078. EXP. 12-31-10

DISCLAIMER OF RESPONSIBILITY
 I, the undersigned, Michael S. Huber, a Professional Land Surveyor in the State of Missouri, do hereby certify that I am the author of the foregoing plat, and that it was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Missouri.

PROJECT NO.	CONTRACT NO.
030086	0002
DRAWN BY	CHECKED
JPW	JPB/MSH
DATE	APRIL 2009

S-1
 SHEET 1 OF 2

BOUNDARY PLAT

BOUNDARY CONSOLIDATION OF PART OF LOT 8 OF "M. P. HINKLE, EST" (PB 74, PG 615), PART OF LOTS 1 THROUGH 8 OF "WORTHINGTON HEIRS SUBDIVISION" (PB C, PG 25), PART OF U.S. SURVEY 98, AND PARTS OF SECTIONS 8, 9, 16, AND 17 IN T44N, R2E, OF THE 5TH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI

OVERALL PARCEL

PART OF LOT 8 OF "M. P. HINKLE, EST" (PB 74, PG 615), PART OF LOTS 1 THROUGH 8 OF "WORTHINGTON HEIRS SUBDIVISION" (PB C, PG 25), PART OF U.S. SURVEY 98, AND PARTS OF SECTIONS 8, 9, 16, AND 17 IN T44N, R2E, OF THE 5TH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, (100' W) ROCK ISLAND AND PACIFIC RAILWAY COMPANY AND THE EAST LINE OF WORTHINGTON HEIRS SUBDIVISION AS RECORDED IN PLAT BOOK C, PAGE 25 IN THE FRANKLIN COUNTY RECORDER'S OFFICE; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES: 1) SOUTHWESTERLY ON A SPIRAL CURVE TO THE RIGHT, 1.87 FEET, THE CHORD OF SAID SPIRAL CURVE BEARS SOUTH 86 DEGREES 25 MINUTES 08 SECONDS WEST, 1.97 FEET; 2) THENCE SOUTHWESTERLY 214.02 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,033.66 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 69 DEGREES 27 MINUTES 36 SECONDS WEST, 213.92 FEET; 3) THENCE SOUTHWESTERLY ON A SPIRAL CURVE TO THE RIGHT, 163.02 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 73 DEGREES 59 MINUTES 32 SECONDS WEST, 163.01 FEET; 4) THENCE SOUTH 74 DEGREES 44 MINUTES 46 SECONDS WEST, 244.11 FEET; 5) THENCE SOUTHWESTERLY ON A SPIRAL CURVE TO THE LEFT, 244.19 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 73 DEGREES 07 MINUTES 46 SECONDS WEST, 244.11 FEET; 6) THENCE SOUTHWESTERLY 46.15 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1,482.68 FEET, THE CHORD OF WHICH BEARS SOUTH 69 DEGREES 03 MINUTES 08 SECONDS WEST, 46.15 FEET; 7) THENCE SOUTHWESTERLY 131.76 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1,735.42 FEET, THE CHORD OF WHICH BEARS SOUTH 65 DEGREES 59 MINUTES 08 SECONDS WEST, 131.72 FEET; 8) THENCE SOUTHWESTERLY 23.29 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1,482.68 FEET, THE CHORD OF WHICH BEARS SOUTH 63 DEGREES 21 MINUTES 38 SECONDS WEST, 23.29 FEET; 9) THENCE SOUTHWESTERLY ON A SPIRAL CURVE TO THE LEFT, 122.09 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 61 DEGREES 19 MINUTES 03 SECONDS WEST, 122.08 FEET; 10) THENCE SOUTH 60 DEGREES 30 MINUTES 38 SECONDS WEST, 65.10 FEET; 11) THENCE SOUTHWESTERLY ON A SPIRAL CURVE TO THE RIGHT, 235.81 FEET, THE CHORD OF WHICH BEARS SOUTH 62 DEGREES 05 MINUTES 45 SECONDS WEST, 235.74 FEET; 12) THENCE SOUTHWESTERLY 265.50 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,382.68 FEET, THE CHORD OF WHICH BEARS SOUTH 70 DEGREES 48 MINUTES 38 SECONDS WEST, 265.09 FEET; 13) THENCE SOUTHWESTERLY ON A SPIRAL CURVE TO THE RIGHT, 238.81 FEET, THE CHORD OF WHICH BEARS SOUTH 79 DEGREES 31 MINUTES 30 SECONDS WEST, 235.74 FEET; 14) THENCE SOUTH 81 DEGREES 06 MINUTES 38 SECONDS WEST, 205.86 FEET; THENCE NORTH 03 DEGREES 15 MINUTES 59 SECONDS EAST, 47.76 FEET; THENCE NORTH 86 DEGREES 46 MINUTES 01 SECOND WEST, 10.00 FEET; THENCE NORTH 03 DEGREES 15 MINUTES 59 SECONDS EAST, 121.01 FEET; THENCE NORTH 02 DEGREES 15 MINUTES 51 SECONDS EAST, 36.03 FEET; THENCE NORTH 01 DEGREE 15 MINUTES 44 SECONDS EAST, 104.00 FEET; THENCE NORTH 03 DEGREES 15 MINUTES 59 SECONDS EAST, 121.01 FEET; THENCE NORTH 02 DEGREES 07 MINUTES 22 SECONDS WEST, 312.63 FEET TO SAID NORTHERLY RAILROAD RIGHT OF WAY LINE; THENCE CONTINUING ON SAID NORTHERLY RAILROAD RIGHT OF WAY LINE, HAVING A RADIUS OF 970.00 FEET, THE CHORD OF WHICH BEARS SOUTH 02 DEGREES 15 MINUTES 51 SECONDS WEST, 33.93 FEET; THENCE SOUTH 03 DEGREES 15 MINUTES 59 SECONDS WEST, 121.07 FEET; THENCE NORTH 86 DEGREES 44 MINUTES 01 SECOND WEST, 10.00 FEET; THENCE SOUTH 03 DEGREES 15 MINUTES 59 SECONDS WEST, 64.99 FEET TO SAID NORTHERLY RAILROAD RIGHT OF WAY LINE; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES: 1) SOUTH 81 DEGREES 08 MINUTES 38 SECONDS WEST, 489.20 FEET; 2) THENCE SOUTHWESTERLY 266.27 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3,075.36 FEET, THE CHORD OF WHICH BEARS SOUTH 83 DEGREES 46 MINUTES 38 SECONDS WEST, 286.18 FEET; 3) THENCE SOUTH 86 DEGREES 26 MINUTES 38 SECONDS WEST, 184.10 FEET; 4) THENCE SOUTHWESTERLY ON A SPIRAL CURVE TO THE LEFT, 176.15 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 85 DEGREES 20 MINUTES 50 SECONDS WEST, 176.12 FEET; 5) THENCE SOUTHWESTERLY 510.77 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 1,571.40 FEET, THE CHORD OF WHICH BEARS SOUTH 73 DEGREES 52 MINUTES 08 SECONDS WEST, 508.53 FEET; 6) THENCE SOUTHWESTERLY ON A SPIRAL CURVE TO THE LEFT, 176.15 FEET, THE CHORD OF WHICH BEARS SOUTH 62 DEGREES 23 MINUTES 25 SECONDS WEST, 176.12 FEET; 7) THENCE SOUTH 61 DEGREES 17 MINUTES 38 SECONDS WEST, 123.20 FEET; 8) THENCE SOUTHWESTERLY ON A SPIRAL CURVE TO THE RIGHT, 180.56 FEET, THE CHORD OF WHICH BEARS SOUTH 62 DEGREES 13 MINUTES 03 SECONDS WEST, 180.55 FEET; 9) THENCE SOUTHWESTERLY 948.60 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,828.80 FEET, THE CHORD OF WHICH BEARS SOUTH 78 DEGREES 56 MINUTES 38 SECONDS WEST, 938.00 FEET; 10) THENCE NORTHWESTERLY ON A SPIRAL CURVE TO THE RIGHT, 180.56 FEET, THE CHORD OF WHICH BEARS NORTH 84 DEGREES 19 MINUTES 48 SECONDS WEST, 180.55 FEET; 11) THENCE NORTH 83 DEGREES 24 MINUTES 22 SECONDS WEST, 114.47 FEET; 12) THENCE NORTHWESTERLY ON A SPIRAL CURVE TO THE LEFT, 256.08 FEET, THE CHORD OF WHICH BEARS NORTH 86 DEGREES 01 MINUTE 43 SECONDS WEST, 255.87 FEET; 13) THENCE A CURVE TO THE LEFT, HAVING A RADIUS OF 969.64 FEET, THE CHORD OF WHICH BEARS SOUTH 75 DEGREES 53 MINUTES 13 SECONDS WEST, 434.30 FEET, AN ARC DISTANCE OF 438.01 FEET; 14) THENCE SOUTHWESTERLY ON A SPIRAL CURVE TO THE LEFT, 256.08 FEET, THE CHORD OF WHICH BEARS SOUTH 57 DEGREES 48 MINUTES 09 SECONDS WEST, 256.87 FEET; 15) THENCE SOUTH 55 DEGREES 10 MINUTES 48 SECONDS WEST, 868.48 FEET; 16) THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3133.23 FEET, THE CHORD OF WHICH BEARS SOUTH 55 DEGREES 58 MINUTES 49 SECONDS WEST, 87.42 FEET, AN ARC DISTANCE OF 87.42 FEET TO THE WEST LINE OF LOT 8 OF M. P. HINKLE, EST. AS RECORDED IN BOOK OF PLATS 74, PAGE 615 IN THE FRANKLIN COUNTY RECORDER'S OFFICE; THENCE NORTH 01 DEGREE 24 MINUTES 33 SECONDS EAST, ALONG SAID WEST LINE OF LOT 8, 7,379.24 FEET, TO THE SOUTH LINE OF A PARCEL OF LAND FORMERLY CONVEYED TO WINSTON I. BRUNJES AND MARY ANN BRUNJES, TRUSTEES, AS RECORDED IN DEED BOOK 1012 PAGE 818 IN THE FRANKLIN COUNTY RECORDER'S OFFICE; THENCE NORTH 84 DEGREES 15 MINUTES 04 SECONDS EAST, 155.66 FEET; THENCE NORTH 83 DEGREES 25 MINUTES 32 SECONDS EAST, 229.36 FEET; THENCE NORTH 81 DEGREES 27 MINUTES 48 SECONDS EAST, 229.17 FEET; THENCE NORTH 79 DEGREES 21 MINUTES 08 SECONDS EAST, 184.28 FEET TO THE EAST LINE OF SAID A PARCEL OF LAND CONVEYED BY DEED BOOK 1012, PAGE 818 TO WINSTON D. BRUNJES AND MARY ANN BRUNJES; THENCE NORTH 01 DEGREE 17 MINUTES 23 SECONDS EAST, 481.40 FEET TO THE SOUTH LINE OF A PARCEL OF LAND CONVEYED TO CHARLES H. BRUNJES AND CAROLYN BRUNJES, AS RECORDED IN DEED BOOK 297 PAGE 361, IN THE FRANKLIN COUNTY RECORDER'S OFFICE; THENCE SOUTH 88 DEGREES 24 MINUTES 20 SECONDS EAST, 1,157.37 FEET TO THE EAST LINE OF A PARCEL OF LAND FORMERLY CONVEYED TO MARVIN J. NEWMAN, AND JUDITH A. NEWMAN, TRUSTEES, AS RECORDED IN DEED BOOK 656 PAGE 1, IN THE FRANKLIN COUNTY RECORDER'S OFFICE; THENCE SOUTH 89 DEGREES 36 MINUTES 37 SECONDS EAST, 1,302.74 FEET TO THE WEST LINE OF LOT 1 OF SAID WORTHINGTON HEIRS SUBDIVISION; THENCE NORTH 01 DEGREE 20 MINUTES 18 SECONDS EAST, ALONG SAID WEST LINE OF LOT 1 OF SAID WORTHINGTON HEIRS SUBDIVISION, 161.28 FEET; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF A LAND SWAP AS RECORDED IN SURVEYOR'S RECORD 14, PAGE 248 AND ACROSS LOTS 1 THROUGH 8 OF SAID WORTHINGTON HEIRS SUBDIVISION NORTH 84 DEGREES 30 MINUTES 28 SECONDS EAST, 3,146.83 FEET TO THE EAST LINE OF LOT 8 OF SAID "WORTHINGTON HEIRS SUBDIVISION"; THENCE SOUTH 01 DEGREE 30 MINUTES 58 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 8 OF WORTHINGTON HEIRS SUBDIVISION, 6,145.04 FEET; THENCE SOUTH 52 DEGREES 23 MINUTES 41 SECONDS EAST, 446.76 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, (100' W) ROCK ISLAND AND PACIFIC RAILWAY COMPANY, BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 44,850,165 SQUARE FEET OR 1,029.618 ACRES, MORE OR LESS, AND BEING SITUATED IN FRANKLIN COUNTY, MISSOURI.

BASIS OF BEARING
BEARINGS ARE BASED ON MISSOURI STATE PLANE NAD '83, EAST ZONE.

BOUNDARY CONSOLIDATION OF PART OF LOT 8 OF "M. P. HINKLE, EST" (PB 74, PG 615), PART OF LOTS 1 THROUGH 8 OF "WORTHINGTON HEIRS SUBDIVISION" (PB C, PG 25), PART OF U.S. SURVEY 98, AND PARTS OF SECTIONS 8, 9, 16, AND 17 IN T44N, R2E, OF THE 5TH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI

CLIENT: JENSEN & JENSEN, INC.
1000 CORPORATE SQUARE DRIVE
ST. LOUIS, MO 63132
PHONE: (314) 993-4132

SURVEY DATA:
SURVEY DATE: 03/15/09
FIELD CREW: REG/BCS/AEM
FIELD BOOK: 736-BB

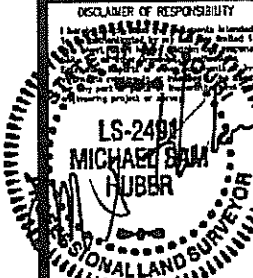
Kuhlmann
Design
Group, Inc.

66 Progress Parkway
Maryland Heights, MO 63043
Tel: (314) 621-8888

St. Louis, Missouri
Fellsmere, Illinois

KdG

KDG MO. CORPORATE LICENSE 000078, EXP. 12-31-10



PROJECT NO. 060086 CONTRACT NO. 0002
DRAWN BY JPB/MSH
DATE APRIL 2009

S-2
SHEET 2 of 2