

APPENDIX B

Legal Description

A tract of land being part of Sections 20, 29 and 32, Township 44 North – Range 4 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the East-West dividing line between Sections 29 and 32, with the East line of Lewis Road, 80 feet wide, as established by the Circuit Court of St. Louis County, dated May 1932 and recorded in Deed Book 1199, Page 299 of the St. Louis County Records, being also on the South line of “Stevens Farm”, a subdivision, according to the plat thereof recorded in Plat Book 346, Page 132 of the St. Louis County Records; thence **South 89°21’03” East, 387.93 feet**, along the South line of said “Stevens Farm”, being also the dividing line between Sections 29 and 32 to the Southeast corner of said “Stevens Farm”; thence **North 01°29’21” East, 1,300.17 feet** along the East line of said “Stevens Farm” to a point; thence **South 89°04’51” West, 1,341.45 feet** to a point on the North line of the Southwest Quarter of the Southeast Quarter of the aforesaid Section 29; thence **South 02°24’22” West, 339.57 feet** more or less along the North and South centerline of Section 29 to a point in the Northeast line of Lewis Road, 40 feet wide; thence Northwesterly and Westerly along the Northeast and North lines of said Lewis road, 40 feet wide the following courses and distances: **North 29°16’37” West, 199.55 feet**; thence **North 37°53’38” West, 135.71 feet**; thence along a curve to the left, whose radius point bears **South 52°06’22” West, 152.00 feet** from the last mentioned point, an **arc distance of 147.49 feet, having a chord bearing and distance of North 65°41’31” West, 141.77 feet**; thence **South 86°30’32” West, 1,005.07 feet**; thence **South 86°27’02” West, 820.72 feet** to the Southeast corner of Lot 1 of “Crescent Heights Acres”, a subdivision according to the plat thereof recorded in Plat Book 174, Page 14 of the St. Louis County Records; thence **North 03°33’23” West, 277.96 feet** along the East line of said Lot 1 to the Northeast corner thereof; thence **North 88°19’53” West 437.90 feet**, along the North line of said Lot 1 to the East line of Lewis Road, 40 feet wide; thence **North 01°36’00” East 981.57 feet**; thence **North 00°58’15” East, 63.90 feet** to the South line of property described in the deed to Doris M. Peters as Parcel 1, as recorded in Book 8172, Page 387 of the St. Louis County Records; thence **North 89°23’18” East, 150.00 feet**; along said South line of Doris M. Peters property to the Southeast corner thereof; thence **North 00°58’15” East, 50.00 feet**, along the East line of said Peters property to the Northeast corner thereof; thence **South 89°23’18” West, 150.00 feet** along the North line of Peters property to a point on the East line of Lewis Road; thence along the East line of said Lewis Road, **North 00°58’15” East, 16.45 feet**, to the South line of a property described in deed to Doris M. Peters as Parcel 2, as recorded in Book 8172, Page 387 of the St. Louis County Records; thence **North 89°23’18” East, 195.50 feet**, along said South line of Peters property to the Southeast corner thereof; thence **North 08°44’30” West, 98.90 feet**, to a point on the East line of said Peters; thence **North 57°27’25” West, 123.19 feet**, along the Northeast line of said Peters property to the Southeast line of the Burlington Northern Railroad right-of-way, being 75.00 feet Southeast of the centerline; thence along a curve to the

left, whose radius point bears **South 47°15'47" East, 5,852.22 feet** from the last mentioned point, **an arc distance of 111.98 feet, having a chord bearing and distance of South 42°11'20" West, 111.98 feet**, along said Southeast line of the Burlington Northern Railroad to a point in the aforesaid East line of Lewis Road, 40 feet wide; thence **North 00°58'15" East, 2,519.05 feet to a point. Said point being distant South 48°41'02" West, 2,037.59 feet from the Westernmost corner of property described in "West Tract" of deed to St. Louis County, Missouri, as recorded in Book 16287, Page 1731 of the St. Louis County Records and being also South 81°56'29" West, 5,320.44 feet from the common corner of Sections 20, 21, 28 and 29;** thence **North 01°06'55" East, 937.16 feet**, along said East line of Lewis Road to the centerline of a creek known as Horn's Branch; thence continuing Northwardly, **North 0°54'40" East, 2,599.87 feet** to a point within the channel of the Meramec River; thence within the Meramec River Channel the following directions and distances; thence **South 80°30'33" East, 1,095.60 feet**; thence **South 67°02'04" East, 324.20 feet**; thence **South 51°53'09" East, 332.00 feet**; **South 67°40'12" East, 783.56 feet**; **South 48°56'39" East, 610.94 feet**; **South 71°07'15" East, 630.10 feet**; **South 60°12'44" East, 999.81 feet**; thence **South 36°47'44" East, 917.94 feet**; thence **South 68°40'17" East, 395.90 feet**; thence leaving said Meramec River Channel, **South 01°41'55" West, 516.34 feet** to the common corner of Sections 20, 21, 28 and 29; thence **South 00°34'09" West, 903.98 feet**; thence **South 00°34'09" West, 1839.64 feet** thence **South 00°34'58" West, 2,672.36 feet**, along said dividing line between Sections 28 and 29 to the common corner of Sections 28, 29, 32 and 33; thence **South 00°04'14" West 680.21 feet**, to a point on the North-South dividing line between Sections 32 and 33; thence **North 89°16'47" West, 1,359.09 feet** to the aforesaid East line of Lewis Road, 80 feet wide; thence Northwardly, along said East line of Lewis Road, the following courses and distances; thence along a curve to the left, whose radius point bears **South 54°06'29" West, 449.26 feet**, from the last mentioned point, **an arc distance of 86.59 feet and having a chord bearing and distance of North 41°24'49" West, 86.46 feet**; thence **North 46°56'08" West, 176.47 feet**; thence along a curve to the right, whose radius point bears **North 43°03'52" East, 532.96 feet** from the last mentioned point, **an arc distance of 346.19 feet and having a chord bearing and distance of North 28°19'37" West, 340.14 feet**; thence **North 09°43'08" West, 108.79 feet**; thence along a curve to the left, whose radius point bears **South 80°16'52" West, 517.47 feet** from the last mentioned point, **an arc distance of 95.99 feet and having a chord of North 15°01'59" West, 95.85 feet**, to the point of beginning and containing 684.405 acres, more or less, inclusive of acreage, according to calculations by Volz Incorporated on January 15, 2014 based on prior surveys by Volz Incorporated, during September 2000 and February 2004.