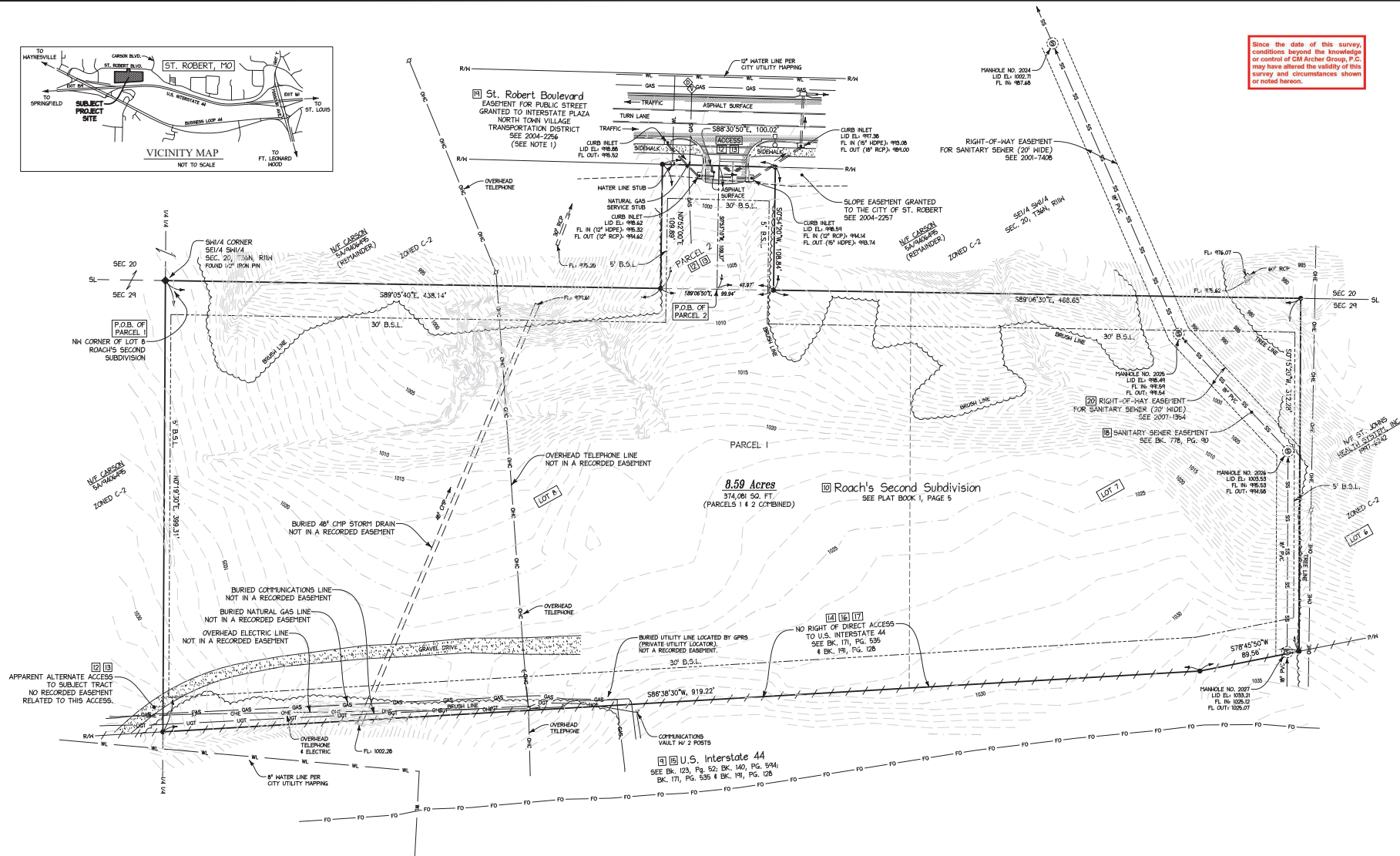


Since the date of this survey, conditions beyond the knowledge or control of CM Archer Group, P.C. may have altered the validity of this survey and circumstances shown or noted hereon.



Legend	
○	SET 1/2" IRON ROD
●	FOUND 1/2" IRON ROD
○-○	LIGHT POLE
—○—	UTILITY POLE W/40' WIRE
⊙	SANITARY SEWER MANHOLE
⊙	CLEANOUT
⊙	STORM DRAIN MANHOLE
⊙	BURIED NATURAL GAS POST
⊙	BURIED NATURAL GAS VALVE
⊙	CORRUGATED METAL PIPE
⊙	FLOLINE
⊙	BOOK, PAGE
—○—	OVERHEAD UTILITY LINE
—○—	OVERHEAD TELEPHONE LINE
—○—	BURIED FIBER OPTIC LINE
—○—	BURIED SANITARY SEWER LINE
—○—	BURIED NATURAL GAS LINE
—○—	BURIED WATER LINE
—○—	BURIED STORM LINE
—○—	BUILDING SETBACK LINE (B.S.L.)
⊙	TITLE COMMITMENT SCHEDULE B, PART II EXCEPTION NO.
P.O.B.	POINT OF BEGINNING

See Sheet 2 for Notes & Description
ALTA/NSPS Land Title Survey, Sheet 1 of 2

		CM Archer Group, P.C. (d/b/a) 310 East 6th Street Rolla, Missouri 65401 Phone: 573-364-4362 Fax: 573-364-4712 www.archer-elgin.com
REVISIONS 1 11-26-25 MEP		ALTA / NSPS Land Title Survey of Part of Lots 7 & 8, Roach's 2nd & Part of SE1/4 SW1/4, Sec. 20, T36N, R11W, St. Robert, Missouri Entity No. 735076, Amerco Real Estate Company 2727 N. Central Avenue, Phoenix, AZ 85004
DRAWN BY SFF	CHECKED SFF	DATE Oct. 15, 2025
SCALE 1"=40'		SURVEY NO. J6456

Since the date of this survey, conditions beyond the knowledge or control of CM Archer Group, P.C. may have altered the validity of this survey and circumstances shown or noted herein.

DESCRIPTION
(From Title Commitment)

The Land referred to herein below is situated in the County of Pulaski, State of Missouri, and is described as follows:

Parcel 1:

A fractional part of Lots 7 and 8 of ROACH'S 2ND SUBDIVISION, ST. ROBERT, Missouri, more particularly described as follows:

Beginning at the Northwest corner of Lot 8 of said ROACH'S 2ND SUBDIVISION; thence South 0° 32' West, 399.35 feet along the West line of said Lot 8, also being along the quarter quarter line to the North right of way of U.S. Interstate 44; thence North 86° 40' 30" East, 919.22 feet, and, North 78° 58' 10" East, 89.64 feet, all along said North right of way to the East line of the aforesaid Lot 7 of ROACH'S 2ND SUBDIVISION; thence North 0° 26' 30" East, 312.27 feet along said East line to the Northeast corner of said Lot 7, also being a point on the section line; thence North 88° 54' West, 1004.69 feet along said section line to the Point of Beginning; containing 6.34 acres, more or less.

Parcel 2:

A strip of land 100 feet in width located in the Southeast Quarter of Southwest Quarter of Section 20, Township 38 North, Range 11 West of 8th P.M., one-half of which is on each side of the following described centerline, to-wit:

Beginning at the Southeast corner of said Southeast Quarter of Southwest Quarter; thence North 89° 07' 30" West 805.03 feet along the South line of said Southeast Quarter of Southwest Quarter to the true Point of Beginning of this centerline; thence North 0° 53' 00" East 109.32 feet to the Southerly right-of-way of St. Robert Boulevard (a public street in the City of St. Robert, Missouri), which is the ending point of this centerline.

SURVEYED DESCRIPTION

A fractional part of Lots 7 and 8 of Roach's Second Subdivision, St. Robert, Missouri, and, a fractional part of the Southeast Quarter of the Southwest Quarter of Section 20, Township 38 North, Range 11 West of the 8th P.M. described as follows: Beginning at the Northwest Corner of Lot 8 of said Roach's Second Subdivision; thence South 89°09'40" East, 453.14 feet along the North line of said Lot 8; thence North 0°52' East, 109.89 feet to the South right of way of St. Robert Boulevard; thence South 88°30'50" East, 100.02 feet along said South right of way; thence South 0°54'20" West, 108.84 feet to the aforesaid North line of Lot 8 of Roach's Second Subdivision; thence South 89°06'30" East, 466.85 feet along said North line of Lot 8 and along the North line of the aforesaid Lot 7 of Roach's Second Subdivision to its northeast corner; thence South 0°15'20" West, 312.28 feet along the East line of said Lot 7 to the North right of way of U.S. Interstate 44; thence South 78°43'50" West, 89.64 feet, and, South 80°38'30" West, 919.22 feet, all along said North right of way to the West line of the aforesaid Lot 8 of Roach's Second Subdivision; thence North 0°19'30" East, 399.35 feet along said West line to line point of beginning. Above described tract contains 6.59 acres, more or less, per plat of survey J-6446, dated October 8, 2025, by C.M. Archer Group, PC.

To: Amerco Real Estate Company, a Nevada corporation
U-Haul Co of Missouri
First American Title Insurance Company
Landmark Title Assurance Agency

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5, 6, 7(a)(b)(c), 8, 9, 11(b), 12, 14, 16, 17, 19 and 20 of Table A thereof. The field work was completed on October 8, 2025.

Date of plat:

NOTES:

1. Surveyor has reviewed Title Commitment File No. 8119-6589439 dated September 15, 2025 issued by First American Title Insurance Company. Parcels 1 and 2 described in the commitment are the same as the parcels surveyed and shown hereon.

Surveyor has reviewed Schedule B, Part II of the commitment. The exceptions listed below are boundary or easement related. Comments follow:

Exception No.	Recorded Location	Comment
9	Book 123, Page 52	Conveyance for State Highway purpose granted to the State of Missouri. Conveyance is a portion of the current U.S. Interstate 44 right of way plotted and shown hereon. Would apply outside the subject tracts.
10	Plat Book 1, Page 5	Plat of ROACH'S SECOND SUBDIVISION. Parcel 1 as surveyed hereon is a portion of Lots 7 and 8 created by virtue of said plat. Shown on the plat of survey.
11		No portion of Parcels 1 or 2 lies within the right of way of St. Robert Boulevard. Would apply outside the subject tracts.
12, 13		Access to Parcel 1 over and across Parcel 2. There was an alternate point of access to Parcel 1 observed near its Southwest corner, but no recorded easement was provided related to this observed alternate access. This alternate access is shown hereon.
14		No rights of ingress and egress from Parcel 1 to U.S. Interstate 44. Refer to the documents listed below for conveyances of rights of direct access to U.S. Interstate 44.
15	Book 140, Page 584 Circuit Court Record 11, Page 138	Conveyance to the State Highway Commission of Missouri. A portion of the lands conveyed are included within the current U.S. Interstate 44 right of way shown hereon. Would apply outside the subject tracts.
16	Book 171, Page 535	Conveyance of abutter's right of direct access. Does affect the subject tract (Parcel 1). Shown on the plat of survey.
17	Book 191, Page 128	Conveyance to the State Highway Commission of Missouri. A portion of the lands conveyed are included within the U.S. Interstate 44 right of way shown hereon. Abutter's right of direct access was granted as well. Does affect the subject tract (Parcel 1).
18	Book 278, Page 90	Sanitary Sewer Easement granted to the City of St. Robert. Does affect the subject tract (Parcel 1). Shown on the plat of survey.
19	2004-2256	Slope Easement granted to the City of St. Robert. Parcel C of this easement does affect the subject tract (Parcel 2). Shown on the plat of survey.
20	2007-1354	Right-of-Way Easement for sanitary sewer granted to the City of St. Robert. Does affect the subject tract (Parcel 1). Shown on the plat of survey.
In addition to the documents noted above, the following documents were reviewed by the surveyor on prior surveys related to the subject tracts (Parcels 1 and 2).		
Book 368, Page 115	Right-of-Way Easement granted to United Telephone Company. Location as described would affect the subject tract as surveyed hereon. Not plottable, since no location or width is given for this easement. There is an overhead telephone line located on the subject tract (Parcel 1).	
Book 157, Page 299	Right-of-Way Easement granted to Laclede Electric Cooperative. Blanket easement across "the South 1/2 of Section 20...", which would include Tract 1 as described in the title commitment. Not plottable since no specific location is described in this document. No evidence of electric transmission lines crossing Parcel 2 were observed during the course of the field work. There is currently an electric transmission line located on the north side of St. Robert Boulevard.	

NOTES: (cont.)

- I declare that to the best of my professional knowledge and belief, this plat and survey meets the current "Missouri Standards for Property Boundary Surveys" (20 CSR 2030-16).
- Tract is classified Urban (20 CSR 2030-16.640).
- Date of field work: October 8, 2025
- Parcel 1 represents a resurvey of the second parcel described at 2009-5539. Parcel 2 represents a resurvey of lands described at 2011-452.
- The tract shown on this plat does not lie within a Flood Hazard Area according to the applicable Flood Boundary and Floodway Map published by the U.S. Department of Housing and Urban Development, Federal Insurance Administration. See FEMA FIRM Map No. 25169C0260D, effective date May 3, 2010.
- Dimensions shown are measured. For record dimensions, see document(s) noted.
- No statement is made concerning subsurface conditions, or the existence or nonexistence of underground or overhead containers or facilities which may affect the use or development of this tract. Environmental and subsurface conditions were not examined as a part of this survey.
- Tract is zoned C-2, General Commercial. The building setback lines (B.S.L.) shown hereon were reviewed and confirmed by the City of St. Robert's Zoning Department. The following are density, dimensional and parking regulations for C-2 districts:
 - Minimum Lot Area: n/a
 - Maximum Density: n/a
 - Minimum Lot Width: 70 feet
 - Minimum Front Yard Setback: 30 feet
 - Minimum Side Yard Setback: 5 feet
 - Minimum Rear Yard Setback: 30 feet
 - Maximum Gross Lot Coverage: 40%
 - Required Parking for Home Improvement Center: 1 space per 250 square feet of gross floor area, plus 1 space per 1,000 square feet of outdoor sales and 1 space for each employee.

(Source: Chapters 412 and 417 of the St. Robert Land City Code)

- Tract is wholly within the corporate limits of St. Robert, Missouri.
- The locations of underground utilities as shown hereon are based on above ground structures and as pointed out or mapped by utilities personnel. Locations and sizes of underground utilities/structures may vary from locations shown. Additional buried utilities/structures may be encountered. Buried utilities/structures shown hereon may not exist. No excavations were made during the progress of this survey to find or verify buried utilities locations.
- Prior to any site excavations, contact the utility companies for location of their lines. Also, State Law (RSMo Chapter 319) requires buried cable locator service be contacted prior to excavation. Call 800-DIG-RTTE.
- See applicable City of St. Robert codes for conditions that might affect the development of this tract.
- The distance from the center of the site entrance east to the intersection of St. Robert Boulevard and Carson Boulevard is 1,004 feet.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the field work.
- According to the City of St. Robert's engineering consultants, there are no proposed changes to the right of way of St. Robert Boulevard. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the field work.
- The sanitary sewer manhole numbers shown hereon were taken from the City of St. Robert's utility mapping.

ALTA/NSPS Land Title Survey, Sheet 2 of 2

		CM Archer Group, P.C. (d/b/a) ARCHER-ELGIN ENGINEERING SURVEYING ARCHITECTURE		310 East 6th Street Rolla, Missouri 65401 Phone: 573-364-6362 Fax: 573-364-4782 www.archer-elgin.com	
LSE ACTION FORM, P.C. - © 2008/2010 LSE, 2008/07/27 D. A. 2008/07/27					
REVISIONS		ALTA / NSPS Land Title Survey of Part of Lots 7 & 8, Roach's 2nd & Part of SE1/4 SW1/4, Sec. 20, T36N, R11W, St. Robert, Missouri.			
1	11-26-25	MEP	Entity No. 735076, Amerco Real Estate Company 2727 N. Central Avenue, Phoenix, AZ 85004		
DRAWN BY	MEP	SCALE	1"=40'	SURVEY NO.	
CHECKED	SFF	DATE	Oct. 15, 2025	J6456	