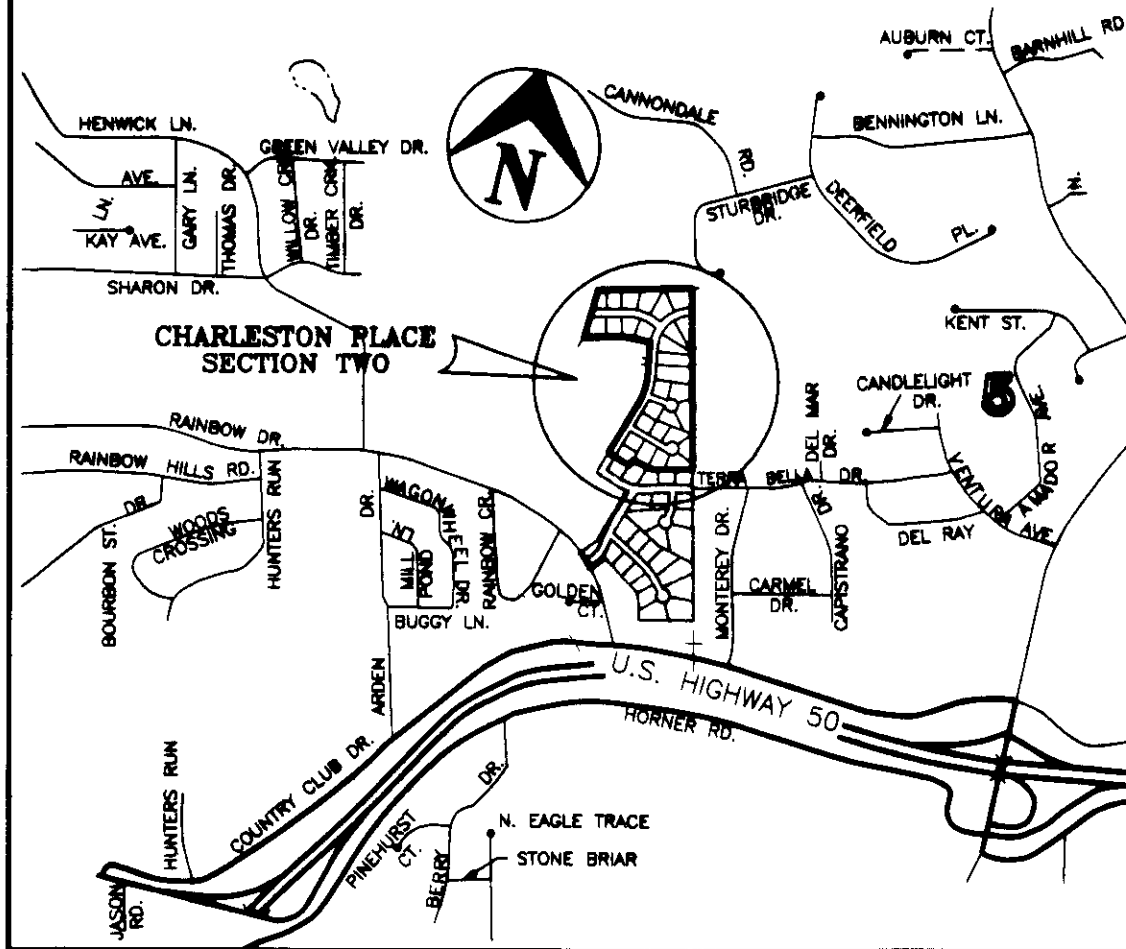
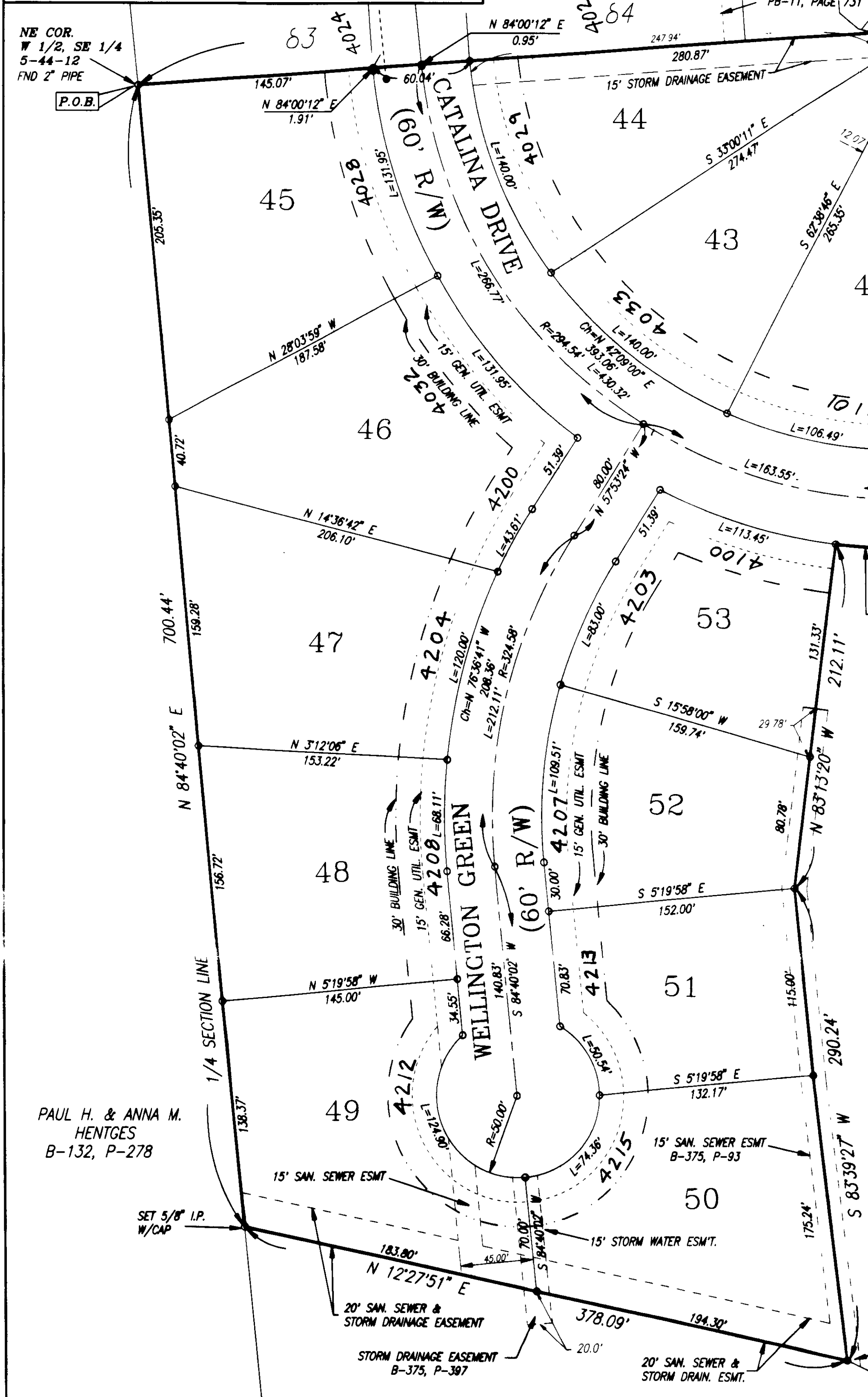




LOCATION MAP



CHARLESTON PLACE SECTION TWO

PROPERTY DESCRIPTION

Part of the West Half of the Southeast Quarter of Section 5, Township 44 North, Range 12 West, in the County of Cole, Missouri, more particularly described as follows:

Beginning at the northeast corner of the West Half of the Southeast Quarter of said Section 5; thence S04°10'36"E, along the Quarter Quarter Section Line, 1381.22 feet to the northeast corner of CHARLESTON PLACE SUBDIVISION - SECTION ONE as per plat of record in Plat Book 11, Page 718 Cole County Recorder's Office; thence westerly along the northerly boundary of said subdivision the following courses: S86°02'14"W, 304.62 feet; N63°49'24"W, 157.85 feet; S26°52'04"W, 49.0 feet; N63°07'56"W, 186.0 feet; thence leaving the northerly line of said CHARLESTON PLACE SUBDIVISION - SECTION ONE, N26°52'04"E, 439.0 feet; thence on a curve to the left having a radius of 499.38 feet, an arc distance of 231.59 feet; the chord of said curve being N13°34'56"E, 229.52 feet; thence N01°17'48"E, 212.92 feet; thence on a curve to the right having a radius of 324.54 feet, an arc distance of 35.71 feet; the chord of said curve being N03°32'14"E, 36.69 feet; thence N83°13'20"W, 212.11 feet; thence S83°39'27"W, 290.24 feet; thence N12°27'51"E, 378.09 feet to the Quarter Section Line of said Section 5, Township 44 North, Range 12 West; thence N84°40'02"E, along the Quarter Section Line, 700.44 feet to the point of beginning.

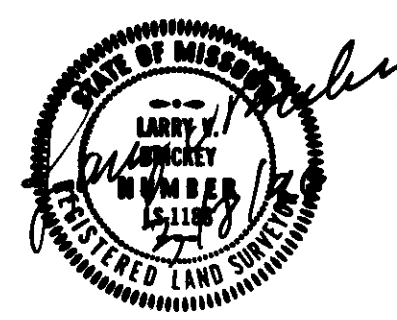
Containing in all 16.12 acres.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of CHARLESTON PLACE DEVELOPMENT COMPANY, a Missouri Partnership, whose partners are ESTATE LAND DEVELOPMENT, INC., a Missouri Corporation, and R.L. NOREMAC CORP., a Missouri Corporation, a survey and subdivision was made, under my personal direction, regarding the property shown on this plat and that the results of said survey are represented correctly on said plat and that said survey was performed in accordance with the requirements of the standards for a Class B property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, 4 CSR 30-8.020.

In Witness Whereof, I have hereunto set my seal and signature this 6th day of MARCH, 1996

Larry W. Bricker, Jr., R.L.S. #1188



We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 27th day of APRIL, 1996.

W. R. England III, Chairman
Chris Yarnell, Jr., Director

OWNER'S CERTIFICATE

Know all men by these presents, that we the undersigned, being the owners of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into lots, streets and easements and on this plat the numbers of the lots and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public, for public use forever, all streets and easements, (not presently of record) as shown on this plat, which shall be known as "CHARLESTON PLACE SUBDIVISION - SECTION 2".

All taxes due and payable against said property have been paid in full.

CHARLESTON PLACE DEVELOPMENT COMPANY, a Missouri Partnership, whose partners are ESTATE LAND DEVELOPMENT, INC., a Missouri Corporation, and R.L. NOREMAC CORP., a Missouri Corporation.

In testimony whereof, "R.L. NOREMAC CORP.", a Missouri Corporation, has caused these presents to be signed by its president and its seal to be affixed this 14th day of MARCH, 1996.

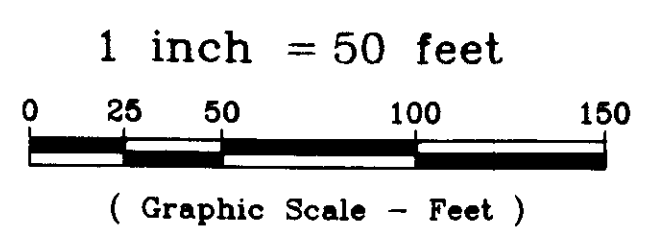
"R.L. NOREMAC CORP."
By: Roger W. Cameron, President

OWNER'S CERTIFICATE

STATE OF MISSOURI } ss
COUNTY OF COLE }
On this 14th day of MARCH, 1996, before me personally appeared Roger W. Cameron, to me known, who, being by me duly sworn, did say that he is President of R.L. Noremac, Corp., that the seal affixed to this instrument is the corporate seal of said corporation, and that the said instrument was signed in behalf of said corporation by authority of its Board of Directors. And the said Roger W. Cameron acknowledges 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 at my office in the day and year first written above.

Jefferson City
Velda J. Smith
Notary Public
My Commission expires: 12-20-97



NOTES:

LAND USE - Residential
SEWER - City of Jefferson
ELECTRIC - R.E.A.
WATER - Water District No. 1

THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE.

The lots in this subdivision conform to the requirements for MEDIUM DENSITY RESIDENTIAL as set forth by the subdivision design and improvements standards in the rules for land subdivision of Cole County and amendments thereto.

Set 1/2" re-rod w/cap at all lot corners except where otherwise shown.

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 364, PAGE 392, COLE COUNTY RECORDER'S OFFICE.
AS AMENDED BY DOCUMENT RECORDED IN BOOK 377, PAGE 932, COLE COUNTY RECORDER'S OFFICE.

STATE OF MISSOURI } ss
COUNTY OF COLE }
Filed for record 26 day of June, 1996
at 3 O'clock and 45 Minutes P.M.
recorded in Book 11, Page 847.

LARRY D. RADEMAN, Recorder
Deputy: Betty P. Rademan, Deputy

Central Missouri Professional Services, Inc.			
ENGINEERING - SURVEYING 2500 E. McCARTY JEFFERSON CITY, MISSOURI 65101 Phone (314) 634-3455 FAX (314) 634-8898			
TITLE: CHARLESTON PLACE - SECTION TWO SE 1/4, SEC. 5, T44N, R12W			
FOR: ESTATE LAND DEVELOPMENT CORP.			
DATE: JAN 1995	DRN. BY: K.M.B.	SCALE: 1" = 50'	BOOK: 617
REV. DATE: JAN 1996	CKD. BY: L.V.B.	SHEET: 1 OF 1	JOB NO.: 92-213