

SELLER'S DISCLOSURE STATEMENT FOR VACANT LAND ONLY

DESCRIPTION OF PROPERTY, PERMANENT PARCEL OR IDENTIFICATION #, LOCATION, SIZE, & ADDRESS IF AVAILABLE:
(FULL LEGAL DESCRIPTION PROVIDED WITH LISTING) SEE ATTACHED LEGAL DESCRIPTION


- 20 vacant lots
- 5354-5426 Delmar Place Court (18 lots)
- 5344-5346 Delmar Blvd (2 lots)
Saint Louis, Mo 63112

PURPOSE OF STATEMENT: This disclosure statement contains information concerning the Property known by Seller. Unless otherwise advised, the Seller does not possess any expertise concerning soil conditions, zoning and other land use regulations, environmental conditions or related matters. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY AGENT REPRESENTING THE SELLER IN THE TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS THE BUYER MAY WISH TO OBTAIN.

SELLER'S DISCLOSURE: This Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller hereby specifically makes the following representations based on the Seller's knowledge at the time of signing this document. The Seller authorizes its agent to provide a copy of this statement to any prospective Buyer in connection with the Property. The following representations are made solely by the Seller and are not the representations of the Seller's Agent.

INSTRUCTIONS TO THE SELLER: (1) Complete this form yourself; (2) fill in all blanks; (3) report known conditions affecting the Property; (4) if you don't know the answer to a particular question, check unknown.

1. HAS THE PROPERTY BEEN SURVEYED? UNKNOWN YES NO
2. IS SELLER AWARE OF ANY PRIOR PROPERTY DIVISIONS OR SPLITS INVOLVING THIS PROPERTY SINCE MARCH 31, 1997? YES NO
3. IS SELLER AWARE OF ANY ENCROACHMENTS, EASEMENTS, (see survey) ZONING VIOLATIONS OR NON-CONFORMING USES? YES NO
4. IS SELLER AWARE OF ANY MINERAL RIGHTS IN THE PROPERTY HELD BY ANY PERSON OR ENTITY OTHER THAN THE SELLER? YES NO
5. IS SELLER AWARE OF ANY FLOODING, DRAINAGE OR GRADING PROBLEMS? YES NO
6. HAS PROPERTY EVER HAD A "PERC TEST"? UNKNOWN YES NO
7. IS SELLER AWARE OF ANY UNDERGROUND STORAGE TANKS EITHER PRESENTLY ON THE PROPERTY OR WHICH HAVE BEEN PREVIOUSLY REMOVED FROM THE PROPERTY? YES NO
8. IS SELLER AWARE OF ANY GROUND WATER CONTAMINATION? YES NO
9. IS SELLER AWARE OF ANY OTHER ENVIRONMENTAL CONTAMINATION ON THE PROPERTY? YES NO


Seller Signature(s)

Buyer Signature(s)

10. HAS SELLER RECEIVED NOTICE OF ANY ENVIRONMENTAL REGULATION OR ENVIRONMENTAL CONDITION (SUCH AS A WETLAND DETERMINATION) WHICH WOULD PROHIBIT OR RESTRICT USE OF THE PROPERTY?

YES NO

11. ZONING CLASSIFICATION OF PROPERTY IF KNOWN: E.

UNKNOWN

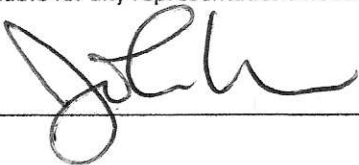
If the answer to any of the above questions is yes, or if there is any other material information that the Buyer should be aware of, please explain:

- Legal Description attached
- Survey attached
- Survey shows utility easements
- Property subdivided into current lots in 2003
- Property located in Central West End Historic District

Seller certifies that the information contained in this statement is true and correct to the best of the Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION AND USABILITY OF THE PROPERTY.

The Seller has owned the property since 2008 (date) and makes representation only since that date. If prior to closing the Seller becomes aware that any of the information contained in this disclosure form is incorrect, Seller will immediately disclose the changes to Buyer. Should a Broker or Broker's Agent represent the Buyer or Seller of stated property, in no event shall the parties hold the Broker or the Broker's Agent liable for any representations not directly made by the Broker or Broker's Agent.

SELLER(S): 

BUYER(S): _____

EXHIBIT "A"

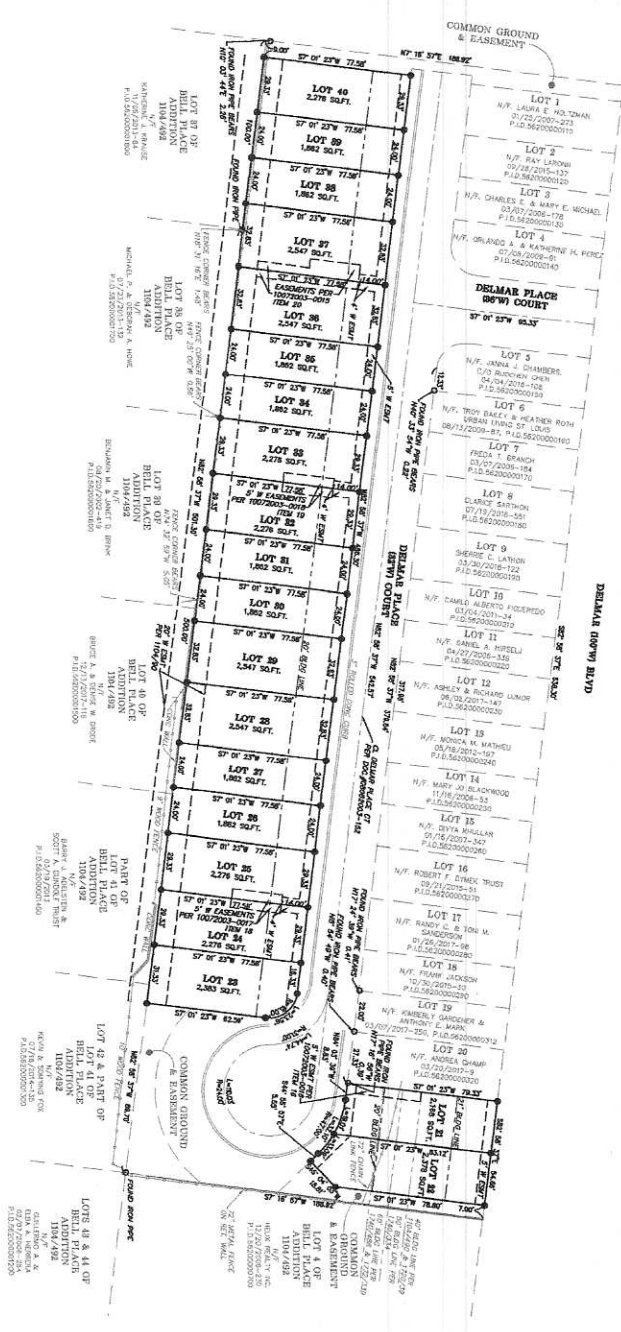
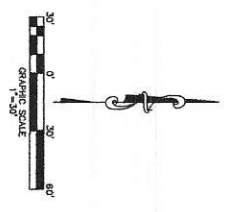
PARCEL 1:

Lots 27, 37 and 40 of DELMAR PLACE TOWNHOUSE SUBDIVISION, and in City Block 5620, according to the plat thereof recorded in Book 08062003 page 152 of the City of St. Louis Records.

PARCEL 2:

Lots 21-26, Lots 28-36, and Lots 38 and 39 of DELMAR PLACE TOWNHOUSE SUBDIVISION, and in City Block 5620, according to the plat thereof recorded in Book 08062003 page 152 of the St. Louis City Records

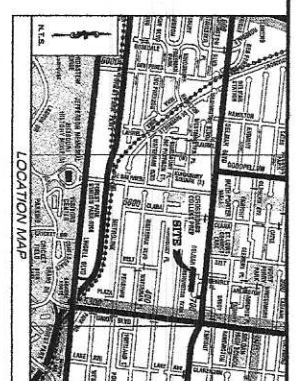
**A BOUNDARY SURVEY FOR
 5346-5426 DELMAR PLACE COURT
 BEING LOTS 21-40 OF
 DELMAR PLACE TOWNHOMES SUBDIVISION,
 PLAT BOOK 08062003, PAGE 0152
 CITY BLOCK 5620, CITY OF ST. LOUIS, MISSOURI**



SYMBOL LEGEND

○ ROAD ROW PAVED ● SET ROW IRON

LOT #	CONVEYANCE INFORMATION	INSTRUMENT NUMBER	INSTRUMENT DATE	TRUST BOUNDARY
1	Multi-Unit Residential Project, LLC	5346 Delmar Place Ct.	07/27/2013-48	
2	Multi-Unit Residential Project, LLC	5346 Delmar Place Ct.	07/27/2013-48	
3	Multi-Unit Residential Project, LLC	5346 Delmar Place Ct.	07/27/2013-48	
4	Multi-Unit Residential Project, LLC	5346 Delmar Place Ct.	07/27/2013-48	
5	Multi-Unit Residential Project, LLC	5346 Delmar Place Ct.	07/27/2013-48	
6	Multi-Unit Residential Project, LLC	5346 Delmar Place Ct.	07/27/2013-48	
7	Multi-Unit Residential Project, LLC	5346 Delmar Place Ct.	07/27/2013-48	
8	Multi-Unit Residential Project, LLC	5346 Delmar Place Ct.	07/27/2013-48	
9	Multi-Unit Residential Project, LLC	5346 Delmar Place Ct.	07/27/2013-48	
10	Multi-Unit Residential Project, LLC	5346 Delmar Place Ct.	07/27/2013-48	
11	Multi-Unit Residential Project, LLC	5346 Delmar Place Ct.	07/27/2013-48	
12	Multi-Unit Residential Project, LLC	5346 Delmar Place Ct.	07/27/2013-48	
13	Multi-Unit Residential Project, LLC	5346 Delmar Place Ct.	07/27/2013-48	
14	Multi-Unit Residential Project, LLC	5346 Delmar Place Ct.	07/27/2013-48	
15	Multi-Unit Residential Project, LLC	5346 Delmar Place Ct.	07/27/2013-48	
16	Multi-Unit Residential Project, LLC	5346 Delmar Place Ct.	07/27/2013-48	
17	Multi-Unit Residential Project, LLC	5346 Delmar Place Ct.	07/27/2013-48	
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29	Multi-Unit Residential Project, LLC	5346 Delmar Place Ct.	07/27/2013-48	
30	Multi-Unit Residential Project, LLC	5346 Delmar Place Ct.	07/27/2013-48	
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40	Multi-Unit Residential Project, LLC	5346 Delmar Place Ct.	07/27/2013-48	



DEPARTMENT NOTES

1. SEE 4267-4268 DELMAR PLACE COURT
2. OWNER: MULTI-UNIT RESIDENTIAL PROJECT, LLC
3. AREA OF PLAT: 54,942 SQ. FT. OR 629 ACRES, MORE OR LESS

ACCORDING TO THE FINAL RECORD SURVEY AND THE LUMP SURVEY OF THE TOWNHOMES SUBDIVISION, BEING LOTS 21-40 OF DELMAR PLACE TOWNHOMES SUBDIVISION, PLAT BOOK 08062003, PAGE 0152, CITY BLOCK 5620, CITY OF ST. LOUIS, MISSOURI, THE TOWNHOMES SUBDIVISION IS BEING SURVEYED AND THE BOUNDARIES THEREOF ARE BEING ESTABLISHED BY THIS SURVEY. THE TOWNHOMES SUBDIVISION IS BEING SURVEYED AND THE BOUNDARIES THEREOF ARE BEING ESTABLISHED BY THIS SURVEY. THE TOWNHOMES SUBDIVISION IS BEING SURVEYED AND THE BOUNDARIES THEREOF ARE BEING ESTABLISHED BY THIS SURVEY.

LAND DESCRIPTION (FROM THE COMMONS)

ACCORDING TO THE FINAL RECORD SURVEY AND THE LUMP SURVEY OF THE TOWNHOMES SUBDIVISION, BEING LOTS 21-40 OF DELMAR PLACE TOWNHOMES SUBDIVISION, PLAT BOOK 08062003, PAGE 0152, CITY BLOCK 5620, CITY OF ST. LOUIS, MISSOURI, THE TOWNHOMES SUBDIVISION IS BEING SURVEYED AND THE BOUNDARIES THEREOF ARE BEING ESTABLISHED BY THIS SURVEY.

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