

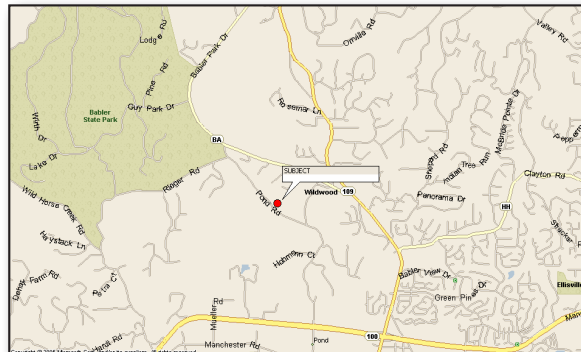
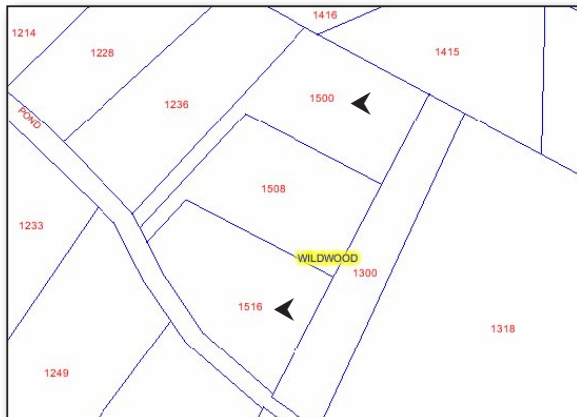
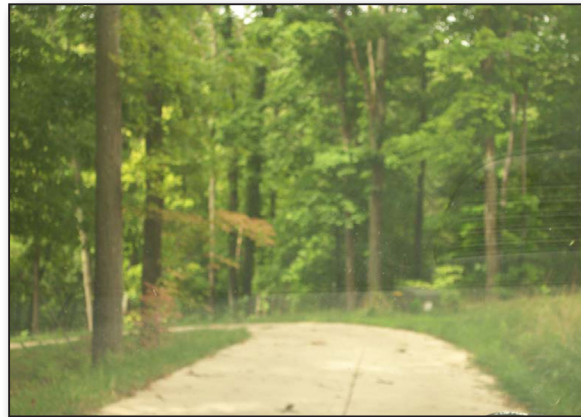
**Two, Low-Density, Single-Family Residential Lots
1500 & 1516 Summit on Pond, City of Wildwood, St. Louis County, Missouri**

**Real Estate Auction For:
Benefit of Secured Creditor
Saturday, May 15, 2010 @ Noon**

100 Chesterfield Business Parkway, 2nd Floor Lambert Board Room, Chesterfield, Mo., 63005

Summit on Pond is:

- On the northeast side of Pond Road
- Approximately one mile north of Manchester Road (Hwy 100)
- Minutes from Babler State Park and Rockwoods Reservation



PHYSICAL FEATURES

- **Size/Dimensions** – Each lot is 3.00 Acres, or 130,680 Square Feet
- **Type of Property** – Two, low-density (3 Acre) Single-Family residential lots.
- **Topography/Drainage** – Topography is best described as gently rolling. Drainage of the lots appears to be adequate.
- **Flood Plain** – According to the FEMA Map No. 29189C 0235 H, dated August 2, 1995, subject is located outside of flood hazard.
- **Access** – Direct access to the subject lots is available by way of a 20' wide, concrete paved drive which extends approx. 150' northeast just off of Pond Road.

LEGAL

- **Zoning Analysis** – “NU”, Non-Urban, Residential
- **Easements/Encroachments** – Normal utility easements are in place and are assumed to have no detrimental effect on value. An ingress/egress easement is in place at the southwest corner of the development to provide access to all three lots within the subdivision from the drive off of Pond Road. No encroachments are identified.
- **Utilities** – Electric & telephone are available.
- **Taxes**- 2009 assessed taxes, 1500 Summit on Pond: \$1,188.36. 1516 Summit on Pond: \$1,048.30