

LEGAL DESCRIPTION

The northerly part of Subdivision No. 1 of Bauer's Subdivision of Inlots Nos. 500, 501, 502 and 503 in the city of Jefferson, Missouri, more particularly described as follows:

Beginning at the northwesterly corner of said Subdivision No. 1, at the intersection of Jackson Street and the public alley; thence running in a southerly direction along Jackson Street, 27 feet and 8 inches; thence in an easterly direction parallel with McCarty Street, 120 feet the full depth of said Subdivision No. 1, to a private alley; thence northerly along said private alley, 27 feet 8 inches to the public alley; thence westerly along said public alley to the point of beginning.

Subject to the restriction that this property may not be used as a general dental practice nor may the property be occupied by any person conducting a general dental practice until after June 1, 2000, at which time this restriction shall expire.

THIS REAL PROPERTY ASSET CONSISTS OF A SINGLE STORY COMMERCIAL BUILDING ON A 27.7' X 120' CITY LOT, LOCATED AT 311 JACKSON, JEFFERSON CITY MO. BUILDING WAS CONSTRUCTED IN 1920 AND THEN REMODELED IN 1995. BUILDING WAS ORIGINALLY A RESIDENTIAL PROPERTY THAT WAS CONVERTED TO COMMERCIAL. BUILDING IS APPROX 1351 SQ FT AND CONSISTS OF LOBBY/WAITING ROOM AREA, 5 OFFICE TYPE ROOMS, SMALL KITCHEN AREA AND 1/2 BATH. BUILDING HAS A STUCCO TYPE EXTERIOR AND ASPHALT SHINGLE ROOFING.