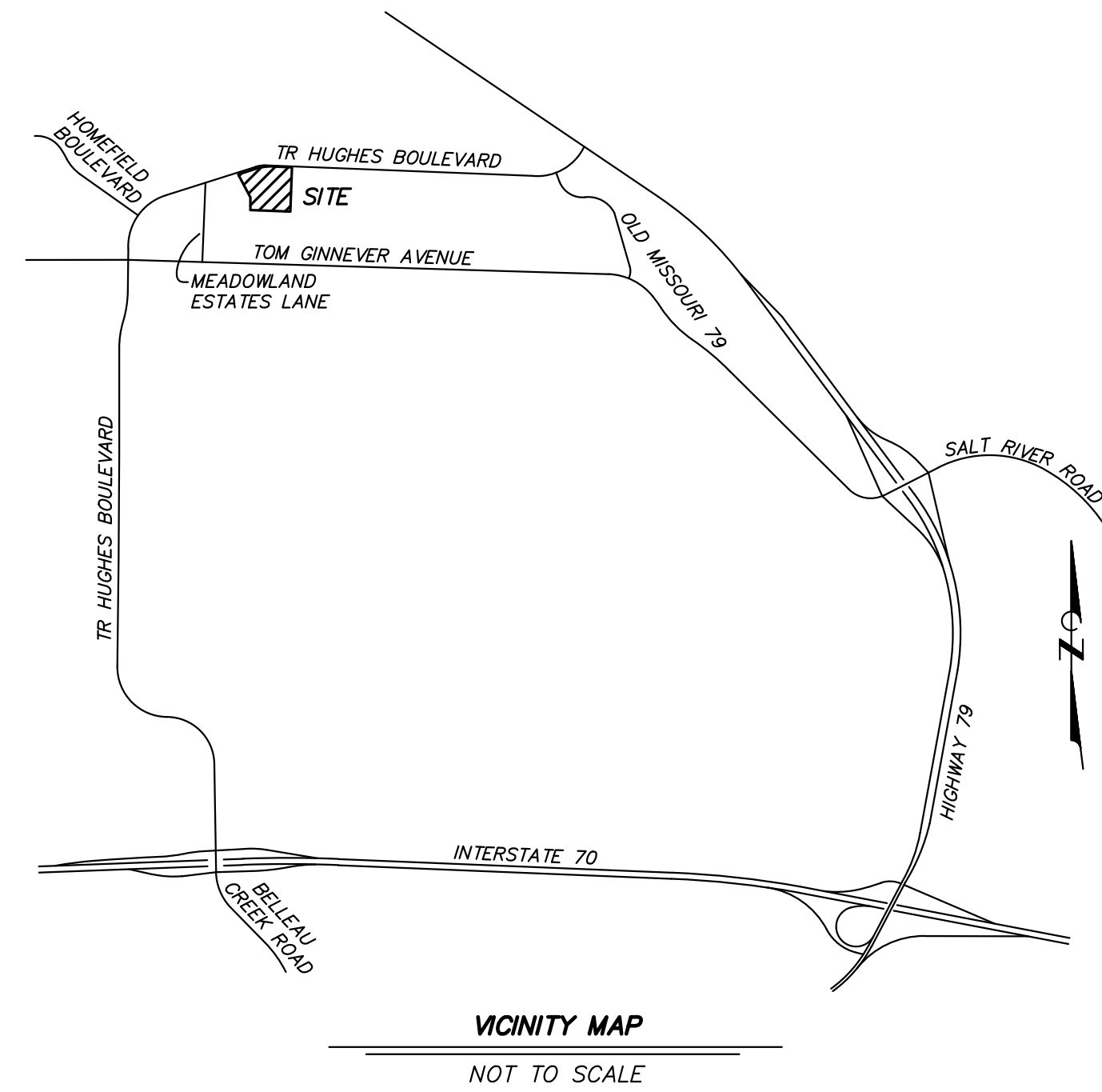


MEADOWOOD ESTATES PHASE II

O'FALLON, ST. CHARLES COUNTY, MISSOURI
 ALTA/NSPS LAND TITLE SURVEY
 MHDC PROJECT NO. 21-029-HT
 MAY 18, 2022



VICINITY MAP
 NOT TO SCALE

ZONING NOTE

THIS LOT IS ZONED C2 AND R4 WITH SENIOR COMMUNITY OVERLAY.

BUILDING HEIGHT:

45 FOOT MAXIMUM

BUILDING SETBACKS:

FRONT - 25 FEET

SIDE - 6 FEET

REAR - 25 FEET

25 FOOT SETBACK FROM SENIOR COMMUNITY LOT LINES, INCREASED BY 2 FOOT FOR EACH FOOT THE BUILDING IS OVER 30 FOOT.

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29183C0235G, DATED JANUARY 20, 2016.

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT

COMMITMENT NUMBER: 1611317, DATED: MARCH 17, 2022

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 1611317, DESCRIBE THIS TRACT AS FOLLOWS:

LOT 2 OF MEADOWOOD ESTATES, A SUBDIVISION IN ST. CHARLES COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT DOCUMENT NO. 2022R-015751 OF THE ST. CHARLES COUNTY RECORDS.

SCHEDULE B - EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED..... (NONE PROVIDED)
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NONE PROVIDED)
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (NONE PROVIDED)
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND OR THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND. (NONE OBSERVED)
5. ANY LIEN, OR RIGHT TO LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED..... (NOT OF A SURVEY NATURE)
6. TAXES, OR SPECIAL ASSESSMENTS, IF ANY, NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT OF A SURVEY NATURE)
7. HE LIEN OF THE GENERAL TAXES OR THE YEAR 2022..... (NOT OF A SURVEY NATURE)
8. RIGHTS OF THE PUBLIC, STATE OF MISSOURI, COUNTY OF ST. CHARLES IN AND TO THAT PART OF THE PREMISES IN QUESTION, IF ANY, TAKEN OR USED FOR ROADS. (NONE PROVIDED)
9. RIGHTS OF PARTIES IN POSSESSION OF ANY PART OF THE PREMISES UNDER UNRECORDED LEASES. (NONE PROVIDED)
10. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT RECORDED IN BOOK 44 AT PAGES 269 THROUGH 274, PLAT BOOK 45275 AT PAGE 276 AND PLAT DOCUMENT NO. 2022R-015751 OF OFFICIAL RECORDS. (LOCATED AS SHOWN ON THE SURVEY)
11. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT..... (NOT OF A SURVEY NATURE)
12. EASEMENTS GRANTED TO THE CITY OF O'FALLON IN THE DOCUMENTS RECORDED IN BOOK 2211 AT PAGE 932 AND IN BOOK 2884 AT PAGE 1045. (DRAINAGE EASEMENT #4 RECORDED IN BOOK 2211 PAGE 932 LOCATED, AS SHOWN ON THE SURVEY; PLAT AND DRAINAGE EASEMENT #2 RECORDED IN BOOK 2884 PAGE 1045 LOCATED 630' SOUTHWEST OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY)
13. TEMPORARY CONSTRUCTION EASEMENTS GRANTED TO THE CITY OF O'FALLON IN THE DOCUMENTS RECORDED IN BOOK 2211 AT PAGE 941 AND IN BOOK 2884 AT PAGE 1061 OF OFFICIAL RECORDS. (EASEMENT IN BOOK 2211 PAGE 941 RELEASED PER BOOK 6978 PAGE 1047, EASEMENT IN BOOK 2884 PAGE 1061 RELEASED UPON COMPLETION OF IMPROVEMENTS)
14. AN EASEMENT FOR UTILITIES IN THE DOCUMENT RECORDED IN BOOK 3729 AT PAGE 1661 OF OFFICIAL RECORDS. (LOCATED 2500' SOUTHEAST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY)
15. SANITARY SEWER EASEMENT GRANTED TO THE CITY OF O'FALLON IN THE DOCUMENT RECORDED IN BOOK 4067 AT PAGE 1091 OF OFFICIAL RECORDS. (LOCATED 2700' SOUTHEAST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY)
16. TEMPORARY GRADING EASEMENT IN THE DOCUMENT RECORDED IN BOOK 3892 AT PAGE 2230 OF OFFICIAL RECORDS. (TERMINATED UPON ACCEPTANCE OF CONSTRUCTION)
17. SEWER ASSESSMENTS, IF ANY. (NOT OF A SURVEY NATURE)
18. SEWER LATERAL FEES, IF ANY. (NOT OF A SURVEY NATURE)
19. SUBDIVISION ASSESSMENTS, IF ANY. (NOT OF A SURVEY NATURE)
20. ANY LIEN OR RIGHT TO LIEN BY ANY REAL ESTATE BROKERS OR REAL ESTATE APPRAISERS. (NOT OF A SURVEY NATURE)

THIS IS TO CERTIFY TO MEADOWOOD ESTATES II, L.P., TAX CREDIT HOLDINGS - MEADOWOOD ESTATES II, L.L.C., FIRST AMERICAN TITLE INSURANCE COMPANY, MIDWEST BANKCENTRE, AND MISSOURI HOUSING DEVELOPMENT COMMISSION, THAT ON MAY 18, 2022 I MADE A SURVEY OF A TRACT OF LAND LOCATED IN SECTION 22 T47N R3E, IN O'FALLON, ST. CHARLES COUNTY, MISSOURI, BEING PART OF LOT 2 MEADOWOOD ESTATES RECORDED IN DOCUMENT NUMBER 2022R-015751, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 MEADOWOOD ESTATES RECORDED IN DOCUMENT NUMBER 2022R-015751, THENCE ALONG THE EAST LINE OF SAID LOT, S 21°2'37"W 457.94 FEET; THENCE LEAVING SAID LINE, N 87°47'23"W 413.49 FEET TO THE WEST LINE OF SAID LOT; THENCE ALONG SAID LINE, N 0°38'11"E 123.61 FEET; THENCE N 27°16'00"W 274.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF TR HUGHES BOULEVARD; THENCE ALONG SAID LINE, N 72°14'02"E 184.57 FEET; THENCE ALONG A CURVE TO THE RIGHT, A DISTANCE OF 186.67 FEET, HAVING A RADIUS OF 535.96 FEET, THE CHORD BEING N 82°12'41"E 185.72 FEET; THENCE S 87°48'39"E 195.61 FEET TO THE BEGINNING, AND CONTAINING 4.74 ACES.

IN ADDITION, I HAVE EXAMINED AND NOTED THE APPLICABILITY OF THE EXCEPTIONS IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 1611317, DATED: MARCH 17, 2022.

I HEREBY CERTIFY TO MEADOWOOD ESTATES II, L.P., TAX CREDIT HOLDINGS - MEADOWOOD ESTATES II, L.L.C., FIRST AMERICAN TITLE INSURANCE COMPANY, MIDWEST BANKCENTRE, AND MISSOURI HOUSING DEVELOPMENT COMMISSION, AND THEIR SUCCESSORS AND ASSIGNS, THAT:

I MADE AN ON THE GROUND SURVEY PER RECORDED DESCRIPTION OF THE LAND SHOWN HERON, LOCATED IN SECTION 22 T47N R3E, IN O'FALLON, ST. CHARLES COUNTY, MISSOURI, ON MAY 18, 2022; AND THAT IT AND THIS MAP WERE MADE IN ACCORDANCE WITH THE HUD SURVEY INSTRUCTIONS AND SURVEYOR'S REPORT, HUD 91073M, AND THE REQUIREMENTS FOR AN ALTA/NSPS LAND TITLE SURVEY, AS DEFINED IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON: THERE ARE NO ENCROACHMENTS ACROSS PROPERTY LINES AS SHOWN ON THE SURVEY; TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; AND THE PREMISES ARE NOT SUBJECT TO A 100/500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD CONDITION IS SHOWN ON FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29183C0235G, DATED JANUARY 20, 2016

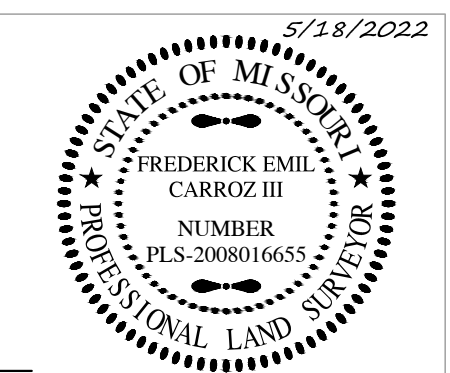
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 7(a), 8, 9, 10, 11(a)(b), 12, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 18, 2022.

THIS SURVEY OF URBAN PROPERTY WAS MADE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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Frederick E. Carroz III

FREDERICK E. CARROZ III
 PROFESSIONAL LAND SURVEYOR
 PLS - 2008016655



MEADOWOOD ESTATES II, L.P.
 TR HUGHES BOULEVARD
 LOT 2 - MEADOWOOD ESTATES
 SECTION 22 T47N R3E
 O'FALLON, ST. CHARLES COUNTY, MISSOURI