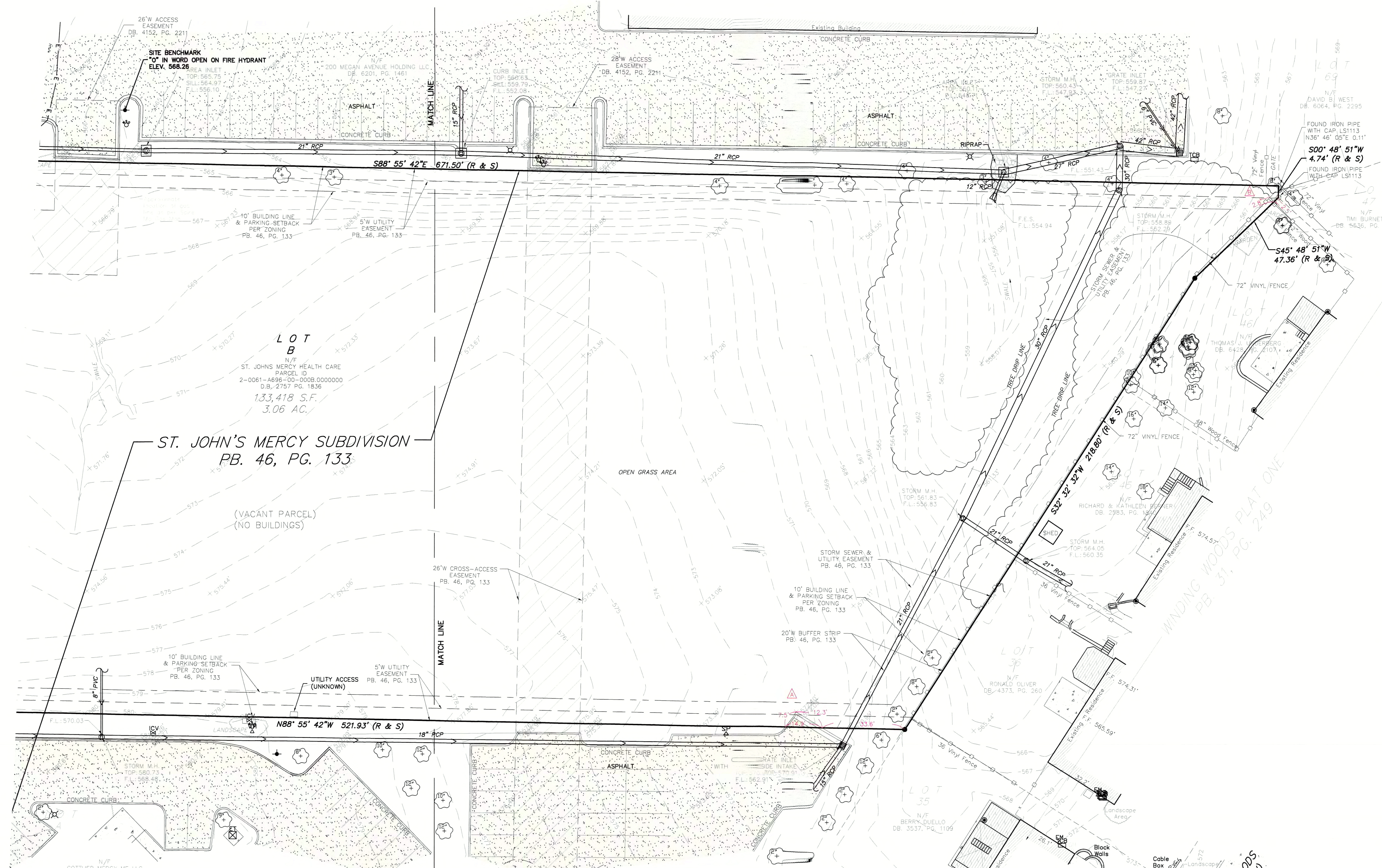
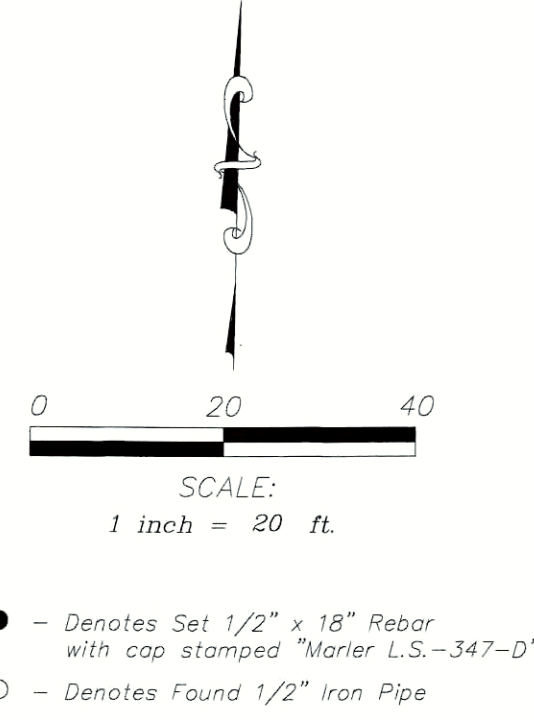


ALTA/NPS LAND TITLE SURVEY ST. JOHN'S MERCY SUBDIVISION CITY OF FALLON, ST. CHARLES COUNTY, MISSOURI



LEGEND	
PP	UTILITY POLE
—	GUY WIRE
□	ELEC. YARD LIGHT
CM	GAS METER
+	FIRE HYDRANT
⊙	DOWNSPOUT
⊕	MANHOLE
C.O.	CLEAN-OUT
⊖	REFLECT ITEM NUMBER ON SCHEDULE B II
⊖	TELEPHONE CONTROL BOX
SWV	WATER SHUT OFF VALVE
WM	WATER MANHOLE
WM	WATER METER
WM	WATER SPRINKLER
ET	ELECTRIC TRANSFORMER
(R. & S.)	RECORD AND SURVEYED
D.B.	DEED BOOK
P.G.	PAGE
N/F	NOW OR FORMERLY
—	TELEPHONE LINE
—	GAS LINE MARK
—	OVERHEAD UTILITY
—	UNDERGROUND UTILITY
—	WATERLINE
—	FIBER OPTIC
⊖	TREE WITH SIZE
⊖	BUSH



• Denotes Set 1/2" x 18" Rebar with cap stamped "Morier L.S.-347-D"
○ Denotes Found 1/2" Iron Pipe

GENERAL NOTES

- The basis of bearing of this survey is Grid North NAD 83 Grid North.
- The Property has an area of 133,418 square feet or 3.06 acres of land.
- The property is designated by St. Charles County parcel ID# 2-0061-A696-00-000B.00000000.
- Source of deed reference is Deed Book 2757 Page 1836.
- This map complies with the Missouri Map Accuracy Standards, class III.
- R = Record and S = Surveyed.

ZONING NOTES (OBTAINED BY THE SURVEYOR)

Zoned: C2 - General Business District

Existing site conditions may fall within permitted uses as listed in the city of Fallon zoning regulations. Zoning regulations are subject to change, interpretation and exceptions. For further information contact the city of Fallon planning and zoning department at 636-240-2000.

BUILDING SETBACKS PER ZONING

Front Setback - Not less than 25 feet, excluding all signs, awnings, and canopies or gasoline service stations.

Side Setback - No side yard is required except that where a side line of a lot in this district abuts the side line of a lot in any residential or office district, a side yard shall then be provided the same as required in the district it abuts. A side yard of not less than 25 feet shall be provided on the street side of a corner lot.

Rear Setback - No rear yard is required except that where a rear line of a lot in this district abuts lots zoned residential or office or a rear yard of not less than 10 feet shall be provided.

Height Setback - No building or structure shall exceed a height of 50 feet.

FLOOD ZONE NOTES

By graphic plotting only, this property lies within unshaded zone X (areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map Panel Number 2918302370, Community Number 290316 (City of Fallon) which bears on effective of January 20, 2016.

LAND DESCRIPTION (PER TITLE POLICY)

Lot B of St. John's Mercy Subdivision, a subdivision in St. Charles County, Missouri, according to the plat thereof recorded in Plat Book 46, Pages 133 and 134 of the St. Charles County Records.

SITE BENCHMARK

NA088 ELEV = 568.26' FTUS

*Set in open on fire hydrant located approximately 200 feet east of the Northwest corner of the subject tract.

NOTE:

The underground utilities have been plotted from available sources and their locations must be considered approximate only. The verification of the actual locations of all utilities, either shown or not shown on this drawing, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.

MISSOURI ONE CALL TICKET NUMBER 170120425, 170120426, 170120427 & 182061816

The utilities contacted by Missouri One Call were Ameren Missouri Electric, AT&T Distribution, CTLD-Centurylink, Charter Communications, MNA-Bluebird, City of Fallon Water & Sewer, Spire Mo East and St. Charles County PWS 2.

TABLE A
OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

Item	Description	Specified
1.	Monuments placed (or a reference monument or witness to the corner) at all major corners of a boundary of the surveyed property, unless already marked or referenced by existing monuments or witness close proximity to the corner.	Yes
2.	Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.	Yes
3.	Flood zone classification (with proper annotation based on Federal Flood Insurance Rate Maps or state or local equivalent) depicted by scaled map location and graphic plotting only. (SEE NOTE)	Yes
4.	Grass land area (and other areas if specified by the client).	Yes
5.	Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, and originating benchmark identified.	Yes
6.	If set forth in a zoning report or letter provided to the surveyor by the client, list the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements. Identify the date and source of the report or letter. (NOT RECEIVED)	Yes
7.	(a) As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties (client to obtain necessary permissions). (b) As designated by the client, a determination of whether certain walls are plumb (client to obtain necessary permissions).	Yes
8.	Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking, signs, swimming pools, landscaped areas, substantial areas of refuse). (NONE OBSERVED)	Yes
9.	Number and type (e.g., disabled, motorcycle, regular and other marked specialized) of clearly identifiable parking spaces on surface parking areas, lots and in parking structure.	Yes
10.	(a) As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties (client to obtain necessary permissions). (b) As designated by the client, a determination of whether certain walls are plumb (client to obtain necessary permissions).	Yes
11.	Location of utilities existing on or serving the surveyed property as determined by: - Observed evidence collected pursuant to Section 5, E. iv. - Evidence from plans requested by the surveyor and obtained from utility companies, or provided by client (with reference as to the sources of information), and - Markings requested by the surveyor and obtained from utility companies or similar request. Representative examples of such utilities include, but are not limited to: - Manholes, catch basins, valve vaults and other surface indications of subterranean uses; - Wires and cables (including their function, if readily identifiable) crossing the surveyed property, on poles or within ten feet of the surveyed property, without expressing a legal opinion as to the ownership or nature of the potential encroachment, the dimensions of all encroachments crossing the surveyed property; and - Utility company installations on the surveyed property. (PLOTTED ON THIS SURVEY)	Yes

NOTE TO THE CLIENT, INSURER, AND LENDER - With regard to Table A, Item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, B11 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

12. As specified by the client, Governmental Agency survey-related requirements (e.g., HUD surveys, surveys for leases on Bureau of Land Management managed lands).

13. Names of adjoining owners according to current tax records, if more than one owner, identify the first owner's name listed in the tax records followed by et al. (PLOTTED ON THIS SURVEY)

14. As specified by the client, distance to the nearest intersecting street. (NOTED ON SURVEY)

15. Rectified orthophotography, photogrammetric mapping, remote sensing, airborne/mobile laser scanning and other similar products, tools or technologies as the basis for the showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. The surveyor shall (a) discuss the ramifications of such methodologies (e.g., the potential precision and completeness of the data gathered thereby) with the insurer, lender, and client prior to the performance of the survey, and (b) place a note on the face of the survey explaining the source, date, precision, and other relevant qualifications of any such data.

16. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. (NONE OBSERVED)

17. Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction, evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. (NONE OBSERVED)

18. If there has been a field delineation of wetlands conducted by a qualified specialist hired by the client, the surveyor shall locate any delineation markers observed in the process of conducting the fieldwork and show them on the face of the plat or map. If no markers were observed, the surveyor shall so state. (NONE OBSERVED)

19. Include any plottable off-site (i.e., apartment) assessments or surveys disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) (client to obtain necessary permissions). (PLOTTED WITHIN TOPOGRAPHIC AREA)

20. Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$ 2,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished to the client by the surveyor, but this item shall not be addressed on the face of the plat or map.

21. Reflect current Title Commitment as provided by client.

NOTES OF INTEREST

△ Adjoiner's asphalt parking lot extends on subject property.

△ Adjoiner's fence line on subject property.

△ Existing gas line as digitized from the Spire Gas Map does not lie within an easement.

ALTA/NPS LAND TITLE SURVEY
1816 HIGHWAY K DRIVE, CITY OF FALLON,
ST. CHARLES COUNTY, MISSOURI

To: ST. LOUIS TITLE, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND OFALLON ICE CREAM, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standards Detail Requirements for ALTA/NPS Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes items 1, 2, 3, 4, 5, 6(i), 7(a), 8, 9, 11, 13, 14, 16, 17, 18, 19, 20, and 21 of Table A thereof. The field work was completed on 05/16/2018.

Date of map or plat: 6-3-19

MARTY L. MARLER
REGISTERED PROFESSIONAL SURVEYOR
MISSOURI LICENSE NO. 2501

MARTY L. MARLER
REGISTERED PROFESSIONAL SURVEYOR
MISSOURI LICENSE NO. 2501

REVISED MAY 31, 2019 *None in Certification*
copyright 2018 by Marler Surveying Company, Inc.

MARLER SURVEYING COMPANY, INC.
11402 GRAVOS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
402 EAST SPRINGFIELD ROAD, SULLIVAN, MO 65753 468-4684 PH. (573) 860-8606 FAX
email: marler@marlersurveying.com

JOB NO. 1807-109
DRAWN BY: D.N./D.C./M.M.
CHECKED BY: M.M.