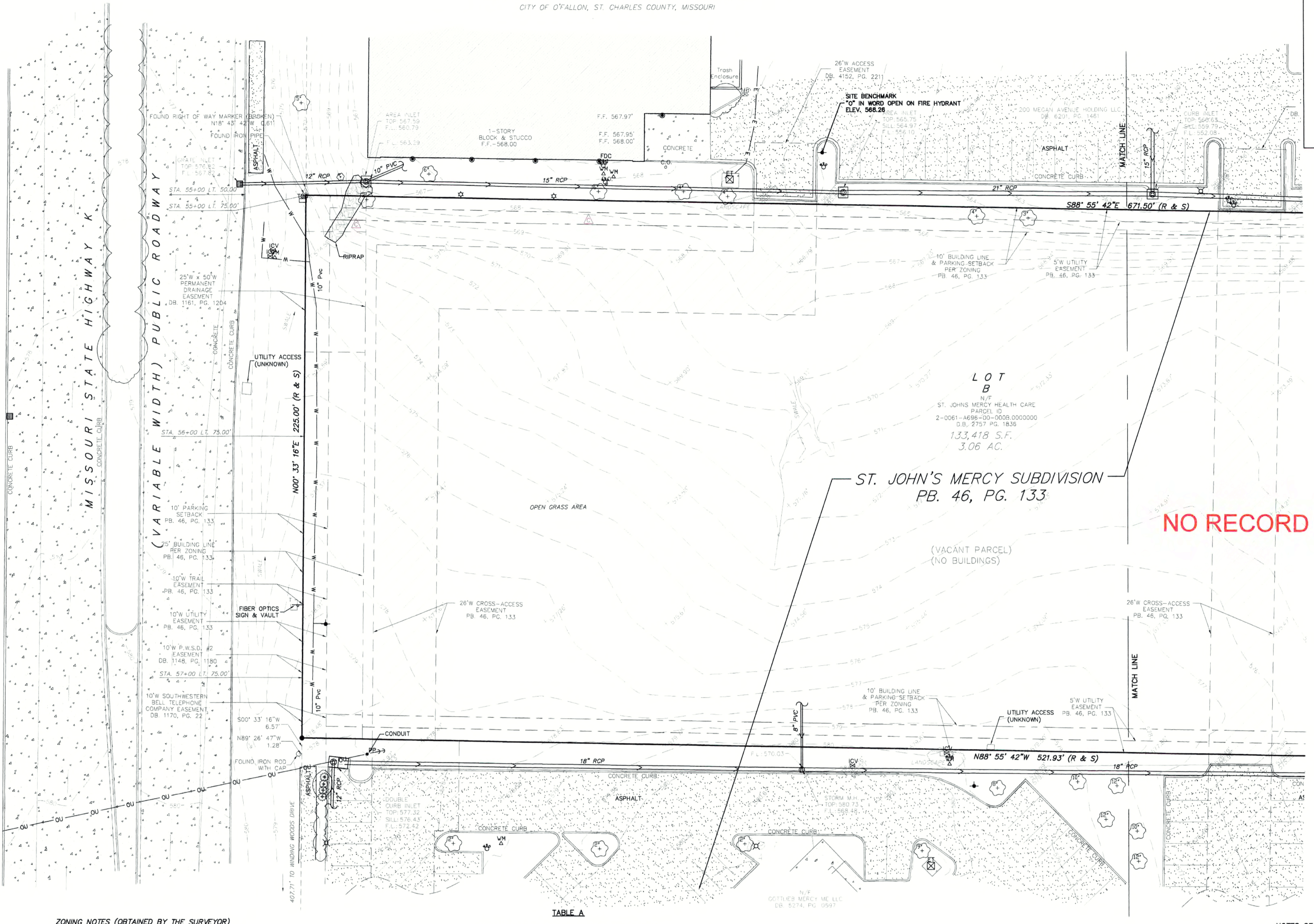
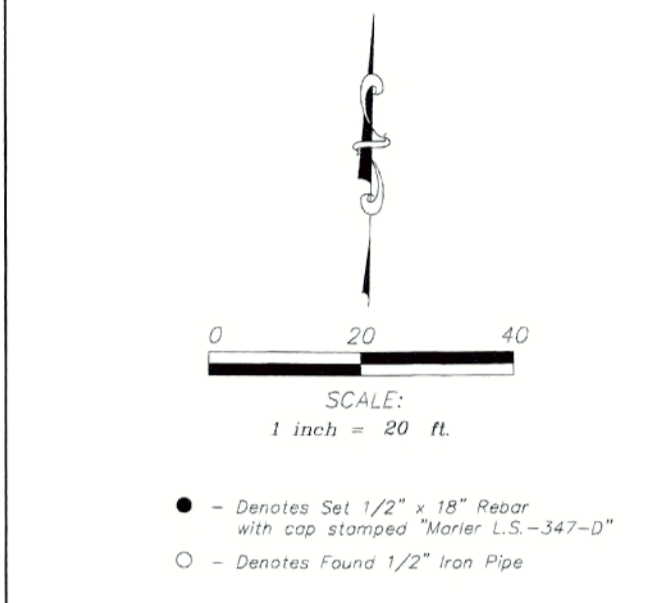
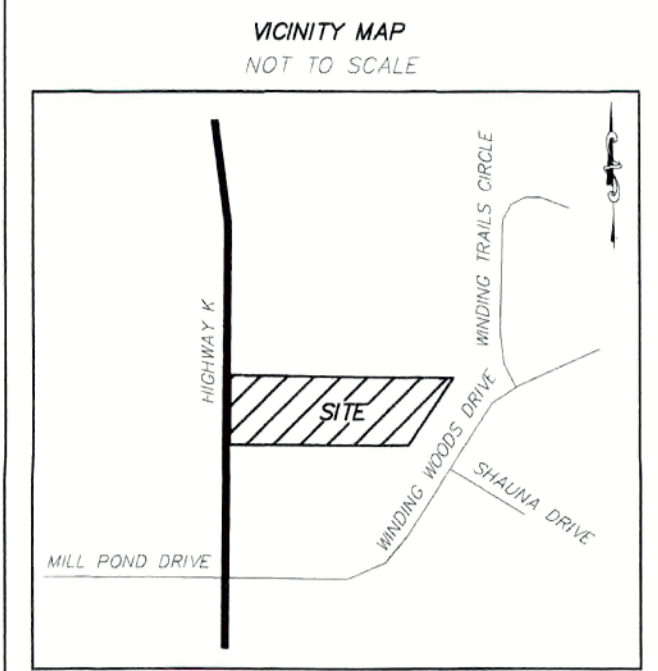


ALTA/NSPS LAND TITLE SURVEY

ST. JOHN'S MERCY SUBDIVISION

CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

LEGEND	
PP	UTILITY POLE
GW	GUY WIRE
LS	LIGHT STANDARD
EL	ELEC. YARD LIGHT
GM	GAS METER
FD	FIRE HYDRANT
DS	DOWNSPOUT
MA	MANHOLE
CO	CLEAN-OUT
REF	REFLECT ITEM NUMBER ON SCHEDULE B II
TCB	TELEPHONE CONTROL BOX
WS	WATER SHUT OFF VALVE
WM	WATER MANHOLE
WT	WATER METER
WSK	WATER SPRINKLER
ET	ELECTRIC TRANSFORMER
(R & S)	RECORD and SURVEYED
D.B.	DEED BOOK
PG.	PAGE
N/F	NOW OR FORMERLY
TL	TELEPHONE LINE
GL	GAS LINE MARK
UL	UNDERGROUND ELEC.
OU	OVERHEAD UTILITY
W	WATERLINE
FO	FIBER OPTIC
T	TREE WITH SIZE
B	BUSH



NO RECORD INFORMATION

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-A896-00-0008 0000000.
- 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.

SCHEDULE "B" TITLE EXCEPTION NOTES

This survey is based on a title report prepared by St. Louis Title, LLC File No. 1165557L, dated October 1, 2018 at 8:00 A.M. Items not listed below are standard exceptions and/or are not matters or issues that pertain to this survey.

- Standard exceptions, not land survey related.
- Building lines, easements, restrictions and conditions according to the plat recorded in Plat Book 46 pages 133 and 134. (Encumbers subject property, as shown on this survey)
- Easement granted for water easement to Public Water District Number 2 by the instrument recorded in Book 1148 page 1180. (Encumbers subject property, as shown on this survey)
- Limitations on abutter's rights of direct access between highway and adjacent property by the instrument recorded in Book 1161 page 1204. (Book 1161 page 1204 reserves to Grantor's their heirs and assigns, the usual right of direct access to Relocated Highway K along the East right of way line.) from station 72+50 at Relocated Highway K to the Grantor's north property line - Affects and benefits subject property. Marler Surveying Co. Inc. contacted Marler directly about access. Marler acknowledges right of access to review and permitting for constructing an entrance.
- Herman Drainage Easement by the instrument recorded in Book 1161 page 1204. (Encumbers subject property, as shown on this survey)
- Easement granted to Southwestern Bell Telephone Company by the instrument recorded in Book 1170 page 22. (Encumbers subject property, as shown on this survey)
- Easement granted to Homes by Robert Bruner, Inc. by instruments recorded in Book 1536 page 1194 (Does not encumber subject property) and Book 1536 page 1200. (Does not encumber subject property)
- Easement granted to City of O'Fallon by instruments recorded in Book 1595 page 309 (Does not encumber subject property); Book 1595 page 312 (Does not encumber subject property) and Book 1595 page 314 (Does not encumber subject property)
- Non-exclusive easement and easement appurtenant for access as created by instrument recorded in Book 2215 page 363. (Book 2215 page 363 specifies for the future creation of access easements)
- Easement appurtenant for detention basin and storm sewer, as set forth in instrument recorded in Book 2215 page 370. The boundaries of which were adjusted by instrument recorded in Book 4633 page 121 (Does not encumber subject property)
- Easement for right-of-way granted to Culver River Electric Cooperative, Inc. by instrument recorded in Book 2386 page 643. (Does not encumber subject property)
- Terms, provisions and conditions of Ordinance No. 3777 of the City of O'Fallon, Missouri. A certified copy of same being recorded in Book 2187 page 1731. (An ordinance providing for the voluntary annexation of a certain tract of land (which includes the subject parcel) to the City of O'Fallon, Missouri)
- Easement appurtenant for the purpose of access, as set forth in instrument recorded in Book 4152 page 2211. (Purpose of access to subject property, as shown on this survey)

ZONING NOTES (OBTAINED BY THE SURVEYOR)

Zones C2 - General Business District

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

FLOOD ZONE NOTES

(BUILDING SETBACKS PER ZONING)
Front Setback - Not less than 25 feet, excluding all signs, pump houses, 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 rear 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 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.

Zoning information has been collected by the Land Surveyor and considered to be accurate, however this should be verified by the client. See Item 6A under Table A.

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

NAVD88 ELEV = 568.26' FTUS

"N" 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 underground 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, ATT Distribution, CTEL-Centurix, Charter Communications, MNA-Bluebird, City of O'Fallon Water & Sewer, Spire No East and St. Charles County PWS 2.

TABLE A

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

NOTE: The twenty (20) items of Table A may be negotiated between the surveyor and client. Any additional items negotiated between the surveyor and client shall be identified as 21(a), 21(b), etc., and explained pursuant to Section 6.0.1(d). Notwithstanding Table A, Items 9 and 11, if an engineering design survey is desired as part of an ALTA/NSPS Land Title Survey, such services shall be negotiated under Table A, Item 21.

If checked, the following optional items are to be included in the ALTA/NSPS LAND TITLE SURVEY, except as otherwise qualified (see note above):

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
- Flood zone classification (with proper annotation based on Federal Flood Insurance Rate Maps or the state or local equivalent) specified by local map location and graphic plotting only. (SEE NOTE)
- Gross land area (and other areas if specified by the client).
- Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, and originating benchmark identified.
- (a) 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)
- (b) If the zoning setback requirements are set forth in a zoning report or letter provided to the surveyor by the client, and if those requirements do not require an interpretation by the surveyor, graphically depict the building setback requirements. Identify the date and source of the report or letter. (NOT RECEIVED)
- (a) Exterior dimensions of all buildings at ground level. (N/A)
- (b) Source, footage of:
 - Exterior footprint of all buildings at ground level.
 - Other areas as specified by the client.
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 3 above) (e.g., parking lots, sidewalks, signs, swimming pools, landscaped areas, substantial areas of refuse). (NONE OBSERVED)
- Number and type (e.g., disabled, motorcycle, regular and other motorized specialties) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. (N/A)
- (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).
- Location of utilities existing on or serving the surveyed property as determined by:
 - Observance collected pursuant to Section 5.0.1(d).
 - Evidence from plans requested by the surveyor and obtained from utility companies, or provided by client (with reference to the sources of information), and markings requested by the surveyor pursuant to an B11 utility locate or similar request.
 - Representative examples of such utilities include, but are not limited to: waterlines, gas lines, fiber optics, and other surface indications of subterranean uses.
 - Wires and cables (including their function, if readily identifiable) crossing the surveyed property, on all 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 encroaching utility crossmembers or overheads, and utility company instructions on the surveyed property. (PLOTTED ON THIS SURVEY)

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 5.0.1(d), 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's 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.

- As specified by the client, Governmental Agency survey-related requirements (e.g., HUD surveys, surveys for leases on Bureau of Land Management managed lands).
- 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)
- As specified by the client, distance to the nearest intersecting street. (NOTED ON SURVEY)
- 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 qualifications of such methodologies (e.g., the precision, accuracy 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.
- Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. (NONE OBSERVED)
- 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)
- If there has been a field detection of wetlands conducted by a qualified specialist hired by the client, the surveyor shall locate any detection 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)
- Include any plattofile offset (i.e., apartment) easements or servitudes disclosed in documents provided to or obtained by the surveyor as part of the survey pursuant to Sections 3 and 8 and applicable selected Table A items (client to obtain necessary permissions). (PLOTTED WITH TOPOGRAPHIC AREA)
- Professional liability insurance policy obtained by the surveyor in the minimum amount of \$ 2,000,000 to be in effect throughout the contract term. Certification of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map.
- Reflect current Title Commitment as provided by client.

NOTES OF INTEREST

- Adjoiner's asphalt parking lot extends on subject property.
- Adjoiner's fence extends on subject property.
- Existing gas line as digitized from the Spire Gas Map does not lie within an easement.

ALTA/NSPS LAND TITLE SURVEY

1816 HIGHWAY K DRIVE, CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI

To: ST. LOUIS TITLE, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND O'FALLON 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/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11, 13, 14, 16, 17, 18, 19, 20, and 21 of Table A thereof. The field work was completed on 08/16/2018.

Date of map or plat: 6-3-19

MARLER SURVEYING COMPANY, INC.
MISSOURI CORP. NO. L.S. - 347-D

REVISED MAY 31, 2019 *Name in Capitalization*

Adopted by the Board of Governors, American Land Title Association, on October 8, 2015. American Land Title Association, 1800 W. St., W., Suite 3025, Washington, D. C. 20036-3828. www.ata.org

Adopted by the Board of Directors, National Society of Professional Surveyors, on October 9, 2015. National Society of Professional Surveyors, Inc., 5119 Pequot Court, Suite 0, Frederick, MD 21704. http://www.nspus.com/

MARLER SURVEYING COMPANY, INC.

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402 EAST SPRINGFIELD ROAD, SULLIVAN, MO (573) 468-4884 PH. (573) 860-8606 FAX

email: marler@marlersurveying.net

JOB NO. 1807-109

DRWN BY: D.N./D.C./M.M.

CHECKED BY: M.M.

DEPUTY: J.R.

CHECKED BY: M.M.

SHEET 1 of 2