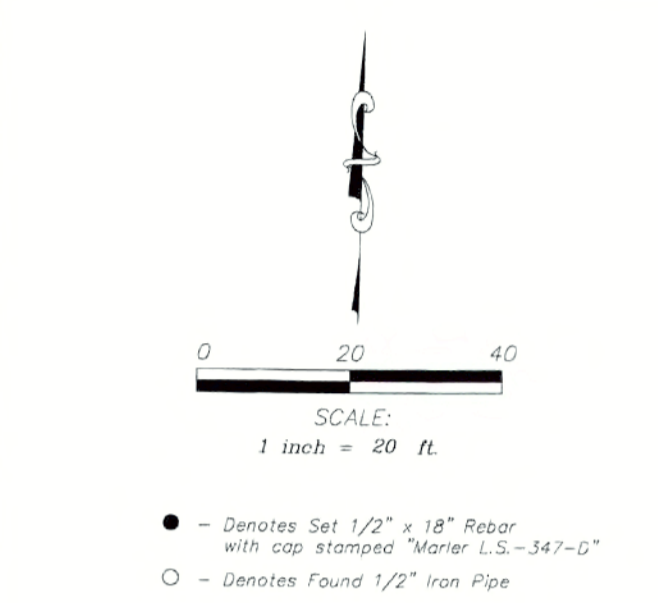
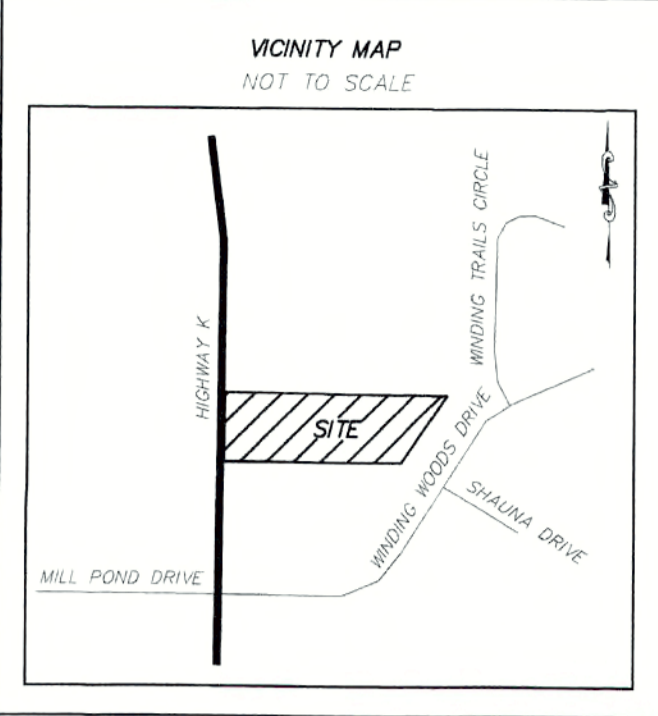


ALTA/NSPS LAND TITLE SURVEY
ST. JOHN'S MERCY SUBDIVISION
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

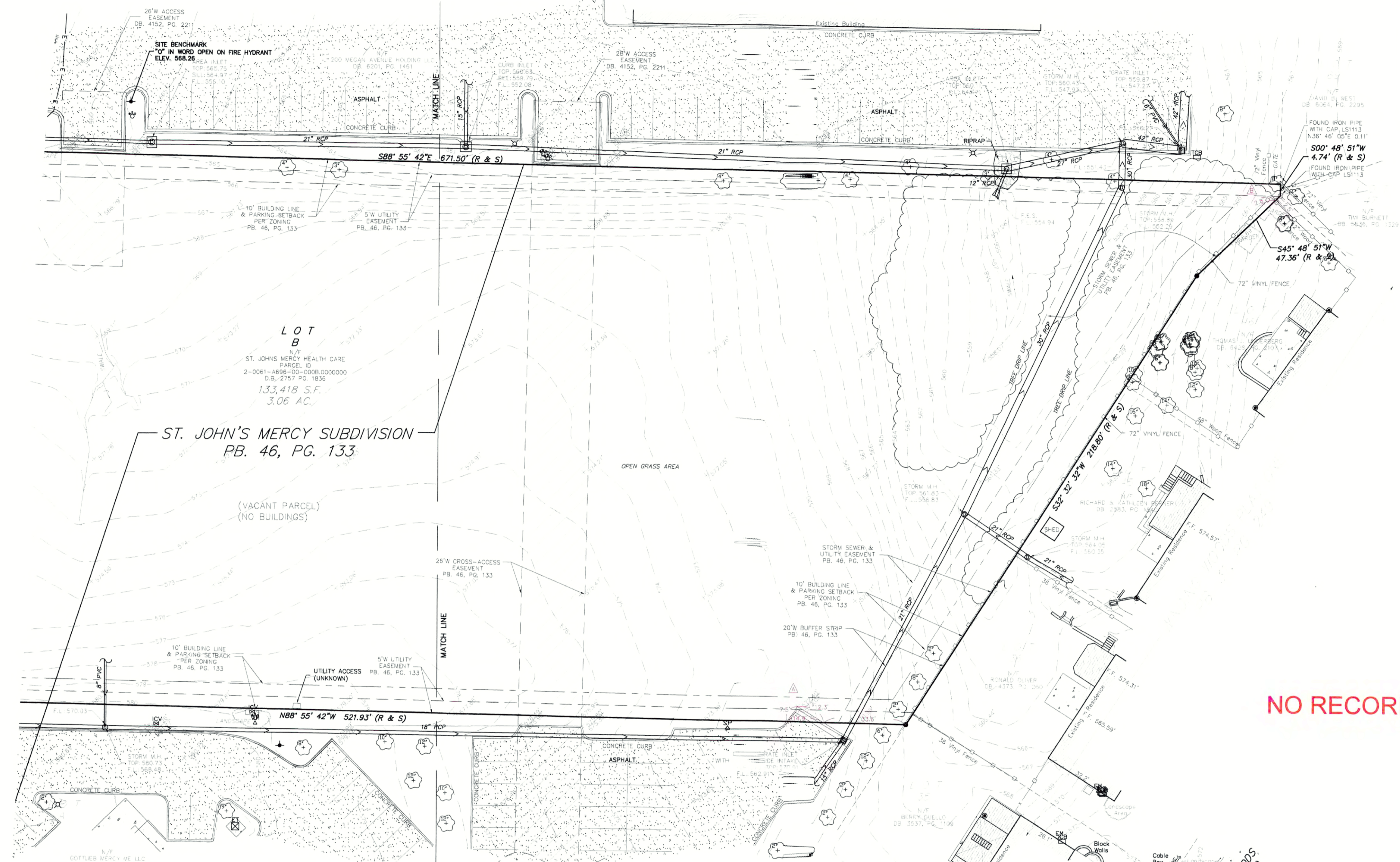
LEGEND

PP	UTILITY POLE	(R & S)	RECORD and SURVEYED
---	GUY WIRE	D.B.	DEED BOOK
X	LIGHT STANDARD	P.G.	PAGE
○	ELEC. YARD LIGHT	N/F	NEW OR FORMERLY
○	GAS METER	—T—	TELEPHONE LINE
○	FIRE HYDRANT	—G—	GAS LINE MAIN
○	DOWNSPOUT	—E—	UNDERGROUND ELEC.
○	MANHOLE	—C—	OVERHEAD UTILITY
○	CLEAN-OUT	—W—	WATERLINE
○	REFLECT ITEM NUMBER ON SCHEDULE B II	—FO—	FIBER OPTIC
○	TELEPHONE CONTROL BOX SIGN	—TWS—	TREE WITH SIZE
○	WATER SHUT OFF VALVE	○	BUSH
○	WATER MANHOLE		
○	WATER METER		
○	WATER SPRINKLER		
○	ELECTRIC TRANSFORMER		



● - Denotes Set 1/2" x 18" Rebar with cap stamped "Marler L.S. -347-D"

○ - Denotes Found 1/2" Iron Pipe



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 2-0081-4896-00-000B.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.

ZONING NOTES (OBTAINED BY THE SURVEYOR)

Zone: C2 - General Business District

Existing site 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 836-240-2000.

(BUILDING SETBACKS PER ZONING)

Front Setback - Not less than 25 feet, excluding all signs, pump islands, 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 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.

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 O'Fallon) which bears an 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

NAD83 ELEV = 568.26 FTUS

"0" 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 170120426, 170120427 & 182061816

The utilities contacted by Missouri One Call were Ameren Missouri Electric, ATT Distribution, CILCO-CenturyLink, Charter Communications, MHA-Buehler, City of O'Fallon Water & Sewer, Spire No East and St. Charles County PWD 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 regulations between the surveyor and client shall be identified as 21(a), 21(b), etc., and explained pursuant to 6.01(c). 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 should 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):

1. <input checked="" type="checkbox"/> Monuments placed (or a reference monument or witness to the corner) at all major corners of a boundary of the property, unless already marked or referenced by existing monuments or witness corners proximate to the corner.	2. <input checked="" type="checkbox"/> Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.	3. <input checked="" type="checkbox"/> 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)	4. <input checked="" type="checkbox"/> Green land area (and other areas if specified by the client).	5. <input checked="" type="checkbox"/> Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, and originating benchmark identified.	6. <input checked="" type="checkbox"/> 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)	7. <input checked="" type="checkbox"/> 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)	8. <input checked="" type="checkbox"/> Exterior dimensions of all buildings at ground level. (N/A)	9. <input checked="" type="checkbox"/> Square footage of: (1) exterior footprint of all buildings at ground level; (2) other areas as specified by the client.	10. <input checked="" type="checkbox"/> Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified.	11. <input checked="" type="checkbox"/> 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 lot, swimming pools, landscaped areas, substantial areas of refuse). (NONE OBSERVED)	12. <input checked="" type="checkbox"/> Number and type (e.g., disabled, motorcycle, regular and other marked spaces) of clearly identifiable parking spaces on surface parking areas and lots. (N/A)	13. <input checked="" type="checkbox"/> 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 permission). (N/A)	14. <input checked="" type="checkbox"/> As designated by the client, a determination of whether certain walls are party walls (client to obtain necessary permission).	15. <input checked="" type="checkbox"/> Location of utilities existing on or serving the surveyed property as determined if: observed evidence collected pursuant to Section 5.01(c); evidence from sources requested by the surveyor and obtained from utility companies or provided by client (with reference as to the sources of information); and Representative examples of such utilities include, but are not limited to: Monuments, catch basins, valve vaults and other surface indicators of underground utilities; wires and cables (including their function, if readily identifiable) crossing the survey area 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; and Utility company installations on the surveyed property. (PLOTTED ON THIS SURVEY)
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NOTES OF INTEREST

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

2. Adjoiner's fence extends on subject property.

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

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

5. 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 all other owners. (PLOTTED ON THIS SURVEY)

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

7. Rectified orthophotography, photogrammetric mapping, remote sensing, airborne/mobile laser scanning and other similar products, logs or technologies as the basis for showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features on an appropriate and acceptable accuracy relative to a nearby boundary. The surveyor shall 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 (a) place a note on the face of the survey explaining the source, date, precision, and other relevant qualifications of any such data.

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

9. Process of conducting the fieldwork. (NONE OBSERVED)

10. 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)

11. If there has been a field delineation of adjoining parcels 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 plot or map. If no markers were observed, the surveyor shall so state. (NONE OBSERVED)

12. Include any platable offsets (i.e., apartment) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 3 and 6 (and applicable selected Table A items) (client to obtain necessary permissions). (PLOTTED WITH TOPOGRAPHIC AREA)

13. \$2,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plot or map.

14. Reflect current Title Commitment as provided by client.

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: 8-2-19

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

MARTY L. MARLER
REGISTERED PROFESSIONAL SURVEYOR
STATE OF MISSOURI
LICENSE NUMBER LS-2501

REVISION MAY 31, 2019 NAME IN CONFIRMATION
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DRAWN BY: D.N./D.C./M.M.
DEPUTY: J.R.
CHK'D BY: M.M.