

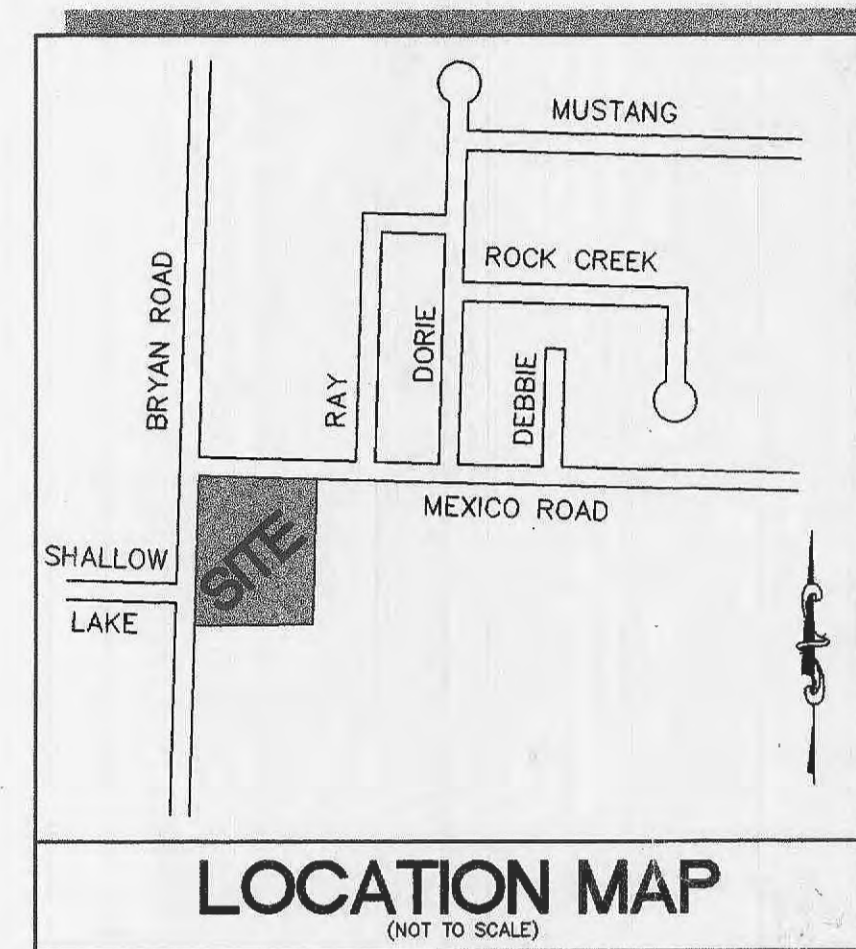
WALGREENS RETAIL CENTER

A TRACT OF LAND BEING
PART OF THE SOUTHWEST QUARTER OF
SECTION 31, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

Improvement Plans

LEGEND

EXISTING CONTOURS	--- 120 ---
PROPOSED CONTOURS	— 120 —
EXISTING SANITARY SEWERS	== ○ ==
EXISTING STORM SEWERS	== □ ==
PROPOSED SANITARY SEWERS	— ● —
PROPOSED STORM SEWERS	— ■ —
PROPOSED RIGHT-OF-WAY	--- ---
CENTERLINE	--- ---
EASEMENT	--- ---
NON-REINFORCED CONCRETE PAVEMENT	[Pattern]
EXISTING SPOT ELEVATION	+ EX. 120.15
PROPOSED SPOT ELEVATION	+ 120.10
SWALE	— / —
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
GAS MAIN	— G —
WATER MAIN	— W —
UNDERGROUND TELEPHONE	— T —
FIRE HYDRANT	⊕
POWER POLE	⊙
SILTATION CONTROL	— * —



PERTINENT DATA

OWNER UNDER CONTRACT	=	BLACKSTONE GROUP
EXISTING ZONING	=	C-2 GENERAL BUSINESS DIST.
SITE ACREAGE	=	1.931 ACRES ±
FIRE DISTRICT	=	O'FALLON FIRE PROTECTION DISTRICT
SEWER DISTRICT	=	O'FALLON
WATER SERVICE	=	ST. CHARLES CO. WATER NO.2
GAS SERVICE	=	ST. CHARLES GAS CO.
ELECTRIC SERVICE	=	AMERENUE
PHONE SERVICE	=	G.T.E.
ZIP CODE	=	63366

INDEX

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C8	PAVEMENT CROSS SECTIONS
C9	DRAINAGE AREA PLAN

PROPERTY DESCRIPTION

A tract of land being part of the Southwest Quarter of Section 31, Township 47 North, Range 3 East of the 5th Principal Meridian, City of O'Fallon, St. Charles County, Missouri, and being part of a larger tract as conveyed to Hillman St. Charles LLC according to instrument recorded in Book 2275 Page 734 of the Recorder of Deeds Office in St. Charles County, Missouri and being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of above said Section 31; thence along the West line of said Section 31, being the centerline of Bryan Road, North 02 degrees 01 minutes 00 seconds East 1729.80 feet; thence departing said centerline and running South 89 degrees 56 minutes 48 seconds East 60.57 feet to a point on the East line of above said Bryan Road; thence along said East line of Bryan Road North 01 degrees 59 minutes 03 seconds East 635.73 feet to the Point of Beginning of the herein described tract; thence continuing along last described line North 01 degrees 59 minutes 03 seconds East 264.54 feet to a point of curvature to the right whose radius point bears South 88 degrees 00 minutes 57 seconds East 25.00 feet; thence in a Northeasterly direction along said curve an arc distance of 38.43 feet to a point on the South line of Mexico Road, as now established; thence South 89 degrees 56 minutes 48 seconds East along last said South line of Mexico Road 274.21 feet; thence departing last said South line of Mexico Road, South 01 degrees 59 minutes 03 seconds West 298.76 feet; thence North 88 degrees 00 minutes 57 seconds West 298.21 feet to the Point of Beginning and containing 87,472 square feet or 2.008 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. during July, 2000.

FLOOD NOTE

Subject property lies within Flood Zone "X" (areas determined to be outside the 500-year floodplain) according to the National Flood Insurance Program, Flood Insurance Rate Map for St. Charles County, Missouri and Incorporated Areas. The map is identified as Map No. 29183C0240 E with an effective date of August 2, 1996.

SITE BENCHMARK

"O" IN OPEN ON A FIRE HYDRANT 560± SOUTH OF CENTERLINE OF MEXICO ROAD; FIRST HYDRANT SOUTH OF MEXICO ROAD ON EAST SIDE OF BRYAN ROAD.
ELEV.=617.38

USGS BENCHMARK

PLUS CUT AT SOUTHEAST CORNER OF CONCRETE BASE OF METAL SIGN AT NORTHEAST CORNER
ELEV.=590.92

PREPARED FOR:
BLACKSTONE GROUP
1830 CRAIG PARK COURT, STE. 110
ST. LOUIS, MISSOURI 63146
ATTN: MR. TOM TERRIL
PHONE: (314) 542-9040

PREPARED BY:
STOCK & ASSOCIATES
CONSULTING ENGINEERS, INC.
425 NORTH NEW BALLAS ROAD
SUITE 165
ST. LOUIS, MO. 63141
PH. (314) 432-8100
FAX (314) 432-8171
e-mail: general@stockassoc.com

Building Inspector
STOCK & ASSOCIATES
CONSULTING ENGINEERS, INC.

425 NORTH NEW BALLAS ROAD
SUITE 165
ST. LOUIS, MO. 63141
PH. (314) 432-8100
FAX (314) 432-8171
e-mail: general@stockassoc.com

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
 WALGREENS' CONSULTANT
 LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
 WALGREENS' CONTRACTOR
 LANDLORD'S CONTRACTOR

STORE BUILDING

NEW.....	<input checked="" type="checkbox"/>	NEW.....	<input checked="" type="checkbox"/>
REMODELING...	<input type="checkbox"/>	EXISTING.....	<input type="checkbox"/>
RELOCATION...	<input type="checkbox"/>	NEW SHELL ONLY.	<input type="checkbox"/>
OTHERS.....	<input type="checkbox"/>		

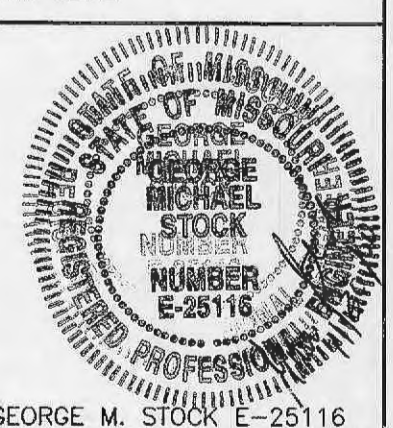
11/30/09
George M. Stock
APPROVED

NO.	DATE	BY	DESCRIPTION	CONST.
3	11/29/00		Revised per City of O'fallon	
2	11/15/00		Revised per City of O'fallon	
1	10/10/00		Revised per City of O'fallon	

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF MISSOURI AS SIGNIFIED BY MY HAND AND SEAL.



PROJECT NAME
Walgreens
MEXICO & BRYAN
O'FALLON, MO.

DRAWING TITLE

DATE	8/18/00	STORE NO.		DRAWING NO.	
PROJECT NUMBER	99-2038	SCALE	N.T.S.	C1	DF 9 DW
DRAWN BY	B.A.H.	RELEASED TO CONSTRUCTION			
REVIEWED BY	G.M.S.				

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.