

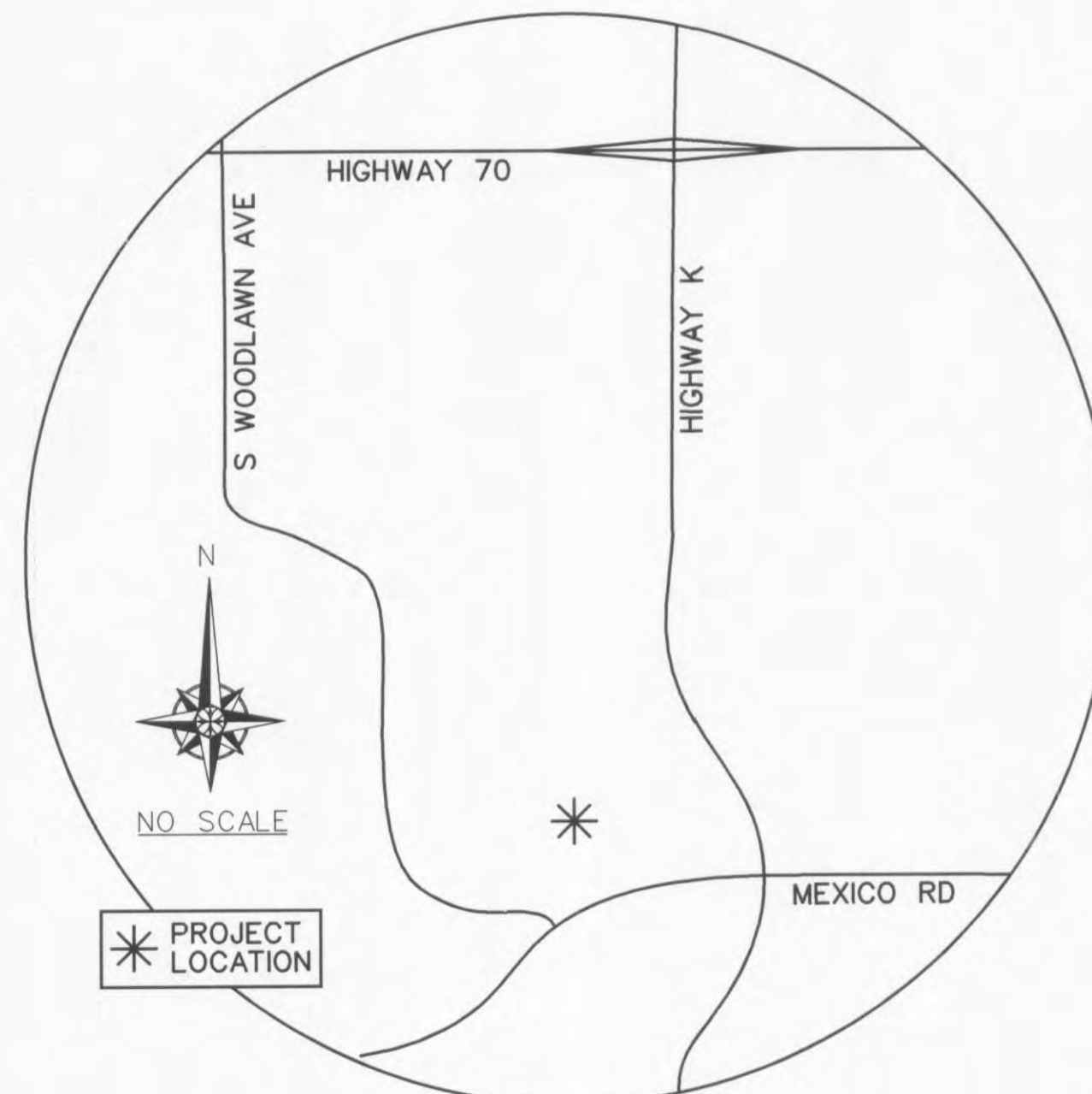
ALTA/ACSM LAND TITLE SURVEY

**LOT 5 OF "O'FALLON POINTE CENTRE" AS RECORDED IN P.B. 34, PGS. 389-390
SITUATED IN FRACTION SECTION 33 AND U.S. SURVEY 55, TOWNSHIP 47 NORTH, RANGE 3 EAST
IN THE CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI**

GENERAL NOTES:

1. THE PROFESSIONAL, WHOSE SIGNATURE AND PERSONAL SEAL APPEARS HEREON ASSUMES RESPONSIBILITY FOR ONLY WHAT APPEARS ON THIS DRAWING AND DISCLAIMS ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECTS TO WHICH THIS PAGE REFERS.
2. BASIS OF BEARINGS HAS BEEN ADOPTED FROM "O'FALLON POINTE CENTRE" AS RECORDED IN PLAT BOOK 34, PAGES 389-390 OF THE ST. CHARLES COUNTY RECORDS.
3. THE SURVEYOR HAS USED EXCLUSIVELY A TITLE COMMITMENT PROVIDED BY LANDAMERICA LAWYERS TITLE COMPANY, FILE NUMBER: 10841567, EFFECTIVE DATE: MARCH 1, 2006 @ 8:00 A.M. SEE NOTES TO SCHEDULE B - SECTION 2 EXCEPTIONS FOR SPECIFIC COMMENTS, WHICH ARE BASED SOLELY ON THE PROPERTY DESCRIPTIONS AND /OR PLATS CONTAINED IN THE REFERENCED DOCUMENTS. EASEMENTS SHOWN HEREON HAVE BEEN GRAPHICALLY PLOTTED HEREON AS ACCURATELY AS INFORMATION IN REFERENCED DOCUMENT PERMITS.
4. SUBJECT PROPERTY HAS ACCESS TO MISSOURI STATE HIGHWAY K THROUGH THE ACCESS AREA OF "O'FALLON POINTE CENTRE" AS RECORDED IN PLAT BOOK 34, PAGES 389-390, AND TO MEXICO ROAD VIA SOUTH WOODLAWN AVENUE.
5. ACCORDING TO THE CITY OF O'FALLON, MISSOURI PLANNING AND ZONING DEPARTMENT, ZONING MAP DATED 6/2003, SUBJECT PROPERTY IS ZONED "C-2" GENERAL BUSINESS. SET BACKS AND SIDE YARD REQUIREMENTS AS PER "O'FALLON POINTE CENTRE" AS PER PLAT BOOK 34, PAGE 389 ARE AS FOLLOWS:
 - A.) FRONT YARD: NOT LESS THAN TWENTY-FIVE (25) FEET, EXCLUDING ALL SIGNS, PUMP ISLANDS, AND CANOPIES OF GASOLINE STATIONS.
 - B.) SIDE YARDS: 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 LINE OF NOT LESS THAN TWENTY-FIVE (25) FEET SHALL BE PROVIDED ON THE STREET SIDE OF A CORNER LOT.
 - C.) REAR YARDS: NO REAR YARD IS REQUIRED EXCEPT THAT WHERE A REAR LINE OF A LOT IN THIS DISTRICT ABUTS THE REAR LINE OF A LOT IN ANY RESIDENTIAL OR OFFICE DISTRICT A REAR YARD OF NOT LESS THAN TEN (10) FEET SHALL BE PROVIDED.
6. WE HAVE DETERMINED THE APPROXIMATE HORIZONTAL LOCATION OF THE SUBJECT TRACT OF LAND IN ST. CHARLES COUNTY, MISSOURI, BY GRAPHICALLY PLOTTING ONLY IN REFERENCE TO THE "FLOOD INSURANCE RATE MAP (FIRM) FOR ST. CHARLES COUNTY, MISSOURI INCORPORATED AREAS" PANEL 237 OF 525, MAP NUMBER 29183C0237-E, EFFECTIVE DATE: AUGUST 2, 1996, A PORTION OF THE SUBJECT PROPERTY IS WITHIN SHADED ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED, AND A PORTION OF THE SUBJECT PROPERTY IS WITHIN SHADED AND HATCHED FLOODWAY AREAS IN ZONE "AE". THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT PHYSICAL, HORIZONTAL LOCATION OF THE SUBJECT TRACT WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THE SUBJECT TRACT MAY BE SUBJECT TO, HAS BEEN CONDUCTED AND NO REPRESENTATION OF THE SUBJECT TRACT TO BE SUSCEPTIBLE TO FLOODING, OR SUBJECT TO ANY FLOOD HAZARD HAS BEEN MADE. WE MAKE NO REPRESENTATION CONCERNING THE ACCURACY OF THIS "FIRM" MAP WHICH INCLUDES A NOTE THAT STATES, "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL OR ALL PLANNIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS". (THIS NOTE SHOULD NOT BE CONSTRUED AS AN INDICATION AS TO WHETHER FLOOD INSURANCE SHOULD, OR SHOULD NOT BE PURCHASED).
7. THE UNDERGROUND UTILITIES SHOWN HEREON ARE DERIVED FROM UTILITY LOCATIONS MARKED BY DIGRITE AND MAPS OBTAINED FROM: LACLEDE GAS COMPANY AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTANCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, APPURTENANCES, AND UTILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO ANY DEMOLITION, GRADING EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
8. SUBJECT PROPERTY CONTAINS:
 - (LOT 5)
 - 654 DESIGNATED "REGULAR" PARKING SPACES
 - 8 DESIGNATED HANDICAPPED PARKING SPACES
 - 13 CART CORRALS
 - 675 TOTAL DESIGNATED PARKING SPACES
9. SUBJECT PROPERTY CONTAINS:
 - ACCESS ENTRANCE = 17,588 SQUARE FEET OR 0.40 ACRES, MORE OR LESS
 - LOT 5 = 576,240 SQUARE FEET OR 13.23 ACRES, MORE OR LESS
10. AN AVERAGE LIGHT POLE HEIGHTS HAVE BEEN CALCULATED BASED ON REMOTE TRIGONOMETRIC INSTRUMENTATION (THE SURVEYOR WAS NOT ABLE TO DIRECTLY MEASURE THE ACTUAL HEIGHT OF LIGHT POLES). THE HEIGHT OF THE AVERAGE METAL PORTION OF THE LIGHT POLES HAVE BEEN CALCULATED AS APPROXIMATELY 36'-2" PLUS OR MINUS. THE CONCRETE BASES OF SAID LIGHT POLES, ARE APPROXIMATELY 3'-IN AVERAGE HEIGHT PLUS OR MINUS, FIELD VERIFY AT TIME OF CONSTRUCTION.
11. THE O'FALLON FIRE DISTRICT WAS CONTACTED TO OBTAIN THE PRESSURE FLOW INFORMATION, NO INFORMATION IS AVAILABLE AT THIS TIME.
12. ADDRESS SUBJECT PROPERTY:

LOT 5
1307 HIGHWAY K
O'FALLON, MO 63366
PARCEL ID NO.: 2-0141-7922-00-5
13. BENCHMARK CONTROL:
 - PROJECT BENCHMARK CONTROL:
 - FEMA RM66 - "CROSS" CUT ON THE WEST BOLT OF A FIRE HYDRANT AT N.E. CORNER OF MILL POND DRIVE AND SPRING HILL DRIVE
ELEVATION = 581.74
 - SITE BENCH CONTROL:
 - TBM "1" - CUT "1" IN THE S.E. CORNER OF BRIDGE OVER BELLEAU CREEK, AT TOP OF BRIDGE WALL, WEST OF THE INTERSECTION OF MEXICO ROAD AND WOODLAWN AVENUE.
ELEVATION = 518.50
 - TBM "A" - CHISELED "SQ" ON TOP CONCRETE BASE OF LIGHT STANDARD IN PARKING LOT DIRECTLY IN FRONT OF "OFFICE MAX" BUILDING.
ELEVATION = 539.65
 - TBM "B" - CHISELED "SQ" ON CONCRETE BASE OF LIGHT STANDARD AT N.W. CORNER OF INTERSECTION OF MAIN ENTRANCE TO WAL-MART AND OUTSIDE DRIVE FOR PARKING LOT.
ELEVATION = 542.78



LOCATION MAP

UTILITY CONTACT LIST:

- CHARTER COMMUNICATIONS
866-207-3663
(Local)
100 North Main Street
O'Fallon, MO 63366
636-281-1111
- CENTURYTEL
Local Number 636-332-7203 (Mike Ell)
800-201-4099
- *Primary telecommunications provider,
business and residential Charter
Communications 636-379-5477
- *Services include digital cable, telephone
and high-speed internet SBC 800-499-7928
- LACLEDE GAS COMPANY
3950 Forest Park Avenue
St. Louis, MO 63108
800-887-4173
- O'FALLON WATER & SEWER COMPANY
410 East Elm Street, O'Fallon, MO 63366
636-281-2858
- AMEREN UE
200 N. Callahan Road
Wentzville, MO 63385
636-639-8201
800-552-7583
- ST. CHARLES COUNTY PWS# 42
100 Water Drive
O'Fallon, MO 63368
636-561-3737
- SBC (SOUTHWESTERN BELL)
1-800-499-7928
- CUIVRE RIVER ELECTRIC COOPERATIVE
1112 E. Cherry St.
Troy, MO 63379
Phone: 636-528-8261
Toll Free: 800-392-3709

PROPERTY DESCRIPTION - LOT 5:

A TRACT OF LAND BEING LOT 5 OF "O'FALLON POINTE CENTRE" AS RECORDED IN PLAT BOOK 34, PAGE 390, SITUATED IN FRACTIONAL SECTION 33 AND U.S. SURVEY 55, TOWNSHIP 47 NORTH, RANGE 3 EAST, IN THE CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT BEING THE COMMON SOUTHWEST CORNER OF TRACT 2 OF "HIGHWAY K BUSINESS CENTER" AS RECORDED IN PLAT BOOK 30, PAGE 365 AND SAID POINT ALSO BEING ON THE EASTERN LINE OF "FORT ZUMWALT HEIGHTS" AS RECORDED IN PLAT BOOK 5, PAGE 40 AND ON THE WESTERN RIGHT OF WAY LINE OF SOUTH WOODLAWN AVENUE AS SHOWN ON PLAT BOOK 34, PAGE 390 OF THE ST. CHARLES COUNTY RECORDS; THENCE DEPARTING THE EASTERN LINE OF SAID "FORT ZUMWALT HEIGHTS" ALONG THE SOUTHERN LINE OF SAID "HIGHWAY K BUSINESS CENTER" SOUTH 83 DEGREES 04 MINUTES 00 SECONDS EAST, 95.00 FEET TO THE NORTHWEST CORNER OF SAID "O'FALLON POINTE CENTRE" AS RECORDED IN PLAT BOOK 34, PAGE 390 OF THE ST. CHARLES COUNTY RECORDS AND SAID POINT BEING THE ACTUAL POINT OF BEGINNING OF TRACT HEREON DESCRIBED; THENCE CONTINUING ALONG THE SOUTHERN LINE OF SAID "HIGHWAY K BUSINESS CENTER" SOUTH 83 DEGREES 04 MINUTES 00 SECONDS EAST, 848.47 FEET TO A POINT AT THE NORTHWEST CORNER OF OUTLOT D OF SAID "O'FALLON POINTE CENTRE"; THENCE ALONG THE WESTERN LINE OF SAID OUTLOT D SOUTH 22 DEGREES 26 MINUTES 30 SECONDS EAST, 158.14 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE COMMON POINT BEING THE SOUTHWEST CORNER OF SAID OUTLOT D AND THE NORTHWEST CORNER OF LOT 1 OF SAID "O'FALLON POINTE CENTRE"; THENCE ALONG THE WESTERN LINE OF SAID LOT 1, SOUTH 14 DEGREES 42 MINUTES 50 SECONDS EAST, 221.87 FEET TO A POINT AT THE NORTHWESTERN MOST CORNER OF ACCESS AREA OF SAID "O'FALLON POINTE CENTRE"; THENCE ALONG THE WESTERN LINE OF SAID ACCESS AREA, SOUTH 17 DEGREES 57 MINUTES 01 SECONDS EAST, 104.96 FEET TO AN ANGLE POINT ON THE WESTERN LINE OF LOT 2 OF SAID "O'FALLON POINTE CENTRE"; THENCE ALONG THE WESTERN LINE OF SAID LOT 2, SOUTH 18 DEGREES 29 MINUTES 22 SECONDS EAST, 92.01 FEET TO A POINT BEING THE NORTHEAST CORNER OF ADJUSTED LOT 6 OF "BOUNDARY ADJUSTMENT PLAT OF O'FALLON POINTE CENTRE" AS RECORDED IN PLAT BOOK 36, PAGE 388 OF THE ST. CHARLES COUNTY RECORDS; THENCE DEPARTING THE WESTERN LINE OF SAID LOT 2, ALONG THE NORTHERN LINE OF SAID ADJUSTED LOT 6 THE FOLLOWING NINE (9) COURSES AND DISTANCES: SOUTH 71 DEGREES 30 MINUTES 38 SECONDS WEST, 83.94 FEET; THENCE NORTH 82 DEGREES 30 MINUTES 00 SECONDS EAST, 311.68 FEET; THENCE SOUTH 07 DEGREES 30 MINUTES 00 SECONDS WEST, 36.00 FEET; THENCE NORTH 82 DEGREES 30 MINUTES 00 SECONDS WEST, 236.90 FEET; THENCE NORTH 07 DEGREES 30 MINUTES 00 SECONDS EAST, 38.07 FEET; THENCE NORTH 82 DEGREES 30 MINUTES 00 SECONDS WEST, 127.64 FEET; THENCE SOUTH 61 DEGREES 30 MINUTES 00 SECONDS WEST, 68.05 FEET; THENCE NORTH 82 DEGREES 30 MINUTES 00 SECONDS WEST, 121.61 FEET; THENCE SOUTH 07 DEGREES 28 MINUTES 25 SECONDS WEST, 100.25 FEET TO THE NORTHEAST CORNER OF LOT 8 OF SAID "O'FALLON POINTE CENTRE"; THENCE ALONG THE NORTHERN LINE OF SAID LOT 8 THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 47 DEGREES 30 MINUTES 12 SECONDS WEST, 47.65 FEET; THENCE NORTH 82 DEGREES 30 MINUTES 00 SECONDS WEST, 129.34 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF SAID SOUTH WOODLAWN AVENUE; THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF SAID SOUTH WOODLAWN AVENUE, NORTH 07 DEGREES 30 MINUTES 00 SECONDS EAST, 791.88 FEET TO THE ACTUAL POINT OF BEGINNING AND CONTAINING 576,240 SQUARE FEET, OR 13.23 ACRES MORE OR LESS, ACCORDING TO A SURVEY BY EFK MOEN, LLC DATED JUNE, 2006.

PROPERTY DESCRIPTION - ACCESS AREA:

A TRACT OF LAND BEING THE ACCESS AREA OF "O'FALLON POINTE CENTRE" AS RECORDED IN PLAT BOOK 34, PAGE 390, SITUATED IN FRACTIONAL SECTION 33 AND U.S. SURVEY 55, TOWNSHIP 47 NORTH, RANGE 3 EAST, IN THE CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT BEING THE COMMON SOUTHWEST CORNER OF TRACT 2 OF "HIGHWAY K BUSINESS CENTER" AS RECORDED IN PLAT BOOK 30, PAGE 365 AND SAID POINT ALSO BEING ON THE EASTERN LINE OF "FORT ZUMWALT HEIGHTS" AS RECORDED IN PLAT BOOK 5, PAGE 40 AND ON THE WESTERN RIGHT OF WAY LINE OF SOUTH WOODLAWN AVENUE AS SHOWN ON PLAT BOOK 34, PAGE 390 OF THE ST. CHARLES COUNTY RECORDS; THENCE DEPARTING THE EASTERN LINE OF SAID "FORT ZUMWALT HEIGHTS" ALONG THE SOUTHERN LINE OF SAID "HIGHWAY K BUSINESS CENTER" SOUTH 83 DEGREES 04 MINUTES 00 SECONDS EAST, 95.00 FEET TO THE NORTHWEST CORNER OF LOT 5 OF "O'FALLON POINTE CENTRE" AS RECORDED IN PLAT BOOK 34, PAGE 390 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE COMMON NORTHERN LINE OF SAID LOT 5 OF "O'FALLON POINTE CENTRE" AND THE SOUTHERN LINE OF SAID "HIGHWAY K BUSINESS CENTER" SOUTH 83 DEGREES 04 MINUTES 00 SECONDS EAST, 848.47 FEET TO A POINT AT THE NORTHWEST CORNER OF OUTLOT D OF SAID "O'FALLON POINTE CENTRE"; THENCE ALONG THE WESTERN LINE OF SAID OUTLOT D SOUTH 22 DEGREES 26 MINUTES 30 SECONDS EAST, 158.14 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID OUTLOT D AND THE NORTHWEST CORNER OF LOT 1 OF SAID "O'FALLON POINTE CENTRE"; THENCE ALONG THE WESTERN LINE OF SAID LOT 1, SOUTH 14 DEGREES 42 MINUTES 50 SECONDS EAST, 221.87 FEET TO A POINT AT THE NORTHWESTERN MOST CORNER OF ACCESS AREA OF SAID "O'FALLON POINTE CENTRE" AND SAID POINT BEING THE ACTUAL POINT OF BEGINNING OF SAID ACCESS AREA HEREON DESCRIBED; THENCE ALONG THE SOUTHERN LINE OF SAID LOT 1, SOUTH 61 DEGREES 33 MINUTES 33 SECONDS EAST, 225.90 FEET TO THE COMMON POINT BEING THE SOUTHEASTERN CORNER OF SAID LOT 1 AND SAID POINT BEING ON THE WESTERN RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY "K"; THENCE ALONG THE SAID WESTERN RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY "K", SOUTH 21 DEGREES 11 MINUTES 50 SECONDS EAST, 70.14 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID "O'FALLON POINTE CENTRE"; THENCE DEPARTING THE SAID WESTERN RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY "K" ALONG THE NORTHERN LINE OF SAID LOT 2 SOUTH 71 DEGREES 33 MINUTES WEST, 233.89 FEET; THENCE SOUTH 26 DEGREES 32 MINUTES 05 SECONDS WEST, 21.20 FEET TO A POINT ON THE EASTERN LINE OF SAID LOT 5; THENCE ALONG THE EASTERN LINE OF LOT 5, NORTH 17 DEGREES 57 MINUTES 01 SECONDS WEST, 104.96 FEET TO THE ACTUAL POINT OF BEGINNING AND CONTAINING 17,588 SQUARE FEET OR 0.40 ACRES MORE OR LESS, ACCORDING TO A SURVEY BY EFK MOEN, LLC DATED JUNE, 2006.

SCHEDULE B - SECTION 2 EXCEPTIONS

TITLE COMMITMENT PROVIDED BY: LANDAMERICA LAWYERS TITLE
FILE NO.: 10841567 CUSTOMER NO.: 06-48101
EFFECTIVE DATE: MARCH 1, 2006 @ 8:00 A.M.

ITEMS 1 THRU 6 - NO COMMENTS BY SURVEYOR.

ITEM 7 - EASEMENTS GRANTED ST. CHARLES COUNTY UTILITIES CO., INC. ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 678, PAGE 667, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON. A PORTION MAY HAVE BEEN FACATED WHEN THE ACTUAL UTILITY WAS RELOCATED, ON THE PLAT OF "O'FALLON POINTE CENTRE" AS RECORDED IN PLAT BOOK 34, PAGE 390, IT SHOWS THIS EASEMENT TERMINATING AT A 10' WIDE EASEMENT ON THE EASTERN RIGHT OF WAY LINE OF SOUTH WOODLAWN AVENUE IN THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.

ITEM 8 - EASEMENT GRANTED CITY OF O'FALLON ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 1580, PAGE 111, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

ITEM 9 - EASEMENT FOR INGRESS AND EGRESS RECORDED IN BOOK 1370, PAGE 1277, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

ITEM 10 - RESTRICTIONS, CONDITIONS AND EASEMENTS, CONTAINED IN INSTRUMENT RECORDED IN BOOK 1902, PAGE 1991, AFFECTS SUBJECT PROPERTY.

ITEM 11 - RESTRICTIONS, CONDITIONS AND EASEMENTS, CONTAINED IN INSTRUMENT RECORDED IN PLAT BOOK 34, PAGE 389, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

ITEM 12 - DELETING ANY RESTRICTIONS INDICATING PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, HANDICAP, FAMILIAL STATUS OF NATIONAL ORIGIN.

ITEM 13 - EASEMENT GRANTED LACLEDE GAS COMPANY D/B/A ST. CHARLES COUNTY GAS CO., ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 1969, PAGE 743, AFFECTS SUBJECT PROPERTY, "VARIOUS STRIPS OF LAND, TEN (10) FEET IN WIDTH, THE CENTERLINES OF WHICH ARE THE FINAL LOCATIONS OF GAS MAINS AND SERVICE PIPES LOCATED ACCORDING TO THE WORK ORDER PLAT NO. 65100..." APPROXIMATE LOCATION SHOWN HEREON.

ITEM 14 - ASSIGNMENT OF LEASES AND RELATED DOCUMENTS AND ASSUMPTION AGREEMENT BY AND BETWEEN THE ONTARIO DEVELOPMENT, LLC AND THE O'FALLON DEVELOPMENT, LLC, RECORDED IN BOOK 1979, PAGE 1577, NO COMMENTS, LEASEHOLDS NOT INVESTIGATED BY SURVEYOR.

ITEM 15 - TERMS AND PROVISIONS OF MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION AGREEMENT FOR THE INSTALLATION OF A TRAFFIC SIGNAL BY OTHERS TO BE MAINTAINED BY THE COMMISSION RECORDED IN BOOK 1979 PAGE 1577, AFFECTS SUBJECT PROPERTY.

ITEM 16 - UNRECORDED LEASE DATED OCTOBER 27, 1997, BY AND BETWEEN THE O'FALLON DEVELOPMENT, LLC AND BLOCKBUSTER VIDEOS, INC., ACCORDING TO NON-DISTURBANCE AGREEMENT RECORDED IN BOOK 2018 PAGE 45 AND MEMORANDUM OF LEASE RECORDED IN BOOK 2024 PAGE 1276. (LEASEHOLD TITLE NOT EXAMINED). NO COMMENTS, LEASEHOLDS NOT INVESTIGATED BY SURVEYOR.

ITEM 17 - TERMS AND PROVISIONS OF SHORT FORM LEASE, DATED JUNE 27, 1997, BY AND BETWEEN THE ONTARIO DEVELOPMENT, LLC AND WAL-MART STORES INC., RECORDED IN BOOK 2063 PAGE 1809. (LEASEHOLD TITLE NOT EXAMINED). NO COMMENTS, LEASEHOLDS NOT INVESTIGATED BY SURVEYOR.

ITEM 18 - SUBORDINATION, NON-INTURBANCE AND ASSURANCE AGREEMENT, DATED MARCH 5, 1998, BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST AND CHUBB LIFE INSURANCE OF AMERICA, RECORDED IN BOOK 2112 PAGE 1018. NO COMMENTS, LEASEHOLDS NOT INVESTIGATED BY SURVEYOR.

ITEM 19 - PERMANENT NON-EXCLUSIVE BIKE PATH EASEMENT, RECORDED IN BOOK 3028 PAGE 1941, DOES NOT DIRECTLY AFFECT SUBJECT PROPERTY, EASEMENT RUNS ALONG EAST PROPERTY LINE OF LOT 1 OF "O'FALLON POINTE" (P.B. 34, PGS. 389 & 390).

ITEM 20 - PERMANENT NON-EXCLUSIVE BIKE PATH EASEMENT, RECORDED IN BOOK 3028 PAGE 1948, DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 21 & ITEM 22 - NO COMMENTS BY SURVEYOR.

SURVEYORS CERTIFICATION:

THIS IS TO CERTIFY TO LANDAMERICA LAWYER'S TITLE COMPANY; THE O'FALLON DEVELOPMENT, L.L.C., A MISSOURI LIMITED PARTNERSHIP; AND WAL-MART STORES, INC., THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAILED REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1999 AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7a, 8, 10, 11b, 13, 15, 17 OF "OPTIONAL TABLE A" PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM, AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED ALSO CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM MEASUREMENTS MADE ON THIS SURVEY, DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, EFFECTIVE OCTOBER, 2003 AND MEETS THE ACCURACY REQUIREMENTS SET FORTH FOR TYPE URBAN PROPERTY.

EFK MOEN, L.L.C. MO REG. LS 381



CHRISTOPHER FERRANTE, PLS
MO PLS No. 2494

STATE PLANE COORDINATES

PT	STATE PLANE COORDINATES		GEOGRAPHIC NAD 83	
	NORTH (y)	EAST (x)	LATITUDE	LONGITUDE
1	328,731,779 (M)	232,325,083 (M)	38° 47' 43.21871" N	90° 42' 12.47332" W
2	328,698,039 (M)	232,581,465 (M)	38° 47' 42.14285" N	90° 42' 01.84547" W
3	328,465,281 (M)	232,655,254 (M)	38° 47' 34.59951" N	90° 41' 58.76650" W

STATEMENT OF STATE PLANE COORDINATE TIE:

STATE PLANE COORDINATES WERE DETERMINED ON FEBRUARY 13, 2006 USING TWO TRIMBLE REAL TIME KINEMATIC GPS RECEIVERS, DATA WAS COLLECTED BY "RTK" METHOD AND POST PROCESSED IN TRIMBLE SOFTWARE, ONLY ST. CHARLES COUNTY GEOGRAPHIC REFERENCE MONUMENT SC-46 WAS FIXED IN THE ADJUSTMENT, SITE GRID AZIMUTH IN RESPECT TO MISSOURI STATE PLANE COORDINATE EAST ZONE GRID NORTH WAS CALCULATED BY USING THE TRIMBLE POST PROCESSING SOFTWARE, TRIMBLE SOFTWARE GENERATED VECTOR PRECISION OF LESS THAN A CENTIMETER, AND TO THE BEST OF OUR KNOWLEDGE, WE REPRESENT HEREON THAT THESE STATE PLANE COORDINATE VALUES MEET THE ACCURACY STANDARDS OF THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 4 CSR 30-16, EFFECTIVE DATE OCTOBER, 2003) AS AN "URBAN PROPERTY" RELATIVE TO STATION SC-46 WHOSE PUBLISHED VALUES ARE:

NORTH (y) = 327,054.357(M) EAST (x) = 232,220.343(M)

IN ORDER TO PUT THIS PLAT ON THE MISSOURI STATE PLANE COORDINATE EAST ZONE [NAD-83 (1997)] GRID NORTH, IT WOULD BE NECESSARY TO ROTATE THE PUBLISHED PLAT BEARINGS CLOCKWISE 00 DEGREES 33 MINUTES 49 SECONDS (THE PUBLISHED PLAT BEARING SOUTH 83 DEGREES 04 MINUTES 00 SECONDS EAST, WOULD BE SOUTH 83 DEGREES 37 MINUTES 49 SECONDS EAST IF ROTATED TO GRID NORTH.)
AVERAGE SITE COMBINED GRID FACTOR = 0.999915948 (1 METER = 3.28083333 FEET)

PREPARED BY:

EFK Moen, LLC

Civil Engineering Design

13523 Barrett Parkway, Suite 250
St. Louis, Missouri 63021
Voice: 314-729-4100
Fax: 314-729-4199

PROJECT NAME: O'FALLON POINTE CENTRE

PROJECT NO.: SHEET 1 OF 4