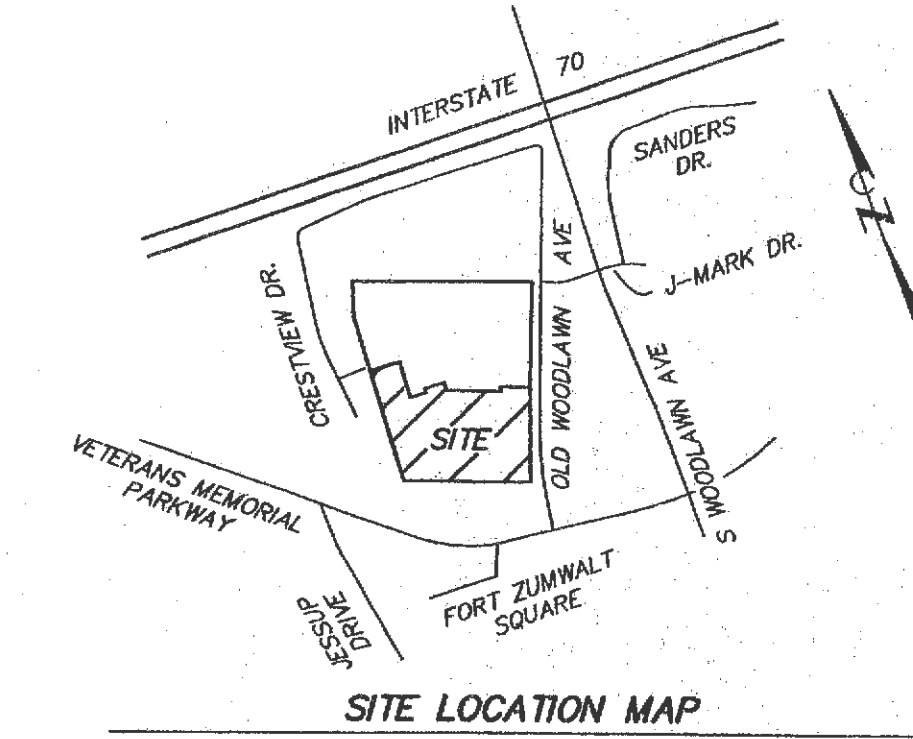


**WOODBURY PLACE - PHASE II**  
**O'FALLON, ST. CHARLES COUNTY, MISSOURI**  
**ALTA/ACSM LAND TITLE SURVEY**  
**MAY 1, 2014**



**UTILITY NOTES**

**WATER**

CITY OF O'FALLON  
 100 N MAIN ST.  
 O'FALLON, MO 63366  
 CONTACT: 636-281-2858  
 8" LINE ALONG THE WEST SIDE OF WOODLAWN AVENUE

**ELECTRIC**

AMEREN UE  
 200 NORTH CALLAHAN ROAD  
 WENTZVILLE, MO 63385  
 CONTACT: RANDY HUNT 636-639-8310  
 AS SHOWN

**GAS**

LALEDE GAS  
 6400 GRAHAM ROAD  
 ST. LOUIS, MO 63134  
 CONTACT: KENT THAEMERT 314-522-2297  
 LINE ALONG THE WEST SIDE OF OLD WOODLAWN AVENUE

**TELEPHONE**

CENTURYLINK  
 1151 CENTURYTEL DRIVE, BLDG A  
 WENTZVILLE, MO 63385  
 CONTACT: DANIEL KRUSE 636-332-7030  
 AS SHOWN

**TELEVISION**

CHARTER COMMUNICATIONS  
 815 CHARTER COMMONS DRIVE  
 TOWN AND COUNTRY, MO 63017  
 CONTACT: JOHN GRANT 636-387-6642  
 AS SHOWN

**STORM SEWER**

CITY OF O'FALLON  
 100 N MAIN ST.  
 O'FALLON, MO 63366  
 CONTACT: 636-379-7632  
 AS SHOWN

**SANITARY SEWER**

CITY OF O'FALLON  
 100 N MAIN ST.  
 O'FALLON, MO 63366  
 CONTACT: 636-281-2858  
 AS SHOWN

**FIRE DEPARTMENT**

O'FALLON FIRE PROTECTION DISTRICT  
 119 E. ELM STREET  
 O'FALLON, MISSOURI 63366  
 CONTACT: ASSISTANT FIRE MARSHAL  
 MARK MORRISON 636-272-3493

**ZONING NOTE**

PROPERTY IS ZONED R-3 PUD WITH SENIOR HOUSING OVERLAY DISTRICT

**BUILDING SETBACKS:**

50' FROM COMMERCIAL ZONED LOT  
 25' FROM RESIDENTIAL ZONED LOT

**BUILDING HEIGHT - NO BUILDING SHALL EXCEED TWO AND ONE HALF STORIES ABOVE FINISHED GRADE OR FORTY-FIVE (45) FEET (WHICHEVER IS LESSER)**

**FLOOD PLAIN NOTE**

THIS PROPERTY IS LOCATED IN ZONE "X". AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN BY FIRM COMMUNITY PANEL NUMBER 29183C0237E, DATED AUGUST 2, 1996.

FIRST AMERICAN TITLE  
 COMMITMENT NUMBER: 1345933  
 DATED: APRIL 4, 2014

**SCHEDULE B, SECTION 2, EXCEPTIONS**

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT OF A SURVEY NATURE)
2. EASEMENTS, CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS. (NONE PROVIDED)
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND OR THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND. (SEE SURVEY)
4. ANY LIENS, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT OF A SURVEY NATURE)
5. TAXES, OR SPECIAL ASSESSMENTS, IF ANY, NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT OF A SURVEY NATURE)
6. THE LIEN OF THE GENERAL, STATE, COUNTY, AND CITY TAXES FOR 2014 AND SUBSEQUENT YEARS AND THE LIEN OF SPECIAL ASSESSMENT NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT OF A SURVEY NATURE)
7. THE LIEN OF THE GENERAL/SPECIAL TAXES ARE TO BE EXAMINED FOR THE CITY OF O'FALLON. (NOT OF A SURVEY NATURE)
8. LEVEE DISTRICT TAXES: NOT EXAMINED. (NOT OF A SURVEY NATURE)
9. TERMS AND PROVISIONS OF STATE STATUTE RSMO 137.082, WHICH ALLOW FOR THE ASSESSOR TO REASSESS THE REAL ESTATE (NEW CONSTRUCTION) AFTER OCCUPANCY AS DEFINED IN THE STATUTE. (NOT OF A SURVEY NATURE)
10. RIGHTS OF NOTEHOLDERS OF LOT 1 AND LOT 2, WHO DID NOT CONSENT TO RECORDED PLAT. (NOT OF A SURVEY NATURE)
11. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED IN PLAT BOOK 46 AT PAGE 246. (LOCATED AS SHOWN ON THE PLAT)
12. ASSESSMENTS BY TRUSTEES OF SAID SUBDIVISION, IF ANY. (NOT OF A SURVEY NATURE)
13. ASSESSMENTS FOR SANITARY SEWER SERVICE, IF ANY. (NOT OF A SURVEY NATURE)
14. SEWER LATERAL FEES, IF ANY. (NOT OF A SURVEY NATURE)
15. RIGHTS OF PARTIES IN POSSESSION OF ANY PART OF THE PREMISES UNDER UNRECORDED LEASES. (NOT OF A SURVEY NATURE)
16. ANY LIEN OR RIGHT TO LIEN BY ANY REAL ESTATE BROKERS OR REAL ESTATE APPRAISERS. (NOT OF A SURVEY NATURE)
17. PENDING DISBURSEMENT OF THE FULL PROCEEDS.... (NOT OF A SURVEY NATURE)

THIS IS TO CERTIFY TO HUD, WOODBURY PLACE II, L.P., JES PARTNERSHIP-WOODBURY II, LLC, TAX CREDIT HOLDINGS-WOODBURY II, LLC, JEFFREY E. SMITH INVESTMENT CO., L.C., MISSOURI HOUSING AND DEVELOPMENT COMMISSION, AND FIRST AMERICAN TITLE COMPANY, INC., THAT ON MAY 1, 2014, I MADE A SURVEY OF A LOT LOCATED IN THE SOUTH HALF OF SECTION 29 T47N R3E, IN O'FALLON, ST. CHARLES COUNTY, MISSOURI, BEING LOT 2 WOODBURY PLACE RECORDED IN PLAT BOOK 46 PAGE 246, OF THE ST. CHARLES COUNTY RECORDS, CONTAINING 3.57 ACRES.

IN ADDITION I HAVE EXAMINED AND NOTED THE APPLICABILITY OF ALL OF THE EXCEPTIONS IN FIRST AMERICAN TITLE COMPANY, INC. COMMITMENT FILE NO. 1345933, COMMITMENT DATE APRIL 4, 2014.

I HEREBY CERTIFY TO HUD, WOODBURY PLACE II, L.P., JES PARTNERSHIP-WOODBURY II, LLC, TAX CREDIT HOLDINGS-WOODBURY II, LLC, JEFFREY E. SMITH INVESTMENT CO., L.C., MISSOURI HOUSING AND DEVELOPMENT COMMISSION, AND FIRST AMERICAN TITLE COMPANY, INC., AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN THE SOUTH HALF OF SECTION 29 T47N R3E, IN O'FALLON, ST. CHARLES COUNTY, MISSOURI, ON APRIL 23, 2014, AND THAT IF AND THIS MAP WAS MADE IN ACCORDANCE WITH THE HUD SURVEY INSTRUCTIONS AND REPORT, HUD 92457M, AND THE REQUIREMENTS FOR AN ALTA/ACSM LAND TITLE SURVEY, AS DEFINED IN THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON: THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES; TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; AND THE PREMISES ARE FREE OF ANY 100/500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FREE CONDITION IS SHOWN ON FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29183C0237E, DATED AUGUST 2, 1996.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a)(b), 7(a), 8, 9, 10(a)(b), 11(b), 12, 13, 16, 17, 18, 19, AND 20(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 24, 2014.

BY:  
 ENGINEERING SURVEYS AND SERVICES  
 MISSOURI L.S. CORP. #2004004672  
 1113 FAY STREET  
 COLUMBIA, MO 65201  
 PHONE: (573) 449-2646  
 EMAIL: FCARROZ@ESS-INC.COM

*Frederick E. Carroz III*  
 5/1/14  
 FREDERICK E. CARROZ III  
 PROFESSIONAL LAND SURVEYOR  
 PLS - 2008016655

