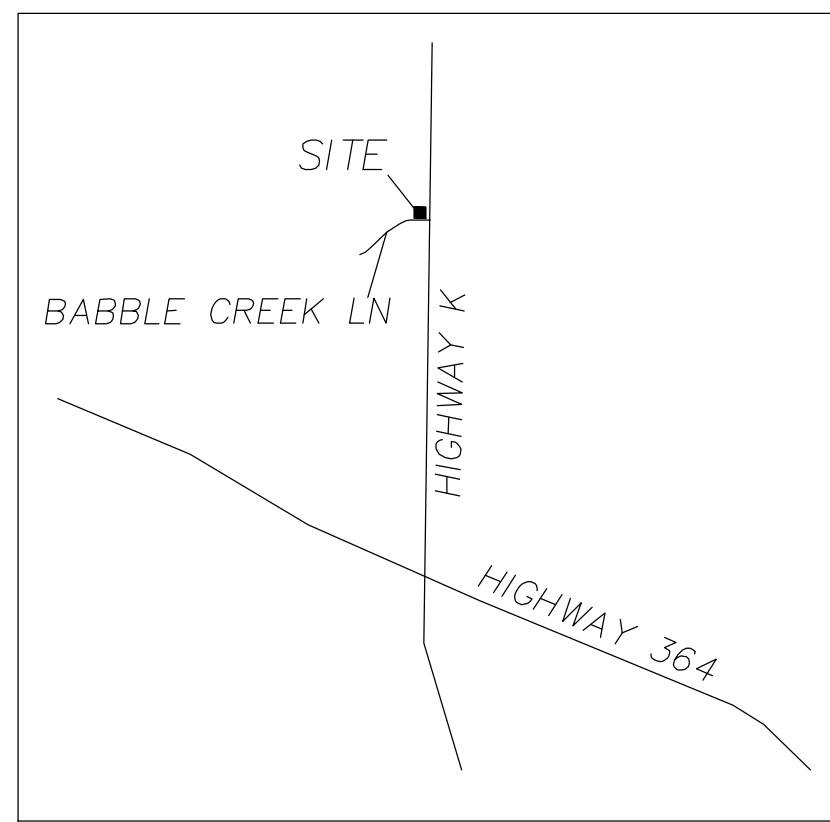


A TRACT OF LAND BEING LOT B OF RIDGETOP PLAZA, ACCORDING
TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33 PAGE 248
OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.

MISSOURI CERTIFICATE OF
AUTHORITY #2012007849

7 FOR:

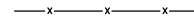
NOLES PROPERTIES
NP_OFALLON_ALTA_BABBLE CREEK LANE
2696 BABBLE CREEK LANE
OFALLON, MD 63368
CHRISTINA SHUFF
860 OFFICE PARKWAY
CREVE COEUR, MO 63141

DATE 11/17/202

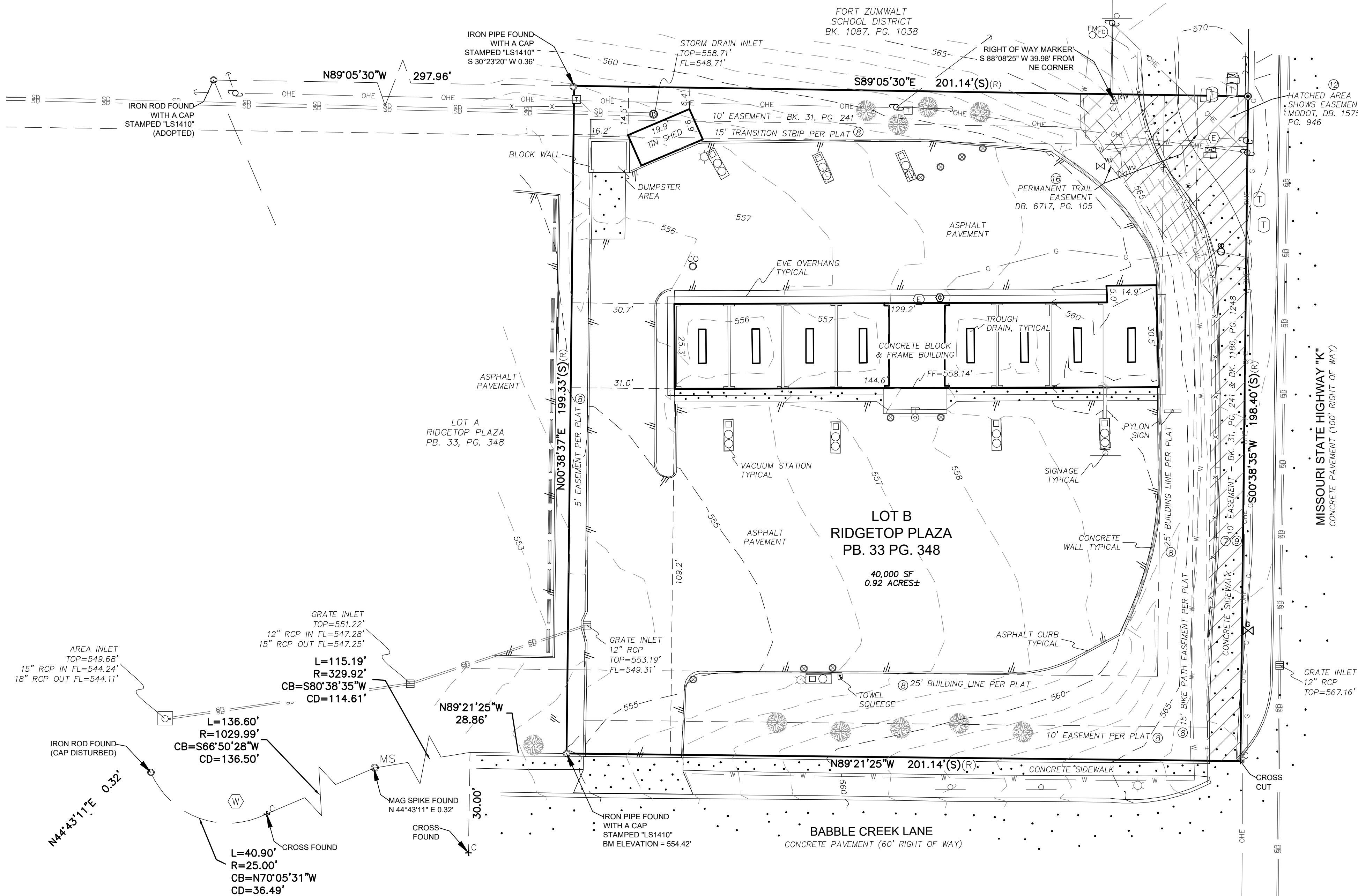
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1 OF 1

- # LEGEND
- | | | | |
|---|----------------------------|---|------------------------------|
|  | AXLE FOUND AXLE |  | ELECTRIC UTILITY VAULT |
|  | FOUND SPINDLE |  | FIBER OPTIC UTILITY VAULT |
|  | FOUND MAG SPIKE |  | TRAFFIC SIGNAL UTILITY VAULT |
|  | FOUND STONE |  | WATER UTILITY VAULT |
|  | FOUND ROW MARKER |  | COMMUNICATION UTILITY VAULT |
|  | FOUND IRON PIPE | | |
|  | FOUND IRON ROD | | |
|  | FOUND CROSS | | |
|  | FOUND CONCRETE MONUMENT | | |
|  | SET IRON PIPE - 2012007849 | | |
|  | SANITARY MANHOLE | | |
|  | STORM DRAIN MANHOLE | | |
|  | CLEANOUT | | |
|  | GRATE INLET | | |
|  | CURB/AREA INLET | | |
|  | DOUBLE GRATE INLET | | |
|  | DRAIN | | |
|  | FLARED END SECTION | | |
|  | DOUBLE CURB/AREA INLET | | |
|  | GRATE INLET (SIDE INTAKE) | | |
|  | GAS MARKER | | |
|  | FIBER OPTIC MARKER | | |
|  | GAS DRIP | | |
|  | CABLE TV PEDESTAL | | |
|  | GREASE TRAP | | |
|  | BOLLARD | | |
|  | IRRIGATION CONTROL VALVE | | |
|  | FIRE HYDRANT | | |
|  | FIBER OPTIC MANHOLE | | |
|  | ELECTRIC METER | | |
|  | LIGHT STANDARD | | |
|  | YARD LIGHT | | |
|  | MONITORING WELL | | |
|  | BORE OR TEST HOLE | | |
|  | FIRE PROTECTION VALVE | | |
|  | WATER VALVE | | |
|  | WATER METER | | |
|  | GAS VALVE | | |
|  | GAS METER | | |
| | |  | FENCE |
| | |  | OVERHEAD ELECTRIC |
| | |  | UNDERGROUND ELECTRIC |
| | |  | EXISTING GAS |
| | |  | EXISTING WATER |
| | |  | EXISTING SANITARY SEWER |
| | |  | EXISTING STORM SEWER |
| | |  | UNDERGROUND FIBER OPTIC |

P.O.C.	POINT OF COMMENCEMENT	(S)	SURVEYED
P.O.B.	POINT OF BEGINNING	(R)	RECORD



GENERAL NOTES:

1. ADDRESS OF PROPERTY: 2696 BABBLE CREEK LN, O'FALLON, MO 63368
2. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, EAST ZONE.
3. ELEVATION WAS ESTABLISHED USING THE MISSOURI DEPARTMENT OF TRANSPORTATIONS VRS, RTK SYSTEM AND IS REFERENCED TO THE NAVD 88 DATUM.
4. BUILDING TIES ARE SHOWN PERPENDICULAR TO THE PROPERTY LINES UNLESS NOTED OTHERWISE.
5. TOTAL LAND AREA: 40.000 SF, 0.89 ACRES ±
6. A ZONING REPORT OR LETTER WAS NOT FURNISHED TO THE SURVEYOR. PURSUANT TO ITEM 6 IN TABLE A OF 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS, ZONING CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS MUST BE PROVIDED TO THE SURVEYOR IN THE FORM OF A REPORT OR LETTER PROVIDED BY THE CLIENT.
7. FLOOD CERTIFICATION: TO DETERMINE THE LOCATION OF FLOOD DESIGNATIONS AND BOUNDARIES, WE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND BY SCALING THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM):

FEMA FIRM 29183C0239G, CITY OF O'FALLON, COUNTY OF ST. CHARLES, MISSOURI AND INCORPORATED AREAS DATED JANUARY 20, 2016

THE PROPERTY IS ZONE X; AREA OF MINIMAL FLOOD HAZARD

THE EVALUATION PROVIDED IN THIS NOTE IS NOT RESTRICTED TO SIMPLY INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN MADE. PREMIER ENGINEERING, ARCHITECTURE & SURVEYING MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE LISTED REFERENCED FIRM MAP WHICH INCLUDES A NOTE THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREA SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE."

8. UTILITY LOCATIONS: SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.11.4. OF THE MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS 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 FIELDWORK. IN SCHEDULE B SECTION II, THE CLIENT AGREES TO ACCEPT THE INFORMATION PROVIDED IN AN INCOMPLETE AND UNRELIABLE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
9. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WHILE CONDUCTING THE FIELDWORK OF THIS SURVEY.
10. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WHILE CONDUCTING THE FIELDWORK OF THIS SURVEY. THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
11. THIS PROPERTY HAS ACCESS TO BABBLE CREEK LN, A DEDICATED PUBLIC STREET.
12. THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. ST1250723 WITH AN EFFECTIVE DATE OF 01/01/2018. THE FIELDWORK SURVEY IS SUBJECT TO THE FOLLOWING SURVEY RELATED ITEMS AS REFERENCED IN SCHEDULE B SECTION II OF THE ABOVE MENTIONED TITLE COMMITMENT.

SCHEDULE B-II EXCEPTIONS

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
6. ALL ASSESSMENTS AND TAXES FOR THE YEAR 2025 AND ALL SUBSEQUENT YEARS FOR THE COUNTY OF ST. CHARLES AND THE CITY OF O FALLON.
7. EASEMENTS BY THE PLAT THEREOF RECORDED IN PLAT BOOK 31 PAGE 241. **(PLOTTED AND NOTED)**
8. BUILDING LINES, RESTRICTIONS, UTILITY, DRAINAGE, STORM SEWER, SANITARY SEWER, AND WATERLINE EASEMENTS SHOWN ON THE PLAT RECORDED PLAT BOOK 33 PAGE 248. **(PLOTTED AND NOTED)**
9. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY BY THE INSTRUMENT RECORDED IN BOOK 1186 PAGE 1248. **(PLOTTED AND NOTED)**
10. EASEMENT GRANTED TO UNION ELECTRIC COMPANY, A MISSOURI CORPORATION BY THE INSTRUMENT RECORDED IN BOOK 1204 PAGE 464, BOOK 1219 PAGE 1687 AND BOOK 1631 PAGE 283. **(DO NOT AFFECT - BOOK 1631, PG. 283 LIES WITHIN HIGHWAY "K" RIGHT OF WAY)**
11. EASEMENT GRANTED TO WILLIAM ERKER BY THE INSTRUMENT RECORDED IN BOOK 1445 PAGE 1167, BOOK 1445 PAGE 1173. **(DO NOT AFFECT)**
12. EASEMENTS GRANTED TO DUCKETT CREEK SANITARY DISTRICT BY THE INSTRUMENT RECORDED IN BOOK 1806 PAGE 651. **(DOES NOT AFFECT)**
13. EASEMENT GRANTED TO STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION BY THE INSTRUMENT RECORDED IN BOOK 1575 PAGE 946. **(PLOTTED AND NOTED)**
14. **SUBJECT TO TERMS, PROVISIONS, EASEMENTS, RESERVATIONS, MAINTENANCE, COSTS, COVENANTS AND CONDITIONS GRANTED TO PUBLIC WATER SUPPLY DISTRICT NO. 2 BY THE INSTRUMENT RECORDED IN BOOK 1740 PAGE 158.**
15. **SUBJECT TO TERMS AND PROVISIONS OF ORDINANCE # 3377 AS EVIDENCED BY BOOK 1835 PAGE 238 AND BOOK 1843 PAGE 422.**
16. EASEMENT GRANTED TO DUCKETT CREEK SEWER DISTRICT BY THE INSTRUMENT RECORDED IN BOOK 1840 PAGE 1871 AND RE-RECORDED IN BOOK 1868 PAGE 1705. **(DO NOT AFFECT)**
17. PERMANENT TRAIL EASEMENT GRANTED TO CITY OF O'FALLON, A MUNICIPAL CORPORATION OF THE STATE OF MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 6717 PAGE 105. **(PLOTTED AND NOTED)**
18. TEMPORARY CONSTRUCTION EASEMENT GRANTED TO CITY OF O'FALLON, A MUNICIPAL CORPORATION OF THE STATE OF MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 6717 PAGE 111. **(EASEMENT NOW EXPIRED)**
19. SEWER ASSESSMENTS, IF ANY.
20. SUBDIVISION/CONDOMINIUM ASSESSMENTS, IF ANY.
21. RIGHTS OF PARTIES IN POSSESSION OR WITH AN EQUITABLE INTEREST UNDER ANY UNRECORDED INSTRUMENTS, INCLUDING (WITHOUT LIMITATION) LEASES, MONTH-TO-MONTH TENANCIES, CONTRACTS FOR DEED OR INSTALLMENT SALE CONTRACTS.

SURVEYORS CERTIFICATION:

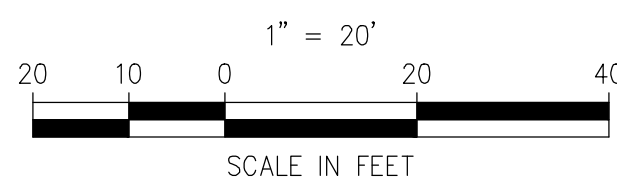
TO: NOLES DEVELOPMENT LLC, ITS AFFILIATES AND SUBSIDIARIES, AND THEIR SUCCESSORS, ASSIGNS AND GRANTEES AND FIDELITY TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 11, AND 13 OF THE TABLE THEREOF AND THE FACTS FOUND AT THE TIME OF SAID SURVEY ARE SHOWN HEREON TO THE BEST OF MY PROFESSIONAL ABILITY AND SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR TYPE "URBAN" SURVEY.

FIELD WORK COMPLETED NOVEMBER 13, 2025.

PRELIMINARY ONLY - FOR REVIEW

ERIK STOSZ, P.L.S.-2025034819
DATE: NOVEMBER 17, 2025
PREMIER DESIGN GROUP
MISSOURI C. of A. # 2012007849



THIS SURVEY HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PARTIES SET FORTH IN THIS SURVEYOR'S CERTIFICATION AND MAY NOT BE QUOTED OR RELIED UPON BY, NOR MAY COPIES BE DELIVERED TO ANY OTHER PARTY OR USED FOR ANY OTHER PURPOSE INCLUDING, WITHOUT LIMITATION, THE PREPARATION OF ZONING REPORTS OR ANY OTHER THIRD PARTY REPORTS, WITHOUT THE PRIOR WRITTEN CONSENT OF PREMIER DESIGN GROUP. PREMIER DESIGN GROUP EXPRESSLY DISCLAIMS ANY DUTY OR OBLIGATION TOWARDS ANY PARTY THAT IS NOT IDENTIFIED IN THIS SURVEYOR'S CERTIFICATION. PLEASE BE ADVISED THAT PREMIER DESIGN GROUP WILL NOT INCLUDE THE PROVIDERS OF ANY THIRD PARTY REPORTS IN THE SURVEYOR'S CERTIFICATION.

PARCEL DESCRIPTION:

LOT B OF RIDGETOP PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGE 248
OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.