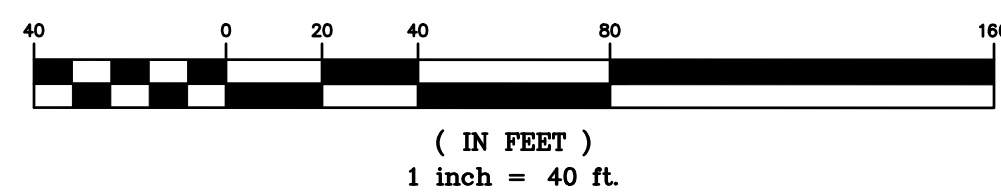


ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING LOT A OF DIELMAN INDUSTRIAL PARK ADDITION, AS RECORDED IN PLAT BOOK 347, PAGE 413, LOCATED IN SECTION 32, TOWNSHIP 46 NORTH, RANGE 6 EAST OF THE 5TH PRINCIPAL MERIDIAN OLIVETTE, ST. LOUIS COUNTY, MISSOURI

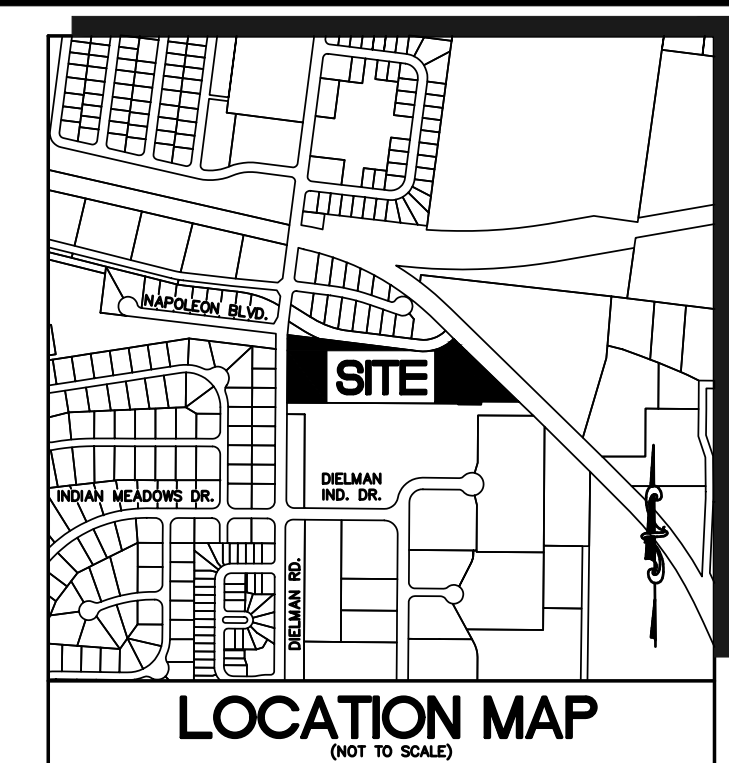
GRAPHIC SCALE



LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	GAS DRIP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRATED MANHOLE
	STORMWATER INLET
	GRATED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX

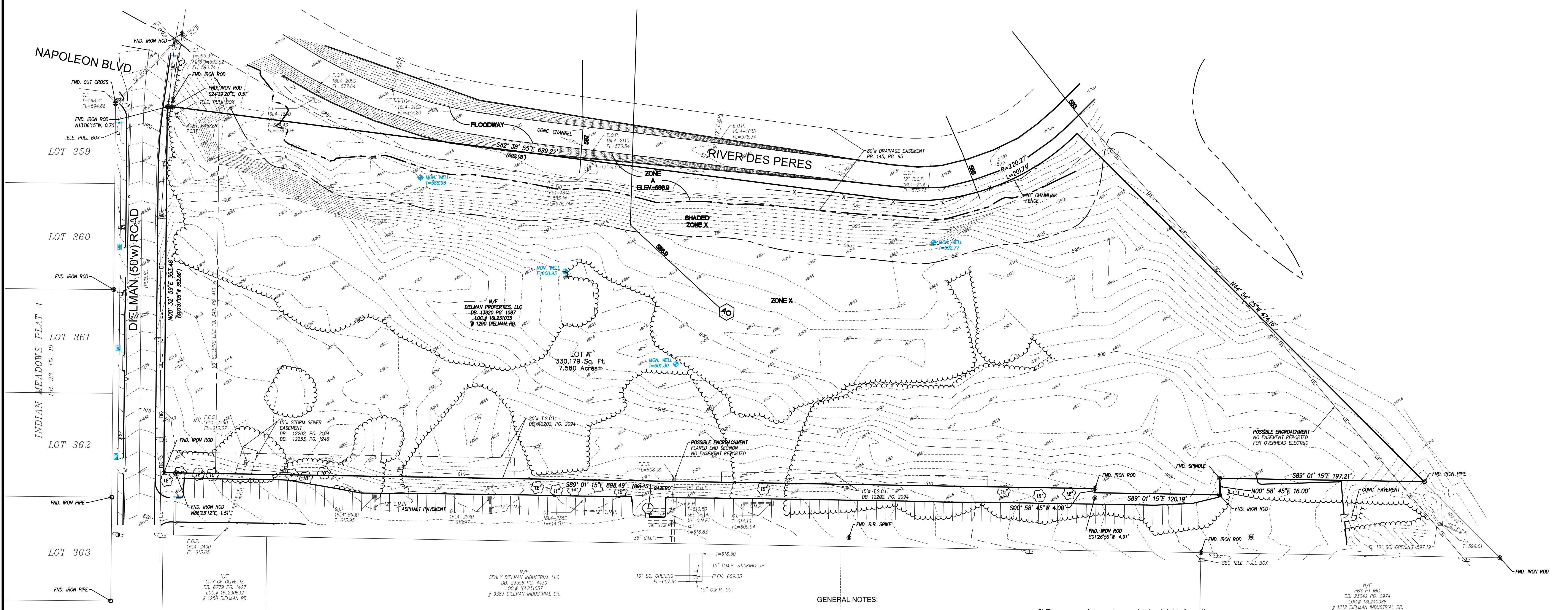
ABBREVIATIONS	
C.O.	CLEANOUT
DB.	DEED BOOK
E.	ELECTRIC
FL.	FLOWLINE
FT.	FEET
FND.	FOUND
G.	GAS
M.H.	MANHOLE
N/F.	NOW OR FORMERLY
PL.	PLAT
P.C.	PLAY BOOK
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SO.	SQUARE
T.	TELEPHONE CABLE
V.C.P.	VITRIFIED CLAY PIPE
W.	WATER
W.	RIGHT-OF-WAY WIDTH

ST. LOUIS COUNTY BENCHMARK
 BENCHMARK # 9441
 NAD83 Elev = 590.88 RM 387 FEMA PANEL 167, "S₂" on concrete side wall; northwest end of bridge at Dielman Road over River Des Peres.



PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.

ALTA/NSPS LAND TITLE SURVEY
1290 DIELMAN ROAD
 CITY OF OLIVETTE, MISSOURI



Notes:

(1) Stock and Associates Consulting Engineers, Inc. used exclusively Resolutions Title Inc. agent for Westcor Land Title Insurance Company, Commitment No. 21-36739, with an effective date of August 4, 2021 for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is as the effective date thereof vested in:
 Dielman Properties L.L.C.

(3) Title Commitment No. 21-36739 with Schedule B-Section 2 exceptions:

Item No. 10-16. "NOT SHOWN" Not survey related items

Item No. 17. Subject to Easement for Drainage, according to instrument recorded in Plat (book) 145 (page) 95, of the official property records of Saint Louis County, Missouri. Click to view document. "SHOWN"

Item No. 18. Subject to Building lines, covenants, conditions, restrictions, dedications, reservations, easements, terms and provisions as per Plat thereof recorded in Plat (book) 347 (page) 413. Building lines "SHOWN"

Item No. 19. Subject to Terms and provisions of Olivette Elmwood Park Urban Renewal Area, as evidenced in the Report of Commissioners recorded in (book) 6421 (page) 874, of the official property records of Saint Louis County, Missouri. "NOT SHOWN" Not survey related item.

Item No. 20. Subject to Terms and provisions of Amended Urban Renewal Plan, according to instrument recorded in (book) 6433 (page) 1137, of the official property records of Saint Louis County, Missouri. "NOT SHOWN" Not survey related item.

Subject to Temporary Construction/Slope Easement Agreement, according to instrument recorded in (book) 12202 (page) 2094, of the official property records of Saint Louis County, Missouri. "SHOWN".

Item No. 21. Subject to Storm Water Discharge Easement and Agreement, according to instrument recorded in (book) 12202 (page) 2104, of the official property records of Saint Louis County, Missouri. "SHOWN".

Item No. 22. Subject to Easement granted to Metropolitan St. Louis Sewer District according to instrument recorded in (book) 12253 (page) 1246, of the official property records of Saint Louis County, Missouri. "SHOWN"

Item No. 23. "NOT SHOWN" Not survey related item.

GENERAL NOTES:

1) Subject property is Zoned LID LIGHT INDUSTRIAL Setback Requirements:
 Front: 20'
 Side: 10'
 Rear: 10'
 Maximum structure height: forty-five 45' Buildings of a greater height may be authorized if approved under the procedures for site plan review.
 Note: The above zoning provided by the City of Olivette, and to verify the client should obtain a zoning endorsement from their title company.

2) Subject property lies within Flood Zone Floodway, Zone A (Elev. 586.9), Zone X (0.2% annual chance flood hazard), Areas of 1% annual chance flood with average depths of less than one foot or with drainage areas of less than one square mile) according to the National Flood Insurance Rate Map Number 29189C0192K with and effective date of 02/04/2015.

3) There are no parking stalls onsite.

4) There are no buildings on subject property.

5) Utilities shown hereon are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.

6) Except as shown hereon there are no known encroachments on subject property.

7) There was no evidence of recent earth moving work, building construction observed at the time of this survey.

8) There are no known changes in street right of way lines.

9) There was no evidence of recent sidewalk/street construction at the time of this survey.

10) There were no delineated wetlands marked onsite at the time of the survey.

11) Professional Liability Insurance policy obtained by the surveyor, certificate of insurance to be furnished upon request.

PROPERTY DESCRIPTION

Lot A of DIELMAN INDUSTRIAL PARK ADDITION, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 347 Page 413 of the St. Louis County Records.

Surveyors Certification

This is to certify to:
 Resolutions Title Inc.
 Westcor Land Title Insurance Company

That this map or plat 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 1-4, 6(b), 7(a), 7(b), 7(c), 8, 9, 11 and 13 of Table A thereof. The field work was completed during 2019.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 LC 222-D

By: _____
 Walter J. Pfleger, Missouri P.L.S. No. 2008-000728

PREPARED FOR:
 BAMBOO EQUITY PARTNERS
 600 EMERSON SUITE 210
 CREVE COEUR, MO. 63141
 ATTN: MR. CASEY D. MATTHIS

REVISIONS:	
1	00/00/0000-

DRAWN BY:	CHECKED BY:
JLK	WJF
DATE:	JOB NO.:
10/27/21	221-7098
M.S.D. #:	BASE MAP #:
S.L.C. HAT #:	HAT SUP. #:
M.D.N.R. #:	

SHEET TITLE:
 ALTA/NSPS LAND TITLE SURVEY

SHEET NO.:
 1 OF 1