

**ZONING INFORMATION**

**MINIMUM FRONT YARD SETBACK:**  
REQUIRED: NOT SPECIFIED  
EXISTING: 148.76 FEET

**MINIMUM SIDE YARD SETBACK:**  
REQUIRED: NOT SPECIFIED  
EXISTING: 21.14 FEET, WEST LOT LINE

**MINIMUM REAR YARD SETBACK:**  
REQUIRED: NOT SPECIFIED  
EXISTING: 43.51 FEET

**MINIMUM LOT AREA:**  
REQUIRED: 22,000 SQ. FT.  
EXISTING: 225,067 FEET

**MAXIMUM HEIGHT:**  
REQUIRED: NOT SPECIFIED  
EXISTING: 1 STORY / 16 FEET AND 18.5 FEET

**NUMBER OF REGULAR PARKING SPACES:**  
REQUIRED: NOT SPECIFIED  
EXISTING: 22

**NUMBER OF HANDICAPPED PARKING SPACES:**  
REQUIRED: NOT SPECIFIED  
EXISTING: 1

**TOTAL NUMBER OF PROVIDED PARKING SPACES:**  
REQUIRED: 40  
EXISTING: 23

**TOTAL DEFICIENT PARKING SPACES:**  
REQUIRED: 17  
EXISTING: NOT SPECIFIED

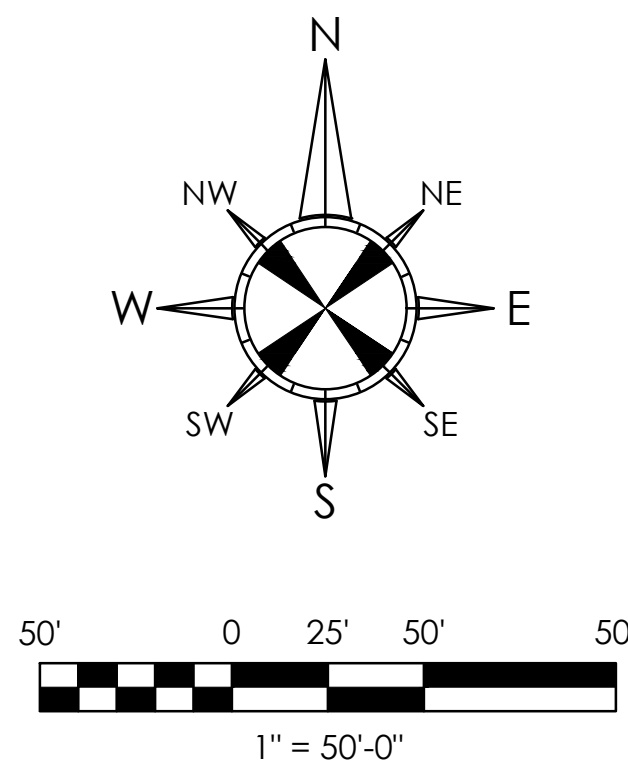
**PARKING STATUS: LEGAL NONCONFORMING**

**FOR MANUFACTURING USE:**  
REQUIRED: 2.5 SPACES PER 1,000 SF OF GROSS FLOOR AREA  
EQUATION: (15,979 / 1,000) X 2.5 = 39.94

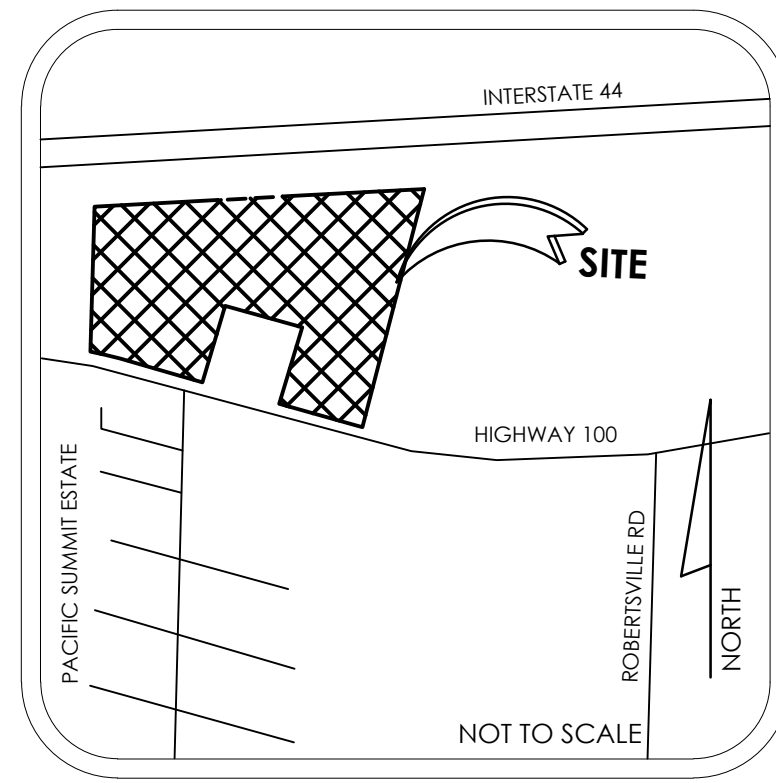
ZONING REPORT PREPARED BY PARTNER ENGINEERING AND SCIENCE INC.  
DATED MARCH 30, 2022. REVISION DATE APRIL 13, 2022. PARTNER PROJECT NUMBER: 22-358128.2

**LEGEND**

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (M) MEASURED CALL
- (D) DEEDED CALL
- (R) RECORD CALL
- EASEMENT
- PROPERTY LINE
- SETBACK LINE
- OVERHEAD ELECTRIC
- CHAIN LINK FENCE
- PIPE FENCE
- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- CALCULATED POSITION
- BLDG HT. MEASUREMENT
- POWER POLE
- DOWN GUY
- TRANSFORMER / JCT. BOX
- LIGHT POLE
- TELEPHONE BOX/PEDESTAL
- WATER METER
- FIRE HYDRANT
- SEWER MANHOLE
- STORM MANHOLE/DRAIN
- GUARD POST
- SIGN



**VICINITY MAP**



**SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT**

- 8 Easement for right of way granted to the State of Missouri of record in Book 98, Page 299. (Tracts I & II) **DOES AFFECT, SOUTH PROPERTY LINE.**
- 9 Easement granted to State of Missouri of record in Book 121, Page 7. (Tracts I & II) **DOES AFFECT, SOUTH PROPERTY LINE.**
- 10 Easements granted Union Electric Company of record in Book 164, Page 52. (Tracts I & II) **DOES AFFECT, AS SHOWN.**
- 11 Easement of record in Book 100, Page 117. (Tracts I & II) **DOES NOT AFFECT.**
- 12 Easement for right of way and relinquishment of access granted the State of Missouri, acting by and through the State Highway Commission of Missouri of record in Book 197, Page 594A. (Tract I) **DOES AFFECT, NORTH PROPERTY LINE.**
- 13 Easement granted to Brush Creek Sewer District of record as Document No. 2004-15906. (Tract I) **DOES AFFECT, BLANKET IN NATURE.**
- 14 Easement for right of way and relinquishment of access granted the State of Missouri, acting by and through the State Highway Commission of Missouri of record in Book 197, Page 311. (Tract I) **DOES AFFECT, NORTH PROPERTY LINE.**

**TITLE LEGAL DESCRIPTION**

TRACT I:  
PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER IN SECTION 7, TOWNSHIP 43 NORTH, RANGE 2 EAST OF THE 5TH P.M., IN FRANKLIN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A STONE AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER, RUN THENCE NORTH 86 DEGREES 18 MINUTES EAST ALONG CENTER SECTION LINE 647.3 FEET TO AN IRON PIN, THENCE SOUTH 11 DEGREES 56 MINUTES WEST 836.29 FEET TO PROPERTY CORNER; THENCE NORTH 78 DEGREES 51 MINUTES WEST, PARALLEL WITH HIGHWAY RIGHT OF WAY 208.71 FEET TO PROPERTY CORNER, THENCE SOUTH 11 DEGREES 56 MINUTES WEST 208.71 FEET TO A POINT IN HIGHWAY RIGHT OF WAY LINE; THENCE SOUTH 78 DEGREES 51 MINUTES WEST ALONG HIGHWAY RIGHT OF WAY LINE 225.29 FEET TO AN IRON PIN, THENCE WESTWARDLY ON A CURVE HAVING A RADIUS OF 1,176.30 FEET AND AN ANGLE OF INTERSECTION OF 24 DEGREES 38 MINUTES 78.4 FEET TO AN IRON PIN, THENCE NORTH 3 DEGREES 03 MINUTES WEST 467.7 FEET TO AN IRON PIN; THENCE NORTH 13 DEGREES 11 MINUTES EAST 430.7 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF MISSOURI FOR INTERSTATE HIGHWAY NO. 44 BY DEED OF RECORD IN VOLUME 197, PAGE 594.

TRACT II:  
A TRACT OF LAND BEING ALL OF LOTS 3 AND 4 AND PART OF LOTS 2, 5, 6, 7, 8 AND 9, ALL IN BLOCK 2 OF HOLEKAMP SUBDIVISION PER PLAT OF RECORD IN PLAT BOOK E, PAGE 59 IN THE OFFICE OF THE FRANKLIN COUNTY, MISSOURI RECORDER OF DEEDS, BEING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 2 EAST OF THE 5TH P.M., IN FRANKLIN COUNTY, MISSOURI, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE ON THE WEST LINE OF SAID SUBDIVISION AND THE EAST LINE OF BOOK 868, PAGE 712 AND DOCUMENT NO. 1418043 NORTH 16 DEGREES 35 MINUTES 41 SECONDS EAST 574.31 FEET TO AN IRON ROD ON THE SOUTH RIGHT-OF-WAY OF INTERSTATE "44"; THENCE NORTH 86 DEGREES 55 MINUTES 39 SECONDS EAST ON SAID SOUTH RIGHT-OF-WAY 215.00 FEET TO AN IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 14 DEGREES 32 MINUTES 10 SECONDS WEST 643.41 FEET TO AN IRON ROD ON THE NORTH RIGHT-OF-WAY OF MISSOURI ROUTE "100"; THENCE ON SAID NORTH RIGHT-OF-WAY AS FOLLOWS; THENCE ON A CURVE TO THE RIGHT IN A NORTHWESTERLY DIRECTION HAVING A RADIUS OF 1422.70 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 74 DEGREES 40 MINUTES 18 SECONDS WEST 19.19 FEET TO A RIGHT-OF-WAY MARKER, THENCE NORTH 74 DEGREES 18 MINUTES 34 SECONDS WEST A DISTANCE OF 206.41 FEET TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES (130,713 SQUARE FEET) MORE OR LESS.

THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT NO. NCS-1116757-NJ, DATED MARCH 21, 2022. PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY

**ALTA/NSPS LAND TITLE SURVEY**

FOR  
107 DIVERSIFIED DRIVE SUITE B  
PARTNER PROJECT NUMBER 22-358128.3

ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, NUMBER NCS-1116757-NJ, CONTAINING AN EFFECTIVE DATE AND TIME OF MARCH 21, 2022, AT 4:30 PM

**CERTIFICATION**

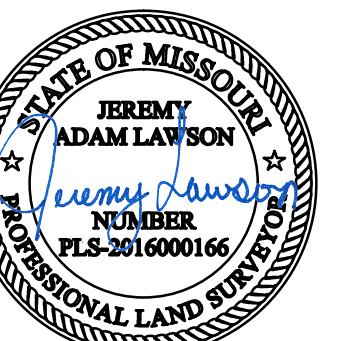
TO FSC DIVERSIFIED 2 MANAGER, LLC, A DELAWARE LIMITED LIABILITY COMPANY SOLELY AS SIGNATORY TRUSTEE FOR FSC ADB VILLA RIDGE MO, DST, A DELAWARE STATUTORY TRUST; FSC ADB VILLA RIDGE MO, DST, A DELAWARE STATUTORY TRUST OR ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY 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 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 04/05/22.

DATE OF PLAT OR MAP: 04/26/22  
PROPERTY ADDRESS: 107 DIVERSIFIED DRIVE SUITE B, VILLA RIDGE, MO 63089

STAMP



SURVEYOR: JEREMY A. LAWSON  
REGISTRATION NUMBER: PLS #2016000166  
STATE OF REGISTRATION: MISSOURI  
FIELD DATE OF SURVEY: 4/5/22  
LATEST REVISION DATE 4/26/22  
SIGNATURE: *Jeremy Lawson*

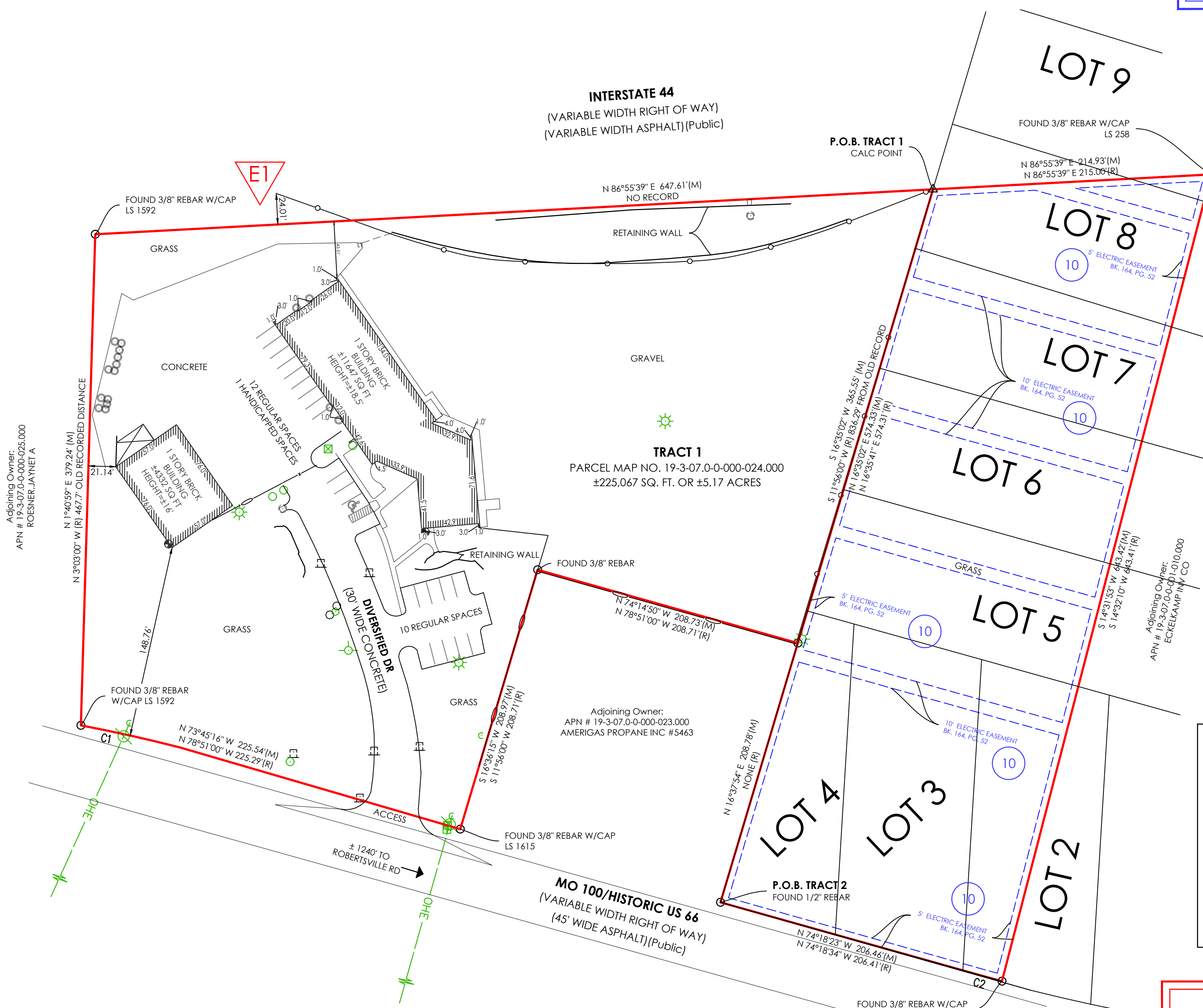
ALL RIGHTS RESERVED. USE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE SURVEYOR IS STRICTLY PROHIBITED. THIS SURVEY IS THE PROPERTY OF PARTNER ENGINEERING AND SCIENCE, INC.

CORPORATE OFFICE  
2154 TORRANCE BLVD.  
TORRANCE, CA 90501 888-213-7479  
ALTA@partneresi.com  
http://www.partneresi.com/



**MISCELLANEOUS NOTES**

- N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM NAD83 (2011), EAST ZONE AS DETERMINED BY GPS OBSERVATION. ALL DISTANCES ARE U.S. SURVEY FEET.
  - N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL.
- | PARKING |          |         |         |       |
|---------|----------|---------|---------|-------|
| REGULAR | DISABLED | TRAILER | PARTIAL | TOTAL |
| 22      | 1        | 0       | 0       | 23    |
- N3 THERE WAS NOT EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - N4 THERE WAS NOT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, THERE WAS NOT EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - N5 THE DISTANCE TO THE NEAREST INTERSECTING STREET ROBERTSVILLE IS 1240' AND IS DESIGNATED ON SURVEY MAP FOR CLARITY.
  - N6 PROPERTY HAS PHYSICAL ACCESS TO DIVERSIFIED DR, A PUBLIC STREET.
  - N7 ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
  - N8 THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
  - N9 THE DIMENSION AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
  - N10 THERE IS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
  - N11 SURVEY PREPARED BY: CRAFTON TULL & ASSOC. 1000 LEDGELAWN DRIVE CONWAY, AR 72034 (501) 328-3316 EMAIL: JEREMY.LAWSON@CRAFTONTULL.COM
  - N12 THIS SURVEY WAS COORDINATED, NOT PERFORMED BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED.
  - N13 THE MEASURED DESCRIPTION OF PROPERTY MATHEMATICALLY CLOSES WITH NO GAPS, GORES OR OVERLAPS.



**UTILITY NOTE**

1 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

**FLOOD ZONE**

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY 2025 PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) 'X' AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 22071C2330 DATED JUNE 5, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. (www.fema.gov)

**SIGNIFICANT OBSERVATIONS**

E1 PIPE FENCE IS 24.01' OUTSIDE THE PROPER LINE

**CURVE TABLE**

CURVE #	MEASURED				RECORD					
	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	78.23'	1178.13'	3°46'16"	N 77°24'44" W	78.22'	78.40'	1176.30'	24°38'00"	NA	NA
C2	19.19'	1422.70'	0°46'23"	N 74°37'53" W	19.19'	NA	1422.70'	NA	N 74°18'34" W	19.19'

DRAWING: C:\PARTNER\ENGINEERING\ALTA\22-358128.3\107 DIVERSIFIED DRIVE SUITE B VILLA RIDGE MO\22071C2330.DWG  
DATE: 04/26/22  
DRAWN BY: JAW  
CHECKED BY: JAW  
DATE: 04/26/22  
SCALE: AS SHOWN  
PROJECT: 22-358128.3  
SHEET: 1 OF 1