

30-108
L-6-30
S-3



20151028000713060 AMRESTR
Bk: DE6442 Pg: 722
10/28/2015 03:08:21 PM 1/30

CERTIFIED-FILED FOR RECORD
Barbara J. Hall
Recorder of Deeds
St. Charles County, Missouri
BY: CGRAF \$108.00

Space above Line Reserved for Recorder's Use

MICSL
15-MIGCL MCB KL

- 1. **Title of Document:** Amendment to Declaration of Covenants, Conditions and Restrictions for The Villages at Springhurst
- 2. **Date of Document:** October 27, 2015
- 3. **Declarant(s):** McBride Springhurst, LLC
- 4. **Grantee:** Springhurst Homeowners Association
- 5. **Grantee's Mailing Address:** 16091 Swingley Ridge Road, Suite 300
Chesterfield, MO 63017
- 6. **Legal Description:** See attached Exhibit A
- 7. **Reference(s) to Book and Page(s):** Book 4373, Page 2189

Return to: McBride Springhurst, LLC
16091 Swingley Ridge Road, Suite 300
Chesterfield, MO 63017

This cover page is attached solely for the purpose of complying with the requirements stated in §§ 59.310.2; 59.313.2 RSMo 2001 of the Missouri Recording Act. The information provided on this cover page shall not be construed as either modifying or supplementing the substantive provisions of the attached Amendment. In the event of a conflict between the provisions of the attached Amendment and the provisions of this cover page, the attached Amendment shall prevail and control.

Title Partners Agency, LLC
457 Sovereign Ct.
Ballwin, MO 63011

AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE VILLAGES AT SPRINGHURST

This AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGES AT SPRINGHURST (“**Amendment**”) is entered into this 27th day of October, 2015, by and between McBride Springhurst, LLC, a Missouri limited liability company (“**McBride**”) (also referred to herein as “**Declarant**”) and Springhurst Homeowners Association, a Missouri non-profit corporation (“**Association**”).

WHEREAS, Springhurst, LLC (“**Original Declarant**”) and Association entered into that certain Declaration of Covenants, Conditions and Restrictions for The Villages at Springhurst recorded in Book 4373, Page 2189, in the St. Charles County, Missouri Recorder of Deeds Office (as amended and supplemented, the “**Declaration**”) governing a community located in St. Charles, Missouri commonly known as the “Villages at Springhurst” and more particularly described in the Declaration;

WHEREAS, pursuant to the Transfer of Declarant Rights dated February 24, 2011 and recorded in Book 5560, page 1076 of the St. Charles County Recorder of Deeds, the Original Declarant conveyed its rights as Declarant under the Declaration to McBride and, therefore, McBride is the Declarant under the Declaration,

WHEREAS, McBride continues to own property within the Villages at Springhurst, and

WHEREAS, Section 18.1 of the Declaration authorizes Declarant to unilaterally amend the Declaration so long as Declarant owns property within the Villages at Springhurst; and

WHEREAS, McBride, as Declarant, desires to amend the Declaration as set forth below.

NOW THEREFORE, in consideration of the premises and of the mutual promises, covenants and agreements contained in the Declaration, and pursuant to the right, power and authority of Declarant thereunder, Declarant declares the following:

1. All capitalized terms used and not otherwise defined in this Amendment shall have the meaning ascribed in the Declaration.

2. The above recitals are true and accurate and are incorporated into the body and made a material part of this Amendment by this reference.

3. The first paragraph of Section 10.1 of the Declaration is deleted in its entirety and replaced with the following:

“**10.1 Development Rights.** While Declarant owns any portion of the Property subject to this Declaration, Declarant reserves the right, but not the obligation, and subject to the approval of the City of O’Fallon, Missouri, if requested by the City of O’Fallon, as follows:”

4. The Declaration is amended such that any reference to “Rowhouses” and the number of Rowhouse units shall include both of the following: (a) 86 rowhouses already constructed and/or planned to be built as of the date of this Amendment on the following lots: Lots 29D through 63D inclusive of The Villages at Springhurst Plat Two per the plat recorded in Plat Book 42, page 385 of the St. Charles County Records, Lots 17D through 28D inclusive and 80D through 98D inclusive of The Villages at Springhurst Plat Four per the plat recorded in Plat Book 43, page 366 of the St. Charles County Records, and Lots 76D through 79D inclusive and Lots 99D through 114D inclusive of The Villages at Springhurst Plat Six per the plat recorded in



Plat Book 45, page 25 of the St. Charles County Records; and (b) 14 townhomes that are to be constructed in Neighborhood D on Adjusted Lots 1D, 3D, 5D, 7D, 9D, 11D, 13D, 15D, 64D, 66D, 68D, 70D, 72D and 74D of The Villages at Springhurst – Part of Plats Two, Four and Six Boundary Adjustment Plat per the plat recorded in Plat Book ____, page ____ of the St. Charles County Records; creating a total of 100 homes referred to as “Rowhouses” in Village D.

5. All 100 of these “rowhouse” units continue to exist within Village D, and, therefore, the maintenance of such units is governed by that certain Supplemental Declaration of Covenants, Conditions and Restrictions for the Villages at Springhurst – Springhurst Village “D” recorded in Book DE4582, Page 1644 of the St. Charles County Recorder’s Office, as may be amended from time to time.

6. Except as specifically modified in this Amendment, the Declaration shall remain unchanged and in full force and effect. In the event of any inconsistency or conflict between this Amendment and the Declaration this Amendment shall control. This Amendment shall be binding upon the Declarant, the Association and all Owners and the heirs, successors and assigns and shall be binding upon the Property and run with the land.

IN WITNESS WHEREOF, Declarant, by its duly authorized officer, executed this Amendment effective on the date first above written.

DECLARANT:

McBride Springhurst, LLC

By: McBride & Son Acquisitions, LLC, Managing Member

By: [Signature]

Name: Jeff Schindler

Title: President

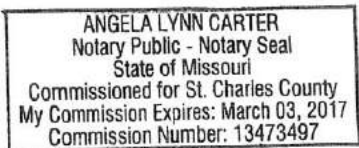
STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

On this 27th day of October, 2015, before me appeared Jeff Schindler, to me personally known, who, being by me duly sworn, did say that he is duly authorized to sign on behalf of McBride & Son Acquisitions, LLC, Managing Member of McBride Springhurst, LLC, a Missouri limited liability company, and that said instrument was signed on behalf of said company by authority of its members, and that he acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

[Signature]
Notary Public
ANGELA LYNN CARTER

My Commission Expires:





20151028000713060 4/30

Bk:DE6442 Pg:725

Exhibit A



20151028000713060 5/30
Bk:DE6442 Pg:726



20051219001205800 69/104
Bk:DE4373 Pg:2257

EXHIBIT "A"
Legal Description of Springhurst Property

Legal Description of Each Neighborhood



20151028000713060 6/30

Bk:DE6442 Pg:727



20051219001208600 70/104

Bk:DE4373 Pg:2258

THE **STERLING** CO ENGINEERS & SURVEYORS

5055 New Baumgartner Rd
St. Louis, Missouri 63129
Tel 314.487.0440
Fax 314.487.8944

PROPERTY DESCRIPTION

EXHIBIT A

Order Number: 03-12-269

Date: October 28, 2005

Page 1 of 3 By: TJH/PGH

Project: Springhurst
Description: McBride Phase I

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10 AND PART OF FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CENTRAL ELECTRIC POWER COOPERATIVE, RECORDED IN DEED BOOK 685, PAGE 528 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT ALSO BEING THE SOUTH LINE OF STATE HIGHWAY N (VARIABLE WIDTH); THENCE WITH THE SOUTH LINE OF HIGHWAY N, SOUTH 89°33'08" EAST 108.73 FEET TO A POINT; THENCE SOUTH 00°26'52" WEST 10.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 39.07 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°53'46" WEST 440.30 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 288.34 FEET AND AN ARC LENGTH OF 73.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°33'08" WEST 820.99 FEET TO A POINT; THENCE SOUTH 00°26'52" WEST 269.92 FEET TO A POINT; THENCE NORTH 89°33'08" WEST 789.19 FEET TO A POINT; THENCE SOUTH 00°26'52" WEST 150.00 FEET TO A POINT; THENCE NORTH 89°33'08" WEST 1.15 FEET TO A POINT; THENCE SOUTH 00°26'52" WEST 110.00 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 652.40 FEET TO A POINT; THENCE SOUTH 72°14'56" EAST 29.12 FEET TO A POINT; THENCE SOUTH 83°04'47" EAST 11.87 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 88.59 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS THAT BEARS SOUTH 88°09'19" WEST A DISTANCE OF 125.00 FEET WITH AN ARC LENGTH OF 5.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°26'52" WEST 70.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 24.97 FEET WITH AN ARC LENGTH OF 39.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°33'08" WEST 837.76 FEET TO A POINT; THENCE SOUTH 01°20'40" WEST 50.01 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS THAT BEARS SOUTH 01°20'40" WEST A DISTANCE OF 25.00 FEET WITH AN ARC LENGTH OF 39.07 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°53'46" WEST 170.01 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 39.47 FEET TO A POINT; THENCE SOUTH 01°20'40" WEST 50.01 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE WITH A CURVE TO THE LEFT WHICH RADIUS BEARS SOUTH 00°26'52" WEST 25.00 FEET WITH AN ARC LENGTH OF 39.07 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°53'46" WEST 95.20 FEET TO A



20151028000713060 7/30
Bk:DE6442 Pg:728



20051219001203800 7/1/04
Bk:DE4373 Pg:2259

POINT; THENCE SOUTH 89°33'08" EAST 56.97 FEET TO A POINT; THENCE SOUTH 00°26'52" WEST 113.88 FEET TO A POINT; THENCE SOUTH 83°50'30" EAST 61.55 FEET TO A POINT; THENCE SOUTH 00°26'52" WEST 50.00 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 14.09 FEET TO A POINT; THENCE SOUTH 07°07'44" EAST 122.78 FEET TO A POINT; THENCE NORTH 82°52'16" EAST 16.84 FEET TO A POINT; THENCE SOUTH 09°01'12" EAST 111.28 FEET TO A POINT; THENCE SOUTH 82°52'16" WEST 950.26 FEET TO A POINT; THENCE NORTH 00°55'50" EAST 775.45 FEET TO A POINT; THENCE SOUTH 89°04'10" EAST 120.00 FEET TO A POINT; THENCE NORTH 00°55'50" EAST 183.59 FEET TO A POINT OF CURVATURE; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET AND AN ARC LENGTH OF 172.02 FEET TO A POINT OF REVERSE CURVATURE; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND AN ARC LENGTH OF 122.95 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°53'46" EAST 50.89 FEET TO A POINT OF CURVATURE; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 39.25 FEET TO A POINT; THENCE NORTH 00°51'42" EAST 50.00 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE WITH A CURVE TO THE LEFT WHICH RADIUS BEARS NORTH 00°51'42" EAST 25.00 FEET AND AN ARC LENGTH OF 39.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°53'46" EAST 529.50 FEET TO A POINT OF CURVATURE; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND AN ARC LENGTH OF 61.62 FEET TO A POINT OF REVERSE CURVATURE; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET AND AN ARC LENGTH 72.82 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°53'46" EAST 103.98 FEET TO A POINT; THENCE SOUTH 89°59'36" EAST 65.01 FEET TO A POINT; THENCE SOUTH 00°53'46" WEST 767.88 FEET TO A POINT OF CURVATURE; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 39.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°04'10" EAST 339.98 FEET TO A POINT OF CURVATURE; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 39.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°53'46" EAST 65.67 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 280.00 FEET WITH AN ARC LENGTH OF 35.46 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 282.33 FEET WITH AN ARC LENGTH OF 117.87 FEET TO POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 211.03 FEET WITH AN ARC LENGTH OF 58.45 FEET TO A POINT; THENCE SOUTH 77°05'22" EAST 77.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,344,162 SQUARE FEET (30.8577 ACRES), MORE OR LESS.

EXCEPTING THEREFROM:

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CENTRAL ELECTRIC POWER COOPERATIVE, RECORDED IN DEED BOOK 685, PAGE 528 OF THE ST. CHARLES COUNTY RECORDS; THENCE SOUTH 00°53'46" WEST 420.11 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE WITH A CURVE TO THE RIGHT WHICH RADIUS BEARS SOUTH 89°06'14" EAST 25.00 FEET WITH AN ARC DISTANCE OF 39.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°04'10" EAST 325.44 FEET TO A POINT; THENCE SOUTH 00°55'50" WEST 110.00 FEET TO POINT;



20151028000713060 8/30
Bk:DE6442 Pg:729



20051219001203600 72/104
Bk:DE4373 Pg:2260

THENCE SOUTH 89°04'10" EAST 210.00 FEET TO A POINT; THENCE SOUTH 84°52'16" WEST 22.80 FEET TO A POINT; THENCE SOUTH 15°37'27" WEST 77.98 FEET, SOUTH 30°48'48" WEST 77.98 FEET, SOUTH 38°24'29" WEST 35.00 FEET, NORTH 78°54'55" WEST 37.04 FEET, NORTH 51°35'31" WEST 95.00 FEET TO A POINT OF CURVATURE; THENCE WITH A CURVE TO THE LEFT WHICH RADIUS BEARS NORTH 34°18'21" WEST 175.00 FEET WITH AN ARC LENGTH OF 167.37 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°53'46" EAST 50.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 58,648 SQUARE FEET (1.3464 ACRES), MORE OR LESS.

FURTHER EXCEPTING THEREFROM

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CENTRAL ELECTRIC POWER COOPERATIVE, RECORDED IN DEED BOOK 685, PAGE 528 OF THE ST. CHARLES COUNTY RECORDS; THENCE SOUTH 00°53'46" WEST 470.94 FEET TO A POINT OF CURVATURE; THENCE LONG A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET WITH AN ARC LENGTH OF 167.37 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 126.38 FEET WITH AN ARC LENGTH OF 141.54 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°55'50" WEST 168.65 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 89°04'10" EAST 152.52 FEET TO A POINT; THENCE SOUTH 32°47'48" WEST 61.23 FEET TO A POINT; THENCE SOUTH 12°01'25" WEST 52.99 FEET TO A POINT; THENCE NORTH 89°04'10" WEST 110.00 FEET TO A POINT; THENCE NORTH 00°55'50" EAST 104.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13,075 SQUARE FEET (0.3002 ACRES), MORE OR LESS, FOR A NET AREA OF 1,272,439 SQUARE FEET (29.2111 ACRES) MORE OR LESS.



20151028000713060 9/30
Bk: DE6442 Pg: 730



20051219001203800 73/104
Bk: DE4373 Pg: 2261

THE **STERLING** CO ENGINEERS & SURVEYORS

5055 New Baumgartner Rd
St. Louis, Missouri 63129
Tel 314.487.0440
Fax 314.487.8944

Order Number: 03-12-269
Date: August 21, 2005
Page 1 of 5 By: TJH

PROPERTY DESCRIPTION

Project: Springhurst
Description: McBride Phase 2

EXHIBIT A

PARCEL 1

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10 AND PART OF FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CENTRAL ELECTRIC POWER COOPERATIVE, RECORDED IN DEED BOOK 685, PAGE 528 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT ALSO BEING THE SOUTH LINE OF STATE HIGHWAY N (VARIABLE WIDTH); THENCE WITH THE SOUTH LINE OF HIGHWAY N, SOUTH 89°33'08" EAST 108.73 FEET TO A POINT; THENCE SOUTH 00°26'52" WEST 10.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 39.07 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°53'46" WEST 440.30 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 288.34 FEET AND AN ARC LENGTH OF 73.68 FEET TO A POINT; THENCE NORTH 77°05'22" WEST 77.57 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS THAT BEARS NORTH 77°05'22" WEST 211.03 FEET A DISTANCE OF 211.03 FEET WITH AN ARC LENGTH OF 58.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 282.33 FEET WITH AN ARC LENGTH OF 117.87 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS 280.00 FEET WITH AN ARC LENGTH OF 26.14 FEET TO A POINT; THENCE NORTH 89°04'10" WEST 390.14 FEET TO A POINT; THENCE NORTH 00°53'46" EAST 54.00 FEET TO A POINT; THENCE SOUTH 89°04'10" EAST 204.99 FEET TO A POINT; THENCE NORTH 00°55'50" EAST 114.08 FEET TO A POINT; THENCE NORTH 89°04'10" WEST 205.06 FEET TO A POINT; THENCE NORTH 00°53'46" EAST 77.01 FEET TO A POINT; THENCE SOUTH 89°35'36" EAST 450.00 FEET TO A POINT; THENCE NORTH 00°53'46" EAST 474.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 125,985 SQUARE FEET (2.8922 ACRES), MORE OR LESS.



20151028000713060 10/30
Bk: DE6442 Pg: 731



20051219001203800 74X104
Bk: DE4373 Pg: 2252

PARCEL 2

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CENTRAL ELECTRIC POWER COOPERATIVE, RECORDED IN DEED BOOK 685, PAGE 528 OF THE ST. CHARLES COUNTY RECORDS; THENCE SOUTH 00°53'46" WEST 470.94 FEET TO A POINT OF CURVATURE; THENCE LONG A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET WITH AN ARC LENGTH OF 21.79 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 81°58'13" EAST 120.00 FEET TO A POINT; THENCE SOUTH 15°37'27" WEST 77.98 FEET TO A POINT; THENCE SOUTH 30°48'48" WEST 77.98 FEET TO A POINT; THENCE SOUTH 38°24'29" WEST 35.00 FEET TO A POINT; THENCE NORTH 78°54'55" WEST 37.04 FEET TO A POINT; THENCE NORTH 51°35'31" WEST 95.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS THAT BEARS NORTH 34°18'21" WEST A DISTANCE OF 175.00 FEET WITH AN ARC LENGTH OF 145.58 TO THE POINT OF BEGINNING AND CONTAINING 20,778 SQUARE FEET (0.4770 ACRES), MORE OR LESS.

PARCEL 3

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CENTRAL ELECTRIC POWER COOPERATIVE, RECORDED IN DEED BOOK 685, PAGE 528 OF THE ST. CHARLES COUNTY RECORDS; THENCE SOUTH 00°53'46" WEST 470.94 FEET TO A POINT OF CURVATURE; THENCE LONG A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET WITH AN ARC LENGTH OF 167.37 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 126.38 FEET WITH AN ARC LENGTH OF 141.54 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°55'50" WEST 168.65 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 89°04'10" EAST 152.52 FEET TO A POINT; THENCE SOUTH 32°47'48" WEST 61.23 FEET TO A POINT; THENCE SOUTH 12°01'25" WEST 52.99 FEET TO A POINT; THENCE NORTH 89°04'10" WEST 110.00 FEET TO A POINT; THENCE NORTH 00°55'50" EAST 104.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13,075 SQUARE FEET (0.3001 ACRES), MORE OR LESS.



20151028000713060 11/30

Bk:DE6442 Pg:732



20051219001203000 75/104

Bk:DE4373 Pg:2263

PARCEL 4

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CENTRAL ELECTRIC POWER COOPERATIVE, RECORDED IN DEED BOOK 685, PAGE 528 OF THE ST. CHARLES COUNTY RECORDS; THENCE NORTH 89°06'14" WEST 50.00 FEET TO A POINT; THENCE SOUTH 00°53'46" WEST 320.05 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 39.28 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 00°51'42" WEST 50.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 39.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°53'46" WEST 50.89 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 125.00 FEET WITH AN ARC LENGTH OF 122.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET WITH AN ARC LENGTH OF 172.02 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°55'50" WEST 183.59 FEET TO A POINT; THENCE NORTH 89°04'10" WEST 120.00 FEET TO A POINT; THENCE NORTH 00°55'50" EAST 559.19 FEET TO A POINT; THENCE SOUTH 89°04'10" EAST 228.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 98,093 SQUARE FEET (2.2519 ACRES), MORE OR LESS.

PARCEL 5

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10 AND PART OF FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SPRINGHURST, LLC, RECORDED IN DEED BOOK 4083 PAGE 1430 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS THAT BEARS NORTH 72°04'26" WEST 288.34 FEET WITH AN ARC LENGTH OF 83.27 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 217.04 WITH AN ARC LENGTH OF 90.74 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 220.00 FEET WITH AN ARC LENGTH OF 27.86 FEET TO A POINT; THENCE SOUTH 00°53'46" WEST 84.42 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 105.52 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 89°33'08" EAST 558.00 FEET TO A POINT; THENCE SOUTH 00°26'52" WEST 150.00 FEET TO A POINT; THENCE NORTH



20151028000713060 12/30
Bk:DE6442 Pg:733



20051219001203600 76/104
Bk:DE4373 Pg:2264

89°33'08" WEST 94.15 FEET TO A POINT; THENCE SOUTH 00°26'52" WEST 110.00 FEET TO A POINT; THENCE NORTH 89°33'08" WEST 465.00 FEET TO A POINT; THENCE NORTH 00°26'52" EAST 110.00 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 1.15 FEET TO A POINT; THENCE NORTH 00°26'52" EAST 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 134,850 SQUARE FEET (3.0957 ACRES), MORE OR LESS.

PARCEL 6

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10 AND PART OF FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO 64N LAND & CATTLE COMPANY, LLC, RECORDED IN DEED BOOK 3924 PAGE 453 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT ALSO BEING ON THE EAST LINE OF LOT NO. 7 PLAT NO. 1 OF PARTITION OF JAMES BALDRIDGE RECORDED IN DEED BOOK T PAGE 495 OF THE ST. CHARLES COUNTY RECORDS; THENCE WITH THE SAID EAST LINE, SOUTH 08°02'10" EAST 547.06 FEET TO A POINT; THENCE SOUTH 81°57'50" WEST 102.81 FEET TO A POINT; THENCE SOUTH 32°58'50" WEST 19.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS THAT BEARS SOUTH 33°14'31" WEST A DISTANCE OF 280.00 FEET WITH AN ARC LENGTH OF 91.88 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET WITH AN ARC LENGTH OF 81.74 FEET TO A POINT; THENCE NORTH 12°34'19" EAST 43.71 FEET TO A POINT; THENCE NORTH 08°02'10" WEST 258.09 FEET TO A POINT; THENCE NORTH 89°33'08" WEST 117.53 FEET TO A POINT; THENCE NORTH 00°26'52" EAST 269.92 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 330.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 164,949 SQUARE FEET (3.7867 ACRES), MORE OR LESS.

PARCEL 7

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO 64N LAND & CATTLE COMPANY, LLC, RECORDED IN DEED BOOK 3924 PAGE 453 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT ALSO BEING ON THE EAST LINE OF LOT NO. 7 PLAT NO. 1 OF PARTITION OF JAMES BALDRIDGE RECORDED IN DEED BOOK T PAGE 495 OF THE ST. CHARLES COUNTY RECORDS; THENCE WITH THE SAID EAST LINE, SOUTH 08°02'10" EAST 1541.92 FEET TO A POINT; THENCE SOUTH 81°39'44" WEST 148.67 FEET TO THE



20151028000713060 13/30
 Bk:DE6442 Pg:734



20051219001203800 771104
 Bk:DE4373 Pg:2265

ACTUAL POINT OF BEGINNING; THENCE SOUTH 81°39'44" WEST 625.08 FEET TO A POINT; THENCE SOUTH 07°28'17" EAST 480.08 FEET TO A POINT; THENCE NORTH 88°11'25" WEST 163.81 FEET TO A POINT; THENCE SOUTH 56°56'44" WEST 145.19 FEET TO A POINT; THENCE NORTH 09°01'12" WEST 118.78 FEET TO A POINT; THENCE SOUTH 80°58'48" WEST 50.00 FEET TO A POINT; THENCE NORTH 09°01'12" WEST 64.26 FEET TO A POINT; THENCE SOUTH 80°58'48" WEST 120.00 FEET TO A POINT; THENCE NORTH 09°01'12" WEST 682.28 FEET TO A POINT; THENCE SOUTH 82°52'16" WEST 16.84 FEET TO A POINT; THENCE NORTH 07°07'44" WEST 122.78 FEET TO A POINT; THENCE NORTH 89°33'08" WEST 14.09 FEET TO A POINT; THENCE NORTH 00°26'52" EAST 50.00 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 42.83 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET AND AN ARC LENGTH OF 92.38 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 30.73 FEET TO A POINT; THENCE SOUTH 51°56'54" EAST 51.64 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS THAT BEARS SOUTH 34°44'04" EAST A DISTANCE OF 25.00 FEET WITH AN ARC LENGTH OF 37.26 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET AND AN ARC LENGTH OF 64.47 FEET TO A POINT; THENCE SOUTH 09°01'12" EAST 7.07 FEET TO A POINT; THENCE NORTH 80°58'48" EAST 80.18 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 322.45 FEET TO A POINT; THENCE SOUTH 08°02'10" EAST 82.17 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 42.49 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 225.00 FEET WITH AN ARC LENGTH OF 4.33 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°33'08" WEST 58.82 FEET TO A POINT; THENCE SOUTH 00°26'52" WEST 50.00 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 58.82 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 275.00 FEET WITH AN ARC LENGTH OF 112.34 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 225.00 FEET AND AN ARC LENGTH OF 25.42 FEET TO A POINT; THENCE SOUTH 08°20'16" EAST 49.73 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET WITH AN ARC LENGTH OF 94.25 FEET TO A POINT; THENCE NORTH 81°39'44" EAST 378.49 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS THAT BEARS SOUTH 72°45'35" WEST A DISTANCE OF 225.00 FEET WITH AN ARC LENGTH OF 38.37 FEET TO A POINT; THENCE SOUTH 07°28'07" EAST 0.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 441,769 SQUARE FEET (10.1416 ACRES), MORE OR LESS.



20151028000713060 14/30

Bk: DE6442 Pg: 735



20051219001203800 78/104

Bk: DE4373 Pg: 2256

THE **STERLING** CO ENGINEERS & SURVEYORS

5055 New Baumgartner Rd
St. Louis, Missouri 63129
Tel 314.487.0440
Fax 314.487.8944

Order Number: 03-12-269
Date: August 21, 2005
Page 1 of 4 By: TJH

PROPERTY DESCRIPTION

Project: Springhurst
Description: McBride Phase 3

EXHIBIT A

PARCEL 1

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CENTRAL ELECTRIC POWER COOPERATIVE, RECORDED IN DEED BOOK 685, PAGE 528 OF THE ST. CHARLES COUNTY RECORDS, THENCE WITH THE WEST LINE OF SAID CENTRAL ELECTRIC POWER COOPERATIVE TRACT, SOUTH 00°53'46" WEST 23.77 FEET TO A POINT; THENCE DEPARTING SAID WEST LINE, NORTH 89°59'36" WEST 65.01 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 00°53'46" WEST 103.98 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 325.00 FEET WITH AN ARC LENGTH OF 72.82 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET WITH AN ARC LENGTH OF 61.62 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°53'46" WEST 529.50 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 39.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°04'10" WEST 228.54 FEET TO A POINT; THENCE NORTH 00°55'50" EAST 731.66 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS THAT BEARS SOUTH 30°25'53" EAST A DISTANCE OF 533.69 FEET WITH AN ARC LENGTH OF 147.46 FEET TO A POINT; THENCE SOUTH 89°59'36" EAST 103.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 194,102 SQUARE FEET (4.4559 ACRES), MORE OR LESS.

PARCEL 2

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



20151028000713060 15/30
Bk: DE6442 Pg: 736



20051219001203800 79/104
Bk: DE4373 Pg: 2267

COMMENCING AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CENTRAL ELECTRIC POWER COOPERATIVE, RECORDED IN DEED BOOK 685, PAGE 528 OF THE ST. CHARLES COUNTY RECORDS, THENCE SOUTH 00°53'46" WEST 77.01 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 89°04'10" EAST 205.06 FEET TO A POINT; THENCE SOUTH 00°55'50" WEST 114.08 FEET TO A POINT; THENCE NORTH 89°04'10" WEST 204.99 FEET TO A POINT; THENCE NORTH 00°53'46" EAST 114.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 23,389 SQUARE FEET (0.5369 ACRES), MORE OR LESS.

PARCEL 3

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SPRINGHURST, LLC, RECORDED IN DEED BOOK 4083 PAGE 1430 OF THE ST. CHARLES COUNTY RECORDS; THENCE NORTH 89°33'08" WEST 330.04 FEET TO A POINT; THENCE SOUTH 00°26'52" WEST 269.92 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 89°33'08" EAST 117.53 FEET TO A POINT; THENCE SOUTH 08°02'10" EAST 258.09 FEET TO A POINT; THENCE SOUTH 12°34'19" WEST 43.71 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS THAT BEARS SOUTH 63°36'46" EAST A DISTANCE OF 60.00 WITH AN ARC LENGTH OF 24.68 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 73.09 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 39.27 FEET TO A POINT; THENCE NORTH 89°33'08" WEST 50.00 FEET TO A POINT; THENCE NORTH 00°26'52" EAST 70.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 125.00 FEET WITH AN ARC LENGTH OF 5.00 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 88.59 FEET TO A POINT; THENCE NORTH 83°04'47" WEST 11.87 FEET TO A POINT; THENCE NORTH 72°14'56" WEST 29.12 FEET TO A POINT; THENCE NORTH 89°33'08" WEST 186.00 FEET TO A POINT; THENCE NORTH 00°26'52" EAST 110.00 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 94.15 FEET TO A POINT; THENCE NORTH 00°26'52" EAST 150.00 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 231.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 122,691 SQUARE FEET (2.8166 ACRES), MORE OR LESS.

PARCEL 4

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SPRINGHURST, LLC, RECORDED IN DEED BOOK 4083 PAGE 1430 OF THE ST. CHARLES COUNTY RECORDS; THENCE NORTH 89°33'08" WEST 330.04 FEET TO A POINT; THENCE SOUTH 00°26'52" WEST 269.92 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 117.53 FEET TO A POINT; THENCE SOUTH 08°02'10" EAST 258.09 FEET TO A POINT; THENCE SOUTH 12°34'19" WEST 43.71 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS THAT BEARS SOUTH 63°36'46" EAST A DISTANCE OF 60.00 WITH AN ARC LENGTH OF 24.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°49'13" WEST 98.32 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 89°33'08" EAST 4.83 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 125.00 FEET WITH AN ARC LENGTH OF 169.08 FEET TO A POINT; THENCE SOUTH 69°51'16" WEST 100.68 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS THAT BEARS SOUTH 59°01'52" WEST A DISTANCE OF 60.00 FEET WITH AN ARC LENGTH OF 70.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 81°57'50" WEST 54.00 FEET TO A POINT; THENCE NORTH 08°02'10" WEST 85.50 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN LENGTH OF 42.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°33'08" EAST 68.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 21,183 SQUARE FEET (2.8166 ACRES), MORE OR LESS.

PARCEL 5

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SPRINGHURST, LLC, RECORDED IN DEED BOOK 4083 PAGE 1430 OF THE ST. CHARLES COUNTY RECORDS; THENCE SOUTH 08°02'10" EAST 1541.92 FEET TO A POINT; THENCE SOUTH 81°39'44" WEST 1080.24 FEET TO A POINT; THENCE NORTH 09°01'12" WEST 341.58 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE NORTH 09°01'12" WEST 7.07 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET WITH AN ARC LENGTH OF 64.47 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 37.26 FEET TO A POINT; THENCE NORTH 51°56'54" WEST 51.64 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS THAT BEARS SOUTH 39°44'41" EAST A DISTANCE OF 175.00 FEET WITH AN ARC LENGTH OF 122.76 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°33'08" EAST 262.30 FEET TO A POINT; THENCE SOUTH 00°26'52" WEST 50.00 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 5.58 FEET TO A POINT; THENCE SOUTH 00°26'52" WEST 110.00 FEET TO A POINT; THENCE NORTH 89°33'08" WEST 244.82 FEET TO A POINT;



20151028000713060 17/30
Bk:DE6442 Pg:738



20051219001203800 81/104
Bk:DE4373 Pg:2269

THENCE SOUTH 80°58'48" WEST 80.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 55,505 SQUARE FEET (1.2742 ACRES), MORE OR LESS.

PARCEL 6

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SPRINGHURST, LLC, RECORDED IN DEED BOOK 4083 PAGE 1430 OF THE ST. CHARLES COUNTY RECORDS; THENCE SOUTH 08°02'10" EAST 1541.92 FEET TO A POINT; THENCE SOUTH 81°39'44" WEST 773.74 FEET TO A POINT; THENCE SOUTH 07°28'17" EAST 480.08 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 07°28'17" EAST 858.58 FEET TO A POINT; THENCE SOUTH 80°57'15" WEST 440.29 FEET TO A POINT; THENCE NORTH 09°01'12" WEST 1013.14 FEET TO A POINT; THENCE NORTH 80°58'48" EAST 120.00 FEET TO A POINT; THENCE SOUTH 09°01'12" EAST 64.26 FEET TO A POINT; THENCE NORTH 80°58'48" EAST 50.00 FEET TO A POINT; THENCE SOUTH 09°01'12" EAST 118.78 FEET TO A POINT; THENCE NORTH 56°56'44" EAST 145.19 FEET TO A POINT; THENCE SOUTH 88°11'25" EAST 163.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 413,606 SQUARE FEET (9.4950 ACRES), MORE OR LESS.



20151028000713060 18/30

Bk:DE6442 Pg:739



20051219001203800 82/104

Bk:DE4373 Pg:2270

THE **STERLING** CO ENGINEERS & SURVEYORS

5055 New Baumgartner Rd
St. Louis, Missouri 63129
Tel 314.487.0440
Fax 314.487.8944

Order Number: 03-12-269

Date: August 21, 2005

Page 1 of 4 By: TJH

PROPERTY DESCRIPTION

Project: Springhurst
Description: Mayer Phase I

EXHIBIT A

A TRACT OF LAND BEING PART OF A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10 AND PART OF FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO 64N LAND & CATTLE COMPANY, LLC, RECORDED IN DEED BOOK 3924 PAGE 453 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT ALSO BEING ON THE EAST LINE OF LOT NO. 7 PLAT NO. 1 OF PARTITION OF JAMES BALDRIDGE RECORDED IN DEED BOOK T PAGE 495 OF THE ST. CHARLES COUNTY RECORDS; THENCE WITH THE SAID EAST LINE, SOUTH 08°02'10" EAST 547.06 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE CONTINUING WITH THE SAID EAST LINE, SOUTH 08°02'10" EAST 994.85 FEET TO A POINT; THENCE SOUTH 81°39'44" WEST 148.67 FEET TO A POINT; THENCE NORTH 07°28'07" WEST 0.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 224.80 FEET WITH AN ARC LENGTH OF 40.32 FEET TO A POINT; THENCE NORTH 17°43'48" WEST 90.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 35.17 FEET TO A POINT; THENCE SOUTH 81°39'44" WEST 104.13 FEET TO A POINT; THENCE NORTH 08°02'10" WEST 578.98 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 40.00 FEET WITH AN ARC LENGTH OF 62.83 FEET TO A POINT; THENCE SOUTH 81°57'50" WEST 54.00 FEET TO A POINT; THENCE SOUTH 08°02'10" EAST 38.48 FEET TO A POINT; THENCE SOUTH 81°57'50" WEST 50.00 FEET TO A POINT; THENCE NORTH 07°59'59" WEST 158.03 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 36.41 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°33'08" WEST 9.80 FEET TO A POINT; THENCE SOUTH 00°26'52" WEST 110.00 FEET TO A POINT; THENCE NORTH 89°33'08" WEST 589.68 FEET TO A POINT; THENCE SOUTH 00°26'52" WEST 160.00 FEET TO A POINT; THENCE NORTH 89°33'08" WEST 43.25 FEET TO A POINT; THENCE SOUTH 00°26'52" WEST 120.00 FEET TO A POINT; THENCE NORTH 89°33'08"



20151028000713060 19/30
Bk:DE6442 Pg:740



20051219001203800 83/104
Bk:DE4373 Pg:2271

WEST 224.97 FEET TO A POINT; THENCE NORTH 00°53'46" EAST 365.21 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 39.07 FEET TO A POINT; THENCE NORTH 01°20'40" EAST 50.01 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 837.76 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 24.97 FEET WITH AN ARC LENGTH OF 39.28 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 50.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS THAT BEARS SOUTH 89°33'08" EAST A DISTANCE OF 25.00 FEET WITH AN ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°33'08" EAST 73.09 FEET TO A POINT; THENCE NORTH 02°49'13" EAST 48.28 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET WITH AN ARC LENGTH OF 106.42 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 280.00 FEET WITH AN ARC LENGTH OF 91.88 FEET TO A POINT; THENCE NORTH 32°58'50" EAST 19.00 FEET TO A POINT; THENCE NORTH 81°57'50" EAST 102.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 512,803 SQUARE FEET (11.7723 ACRES), MORE OR LESS.

EXCEPTING THEREFROM A TRACT OF LAND BEING PART OF A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO 64N LAND & CATTLE COMPANY, LLC, RECORDED IN DEED BOOK 3924 PAGE 453 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT ALSO BEING ON THE EAST LINE OF LOT NO. 7 PLAT NO. 1 OF PARTITION OF JAMES BALDRIDGE RECORDED IN DEED BOOK T PAGE 495 OF THE ST. CHARLES COUNTY RECORDS; THENCE WITH THE SAID EAST LINE, SOUTH 08°02'10" EAST 1541.92 FEET TO THE SOUTHEAST CORNER OF LOT NO. 7 PLAT NO. 1 OF PARTITION OF JAMES BALDRIDGE; THENCE WITH THE SOUTH LINE OF SAID LOT NO. 7, SOUTH 81°39'44" WEST 98.66 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS THAT BEARS SOUTH 82°27'09" WEST A DISTANCE OF 275.00 FEET WITH AN ARC LENGTH OF 48.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 17°44'06" WEST 77.41 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE NORTH 17°44'06" WEST 78.12 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 225.00 FEET WITH AN ARC LENGTH OF 38.09 FEET TO A POINT OF TANGENCY; THENCE NORTH 08°02'10" WEST 195.78 FEET TO A POINT; THENCE NORTH 81°57'50" EAST 92.00 FEET TO A POINT; THENCE SOUTH 08°02'10" EAST 163.79 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 510.00 FEET WITH AN ARC LENGTH OF 86.33 FEET TO A POINT; THENCE SOUTH 17°44'06" EAST 14.19 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 40.00 FEET WITH AN ARC LENGTH OF 69.39 FEET TO A POINT ON



20151028000713060 20/30
Bk: DE6442 Pg: 741



20051219001203600 84/104
Bk: DE4373 Pg: 2272

TANGENCY; THENCE SOUTH 81°39'44" WEST 46.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 28,236 SQUARE FEET (0.6482 ACRES), MORE OR LESS.

FURTHER EXCEPTING THEREFROM A TRACT OF LAND BEING PART OF A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO 64N LAND & CATTLE COMPANY, LLC, RECORDED IN DEED BOOK 3924 PAGE 453 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT ALSO BEING ON THE EAST LINE OF LOT NO. 7 PLAT NO. 1 OF PARTITION OF JAMES BALDRIDGE RECORDED IN DEED BOOK T PAGE 495 OF THE ST. CHARLES COUNTY RECORDS; THENCE WITH THE SAID EAST LINE, SOUTH 08°02'10" EAST 1541.92 FEET TO A POINT; THENCE SOUTH 81°39'44" WEST 148.67 FEET TO A POINT; THENCE NORTH 07°28'07" WEST 0.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 224.80 FEET WITH AN ARC LENGTH OF 40.32 FEET TO A POINT; THENCE NORTH 17°43'48" WEST 90.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 35.17 FEET TO A POINT; THENCE SOUTH 81°39'44" WEST 104.13 FEET TO A POINT; THENCE NORTH 08°02'10" WEST 248.00 FEET TO A POINT; THENCE NORTH 81°57'50" EAST 20.00 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE NORTH 08°02'10" WEST 330.98 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET WITH AN ARC LENGTH OF 24.02 FEET TO A POINT; THENCE NORTH 89°51'16" EAST 100.68 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS THAT BEARS SOUTH 77°56'49" WEST A DISTANCE OF 125.00 FEET WITH AN ARC LENGTH OF 8.76 FEET TO A POINT; THENCE SOUTH 08°02'10" EAST 366.72 FEET TO A POINT; THENCE SOUTH 81°57'50" WEST 94.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 34,391 SQUARE FEET (0.7895 ACRES), MORE OR LESS.

AND FURTHER EXCEPTING THEREFROM A TRACT OF LAND BEING PART OF A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO 64N LAND & CATTLE COMPANY, LLC, RECORDED IN DEED BOOK 3924 PAGE 453 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT ALSO BEING ON THE EAST LINE OF LOT NO. 7 PLAT NO. 1 OF PARTITION OF JAMES BALDRIDGE RECORDED IN DEED BOOK T PAGE 495 OF THE ST. CHARLES COUNTY RECORDS; THENCE WITH THE SAID EAST LINE, SOUTH 08°02'10" EAST 547.06 FEET TO A POINT; THENCE SOUTH 81°57'50" WEST 102.81 FEET TO A



20151028000713060 21/30
 Bk:DE6442 Pg:742



20051219001203800 85/104
 Bk:DE4373 Pg:2273

POINT; THENCE SOUTH 32°58'50" WEST 19.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS THAT BEARS SOUTH 33°14'31" WEST A DISTANCE OF 280.00 FEET WITH AN ARC LENGTH OF 91.88 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET WITH AN ARC LENGTH OF 106.42 FEET TO A POINT; THENCE SOUTH 02°49'13" WEST 98.32 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 89°33'08" EAST 4.83 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 125.00 FEET AND AN ARC LENGTH OF 169.08 FEET TO A POINT; THENCE SOUTH 69°51'16" WEST 100.68 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS THAT BEARS SOUTH 59°01'52" WEST 60.00 FEET WITH AN ARC LENGTH OF 70.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 81°57'50" WEST 54.00 FEET TO A POINT; THENCE NORTH 08°02'10" WEST 85.50 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 42.97 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 68.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 21,183 SQUARE FEET (0.4862 ACRES), MORE OR LESS, FOR A NET AREA OF 428,993 SQUARE FEET (9.8483 ACRES), MORE OR LESS.



20151028000713060 22/30
Bk:DE6442 Pg:743



20051219001202600 85/104
Bk:DE4373 Pg:2274

THE **STERLING** CO

ENGINEERS & SURVEYORS

5055 New Baumgartner Rd
St. Louis, Missouri 63129
Tel 314.487.0440
Fax 314.487.8944

PROPERTY DESCRIPTION

Project: Springhurst
Description: Mayer Phase 2

EXHIBIT A

Order Number: 03-12-269
Date: August 21, 2005
Page 1 of 4 By: TJH

PARCEL 1

A TRACT OF LAND BEING PART OF A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO 64N LAND & CATTLE COMPANY, LLC, RECORDED IN DEED BOOK 3924 PAGE 453 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT ALSO BEING ON THE EAST LINE OF LOT NO. 7 PLAT NO. 1 OF PARTITION OF JAMES BALDRIDGE RECORDED IN DEED BOOK T PAGE 495 OF THE ST. CHARLES COUNTY RECORDS; THENCE WITH THE SAID EAST LINE, SOUTH 08°02'10" EAST 1541.92 FEET TO A POINT; THENCE SOUTH 81°39'44" WEST 148.67 FEET TO A POINT; THENCE NORTH 07°28'07" WEST 0.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 224.80 FEET WITH AN ARC LENGTH OF 40.32 FEET TO A POINT; THENCE NORTH 17°43'48" WEST 90.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 35.17 FEET TO A POINT; THENCE SOUTH 81°39'44" WEST 104.13 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 81°39'44" WEST 262.75 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 225.00 FEET WITH AN ARC LENGTH OF 57.41 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET WITH AN ARC LENGTH OF 112.34 FEET TO A POINT; THENCE NORTH 89°33'08" WEST 58.82 FEET TO A POINT; THENCE NORTH 00°26'52" EAST 50.00 FEET TO A POINT; THENCE SOUTH 89°35'24" EAST 63.15 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 42.49 FEET TO A POINT OF TANGENCY; THENCE NORTH 08°02'10" WEST 82.17 FEET TO A POINT; THENCE NORTH 89°33'08" WEST 77.62 FEET TO A POINT; THENCE NORTH 00°26'52" EAST 110.00 FEET TO A POINT; THENCE NORTH 89°33'08" WEST 5.58 FEET TO A POINT;



20151028000713060 23/30
 Bk: DE6442 Pg: 744



20051219001203800 87/104
 Bk: DE4373 Pg: 2275

THENCE NORTH 00°26'52" EAST 50.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 42.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 08°02'10" WEST 72.10 FEET TO A POINT; THENCE NORTH 89°33'08" WEST 106.27 FEET TO A POINT; THENCE NORTH 00°26'52" EAST 10.00 FEET TO A POINT; THENCE NORTH 89°33'08" WEST 252.00 FEET TO A POINT; THENCE SOUTH 77°03'19" WEST 43.17 FEET TO A POINT; THENCE NORTH 89°33'08" WEST 42.00 FEET TO A POINT; THENCE NORTH 00°26'52" EAST 120.00 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 43.25 FEET TO A POINT; THENCE NORTH 00°26'52" EAST 160.00 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 463.68 FEET TO A POINT; THENCE SOUTH 45°34'15" EAST 89.85 FEET TO A POINT; THENCE SOUTH 08°02'10" EAST 373.49 FEET TO A POINT; THENCE SOUTH 37°02'29" EAST 48.02 FEET TO A POINT; THENCE SOUTH 17°07'05" EAST 42.53 FEET TO A POINT; THENCE SOUTH 08°02'10" EAST 42.00 FEET TO A POINT; THENCE SOUTH 81°57'50" WEST 110.00 FEET TO A POINT; THENCE SOUTH 08°02'10" EAST 35.96 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 43.83 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET WITH AN ARC LENGTH OF 48.73 FEET TO A POINT OF TANGENCY; THENCE NORTH 81°39'44" EAST 94.14 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 39.14 FEET TO A POINT OF TANGENCY; THENCE NORTH 08°02'10" WEST 506.38 FEET TO A POINT; THENCE NORTH 81°57'50" EAST 50.00 FEET TO A POINT; THENCE NORTH 08°02'10" WEST 38.48 FEET TO A POINT; THENCE NORTH 81°57'50" EAST 54.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 40.00 FEET WITH AN ARC LENGTH OF 62.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 08°02'10" EAST 425.98 FEET TO A POINT; THENCE SOUTH 81°57'50" WEST 94.00 FEET TO A POINT; THENCE SOUTH 08°02'10" EAST 78.36 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 39.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 81°39'44" EAST 68.87 FEET TO A POINT; THENCE SOUTH 08°02'10" EAST 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 304,978 SQUARE FEET (7.0013 ACRES), MORE OR LESS.

PARCEL 2

A TRACT OF LAND BEING PART OF A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO 64N LAND & CATTLE COMPANY, LLC, RECORDED IN DEED BOOK 3924 PAGE 453 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT ALSO BEING ON THE EAST LINE OF LOT NO. 7 PLAT NO. 1 OF PARTITION OF JAMES



20151028000713060 24/30
 Bk:DE6442 Pg:745



20051219001203800 88/04
 Bk:DE4373 Pg:2276

BALDRIDGE RECORDED IN DEED BOOK T PAGE 495 OF THE ST. CHARLES COUNTY RECORDS; THENCE WITH THE SAID EAST LINE, SOUTH 08°02'10" EAST 1541.92 FEET TO THE SOUTHEAST CORNER OF LOT NO. 7 PLAT NO. 1 OF PARTITION OF JAMES BALDRIDGE; THENCE WITH THE SOUTH LINE OF SAID LOT NO. 7, SOUTH 81°39'44" WEST 98.66 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS THAT BEARS SOUTH 82°27'09" WEST A DISTANCE OF 275.00 FEET WITH AN ARC LENGTH OF 48.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 17°44'06" WEST 77.41 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE NORTH 17°44'06" WEST 78.12 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 225.00 FEET WITH AN ARC LENGTH OF 38.09 FEET TO A POINT OF TANGENCY; THENCE NORTH 08°02'10" WEST 195.78 FEET TO A POINT; THENCE NORTH 81°57'50" EAST 92.00 FEET TO A POINT; THENCE SOUTH 08°02'10" EAST 163.79 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 510.00 FEET WITH AN ARC LENGTH OF 86.33 FEET TO A POINT; THENCE SOUTH 17°44'06" EAST 14.19 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 40.00 FEET WITH AN ARC LENGTH OF 69.39 FEET TO A POINT ON TANGENCY; THENCE SOUTH 81°39'44" WEST 46.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 28,236 SQUARE FEET (0.6482 ACRES), MORE OR LESS.

PARCEL 3

A TRACT OF LAND BEING PART OF A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO 64N LAND & CATTLE COMPANY, LLC, RECORDED IN DEED BOOK 3924 PAGE 453 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT ALSO BEING ON THE EAST LINE OF LOT NO. 7 PLAT NO. 1 OF PARTITION OF JAMES BALDRIDGE RECORDED IN DEED BOOK T PAGE 495 OF THE ST. CHARLES COUNTY RECORDS; THENCE WITH THE SAID EAST LINE, SOUTH 08°02'10" EAST 1541.92 FEET TO A POINT; THENCE SOUTH 81°39'44" WEST 148.67 FEET TO A POINT; THENCE NORTH 07°28'07" WEST 0.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 224.80 FEET WITH AN ARC LENGTH OF 40.32 FEET TO A POINT; THENCE NORTH 17°43'48" WEST 90.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 35.17 FEET TO A POINT; THENCE SOUTH 81°39'44" WEST 104.13 FEET TO A POINT; THENCE NORTH 08°02'10" WEST 248.00 FEET TO A POINT; THENCE NORTH 81°57'50" EAST 20.00 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE NORTH 08°02'10" WEST 330.98 FEET TO A POINT OF CURVATURE; THENCE ALONG A



20151028000713060 25/30

Bk:DE6442 Pg:746



20051219001203900 89/104

Bk:DE4373 Pg:2277

CURVE OT THE LEFT WITH A RADIUS OF 60.00 FEET WITH AN ARC LENGTH OF 24.02 FEET TO A POINT; THENCE NORTH 69°51'16" EAST 100.68 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS THAT BEARS SOUTH 77°56'49" WEST A DISTANCE OF 125.00 FEET WITH AN ARC LENGTH OF 8.76 FEET TO A POINT; THENCE SOUTH 08°02'10" EAST 366.72 FEET TO A POINT; THENCE SOUTH 81°57'50" WEST 94.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 34,391 SQUARE FEET (0.7895 ACRES), MORE OR LESS.



20151028000713060 26/30
Bk:DE6442 Pg:747



20051219001203800 98/104
Bk:DE4373 Pg:2278

THE **STERLING** CO

ENGINEERS & SURVEYORS

5055 New Baumgartner Rd
St. Louis, Missouri 63129
Tel 314.487.0440
Fax 314.487.8944

PROPERTY DESCRIPTION

Project: Springhurst
Description: Mayer Phase 3

EXHIBIT
A

Order Number: 03-12-269
Date: August 21, 2005
Page 1 of 5 By: TJH

PARCEL 1

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CENTRAL ELECTRIC POWER COOPERATIVE, RECORDED IN DEED BOOK 685, PAGE 528 OF THE ST. CHARLES COUNTY RECORDS, THENCE SOUTH 00°53'46" WEST 245.09 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 89°04'10" EAST 390.14 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS THAT BEARS SOUTH 87°11'51" EAST A DISTANCE OF 280.00 FEET WITH AN ARC LENGTH OF 9.32 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°53'46" WEST 65.67 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 39.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°04'10" WEST 339.98 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 39.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°53'46" EAST 75.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 38,730 SQUARE FEET (0.8891 ACRES), MORE OR LESS.

PARCEL 2

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CENTRAL ELECTRIC POWER COOPERATIVE, RECORDED IN DEED BOOK 685, PAGE 528 OF THE ST. CHARLES COUNTY



20151028000713060 27/30
 Bk:DE6442 Pg:748



20051219001203800 91/104
 Bk:DE4373 Pg:2279

RECORDS, THENCE SOUTH 00°53'46" WEST 420.11 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS THAT BEARS SOUTH 89°06'14" EAST 25.00 FEET WITH AN ARC LENGTH OF 39.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°04'10" EAST 325.44 FEET TO A POINT; THENCE SOUTH 00°55'50" WEST 110.00 FEET TO A POINT; THENCE NORTH 89°04'10" WEST 210.00 FEET TO A POINT; THENCE SOUTH 84°52'16" WEST 22.80 FEET TO A POINT; THENCE NORTH 81°58'13" WEST 120.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET WITH AN ARC LENGTH OF 21.79 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°53'46" EAST 50.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 37,870 SQUARE FEET (0.8693 ACRES), MORE OR LESS.

PARCEL 3

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10 AND FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 15 OF WELDON SPRINGS GARDENS ADDITION AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 5 PAGE 1 OF THE ST. CHARLES COUNTY RECORDS; THENCE NORTH 09°01'12" WEST 111.28 FEET TO A POINT; THENCE SOUTH 82°52'16" WEST 16.84 FEET TO A POINT; THENCE NORTH 07°07'44" WEST 173.22 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE NORTH 89°33'08" WEST 7.44 FEET TO A POINT; THENCE NORTH 83°50'30" WEST 61.55 FEET TO A POINT; THENCE NORTH 00°26'52" EAST 113.88 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 210.00 FEET TO A POINT; THENCE NORTH 77°03'19" EAST 43.17 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 252.00 FEET TO A POINT; THENCE SOUTH 00°26'52" WEST 10.00 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 106.27 FEET TO A POINT; THENCE SOUTH 08°02'10" EAST 72.10 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 42.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°33'08" WEST 262.30 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET WITH AN ARC LENGTH OF 122.76 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 30.73 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET WITH AN ARC LENGTH 92.38 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°33'08" WEST 35.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 71,437 SQUARE FEET (1.6399 ACRES), MORE OR LESS.

PARCEL 4



20151028000713060 28/30
 Bk:DE6442 Pg:749



20051219001203800 92/104
 Bk:DE4373 Pg:2280

A TRACT OF LAND BEING PART OF A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10 AND PART OF FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO 64N LAND & CATTLE COMPANY, LLC, RECORDED IN DEED BOOK 3924 PAGE 453 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT ALSO BEING ON THE EAST LINE OF LOT NO. 7 PLAT NO. 1 OF PARTITION OF JAMES BALDRIDGE RECORDED IN DEED BOOK T PAGE 495 OF THE ST. CHARLES COUNTY RECORDS; THENCE WITH THE SAID EAST LINE, SOUTH 08°02'10" EAST 1541.92 FEET TO A POINT; THENCE SOUTH 81°39'44" WEST 148.67 FEET TO A POINT; THENCE NORTH 07°28'07" WEST 0.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 225.00 FEET WITH AN ARC LENGTH OF 38.37 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 81°39'44" WEST 378.49 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET WITH AN ARC LENGTH OF 94.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 08°20'16" WEST 49.73 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS THAT BEARS SOUTH 16°29'01" EAST A DISTANCE OF 225.00 FEET WITH AN ARC LENGTH OF 31.99 FEET TO A POINT OF TANGENCY; THENCE NORTH 81°39'44" EAST 366.88 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 35.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 17°43'48" EAST 90.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 225.00 FEET WITH AN ARC LENGTH OF 1.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 47,186 SQUARE FEET (1.0832 ACRES), MORE OR LESS.

PARCEL 5

A TRACT OF LAND BEING PART OF A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10 AND PART OF FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO 64N LAND & CATTLE COMPANY, LLC, RECORDED IN DEED BOOK 3924 PAGE 453 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT ALSO BEING ON THE EAST LINE OF LOT NO. 7 PLAT NO. 1 OF PARTITION OF JAMES BALDRIDGE RECORDED IN DEED BOOK T PAGE 495 OF THE ST. CHARLES COUNTY RECORDS; THENCE WITH THE SAID EAST LINE, SOUTH 08°02'10" EAST 1541.92 FEET TO A POINT; THENCE SOUTH 81°39'44" WEST 148.67 FEET TO A POINT; THENCE NORTH 07°28'07" WEST 0.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 225.00 FEET WITH



20151028000713060 29/30

Bk:DE6442 Pg:750



20051219001209800 93/104

Bk:DE4373 Pg:2281

AN ARC LENGTH OF 40.32 FEET TO A POINT; THENCE NORTH 17°44'06" WEST 90.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 35.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 81°39'44" WEST 104.13 FEET TO A POINT; THENCE NORTH 08°02'10" WEST 50.00 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 81°39'44" WEST 68.87 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 39.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 08°02'10" WEST 78.36 FEET TO A POINT; THENCE NORTH 81°57'50" EAST 94.00 FEET TO A POINT; THENCE SOUTH 08°02'10" EAST 103.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,569 SQUARE FEET (0.2196 ACRES), MORE OR LESS.

PARCEL 6

A TRACT OF LAND BEING PART OF A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10 AND PART OF FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO 64N LAND & CATTLE COMPANY, LLC, RECORDED IN DEED BOOK 3924 PAGE 453 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT ALSO BEING ON THE EAST LINE OF LOT NO. 7 PLAT NO. 1 OF PARTITION OF JAMES BALDRIDGE RECORDED IN DEED BOOK T PAGE 495 OF THE ST. CHARLES COUNTY RECORDS; THENCE WITH THE SAID EAST LINE, SOUTH 08°02'10" EAST 1541.92 FEET TO A POINT; THENCE SOUTH 81°39'44" WEST 148.67 FEET TO A POINT; THENCE NORTH 07°28'07" WEST 0.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 225.00 FEET WITH AN ARC LENGTH OF 40.32 FEET TO A POINT; THENCE NORTH 17°44'06" WEST 90.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 35.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 81°39'44" WEST 335.14 FEET TO A POINT; THENCE NORTH 08°02'10" WEST 50.00 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 81°39'44" WEST 32.01 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 275.00 FEET WITH AN ARC LENGTH OF 48.73 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 43.83 FEET TO A POINT OF TANGENCY; THENCE NORTH 08°02'10" WEST 35.96 FEET TO A POINT; THENCE NORTH 81°57'50" EAST 110.00 FEET TO A POINT; THENCE NORTH 08°02'10" WEST 42.00 FEET TO A POINT; THENCE NORTH 17°07'05" WEST 42.53 FEET TO A POINT; THENCE NORTH 37°02'29" WEST 48.02 FEET TO A POINT; THENCE NORTH 08°02'10" WEST 373.49 FEET TO A POINT; THENCE NORTH 45°34'15" WEST 89.85 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 126.00 FEET TO A POINT; THENCE NORTH 00°26'52" EAST 110.00 FEET TO A POINT; THENCE SOUTH



20151028000713060 30/30

Bk:DE6442 Pg:751



20051219001203800 94/104

Bk:DE4373 Pg:2282

89°33'08" EAST 9.80 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 36.41 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET WITH AN ARC LENGTH OF 5.92 FEET TO A POINT OF TANGENCY; THENCE SOUTH 08°02'10" EAST 658.50 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 39.14 FEET TO A POINT OF TANGENCY; THENCE SOUTH 81°39'44" WEST 62.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 78,853 SQUARE FEET (1.8102 ACRES), MORE OR LESS.