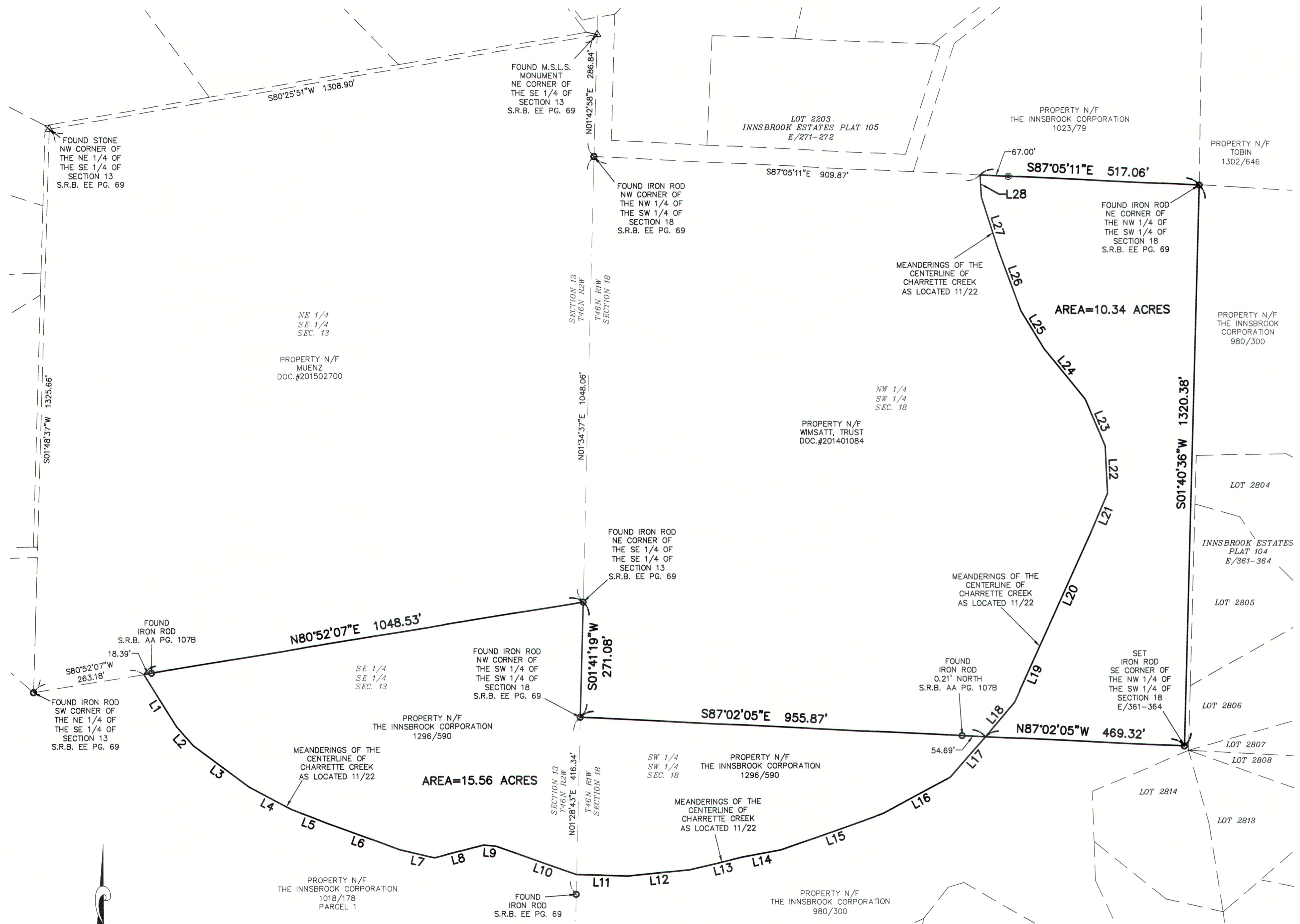


**A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 46 NORTH, RANGE 1 WEST AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 46 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN,
WARREN COUNTY, MISSOURI**



PROPERTY DESCRIPTION—INNSBROOK CORP. TRACT—15.56 ACRES

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 46 NORTH, RANGE 1 WEST AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 46 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE AFORESAID SECTION 13; THENCE ALONG THE EAST LINE OF SAID SECTION 13, SOUTH 01 DEGREES 41 MINUTES 19 SECONDS WEST 271.08 FEET TO A FOUND IRON ROD AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE AFORESAID SECTION 18; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, SOUTH 87 DEGREES 02 MINUTES 05 SECONDS EAST 955.87 FEET TO THE CENTERLINE OF CHARRETTE CREEK AS LOCATED DURING NOVEMBER OF 2022; THENCE ALONG THE MEANDERINGS OF THE CENTERLINE OF CHARRETTE CREEK AS LOCATED DURING NOVEMBER OF 2022 THE FOLLOWING COURSES AND DISTANCES: SOUTH 41 DEGREES 12 MINUTES 36 SECONDS WEST 126.89 FEET TO A POINT; SOUTH 81 DEGREES 52 MINUTES 50 SECONDS WEST 178.21 FEET TO A POINT; SOUTH 70 DEGREES 33 MINUTES 16 SECONDS WEST 257.36 FEET TO A POINT; SOUTH 79 DEGREES 47 MINUTES 43 SECONDS WEST 91.02 FEET TO A POINT; SOUTH 77 DEGREES 01 MINUTES 32 SECONDS WEST 128.97 FEET TO A POINT; SOUTH 84 DEGREES 07 MINUTES 40 SECONDS WEST 145.47 FEET TO A POINT; NORTH 87 DEGREES 50 MINUTES 29 SECONDS WEST 120.91 FEET TO A POINT; NORTH 70 DEGREES 34 MINUTES 13 SECONDS WEST 201.06 FEET TO A POINT; NORTH 84 DEGREES 41 MINUTES 46 SECONDS WEST 29.27 FEET TO A POINT; SOUTH 75 DEGREES 49 MINUTES 03 SECONDS WEST 118.92 FEET TO A POINT; NORTH 76 DEGREES 38 MINUTES 20 SECONDS WEST 84.51 FEET TO A POINT; NORTH 70 DEGREES 03 MINUTES 23 SECONDS WEST 179.09 FEET TO A POINT; NORTH 84 DEGREES 15 MINUTES 16 SECONDS WEST 92.44 FEET TO A POINT; NORTH 61 DEGREES 58 MINUTES 18 SECONDS WEST 113.69 FEET TO A POINT; NORTH 53 DEGREES 19 MINUTES 53 SECONDS WEST 162.57 FEET TO A POINT; NORTH 41 DEGREES 30 MINUTES 52 SECONDS WEST 59.94 FEET TO A POINT; AND NORTH 31 DEGREES 45 MINUTES 10 SECONDS WEST 145.65 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE AFORESAID SECTION 13; THENCE ALONG SAID NORTH LINE, NORTH 80 DEGREES 52 MINUTES 07 SECONDS EAST 1048.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.56 ACRES ACCORDING TO A SURVEY BY FRAZIER LAND SURVEYING DURING NOVEMBER OF 2022.

PROPERTY DESCRIPTION—WMSATT TRACT—10.34 ACRES

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 46 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON ROD AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE AFORESAID SECTION 18; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, SOUTH 87 DEGREES 02 MINUTES 05 SECONDS EAST 955.87 FEET TO THE CENTERLINE OF CHARRETTE CREEK AS LOCATED DURING NOVEMBER OF 2022 AND BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE ALONG THE MEANDERINGS OF THE CENTERLINE OF CHARRETTE CREEK AS LOCATED DURING NOVEMBER OF 2022 THE FOLLOWING COURSES AND DISTANCES: NORTH 40 DEGREES 17 MINUTES 30 SECONDS EAST 106.56 FEET TO A POINT; NORTH 24 DEGREES 28 MINUTES 28 SECONDS EAST 121.34 FEET TO A POINT; NORTH 24 DEGREES 27 MINUTES 34 SECONDS EAST 311.02 FEET TO A POINT; NORTH 23 DEGREES 10 MINUTES 58 SECONDS EAST 105.62 FEET TO A POINT; NORTH 02 DEGREES 43 MINUTES 33 SECONDS WEST 111.43 FEET TO A POINT; NORTH 23 DEGREES 03 MINUTES 03 SECONDS WEST 119.37 FEET TO A POINT; NORTH 39 DEGREES 13 MINUTES 28 SECONDS WEST 152.79 FEET TO A POINT; NORTH 31 DEGREES 09 MINUTES 45 SECONDS WEST 104.95 FEET TO A POINT; NORTH 20 DEGREES 09 MINUTES 06 SECONDS WEST 155.68 FEET TO A POINT; NORTH 17 DEGREES 37 MINUTES 44 SECONDS WEST 128.58 FEET TO A POINT; AND NORTH 03 DEGREES 24 MINUTES 57 SECONDS WEST 52.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE AFORESAID SECTION 18; THENCE ALONG SAID NORTH LINE, SOUTH 87 DEGREES 05 MINUTES 11 SECONDS EAST 517.06 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, SOUTH 01 DEGREES 40 MINUTES 36 SECONDS WEST 1320.38 FEET TO A SET IRON ROD AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, NORTH 87 DEGREES 02 MINUTES 05 SECONDS WEST 469.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.34 ACRES ACCORDING TO A SURVEY BY FRAZIER LAND SURVEYING DURING NOVEMBER OF 2022.

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | N31°45'10"W | 145.65' |
| L2 | N41°30'52"W | 59.94' |
| L3 | N53°19'53"W | 162.57' |
| L4 | N61°58'18"W | 113.69' |
| L5 | N68°15'16"W | 92.44' |
| L6 | N70°03'23"W | 179.09' |
| L7 | N76°38'20"W | 84.51' |
| L8 | S75°49'03"W | 118.92' |
| L9 | N84°41'46"W | 29.27' |
| L10 | N70°34'13"W | 201.06' |
| L11 | N87°50'29"W | 120.91' |
| L12 | S84°07'40"W | 145.47' |
| L13 | S77°01'32"W | 128.97' |
| L14 | S79°47'43"W | 91.02' |
| L15 | S70°33'16"W | 257.36' |
| L16 | S61°52'50"W | 178.21' |
| L17 | S41°12'36"W | 126.89' |
| L18 | N40°17'30"E | 106.56' |
| L19 | N24°29'28"E | 121.34' |
| L20 | N24°27'34"E | 311.02' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L21 | N23°10'58"E | 105.62' |
| L22 | N02°43'33"W | 111.43' |
| L23 | N23°03'03"W | 119.37' |
| L24 | N39°13'28"W | 152.79' |
| L25 | N31°09'45"W | 104.95' |
| L26 | N20°09'06"W | 155.68' |
| L27 | N17°37'44"W | 128.58' |
| L28 | N03°24'57"W | 52.00' |

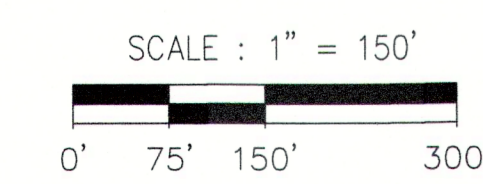
GENERAL NOTES:
THIS SURVEY IS SUBJECT TO, EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS, RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY AND DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY AND COVENANTS AND RESTRICTIONS. NO EASEMENTS OR UTILITIES RESEARCHED.

BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM OF 1983—EAST ZONE—GRID NORTH.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF NOVEMBER 2022, BY THE ORDER OF INNSBROOK CORPORATION AND FRANCIS WMSATT EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 46 NORTH, RANGE 1 WEST AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 46 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

Dennis C. Frazier 02/14/2023
DENNIS C. FRAZIER
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
CORP.# 2008003911



PREPARED FOR:
INNSBROOK CORPORATION
596 ASPEN WAY DR.
INNSBROOK, MO. 63390

DATE: 11/18/22
SCALE: 1"=150'
PROJECT NO.: 22-7820
FILE NAME: 22-7820.DWG

PROPERTY BOUNDARY SURVEY

FRAZIER LAND SURVEYING SERVICES, INC.
116 E. PEARCE BLVD., P.O. BOX 65
WENTZVILLE, MO. 63385
PHONE: 636-332-0610
FAX: 636-332-0710

1 OF 1 SHEET