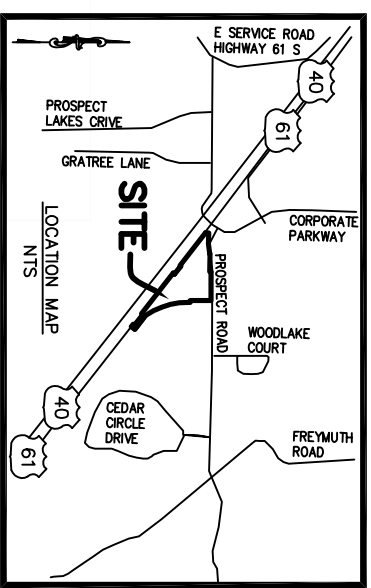
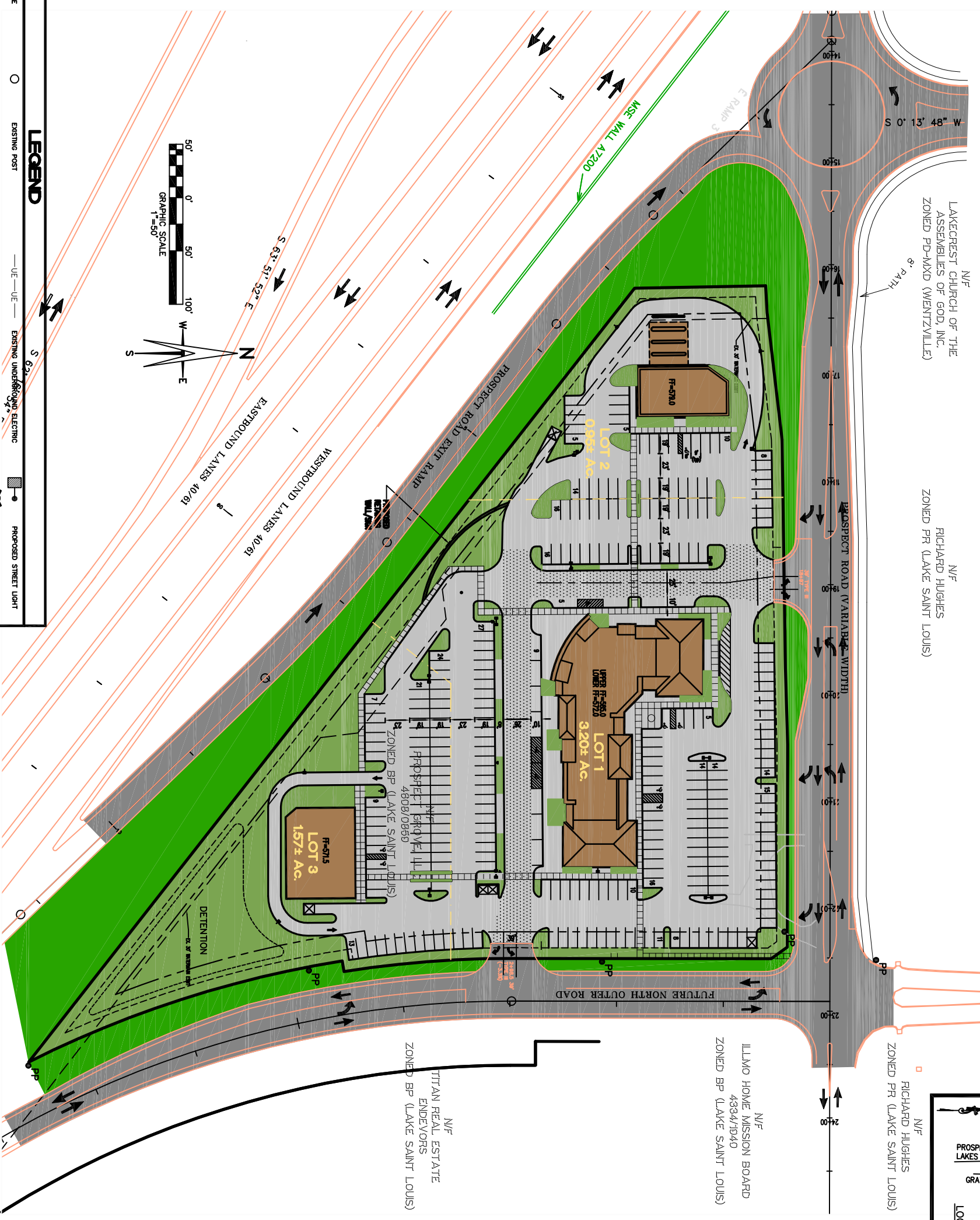


DEVELOPER NOTES:

1. Owner: Prospect Grove, LLC
Developer: c/o Cadre Development, LLC
10560 Old Olive Street Road, Suite 500
St. Louis, MO 63141
www.cadredev.com
2. Area of Tract: 5.72 Acres
3. Zoning: PD (Planned Development District, City of Lake St. Land)
4. Building Schedule:
Front - Twenty One (21)
Side - N/A
Rear - N/A
Parking Schedule is proposed to be 10 feet
5. Proposed Development will be served by the following:
Water: Public Water Supply District #2 (661-3737)
Telephone: Century Tel (332-7700) # (661-3737)
Sanitary Sewer: Public Water Supply District #2 (661-3737)
Electric: Oakview River Electric Coop (528-8281)
Gas: St. Charles Gas Company (946-8937)
Waste: Lake County Solid Waste Management District (63)
Orphan Post Office
6. According to the RMA Flood Insurance Rate Map 2918202025 F dated March 11, 2003, this development is not in any flood plain.
7. Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. Show or not show on these plans, shall be the responsibility of the contractor, and shall be located prior to any grading and/or construction of improvements.
8. Parking Calculations:
Office -> 1 space per 250 SF.
Medical Office -> 1 space per 150 SF.
Retail -> 1 space per 165 SF.
Restaurant -> 1 space per 100 SF.
Fast Food Restaurant -> 1 space per 75 SF.
Lot 1 (Ltr. Medical Office, Office, Retail, Restaurant)
Upper Level 18,000 SF Medical (Office), Retail, Office, Restaurant
Lower Level 18,000 SF Medical (Office), Retail, Office, Restaurant
18,000/150=120 Spaces Required
216 Total Spaces Required
Lot 2 (Ltr. Bank)
4,000 SF (4 Teller Windows) 24=20 Spaces Required
Lot 3 (Ltr. Retail, with or without Drive Thru)
6,000 SF -> 6,000/100=60 Spaces Required
288 Total Parking Spaces Provided. All parking shall be under a shared parking canopy for the property.
9. All storm sewer, sanitary sewer, and wastewater construction shall conform to City of Lake St. Louis standards.
10. All dimensions are shown to face of curb.
11. Mechanical equipment will be screened by landscaping or parapet walls.
12. All landscaping shall conform to City of Lake St. Louis standards, including the proportion of the site for lawn & planting areas.
13. Lots 2 and 3 are shown with improvements to abutments from the parking and street. The improvements shall be consistent with the common parking lot on Lot 1 to create a unified mixed-use development.
14. Lots 1 - 3 are the permitted uses within the "UC" Highway Commercial Zoning District. The improvements shown on these plans shall be consistent with the standards for the common parking engagement, will have a synergistic shared parking benefit between the varying uses within the development.
15. No pole signs will be permitted for this site per the City of Lake Saint Louis.

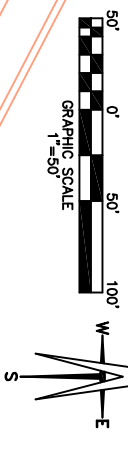
SITE PLAN FOR PROSPECT GROVE

THREE TRACTS OF LAND BEING PART OF SECTION 32, TOWNSHIP 47 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI



LEGEND

	EXISTING SANITARY SEWER		EXISTING MANHOLE
	EXISTING STORM SEWER		EXISTING CI OR AI
	EXISTING CONTOUR		EXISTING GRATE INLET
	EXISTING WOODED AREA		EXISTING SIGN
	EXISTING UNDERGROUND ELECTRIC		EXISTING STREET LIGHT
	EXISTING GAS MAIN		EXISTING FIRE HYDRANT
	EXISTING TELEPHONE CABLE		PROPOSED WATER MAIN
	EXISTING OVERHEAD ELECTRIC		PROPOSED STREET SIGN
	PROPOSED SANITARY SEWER		
	PROPOSED STORM SEWER		



MAADT
Fiber optics may be present.
Call BEFORE you DIG
1-800-344-7433
MISSOURI ONE-CALL SYSTEM, MO

	<p>ST. CHARLES ENGINEERING & SURVEYING, INC. 801 S. FIFTH STREET, SUITE 202 ST. CHARLES, MO 63301 TEL: (636) 947-0607 FAX: (636) 947-2448</p>	<p>SITE PLAN FOR PROSPECT GROVE Owner: Prospect Grove, LLC. Developer: c/o Cadre Development, LLC 10560 Old Olive Street Road, Suite 500 St. Louis, MO 63141 www.cadredev.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">10/23/07</td> <td>REVISE PER CITY COMMENTS</td> </tr> <tr> <td>10/30/07</td> <td>REVISE PER CITY COMMENTS</td> </tr> </table>	10/23/07	REVISE PER CITY COMMENTS	10/30/07	REVISE PER CITY COMMENTS
10/23/07	REVISE PER CITY COMMENTS						
10/30/07	REVISE PER CITY COMMENTS						
ORDER NO.	DATE						
06-0481	8/11/2007	1					