# **MEMORANDUM**



# BOARD OF ADJUSTMENT CITY OF BERKELEY – ECONOMIC DEVELOPMENT DIVISION

"Preserve and improve the health, safety, and welfare of our citizens, businesses and the general public in the City of Berkeley' while at the same time maintaining property values and improving the quality of life in the City of Berkeley."

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TO: City Manager DATE: August 04, 2025

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10 FROM: Jeremy Taylor, Economic c: City Manager's Office

Development Coordinator City Clerk's Office

Planning & Zoning

13 THROUGH: April Walton, City Manager Public Works Secretary

Applicant

File

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SUBJECT: Thermo Fisher Scientific request for replat. (WARD 4)

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# STAFF REPORT CASE NUMBER BOA25-03

202122

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#### I. PROJECT DESCRIPTION:

This request comes before the Board from Thermo Fisher Scientific requesting a replat of three lots involved in a land swap.

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#### II. EXISTING SITE CONDITIONS:

The existing property has been kept in excellent condition and in compliance with all local, county, state, and federal codes/regulations. Business has not been a nuisance and continues to contribute positively to the Berkeley community.

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#### III. SURROUNDING PROPERTIES:

All surrounding properties are zones "M-1" Industrial District and in compliance as well.

323334

#### IV. STAFF ANALYSIS:

- The applicant/petitioner has done an excellent job at presenting a "but-for analysis".
- 36 Evidence has presented that applicant would continue operations without change or

37	requ	esting the variance if it were not for genuine safety concerns, production efficiency, and
38	over	arching regulations.
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40	V.	STAFF RECOMMENDATIONS:

### Suggested Motion:

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1. No current recommendations from Economic Development Staff.

# PLANNING & DEVELOPMENT APPLICATION

(Please check all that apply)		INITIAL FEE: \$350 (non-refundable)					
☐ Preliminary (Plats)		Special Use Permit					
Re-Approval (Plats)		☐ Zoning Change					
Amending (Plats)		Resubdivision/R	econsolidat	tion			
☐ Site Plan		Business Name/O	)wnership (	Change			
Lot Consolidation		☐ Variance (Land U	se)				
☐ Street Name (New, Change)		☐ Variance (Buildir	ng Code)				
☐ Street Vacation		Liquor/Lottery/Financials (Money Grams/Order					
☐ Medical Marijuana (Dispensary)		☐ Medical Marijuana (Grow Facility)					
☐ Medical Marijuana (Researching	g/Testing)	☐ Building Code Appeal					
Food Truck - SUP \$100.00 (City I	Events Only)	Food Truck - Fire	Inspection	\$75.00			
☐ Food Truck Business License \$7	5.00	Other					
<ol> <li>Submit a completed application three (3) weeks prior to Plan Commission Meeting.</li> <li>DO NOT destroy, tear down or remodel proposed business structure until 'FINAL' approval by City Council 4. If you do not submit your application in a timely manner your request will be considered on the next meeting date.</li> <li>APPLICANT(S) LEGAL NAME(S):         <ul> <li>The Sterling Company - Jamey A. Henson, P.L.S., Vice Preseider</li> </ul> </li> <li>APPLICANT IS (check one): PROPERTY OWNER AGENT PURCHASER OF CONTRACT TENANT</li> </ol>							
St. I	ouis	N	10	63129			
PHON	EMAIL:		State	Zip			
PHON	EMAIL						
	LOCATION	OF PROPOSED USE					
STREET ADDRESS: LEGAL DESCRIPTION:	9451 Natural Bridge, 4709 La Guadia and 4700 Le Bourget See attached						
	M-1 Industr	rial					
PRESENT ZONING DISTRICT:							
PROPOSED ZONING DISTRICT (IF APPLICABLE):							
PROPERTY IS PRESENTLY BEING USED AS FOLLOWS:							
PROPERTY TO BE USED FOR (TYPE OF BUSINESS):							
DAYS & HOURS OF OPERATION ETC:							
PROPOSED NAME OF BUSINESS:							



IF APPLICANT IS NOT THE PROPERT PROPERTY OWNER(S) NAME:	Y OWNER:							
PROPERTY OWNER(S) ADDRESS:	STREET							
PHONE: ()	CITY EMAIL:		STATE	ZIP				
I HAVE AUTHORITY TO ACT ON BEHALF OF THE PROPERTY OWNER:  Applicant(s) Signature								
By signing this application, the owner(s) and applicant(s) attest that all information and facts provided on this form and attachments are complete and accurate and that any omission or incorrect fact or information may invalidate any notice or subsequent action taken by the City of Berkeley Board of Adjustments, City of Berkeley Planning & Zoning Commission. (All applicants and owners shall sign the application. Attach additional name/address/signature/date pages as needed.)								
Applicant(s) Signature			Date: 07 / 31					
Property Owner(s) Signature:			Date: 08 / 01	12025				
OFFICE USE ONLY								
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All items necessary for a technical review of the proposed special use permit plan have been submitted and constitute a COMPLETE APPLICATION.								
Staff Signature:	nphill - 7	DW	Date: 3/1	125				
Date Paid: 8 / 1 / 25	☐ Cash	Check	☐ Money Order	Debit/Credit				
	Rece	ipt No: 7437	Case No:					

## BOUNDARY ADJUSTMENT PLAT OF

ALL OF ADJUSTED LOT A OF "LOT CONSOLIDATION PLAT OF LOTS A AND B OF LE BOURGET SUBDIVISION" (P.B. 355, PG. 513). ALL OF LOT 5A OF "RESUBDIVISION OF LOTS 5, 8, 9 & 10 LACLEDE AIRPORT PARK (P.B. 228, PG. 42), AND A TRACT OF LAND IN U.S. SURVEYS 49 AND 656, TOWNSHIP 46 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BERKELEY, ST. LOUIS COUNTY, MISSOURI

OWNER'S CERTIFICATE (4709 LA GUARDIA DRIVE & 9451 NATURAL BRIDGE DRIVE):	OWNER'S CERTIFICATE (4700 LE BOURGET DRIVE):			
THE UNDERSIGNED OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVIYOR'S CERTIFICATION HAS CAUSED THE SAME TO BE SURVEYED AND ADJUSTED IN LAND AREA IN THE MANNER SHOWN ON THIS PLAT, WHICH SURDIVISION SHALL HEREAFTER BE KNOWN AS DOWNERY ADJUSTMENT HALT OF GLOTS AND BE OF LE BOURGET SURDIVISION, LOT SA OF RESURDIVISION OF LOTS 5, 8, 8 to 10 LACLECE AFFORT PARK", AND A TRACT OF LAND IN U.S. SURVEYS 43 AND SEC. TOWNERS HAVE NOT SHALL	THE INDERSIGNED OWNERS OF A TRACT OF LAND HEIGHT PLATED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATION HAS CAUSED THE SAME TO BE SURVEYED AND ADJUSTED IN LAND AREA IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTHER BE KNOWN AS "BOUNDAY ADJUSTMENT PLAT OF ADJUSTED LOT A OF LOT CONSIDENT PLAT OF CONJUSTED TO A OF LOT CONSIDERATION PLAT OF LOTS. AND B OF LE BOURDET SUBDIVISION. LOT SA OF PESUBDIVISION OF LOTS S, 8, 9 & 10 LACEDE ARPORT PARK", AND A TRACT OF LAND IN U.S. SURVEYS & AND 65. CONSIDER OF NOTHER THE PRICE PRICE PLATE OF THE PLATE OF LAND IN U.S. SURVEYS & AND 65. CONSIDER OF NOTHER ENTRY PRICE PLATE OF THE PRICE PLATE PRICE PLATE OF THE PRICE PLAT			
THE PURPOSE OF THIS BOUNDARY ADJUSTMENT PLAT IS TO ADJUST THE COMMON BOUNDARY LINES BETIVEEN THREE TRACTS OF LAND. THIS BOUNDARY ADJUSTMENT PLAT DOES NOT REPUCE ANY PARCEL AREA BELOW THE MINIMUM SIZE REQUIREMENTS OF THE CITY OF BETRETET MISSORY ZONGROGORIONICS.	THE PURPOSE OF THIS BOUNDARY ADJUSTMENT PLAT IS TO ADJUST THE COMMON BOUNDARY LINES BETWEEN THREE TRACTS OF LAND, THE BOUNDARY ADJUSTMENT PLAT DOES NOT CREATE ANY NEW LOTS AND DOES NOT REDUCE ANY PARCEL AREA BELOW THE MINIMUM SIZE REQUIREMENTS OF THE CITY OF BETREETS, MISSOURIZONING OFFINANCE.			
THIS PLAT DOES NOT CREATE ANY NEW BUILDING LINES, EXISTING BUILDING LINES OF RECORD SHOWN HEREON,	THIS PLAT DOES NOT CREATE ANY NEW BUILDING LINES, EXISTING BUILDING LINES OF RECORD SHOWN HEREON,			
THIS PLAT DOES NOT CREATE ANY NEW EASEMENTS, NOR DOES IT VACATE ANY EXISTING EASEMENTS.	THIS PLAT DOES NOT CREATE ANY NEW EASEMENTS. NOR DOES IT VACATE ANY EXISTING EASEMENTS.			
IT IS HEREBY CERTIFIED THAT THERE ARE NO DELINQUENT TAXES OUTSTANDING.	IT IS HEREBY CERTIFIED THAT THERE ARE NO DELINQUENT TAXES OUTSTANDING.			
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THISDAY OF, 2025.	IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY OF, 2025.			
PATHEON BIOLOGICS LLC A DELAWARE LINITED LIABILITY COMPANY	JOHN HENRY FOSTER COMPANY OF ST, LOUIS, INC. A MISSOURI CORPORATION			
BY:	ву:			
PRINT NAME AND TITLE	PRINT NAME AND TITLE			
STATE OF	STATE OF SS. COUNTY OF SS.			
ON THISOAY OF	ON THIS DAY OF , 2025, BEFORE ME PERSONALLY APPEARED TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HESHE IS THE OF JOHN HEMRY FOSTER COMPANY OF ST. LOUIS, INC., A MISSOURI CORPORATION, AND THAT SAID INSTRUMENT WAS SKINED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAIL ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.			
IN TESTIMONY 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.	IN TESTIMONY 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.			
MY COMMISSION EXPIRES:	MY COMMISSION EXPIRES:			
NOTARY PUBLIC	NOTARY PUBLIC			
LIENHOLDER CERTIFICATION (4709 LA GUARDIA DRIVE & 9451 NATURAL BRIDGE DRIVE); WHEREAS 89 A DEED OF TRUST DATED 20 AND	LIENHOLDER CERTIFICATION (4700 LE BOURGET DRIVE); WHEREAS,			
RECORDED IN DEED BOOKPAGE OF THE ST, LOUIS COUNTY, MISSOURI RECORDS, DOES HEREBY	RECORDED IN DEED BOOKPAGE OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, DOES HEREBY			
JOIN IN AIRS APPROVE EVERY DETAIL THIS PLAT OF "BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOT A OF "LOT CONSOLIDATION PLAT OF LOTS A AIR B OF LE BOUNGET I SUBDINISION; LOT OF PRESUBBONISION OF LOTS S, A 9 IS LIACLEDE AIRPORT PARK; AND A TRACT OF LAND IN U.S. SURVEYS 49 AND SSS. TOWNSHIP 49 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDAM.	JOIN IN AND APPROVE EYERY DETAIL THIS PLAT OF "BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOT A OF LOT CONSOLIDATION PLAT OI LOTS A AND 6 OF LE BOURGET SUBDIVISION", LOT 66 OF "RESUBDIVISION OF LOTS 5, 8, 8 & 10 LACLEDE AIRPORT PARK", AND A TRACT OF LANE IN U.S. SURVEYS 49 AND 86, TOWNSHIP 48 NORTH, RANGE 6 EST OF THE FIFTH PRINCIPAL MERIDIAN*			
IN WITNESS THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THISDAY OF	IN WITNESS THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS DAY OF 2025.			
LENDER:	LENDER			
ВҮ	BY.			
PRINT NAME AND TITLE	PRINT NAME AND TITLE			
STATE OF	STATE OF			
COUNTY OF	COUNTY OF			
ON THIS DAY OF 2025, BEFORE ME APPEARED TO	ON THISDAY OF			
ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE, AND	ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE AND			
THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID	THAY SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID  ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.			
IN TESTIMONY WHEREOF, I HAVE HEREWITH SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.	IN TESTIMONY WHEREOF, I HAVE HEREWITH SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN,			
MY COMMISSION EXPIRES.	MY COMMISSION EXPIRES:			
NOTARY PUBLIC				
NOTARY PUBLIC	NOTARY PUBLIC			
	CITY CERTIFICATION:  A. DENNA, JONES, CITY CLERK WITHIN AND FOR THE CITY OF BERKELEY, ST. LOUIS COUNTY, MISSOURI, HEREBY CERTIFY THAT THIS PLAT BEING A BOUNDARY ADJUSTMENT PLAT OF "ADJUSTED LOT A OF "ICO CONSOLIDATION PLAT OF LOTS A NOT BE DOURGET SUBDIVISION" LOT SA OF "RESUBDIVISION OF LOTS 5, 8, 9 & 10 LOCLEDE AIRPORT PARK", AND A TRACT OF LAND IN U.S. SURVEYS 48 AND 55S. TOWNSHIF 48 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN" WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BERKELEY, ST. LOUIS COUNTY, MISSOURI BY ORDINANCE NO			
	CITY OF BERKELEY			
	DEANNA JONES, CITY CLERK  L			
THE STERLINGCO.	BOUNDARY ADJUSTED PLAT OF "ADJUSTED LOT A OF "LOT CONSOLIDATION PLAT OF LOTS A AND B OF LE BOURGET SUBDIVISION", LOT SA OF RESUBDIVISION OF LOTS 3, 8, 9, 8, 10 LOCEDE ARPORT PAIN", AND A TRACT OF LAND IN U.S. SURVEYS 49 AND 655, TOWNSHIP 49 NORTH, RAINGE E EAST OF THE FIRTH PRINCIPAL MERIDIAN WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BERKELEY, MISSOURI ON THE			
ENGINEERS & SURVEYORS 5055 New Baumgarher Road St. Louis, Missouri 65129	APPROVED FOR RECORDING  CHAIRMAN PLANNING COMMISSION			
Ph. 314-487-0440 Fax 314-487-8944 www.sterling-eng-sur.com	CHAIRMAN, PLANNING COMMISSION PRINT NAME			
DRAWN BY: DAW MSD P# - N/A	SECRETARY			
CHECKED 1411 DATE: HILV 21 2025				

JΛH

25-07-192

JOB NO.

DATE: JULY 31, 2025 BOUNDARY

#### PROPERTY DESCRIPTION (READJUSTED LOT A):

A TRACT OF LIMO BEING PART OF AULESTED LOT A OF 10" COVEQUIDATION PLAT OF LISTS A MOLE OF 18 EQUIPMENT SIBENTIAGEN. A
SUBDINISION ACCORDING TO 11" PLAT THEREFOR EXCENSIVE IN A ROCK 185, PARE 51 OF THE ST. LOUIS COURT - MISCORING HECKINS,
AND A TRACT OF LIMO BEING PART OF LOT 5A OF "RESUBDINISION OF LOTS 6, 8 1s, 10 OF LACLED ARPORT PARY. A SUBDINISION
ACCORDING TO THE PART THEREFOR PECCORDED IN ALTH BOOK 228 PAGE 40" OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, ACCORDING TO THE PAGE 45 PAGE FROM PECCORDED IN LIS,
SURVEYS 49 AND 68, TOWNSHIP 48 NORTH, RANGE 6 BAT OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BETRELEY, ST. LOUIS COUNTY,
MISSOURI AND BERNS GIVED PRINCIPAL AND YESCHIED AS FOLLOWS:

MISSIONE AND BEN'S MORE PARTICULARLY OESCRIBED AS FOLLOWS:

COMMENDING AT A TOUGH FROM PIPE LOCATED ON THE SOUTH-MOST CORNER OF THE ABOVEMENTIONED ADJUSTED LOT A OF SAID LOT

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COMMENDING TO SHOULD SAID CORNER BENDOMEST DIMOPRISH. SAID CORNER GENC ON THE LOST INCOTIONATUME. ILL

DURSCHIT RING! SO FET WIGHT, THEN EXPENDED TO THE SOUTH REAST RIGHT-OF-WAY LINE OF SAID LE BOURGET DRIVE. A COND AN

ARC CORNEW TO THE WEST, AN ARC LEMBTH OF 113.00 FEET, A RADIUS OF 200.00 FEET. THE CHORD OF WHICH DEARS NOT THE SOUTH AND EXPENDED THE SOUTH AND WEST RIGHT-OF-WAY LINE OF IA. OBJUST AND THE SOUTH AND WEST RIGHT-OF-WAY LINE OF IA. OBJUST AND THE SOUTH AND WEST RIGHT-OF-WAY LINE OF IA. OBJUST AND THE SOUTH AND WEST RIGHT-OF-WAY LINE OF IA. OBJUST AND THE SOUTH AND WEST RIGHT-OF-WAY LINE OF IA. OBJUST AND THE SOUTH AND WEST RIGHT-OF-WAY LINE OF IA. OBJUST AND THE SOUTH AND WEST RIGHT-OF-WAY LINE OF IA. OBJUST AND THE SOUTH AND WEST RIGHT-OF-WAY LINE OF IA. OBJUST AND THE SOUTH AND WEST RIGHT-OF-WAY LINE OF IA. OBJUST AND THE SOUTH AND WEST RIGHT-OF-WAY LINE OF IA. OBJUST AND THE SOUTH AND WEST RIGHT-OF-WAY LINE OF IA. OBJUST AND THE SOUTH AND WEST RIGHT-OF-WAY LINES OF SAID LG GUARDIA DRIVE. THE FOLLOWING COURSES, DISTANCES, AND CURVES SOUTH
AND WEST AND WEST LOOKED TO THE SOUTH RIFT OF IA. OBJUST AND THE SOUTH OFFICE OF IA.

FOR THE SOUTH AND WEST RIGHT-OF-WAY LINES OF SAID LG GUARDIA DRIVE. THE FOLLOWING COURSES, DISTANCES, AND CURVES SOUTH
ADDITION OF THE SOUTH AND THE SOUTH OFFICE OF SAID LOTS. AND THE ROTH-MOST CORNER OF SAID LOTS.

FOR THE SOUTH AND WEST, 127.0 FEET TO THE SOUTH THE FOLLOWING AN ROON PIPE BEARS NORTH OF 122-5 EXT.

10.7 FEET TO HENCE ALONG THE MOST LINES OF SAID LOTS AND THE ROTH-MOST CORNER OF SAID LOTS AND THE ROTH-MOST CORNER OF SAID LOTS AND THE ROTH-MOST CORNER OF SAID LOTS AND THE ROTH-MO

#### PROPERTY DESCRIPTION (ADJUSTED LOT 5A):

A TRACT OF LAND BEING PART OF LOT 5A OF "RESUBDIVISION OF LOTS 5.8, 9 & 10 OF LACLEDE AIRPORT PARK", A SUBDIVISION ACCORDING TO THE RUAL THEREOF RECORDED IN PLAT BOOK 229 PAGE 42 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN U.S. SURVIEYS 49 AND 65S, TOWNSHIP & RORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BERKELEY, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

#### PROPERTY DESCRIPTION (ADJUSTED LOT 9451):

A TRACT OF LAND BEING PART OF ADJUSTED LOT A OF "LOT CONSOLIDATION PLAT OF LOTS A AND B OF LE BOURGET SUBDIVISION", A SUBDIVISION "COORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 356, PAGE 913 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND A TRACT OF LAND BEING PART OF U.S. SURPEYS 49 AND 485, LOVINSHIP & NOVEL, RANGE & EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BERKELEY, ST., LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A FOUND IRON PIPE LOCATED ON THE SOUTH-MOST CONNER OF THE ADOVEMENTONED ADJUSTED LOT A. SAID CORNER BEING ON THE ASIT HOCH-ID-MAY LINE OF LES SOUTH-MOST CONNER OF THE ADOVEMENTONED ADJUSTED LOT A. SAID CORNER BEING ON THE LESS TROPH-ID-MAY LINE OF LESS TROPH-ID-MAY LINE OF LESS TROPH-ID-MAY LINE OF LESS TROPH-ID-MAY LINE OF SAID LESS TROPH-ID-MAY LINE. ON SAID LESS TROPH-ID-MAY LINE OF SAID LESS TROPH-ID-MAY LINE. ON SAID LESS TROPH-ID-MAY LINE. ON SAID LESS TROPH-ID-MAY LINE. ON SAID LESS TROPH-ID-MAY LINE. SOUTH 22°24" LESS TROPH-ID-MAY LINE. SOUTH 22°24" LESS TROPH-ID-MAY LINE. SOUTH 22°24" LESS TROPH-ID-MAY LINE. SOUTH 22°34" LESS TROPH-ID-MAY LINE. SOUTH 22°34" LESS TROPH-ID-MAY LINE. SOUTH 22°34" LESS TROPH-ID-MAY LINE. SOUTH 22°4" LINE. SOU

#### PROPERTY DESCRIPTION (ADJUSTED AREA 1):

A TRACT OF LAND BEING PART OF ADJUSTED LOT A OF "LOT CONSOLIDATION PLAT OF LOTS A AND B OF LE BOURGET SUBDIVISION" A SUBDIVISION ACCORDING TO THE PLAT THEREOF NECCORDED IN "PLAT BOOKOSAVE, 385, PAGE 513 OF THE ST, LOUIS COUNTY, MISSOLVIN RECORDS, LOCATED IN U.S. SURVEY 49. TOWNSHIP 45 NORTHE, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BETRIELEY, 6T. LOUIS COUNTY, MISSOLVIR AND BEING WORE PARTICULARLY DESCRIBED AS TOLLOWS

BEGINNING AT A POUND IRON HE LOCATED ON THE SOUTH-MOST CONNER OF THE ABOVEMENTIONED ADJUSTED LOT A. SAID CORNER BEING ON THE EAST RIGHT-OF-MAY LINE OF LE BOURGET DRIVE (S) FEET WIDE), SAID CORNER BEING DISTANT HORTH SYMSOF EAST, 473,50 FEET FROM THE NORTH RIGHT-OF-MAY LINE OF LATE BURGET ROAD (OR FEET MEE). THENCE PROCEEDING A DION THE EAST RIGHT-OF-MAY LINE OF SAID LE BOURGET DRIVE, ALDNIS OR ARCO CONCAVE TO THE WEST, AN ARC LENGTH OF 113.00 FEET, A RADIUS OF 200.00 FEET, THE RIGHT-OF-MAY LINE ON THE TOTAL OF THE SAID LESS AND A RECONDERS OF THE TOTAL OR THE SAID LESS AND A ROAD CONCAVE TO THE WEST, AN ARC LENGTH OF 113.00 FEET, A RADIUS OF 200.00 FEET, THE RIGHT-OF-MAY LINE. SOUTH OF THE SAID LESS AND A RECONDERS AND A ROAD CONTAVE OF THE RECONDERS AND A ROAD CONTAVE OF THE RECONDERS AND A ROAD CONTAVE OF THE ROAD ON THE PROPERTY OF THE RECONDERS AND A ROAD CONTAVE OF THE ROAD ON THE PROPERTY OF THE ROAD CONTAVE OF THE ROAD ON THE RECONDERS AND A ROAD CONTAVE OF THE ROAD ON THE STEAM ON THE RECONDERS AND A ROAD CONTAVE OF THE PROPERTY OF THE ROAD CONTAVE OF THE ROAD CONTAVE OF THE POINT OF SECURITIES AND A ROAD CONTAVE OF THE POINT OF SECURITIES AND A ROAD CONTAVE OF THE POINT OF SECURITIES AND A ROAD CONTAVE OF THE POINT OF SECURITIES AND A ROAD CONTAVE OF THE POINT OF SECURITIES AND A ROAD CONTAVE OF THE POINT OF SECURITIES AND A ROAD CONTAVE OF THE POINT OF SECURITIES AND A ROAD CONTAVE OF THE POINT OF SECURITIES AND A ROAD CONTAVE OF THE POINT OF SECURITIES AND A ROAD CONTAVE OF THE POINT OF SECURITIES AND A ROAD CONTAVE OF THE POINT OF SECURITIES AND A ROAD CONTAVE OF THE POINT OF SECURITIES AND A ROAD CONTAVE OF THE POINT OF SECURITIES AND A ROAD CONTAVE OF THE POINT OF SECURITIES AND A ROAD CONTAVE OF THE POINT OF SECURITIES AND A ROAD CONTAVE OF THE POINT OF THE SECURITIES OF THE MORN OF THE MORN

#### PROPERTY DESCRIPTION (ADJUSTED AREA 2):

A TRACT OF LAND BEING PART OF LOT 5A OF "RESUBDIVISION OF LOTS 5.8, 9.8 10 OF LACLEDE AIRPORT PARK", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 228 PAGE 42 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN U.S. SURVEY 666, TOWNSHIP & RORTH, RANGE 6.8 AST OF THE FIFTH PRINCIPAL MICRIDIAN, CITY OF BERKELEY, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULAR DESCRIBED AS FO, LOWS:

- THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND DISCLAIMS (PURSUANT TO SECTION 327A1 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR RESILIUMENTS NOT SEALUDED BY THE UNDERSKINED RELATING TO OR INTERDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PLAT APPEARS.
- 2. ALL DISTANCES ARE RECORD (R) AND SURVEYED (S) UNLESS NOTED OTHERWISE.
- 3. THIS PLAT CONTAINS 676,259 SQUARE FEET OR (15,5248 ACRES MORE OR LESS), AND A TOTAL OF 3 LOTS.
- 4. THE SUBJECT TRACT HAS THE FOLLOWING ST. LOUIS COUNTY, MISSOURI PARCE: IDENTIFICATION NUMBERS: 13K640343, 13K640112, AND
- BASIS OF BEARINGS: THE RECORDED PLAT OF "LOT CONSOLIDATION PLAT O" LOTS A AND B OF LE BOURGET SUBDIVISION. RECORDED IN PLAT BOOK 355 PAGE 513 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- 6. SCURCE OF RECORD TITLE: SPECIAL WARRANTY DEED TO PATHEON BIOLOGICS LLC, RECORDED IN DEED BOOK 25276 PAGE 5/38 (47/09 LA GUARDUA DRIVE), GENERAL, WARRANTY DEED TO JOHN HEINY FOSTER COMPANY OF ST. LOUIS, INC., RECORDED IN DEED BOOK 2504 PAGE 5/30, AND CORRECTED BY SCRIVENERS SERVIN AFFIGURE TO RECORDED IN DEED BOOK 25040 PAGE 16/3/ (47/01 LA GUARDET) DEED BOOK 25040 PAGE 16/3/ (47/01 LA GUARDET) DEED TO HAVE SERVIN AND SECOND AND SECOND WARRANTY DEED TO HAVE BOOK SECOND SECOND AND SECOND WARRANTY DEED TO HAVE BOOK SECOND SEC
- PERMANENT AND SEMI-PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING,
- 8. FOR EASEMENTS ON 9151 NATURAL BRIDGE ROAD. THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY ST, LOUIS TITLE, LLC, AS AGENT FOR FIDERLITY NATIONAL TITLE INSURANCE COMPANY, FILE NO, 2073SST, WITH A COMMITMENT DATE OF MAY 9, 2023 AT 250 AM, EASEMENTS LISTED IN SCHEDULE B, SECTION 2 OF THE ABOVE COMMITMENT THAT AFFECT THE SUBJECT TRACT ARE AS SHOWN HEREON.
- FOR EASEMENTS ON 4769 LA GUARDIA DRIVE, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY ST. LOUIS
  TITLE, LLC, AS AGENT FOR FIDEUTY NATIONAL TITLE INSURANCE COMPANY, FILE NO, 17583ST. WITH A COMMITMENT DATE OF SEPTEMBER
  28, 2021 11 BOO AME EASEMENTS LISTED IN SCHEDULE B, SECTION 2 OF THE ABOVE COMMITMENT THAT AFFECT THE SUBJECT TRACT ARE
  AS SHOWN HEREON.

#### PROPERTY DESCRIPTION (4709 LA GUARDIA DRIVE):

LOT SA OF RESUBDIVISION OF LOTS 5, 8, 9 AND 10 OF LACLEDE AIRPORT PARK, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 228 PAGE 42 OF THE ST. LOUIS COUNTY RECORDS.

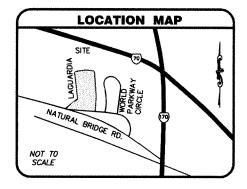
#### PROPERTY DESCRIPTION (4700 LE BOURGET DRIVE):

ADJUSTED LOT A OF LOT CONSOLIDATION PLAT OF LOTS A AND B OF LE BOURGET SUBDIVISION. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 355 PAGE 513 OF THE 5T. LOUIS COUNTY RECORDS.

#### PROPERTY DESCRIPTION (9451 NATURAL BRIDGE DRIVE):

A TRACT OF LAND IN U.S. SURVEYS 49 AND 856, TOWNSHIP 46 NORTH, RANGE 6 EAST IN THE COUNTY OF ST. LOUIS, MISSOURI, AND MORE PARTICULABLY DESCRIBED AS FOLLOWS:

BECOMING AT AN PION PIPE IN THE MORTH LINE OF THE WEST BOUND LANE OF NATURAL BRIDGE ROAD. 100 FEET WIDE, DISTANT 300 FEET LAST OF THE CAST PROPERTY LINE OF WASHINGTON PARK CENTERLY AS MEASURED ALONG THE SAD NORTH LINE OF NATURAL BRIDGE ROAD. 100 FEET WIDE, DISTANCE OF ROAD FEEL AND FEEL WASHINGTON FOR THE LAST MORTH OF THE SAD NORTH LINE OF THE LAST MORTHOUGH FEEL AND FEEL WASHINGTON FEEL WASHI



### PREPARED FOR:

#### SURVEYOR'S CERTIFICATION

ORDER NUMBER: 25-07-192 THE STERLING COMPANY 5055 NEW BAUMGARTNER RO ST. LOUIS, MISSOURI 63129 PHONE: (314) 487-0440

THIS IS TO CERTIFY TO PATH-EON BIOLOGICS LLC AND JOHN HENRY FOSTER COMPANY OF ST. LOUIS, INC. THAT WE HAVE. DURING THE MONTH
OF JULY, 2026. PERFORMED A BOUNDARY SURVEY OF "A TRACT OF LAVID BEING ALL OF ADJUSTED LOT: A OF "LOT" CONSOLIDATION HUT.
OTS TA AND B OF LE BOUNGER'S ISSUMPAISON," (PLAT BOOK 355 "AGE 513), ALL OF LOT AS OF "RESURVISION OF LOTS" S. I, 9, 8 to LACI EDE
AIRPOORT FAMI, (PLAT BOOK 229 PAGE 42), AND A TRACT OF LAVID IN U.S. SURVEYS: 34 PAID 65, TOWNSHIP 46 NORTH, RANGE 6 EAST OF THE
FIFTI PRINCIPAL MERIDAIA, CITY OF BERRILLY, ST. LOUIS COUNTY, MESSOURY, AND BASED IP INFO MAD INTERVITIVE AUDITATION THAT IN THE SURVEY ON WHICH IT IS BASED WEETS OR EXCEEDS THE "MISSOURI STANDARDS
OF PROPERTY BOUNDAMY SURVEYS' AS AN URBACK CLASS PROPERTY! IN EFFORT AT THE DATE OF THIS IT HE DATE OF THIS PLAT.

JAMEY A. HENSON P.L.S. VICE PRESIDENT SHEET 1 OF 3

