

**ITEMS CORRESPONDING TO SCHEDULE B-II**

- 12 Terms, conditions, rights, reservation and exceptions as contained in Entrance Permit, dated December 7, 1989, recorded November 21, 1989 in Volume 2073, Page 410. Located on the subject property as shown on the map.
- 13 Reservations and easements as contained in Deed, dated September 6, 1977, recorded September 12, 1977 in Volume 1700, Page 638. Located on the subject property as shown on the map.
- 14 Reservations, restrictions and easements as contained in Deed, dated November 10, 1992, recorded November 16, 1992 in Volume 2025, Page 277. Located on the subject property as shown on the map.

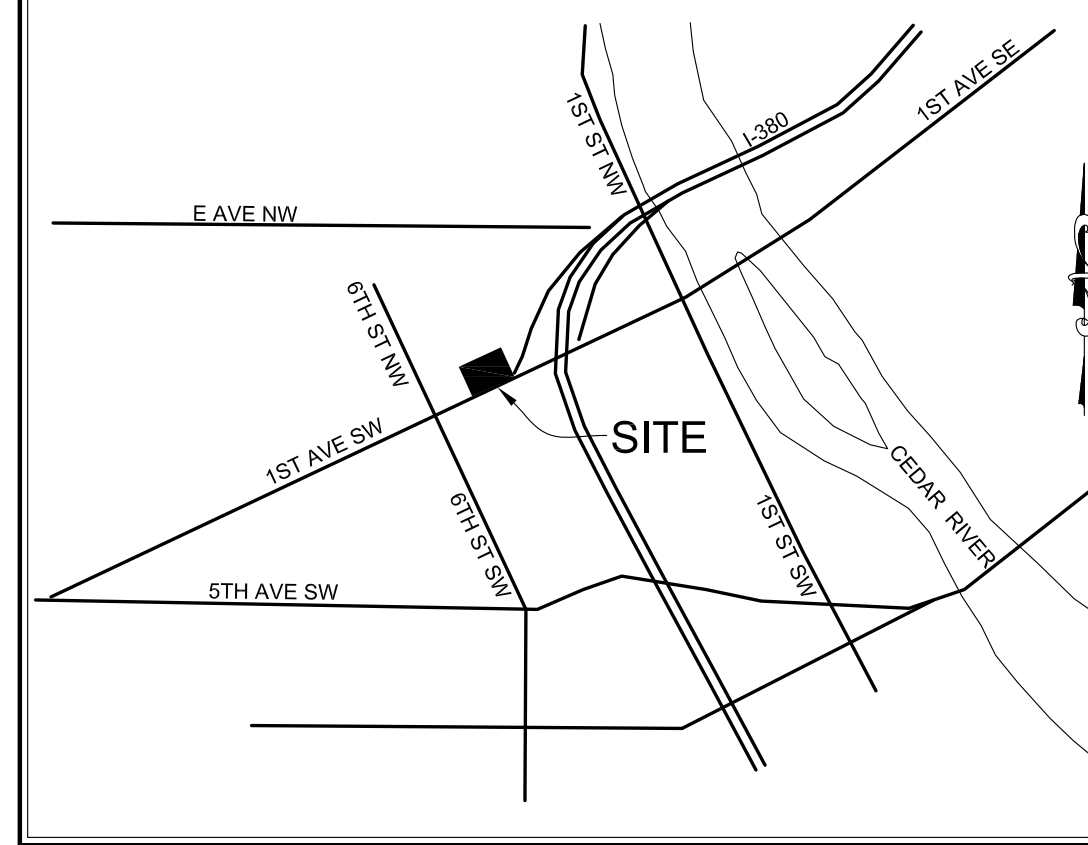
**ZONING INFORMATION**

According to the Zoning Report Number 7202000143:002, dated 2/10/2020 prepared by NVS Transaction Services - Zoning Division, the subject property is within the U-NG, Urban Neighborhood General and the current uses are permitted conditional uses per the City of Cedar Rapids.

ITEM	REQUIRED	OBSERVED	Contact info: Nate Furensley Zoning Officer Development Services Division 500 Fifteenth Avenue Cedar Rapids, IA 52404 319-286-5167
PERMITTED USE	GENERAL RETAIL	GENERAL RETAIL	
MIN. LOT AREA	NONE	22,911 S.F. - 0.53 AC.	
MIN. FRONTAGE	NONE	84.67'	
MAX. LOT COVERAGE	NONE	7,751 S.F. - 34%	
MIN. SETBACKS FRONT	REQ'D BLDG LINE	0.1'	
MIN. SETBACKS STREET SIDE	25'	N/A	
MIN. SETBACKS SIDE	0'	37.2'	
MIN. SETBACKS REAR (ALLEY)	5'	34.2'	
MAX. BUILDING HEIGHT	70'	15.4'	
PARKING TOTAL	9 MIN. - 31 MAX.	7 STRIPED SPACES	

PARKING FORMULA:  
1 SPACE/800 S.F. GFA MINIMUM - 1 SPACE/250 GFA MAXIMUM

**VICINITY MAP - NOT TO SCALE**

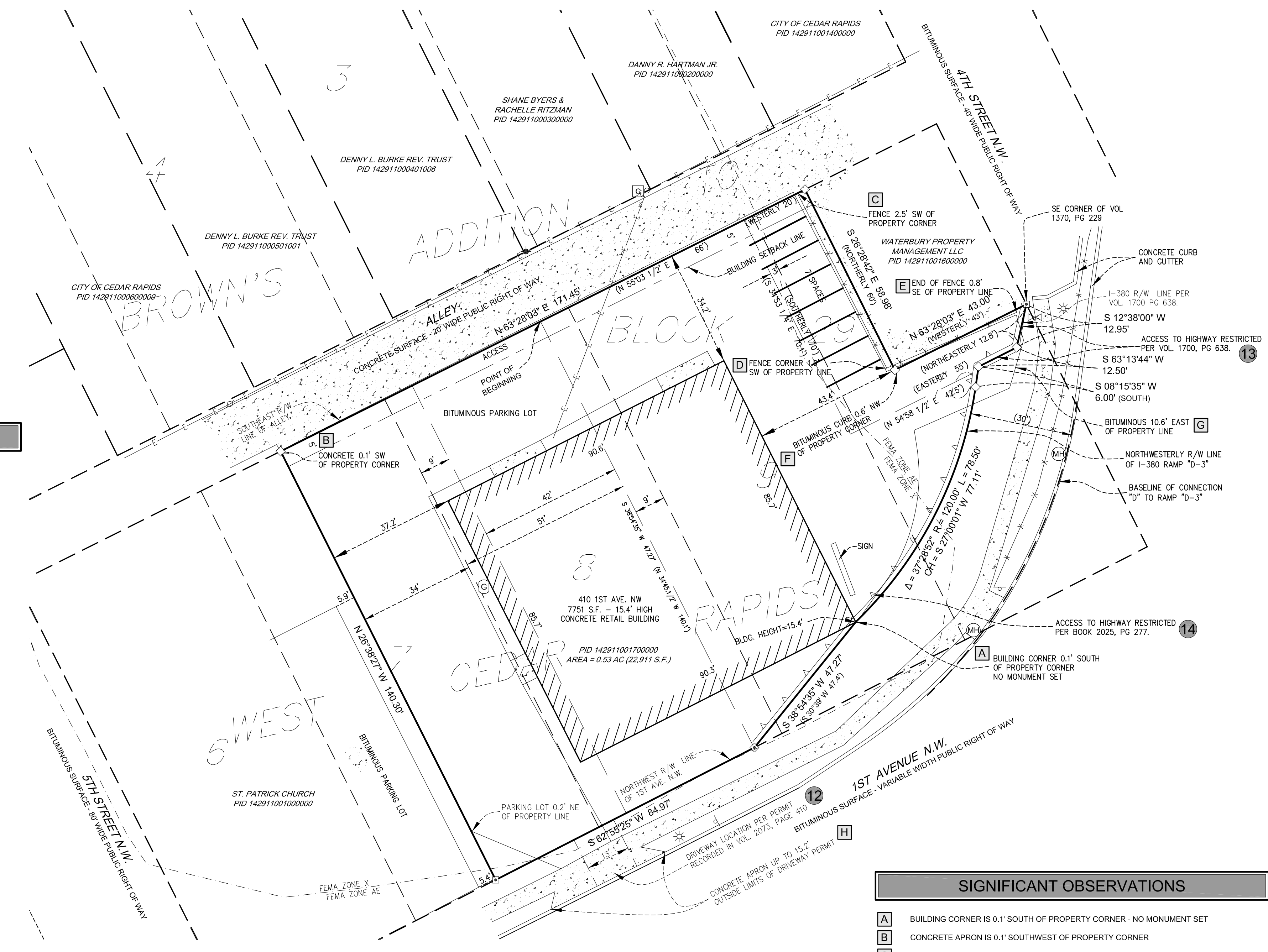
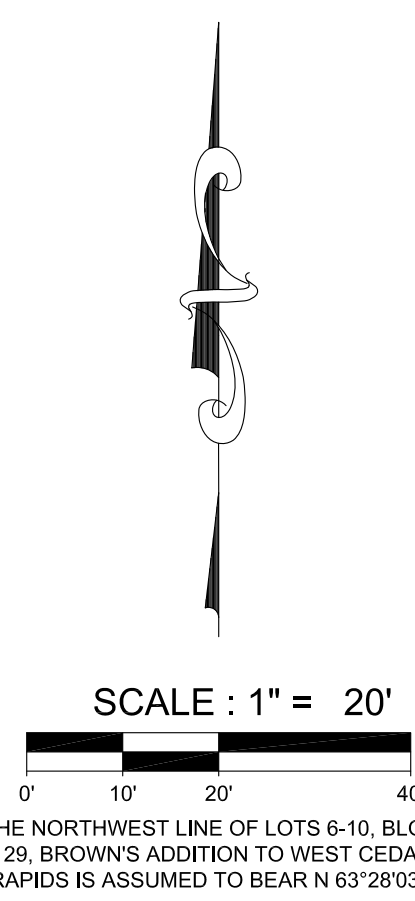


**MISCELLANEOUS NOTES**

- (MNI) SURVEY PREPARED BY HEALY LAND SURVEYING, P.O. BOX 221, NIAGARA, WI, 715-548-0566
- (MND) AS PER TABLE A NO. 2, THE SITE ADDRESS IS 410 1ST AVE. NW PER LINN COUNTY RECORDS. DOCUMENTS PROVIDED TO THE SURVEYOR AND ON SITE OBSERVATIONS
- (MNI) AS PER TABLE A NO. 4, THE PROPERTY INCLUDES 0.53 ACRES (22,911 S.F.)
- (MND) AS PER TABLE A NO. 9, THERE ARE 7 STRIPED PARKING SPACES AND 0 HANDICAPPED SPACES OBSERVED DURING FIELD WORK ON 2/6/2020.
- (MND) AS PER TABLE A NO. 16, THERE WAS NO EARTH MOVING WORK OBSERVED DURING FIELD WORK ON 2/6/2020.
- (MND) AS PER TABLE A NO. 17, THERE WAS NO EVIDENCE OF CHANGES IN RIGHT OF WAY LINES OBSERVED DURING FIELD WORK ON 2/6/2020. THE SURVEYOR IS NOT AWARE OF ANY SUCH CHANGES.
- (MNI) AS PER TABLE A NO. 18, NO FIELD DELINEATION OF WETLANDS WAS OBSERVED DURING FIELD WORK ON 2/6/2020.
- (MND) THERE WERE NO CEMETRIES, GRAVESITES OR BURIAL GROUNDS OBSERVED DURING FIELD WORK ON 2/6/2020.
- (MND) THE PROPERTY HAS DIRECT ACCESS TO 1ST AVE. NW AND THE ALLEY IN BLOCK 29. BROWN'S ADDITION TO WEST CEDAR RAPIDS WHICH ARE BOTH PUBLIC RIGHT OF WAYS.

**RECORD DESCRIPTION**

**TITLE DESCRIPTION**  
The Northeastly Thirty-four (34) Feet of Lot Seven (7) and the Southwestly Nine (9) Feet of Lot Eight (8) and the Northeastly Forty-two (42) Feet of the Southwestly Fifty-one (51) Feet of Lot Eight (8), all in Block Twenty-nine (29), Brown's Addition to West Cedar Rapids, Linn County, Iowa.  
and  
That Part of Lots 8, 9, and 10, Block 29, Brown's Addition to West Cedar Rapids, Linn County, Iowa described as follows: Beginning at the most Westerly corner of the Northerly 9 feet of said Lot 8; thence North 55°03'12" East 66.0 feet along the Northwestly line of said Lots 8 and 9 to the most Westerly corner of the Northeastly 3 feet of said Lot 9; thence South 34°53'14" East 70.1 feet along the Southwestly line of said Northeastly 3 feet; thence North 54°58'02" East 42.5 feet to a point 30 feet normally distant Westerly of the Baseline of Connection "D" to Ramp "D-3" of Interstate Route No. 380; thence South 6.0 feet along a line 30 feet normally distant Westerly from and parallel to said Baseline; thence Southernly 78.5 feet along a line 30 feet radially distant from and concentric with said Baseline and along a 120 foot radius curve, concave Westerly and tangent to the preceding course; thence South 30°49' West 47.4 feet to the most Southernly corner of said Northeastly 9 feet; thence North 34°45'12" West 140.1 feet along the Southwestly line of said Northeastly 9 feet to the point of beginning.  
and  
That Part of Lots 9 and 10, Block 29, Brown's Addition to West Cedar Rapids, Linn County, Iowa described as follows: Beginning at the SE corner of a tract conveyed to Raymond Rea and Lois Rea by the Court Officers Deed recorded in Volume 1370, Page 229, Records of the County Recorder, Linn County, Iowa; thence Westerly 43 feet (recorded) along the Southernly line of said tract; to the SW corner thereof; thence Northerly 60 feet (recorded) along the Westerly line of said tract; to the NW corner thereof; thence Westerly 20 feet along the Northerly line of said Lots 9 and 10; thence Southernly 70 feet along a line 20 feet normally distant Westerly from and parallel to the Westerly line of said tract; thence Easterly 55 feet along a line 10 feet normally distant Southernly from and parallel to the Southernly line of said tract; thence Northeastly 12.8 feet, to the point of beginning.  
For Informational Purposes Only:  
Parcel No. 1429110017000000  
THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 302524, AMENDMENT NO. 1 DATED FEBRUARY 28, 2020 EFFECTIVE DATE: FEBRUARY 25, 2020 AT 07:00 AM.



**LEGEND OF SYMBOLS & ABBREVIATIONS**

- FOUND IRON MONUMENT WITH PLASTIC CAP BEARING LS-13842
- FOUND 5/8" REBAR
- ◇ FOUND IRON MONUMENT WITH UNREADABLE ALUMINUM CAP
- ◆ FOUND CHISELED 'X' IN CONCRETE
- ◇ SET MAGNETIC SURVEY NAIL
- (XXX) RECORD DATA
- (MH) MANHOLE
- ⊗ WATER VALVE
- (G) GAS METER
- (E) ELECTRIC METER
- \* LIGHT POLE
- (C) COMMUNICATION PEDISTAL
- ⊕ POWER POLE
- OVERHEAD POWER LINE
- SIGN
- ▭ CONCRETE SURFACE
- ▴ RESTRICTED ACCESS

**FLOOD NOTE**

By graphic plotting only, this property is in Zones AE and X of the Flood Insurance Rate Map, Community No. 190187, Map No. 19113C0410D which bears an effective date of 4/5/2010 and is partially in a Special Flood Hazard Area. As shown on FEMA website (fema.gov) by firmette created on 2/10/2020 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

**PROJECT REVISION RECORD**

DATE	DESCRIPTION	DATE	DESCRIPTION
2/10/2020	FIRST DRAFT	2/26/2020	REVISED TITLE COMMITMENT
2/12/2020	CLIENT COMMENTS	3/2/2020	CLIENT COMMENTS
2/13/2020	CLIENT COMMENTS	3/6/2020	REVISED TITLE COMMITMENT
2/21/2020	CLIENT COMMENTS		

FIELD WORK: TMH    DRAFTED: TMH    CHECKED BY: TMH    FB & PG: 19/51

**LEGAL**

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NVS COMPANY.  
© 2020 BOCK AND CLARK CORPORATION, AN NVS COMPANY  
THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

**SIGNIFICANT OBSERVATIONS**

- A BUILDING CORNER IS 0.1' SOUTH OF PROPERTY CORNER - NO MONUMENT SET
- B CONCRETE APRON IS 0.1' SOUTHWEST OF PROPERTY CORNER
- C FENCE 2.5' SOUTHWEST OF PROPERTY CORNER
- D FENCE CORNER 1.0' SOUTHWEST OF PROPERTY LINE
- E FENCE 0.8' SOUTHEAST OF PROPERTY LINE
- F BITUMINOUS CURB 0.6' NORTHWEST OF PROPERTY CORNER
- G BITUMINOUS 10.6' EAST OF PROPERTY LINE
- H CONCRETE APRON UP TO 15.2' OUTSIDE OF DRIVEWAY PERMIT

**ALTANSPS LAND TITLE SURVEY**

for  
**MPEC Napa Portfolio**  
NV5 Project No. 201906250-002  
NAPA Cedar Rapids  
410 1st Avenue NW, Cedar Rapids, IA 52405  
Based upon Title Commitment No. 302524,  
Amendment No. 1 dated February 28, 2020  
of Chicago Title Insurance Company  
bearing an effective date of February 25, 2020 at 07:00 A.M.

Surveyor's Certification  
To: Trust Bank, its successors and/or assigns, as their interests may appear, Oak Street Real Estate Capital, Chicago Title Insurance Company, Geneva Pacific Limited, LLC, a Wisconsin LLC, NACRIA01 LLC, a Delaware LLC, and Bock & Clark Corporation, an NVS Company  
This is to certify that this map or plat or other document on which it is based was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on February 6, 2020.

THOMAS M. HEALY  
3-6-2020  
DATE

THOMAS M. HEALY  
REGISTRATION NO. PLS-23866  
IN THE STATE OF IOWA  
DATE OF FIELD SURVEY: JANUARY 31, 2020  
DATE OF LAST REVISION: MARCH 6, 2020  
NETWORK PROJECT NO. 201906250-002\_CAS

LICENSED  
23866  
IOWA  
PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 1

**Bock & Clark Corporation**  
an NV5 Company

**NV5**

Transaction Services 1-800-SURVEYS (787-8397)  
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www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

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