

ITEMS CORRESPONDING TO SCHEDULE B-II

- 12 Easements, covenants, conditions, and restrictions contained in the Plat of Kearns' Addition recorded October 24, 1956, in Plat Book L, Page 110. Located on the subject property, is blanket in nature and is not shown on the map.
- 13 Rights of access to U.S. Highway 218 conveyed to Iowa State Highway Commission in Access Control Agreement dated May 5, 1958, recorded May 6, 1958, in Miscellaneous Record 111, Page 257. Is not located on the subject property.
- 14 Easement for sanitary sewer line in favor of the City of Waterloo, dated July 8, 1965, recorded July 16, 1965, in Miscellaneous Record 160, Page 543. Located on the subject property as shown on the map.
- 15 Easement Conveyance dated June 13, 1983, recorded June 15, 1983, in Book 7 of Easements, Page 887. Located on Parcel 2 of the subject property as shown on the map.
- 16 Easement Agreement dated January 15, 1993, recorded January 19, 1993, in Book 12 of Easements, Page 403, as File No. 1993-00014713 and depicted on Plat of Survey recorded January 19, 1993, in Book 304 Miscellaneous, Page 813. Located on Parcel 3 of the subject property as shown on the map.
- 17 Easement Agreement dated January 15, 1993, recorded January 19, 1993, in Book 12 of Easements, Page 404, as File No. 1993-00014716 and depicted on Plat of Survey recorded January 19, 1993, in Book 304 Miscellaneous, Page 813. Located on the subject property as shown on the map.

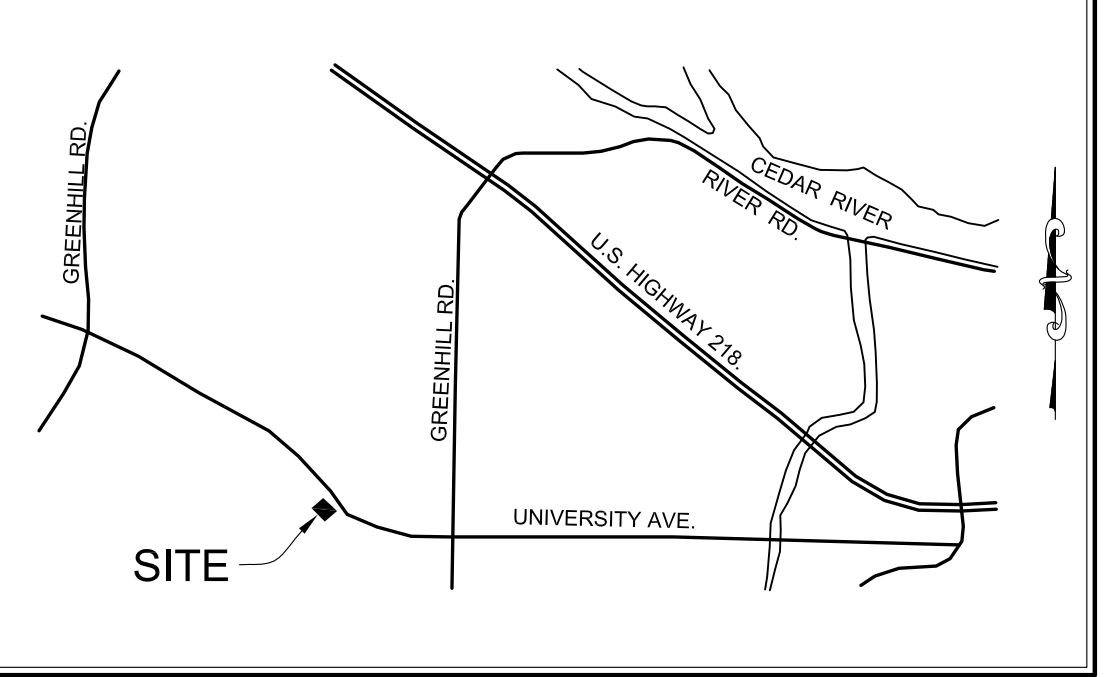
ZONING INFORMATION

According to the Zoning Report Number 7202000143:004, dated 2/12/2020 prepared by NV5 Transaction Services - Zoning District, the subject property is within the C-2, Commercial District and the current uses are permitted by right per the City of Waterloo Zoning Code Section 10-15-1.

ITEM	REQUIRED	OBSERVED	Contact info:
PERMITTED USE	GENERAL RETAIL	GENERAL RETAIL	Chris Western Planner II 715 Mulberry St. Waterloo, IA 50703 www.ci.waterloo.ia.us 319-291-4366
MIN. LOT AREA	NONE	25,693 S.F. - 0.59 AC	
MIN. FRONTAGE	NONE	174.67'	
MAX. LOT COVERAGE	NONE	12,762 S.F. - 50%	
MIN. SETBACKS FRONT	20'	31.9'	
MIN. SETBACKS STREET SIDE	20'	19.0'	
MIN. SETBACKS SIDE	5'	6.0'	
MIN. SETBACKS REAR	10'	2.2'	
MAX BUILDING HEIGHT	48'	16.7'	
PARKING TOTAL	25	0 STRIPED SPACES	

Notes: Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City of Waterloo for zoning laws and applicable codes.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MN1 SURVEY PREPARED BY HEALY LAND SURVEYING, P.O. BOX 221, NIAGARA, WI, 715-548-0566
- MN2 AS PER TABLE A NO. 2, THE SITE ADDRESS IS 2761 UNIVERSITY AVE, WATERLOO, IOWA PER BLACK HAWK COUNTY RECORDS
- MN3 AS PER TABLE A NO. 4, THE PROPERTY INCLUDES 0.59 ACRES (25,693 S.F.)
- MN4 AS PER TABLE A NO. 9, THERE WERE TWO STRIPED PARKING SPACES OBSERVED DURING FIELD WORK ON 1/29/2020.
- MN5 AS PER TABLE A NO. 16, THERE WAS NO EARTH MOVING WORK OBSERVED DURING FIELD WORK ON 1/29/2020.
- MN6 AS PER TABLE A NO. 17, THERE WAS NO EVIDENCE OF CHANGES IN RIGHT OF WAY LINES OBSERVED DURING FIELD WORK ON 1/29/2020. THE SURVEYOR IS NOT AWARE OF ANY SUCH CHANGES.
- MN7 AS PER TABLE A NO. 18, NO FIELD DELINEATION OF WETLANDS WAS OBSERVED DURING FIELD WORK ON 1/29/2020.
- MN8 THERE WERE NO CEMETERIES, GRAVESITES OR BURIAL GROUNDS OBSERVED DURING FIELD WORK ON 1/29/2020.
- MN9 THE PROPERTY HAS DIRECT ACCESS TO UNIVERSITY AVENUE AND SAGER AVENUE WHICH ARE BOTH PUBLIC RIGHT OF WAYS.

RECORD DESCRIPTION

TITLE DESCRIPTION

Parcel 1:
The Northwesterly 75.68 feet in even width of Lot No. 45 and Lot No. 46, Kearns' Addition to the City of Waterloo, Black Hawk County, Iowa.
EXCEPT that part condemned by the City of Waterloo, Iowa, to improve U.S. Highway No. 218, as shown in document recorded February 18, 1971, in Book 495 of Deeds at Page 447.

Parcel 2:
The easements for non-exclusive parking purposes for the benefit of Parcel 1 as set forth in that certain Easement Conveyance dated June 13, 1983, recorded June 15, 1983, in Book 7 of Easements, Page 887.

Parcel 3:
The easements for the non-exclusive parking privileges and ingress and egress for the benefit of Parcel 1 as set forth in that certain Easement Agreement dated January 15, 1993, recorded January 19, 1993, in Book 12 of Easements, Page 403, as File No. 1993-00014713.

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. 302523, DATED JANUARY 23, 2020.

ALTA/NSPS LAND TITLE SURVEY

for
MPEC Napa Portfolio
NV5 Project No. 201906250-004
NAPA Waterloo
2761 University Avenue, Waterloo, IA 50701

Based upon Title Commitment No. 302523
of Chicago Title Insurance Company
bearing an effective date of January 23, 2020 at 05:00 P.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 Development IA, LLC, an Iowa LLC, NAWAIA001 LLC, a Delaware LLC, and Bock & Clark Corporation, an NV5 Company

This is to certify that this map or plat and the survey on which it is based were 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, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on 1/29/2020.

THOMAS M. HEALY
2-26-2020
DATE

THOMAS M. HEALY
REGISTRATION NO. PLS-23866
IN THE STATE OF IOWA
DATE OF FIELD SURVEY: FEBRUARY 5, 2020
DATE OF LAST REVISION: FEBRUARY 26, 2020
NETWORK PROJECT NO. 201906250-004 CAS

THOMAS M. HEALY
LICENSED
23866
IOWA
PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 1

LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND IRON MONUMENT WITH PLASTIC CAP BEARING LS-3362
- FOUND 1/2" REBAR
- △ SET MAG NAIL
- (XXX) RECORD DATA
- (MH) MANHOLE
- (G) GAS METER
- (E) ELECTRIC METER
- ⊙ POWER POLE
- OVERHEAD POWER LINE
- SIGN
- CONCRETE SURFACE

FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 190025, Map No. 19013C0282F which bears an effective date of 7/18/2011 and is not 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 REVISIONS		
2/13/2020	CLIENT REVISIONS		
FIELD WORK: TMH	DRAFTED: TMH	CHECKED BY: TMH	FB & PG: 19/50

SIGNIFICANT OBSERVATIONS

- A SIGN 3.4' NORTH OF PROPERTY LINE

LEGAL

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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

Bock & Clark Corporation
an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

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