

ITEMS CORRESPONDING TO SCHEDULE B-II

- 12 Limited Access Agreement in favor of the Iowa State Highway Commission, recorded June 29, 1957, in Book 390, Page 505. Document provided to the surveyor was incomplete as of the date of this survey. The location cannot be determined from available information and is not shown on the map.
- 13 Hardin County Airport Height Zoning Ordinance recorded May 1, 1979, in Book 542, Page 145. Located on the subject parcel, is blanket in nature and not shown on the map.

ZONING INFORMATION

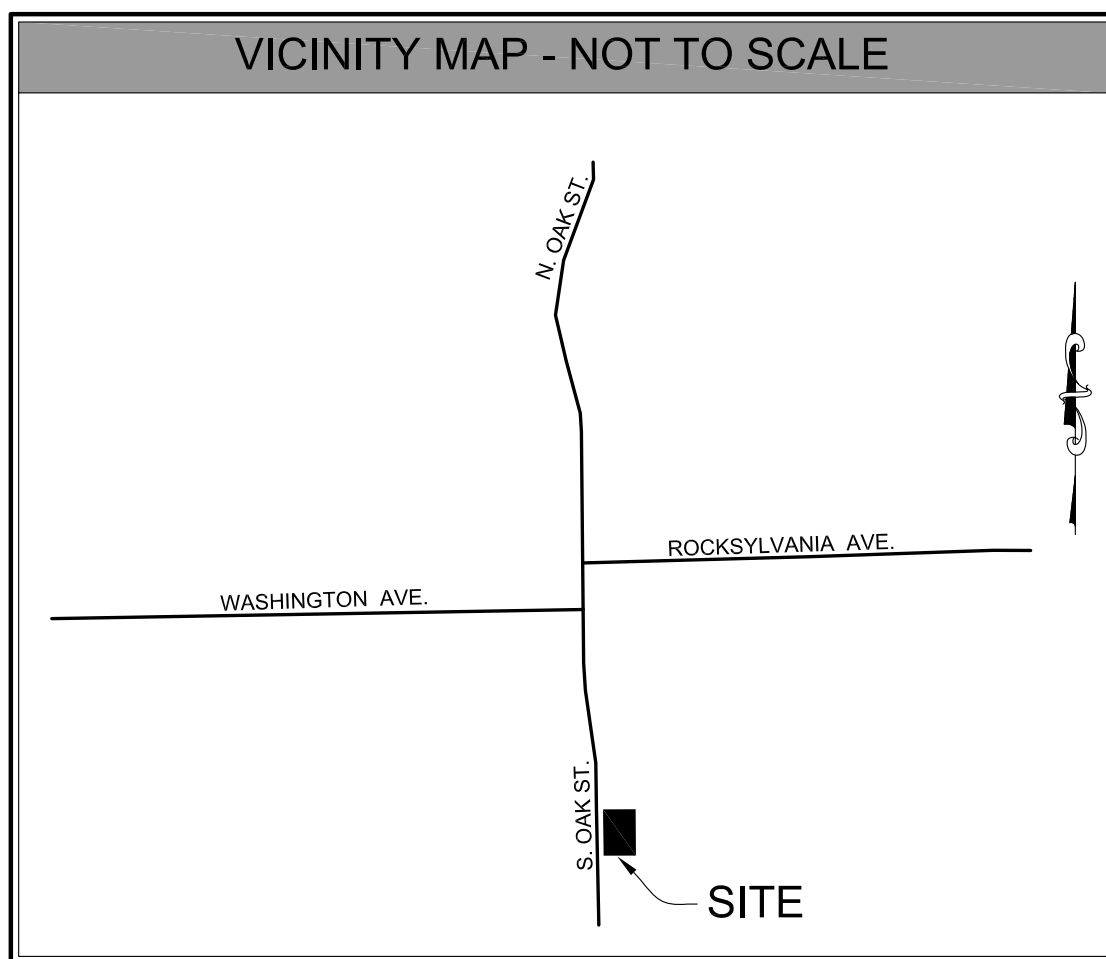
According to the Zoning Report Number 7202000143:005, dated 2/12/2020 prepared by NV5 Transaction Services - Zoning District, the subject property is within the AC, Arterial Commercial and the current uses are permitted by right per the City of Iowa Falls Zoning Code Section 165.32.

ITEM	REQUIRED	OBSERVED
PERMITTED USE	GENERAL RETAIL	GENERAL RETAIL
MIN. LOT AREA	6,600 S.F.	30,097 S.F. - 0.69 AC
MIN. FRONTAGE	50'	147.38'
MAX. LOT COVERAGE	NONE	5,257 S.F. - 17%
MIN. SETBACKS FRONT	60'	18.6'
MIN. SETBACKS STREET SIDE	10'	10'
MIN. SETBACKS SIDE	10'	97.2'
MIN. SETBACKS REAR	20'	48.9'
MAX. BUILDING HEIGHT	45'	20.9'
PARKING TOTAL	18	0 STRIPED SPACES

Contact info:
Jody Derrita
Director of Building & Zoning
315 Stevens St.
Iowa Falls, IA 50126
www.cityofiowafalls.com
641-448-2527

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

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- (MNI) 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 526 S. OAK STREET, IOWA FALLS, IOWA PER HARDIN COUNTY RECORDS
- (MN3) AS PER TABLE A NO. 4, THE PROPERTY INCLUDES 0.69 ACRES (30,097 S.F.)
- (MNA) AS PER TABLE A NO. 9, THERE WERE NO STRIPED PARKING SPACES OBSERVED DURING FIELD WORK ON 2/4/2020.
- (MND) AS PER TABLE A NO. 16, THERE WAS NO EARTH MOVING WORK OBSERVED DURING FIELD WORK ON 2/4/2020.
- (MNE) AS PER TABLE A NO. 17, THERE WAS NO EVIDENCE OF CHANGES IN RIGHT OF WAY LINES OBSERVED DURING FIELD WORK ON 2/4/2020. 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 2/4/2020.
- (MNB) THERE WERE NO CEMETERIES, GRAVESITES OR BURIAL GROUNDS OBSERVED DURING FIELD WORK ON 2/4/2020.
- (MNF) THE PROPERTY HAS DIRECT ACCESS TO ROCKY'S ROAD WHICH IS A PUBLIC RIGHT OF WAY.

RECORD DESCRIPTION

TITLE DESCRIPTION:
Commencing at a point 1452.17 feet South of the Northwest corner of Section 19, Township 89 North, Range 20 West of the 5th P.M., Hardin County, Iowa;
Thence East 50 feet to the Point of Beginning;
Thence South 150 feet;
Thence East 200 feet;
Thence North 150 feet;
Thence West 200 feet to the Point of Beginning.

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. 302525, DATED JANUARY 24, 2020.

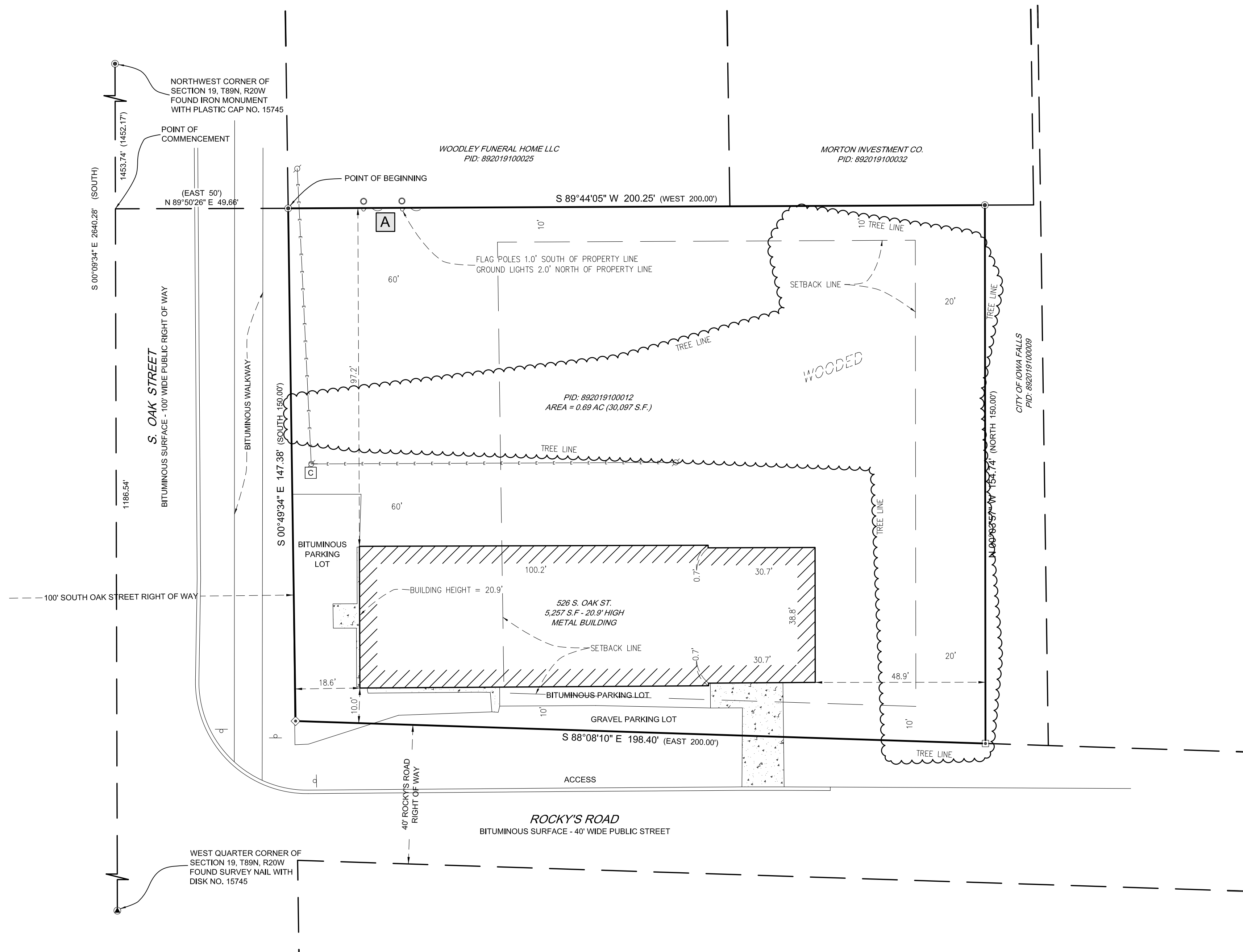


SCALE: 1" = 20'

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 89 NORTH, RANGE 20 WEST IS ASSUMED TO BEAR S 00°09'34" E

LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND IRON MONUMENT WITH PLASTIC CAP BEARING LS-15745
- FOUND 3/4" REBAR
- ◇ FOUND 1/2" REBAR
- ▲ FOUND MAG NAIL WITH WASHER BEARING LS-21096
- (XXX) RECORD DATA
- CATCH BASIN
- (MH) MANHOLE
- CULVERT
- (G) GAS METER
- (E) ELECTRIC METER
- ✱ LIGHT POLE
- (C) COMMUNICATION PEDISTAL
- SIGN
- POWER POLE
- OVERHEAD POWER LINE
- FLAG POLE
- GROUND LIGHT
- CONCRETE SURFACE
- RESTRICTED ACCESS



FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 190140, Map No. 19083C0045C which bears an effective date of 6/19/2012 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	2/21/2020	CLIENT COMMENTS
2/12/2020	CLIENT COMMENTS	2/26/2020	REVISED TITLE COMMITMENT
2/13/2020	CLIENT COMMENTS		

FIELD WORK: TMH DRAFTED: TMH CHECKED BY: TMH FB & PG: 19/53

SIGNIFICANT OBSERVATIONS

- A FLAG POLES ARE 1.0' SOUTH OF PROPERTY LINE. GROUND LIGHTS ARE 2.0' 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

ALTA/NSPS LAND TITLE SURVEY

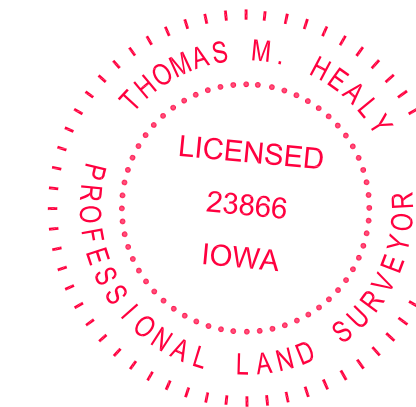
for
MPEC Napa Portfolio
NV5 Project No. 201906250-005
NAPA Iowa Falls
526 S. Oak Street, Iowa Falls, IA

Based upon Title Commitment No. 302525
of Chicago Title Insurance Company
bearing an effective date of January 24, 2020 at 05:00 P.M.

Surveyor's Certification
To: Trust Bank, its successors and/or assigns, as their interests may appear; Chicago Title Insurance Company; Geneva Pacific Limited, LLC, a Wisconsin LLC; NAIFIA001 LLC, a Delaware LLC; Oak Street Real Estate Capital; Bock & Clark Corporation, and 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 February 2, 2020.

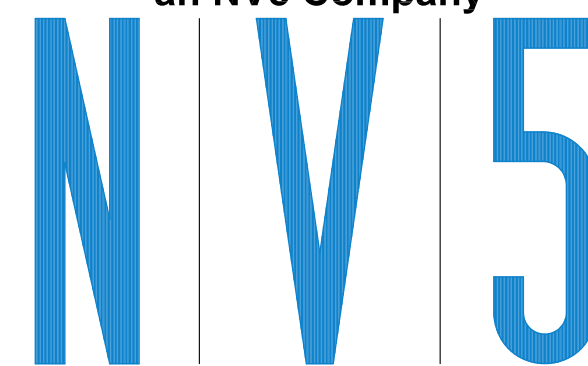
TMH
2-26-2020
DATE



THOMAS M. HEALY
REGISTRATION NO. PLS-23866
IN THE STATE OF IOWA
DATE OF FIELD SURVEY: February 4, 2020
DATE OF LAST REVISION: February 26, 2020
NETWORK PROJECT NO. 201906250-005 CAS

SHEET 1 OF 1

Bock & Clark Corporation
an NV5 Company



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

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