

## ITEMS CORRESPONDING TO SCHEDULE B-II

- 12 Entrance Permit granted to The Firestone Tire and Rubber Company dated August 13, 1969, recorded October 9, 1969 in Book E-54, Page 163. Located on the property as shown on the map.
- Note from Abstract: Entrance is located on Primary Road No. Iowa 14 - Section 35-84-18, in Marshall Town, more specifically described as follows: on the South side of Iowa 14 (East Linn Street) just west of 3rd Avenue East.
- 13 Variance Permit for a business accessory sign, dated September 4, 1990, recorded December 28, 1990 in Document No. 3021-1990-1. Located on the property, is blanket in nature and is not shown on the map.
- 14 Urban Renewal Plan and Resolution adopting Urban Renewal Area No. 4, dated July 28, 1998, recorded August 10, 1998 in Document No. 9805281. Located on the property, is blanket in nature and is not shown on the map.

## ZONING INFORMATION

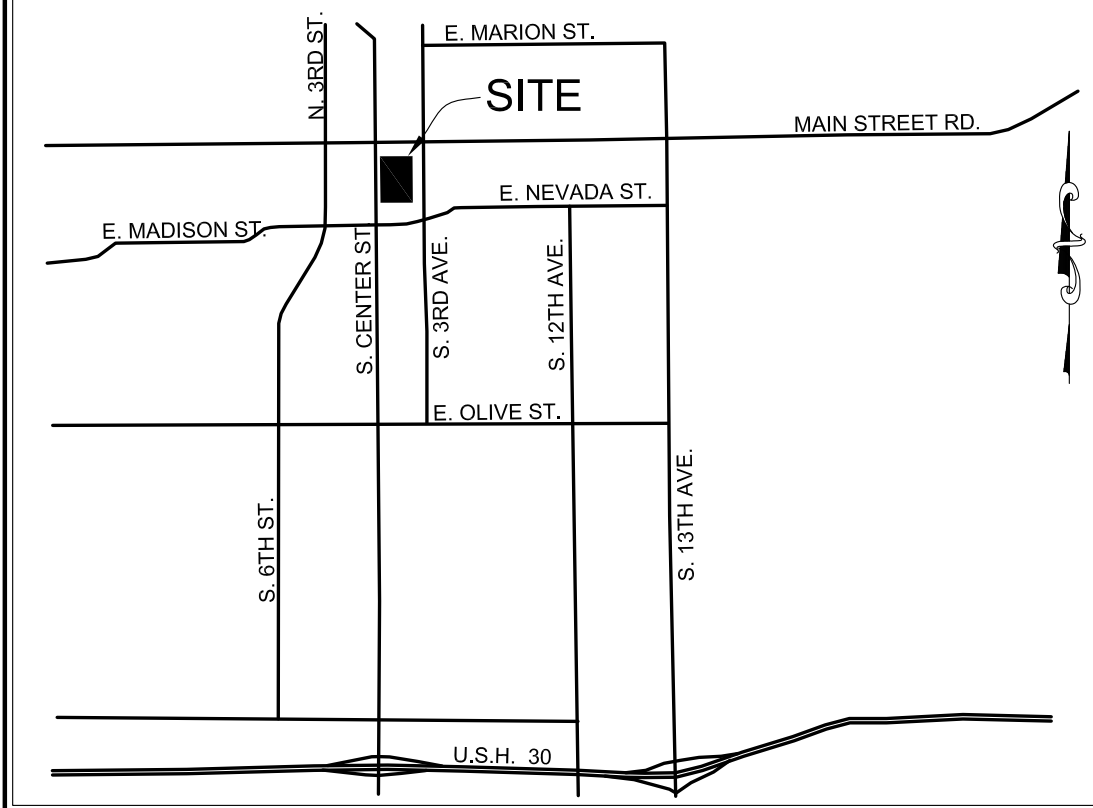
According to the Zoning Report Number 7202000143:006, dated 2/12/2020 prepared by NV5 Transaction Services - Zoning District, the subject property is within the CC, Community Commercial and the current uses are permitted by right per the City of Marshalltown Zoning Code Section 156.430.

ITEM	REQUIRED	OBSERVED	Notes:
PERMITTED USE	GENERAL RETAIL	GENERAL RETAIL	
MIN. LOT AREA	20,000 S.F.	21,383 S.F. - 0.49 AC	
MIN. FRONTAGE	100'	181.04'	
MAX. LOT COVERAGE	NONE	8698 S.F. - 41%	
MIN. SETBACKS FRONT	20'	- 0.2'	
MIN. SETBACKS STREET SIDE	10'	44.4'	
MIN. SETBACKS SIDE	NONE	1.8'	
MIN. SETBACKS REAR	NONE	1.0'	
MAX. BUILDING HEIGHT	35'	23.2'	
PARKING TOTAL	29	0 STRIPED SPACES	

Contact info:  
Caleb Knudson  
City Planner  
36 N. Center Street  
Marshalltown, IA 50158  
www.marshalltown-ia.gov  
641-754-5756

Notes:  
Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City of Marshalltown 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 209 E. LINN ST., MARSHALLTOWN, IOWA PER MARSHALL COUNTY RECORDS
- MN3 AS PER TABLE A NO. 4, THE PROPERTY INCLUDES 0.49 ACRES (21,383 S.F.)
- MN4 AS PER TABLE A NO. 9, THERE WERE NO STRIPED PARKING SPACES OBSERVED DURING FIELD WORK ON 2/1/2020.
- MN5 AS PER TABLE A NO. 16, THERE WAS NO EARTH MOVING WORK OBSERVED DURING FIELD WORK ON 2/1/2020.
- MN6 AS PER TABLE A NO. 17, THERE WAS NO EVIDENCE OF CHANGES IN RIGHT OF WAY LINES OBSERVED DURING FIELD WORK ON 2/1/2020. 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 2/1/2020.
- MN8 THERE WERE NO CEMETERIES, GRAVESITES OR BURIAL GROUNDS OBSERVED DURING FIELD WORK ON 2/1/2020.
- MN9 THE PROPERTY HAS DIRECT ACCESS TO E. LINN ST. AND S. 3RD AVE. WHICH ARE BOTH PUBLIC RIGHT OF WAYS.

## RECORD DESCRIPTION

## TITLE DESCRIPTION

THE WEST 20 FEET OF THE NORTH 120 FEET OF LOT 2 AND THE NORTH 120 FEET OF LOT 3, ALL IN BLOCK 24 IN THE ORIGINAL TOWN OF MARSHALL, MARSHALL COUNTY, IOWA.

EXCEPT THE FOLLOWING DESCRIBED PREMISES: BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PREMISES, THENCE EAST 73.9 FEET ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED PREMISES TO A POINT, THENCE NORTH 0°8' WEST 4.1 FEET TO A POINT, THENCE WEST 34.1 FEET TO A POINT, THENCE NORTH 0°8' WEST 3.4 FEET TO A POINT, THENCE WEST 39.8 FEET TO A POINT ON THE WEST LINE OF ABOVE DESCRIBED PREMISES, THENCE SOUTH 0°8' EAST ALONG THE WEST LINE OF THE ABOVE DESCRIBED PREMISES 7.5 FEET TO THE POINT OF BEGINNING, AND

THE NORTH 120 FEET OF LOT 1 AND THE EAST 40 FEET OF THE NORTH 120 FEET OF LOT 2, ALL IN BLOCK 24, IN THE ORIGINAL TOWN OF MARSHALL, MARSHALL COUNTY, IOWA.

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. 302522, DATED JANUARY 24, 2020.



SCALE : 1" = 30'

THE WEST LINE OF LOT 3, BLOCK 29,  
ORIGINAL TOWN OF MARSHALL IS ASSUMED  
TO BEAR N 00°06'40" E

## LEGEND OF SYMBOLS &amp; ABBREVIATIONS

- FOUND 1/2" REBAR
- FOUND 3/4" REBAR
- SET 1" x 24" IRON PIPE WITH PLASTIC CAP BEARING LS-23866
- △ SET MAG NAIL
- (XXX) RECORD DATA
- ⊙ GAS METER
- ☼ LIGHT POLE
- ⊘ POWER POLE
- OVERHEAD POWER LINE
- ▭ CONCRETE SURFACE

## FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 190200, Map No. 19127C0170C which bears an effective date of 11/16/2011 and is not in a Special Flood Hazard Area. As shown on FEMA website (fema.gov) by firmette created on 2/11/2020 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
2/11/2020	FIRST DRAFT	2/19/2020	CLIENT COMMENTS
2/12/2020	CLIENT COMMENTS	2/26/2020	REVISED TITLE COMMITMENT
2/13/2020	CLIENT COMMENTS	3/2/2020	SCHED. B-II ITEM 12
FIELD WORK: TMH	DRAFTED: TMH	CHECKED BY: TMH	FB & PG: 19/54

## SIGNIFICANT OBSERVATIONS

- A PROPERTY CORNER FALLS WITHIN BUILDING, 3.0' NORTH AND 0.9' EAST OF BUILDING LINES
- B CORNER OF CONCRETE IS 0.9' NORTH AND 1.0' EAST OF PROPERTY CORNER
- C BUILDING CORNER IS 0.2' NORTH OF THE PROPERTY LINE

## LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NV5 COMPANY.  
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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. 201906250-006  
NAPA Marshalltown  
209 E. Linn Street, Marshalltown, IA 50158

Based upon Title Commitment No. 302522  
of Chicago Title Insurance Company  
bearing an effective date of January 24, 2020 at 05:00 P.M.

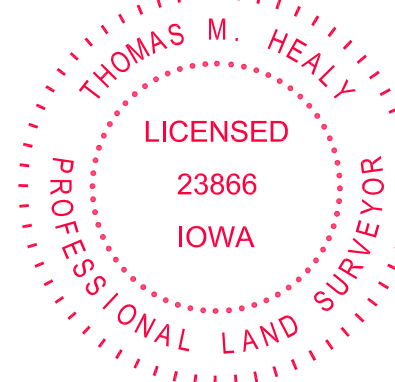
## Surveyor's Certification

To: Trust Bank, its successors and/or assigns, as their interests may appear, Oak Street Real Estate Capital, Chicago Title Insurance Company, Geneva Pacific Development IA, LLC, an Iowa LLC, NAMAIA001 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 February 1, 2020.

THOMAS M. HEALY  
REGISTRATION NO. PLS-23866  
IN THE STATE OF IOWA  
DATE OF FIELD SURVEY: FEBRUARY 1, 2020  
DATE OF LAST REVISION: MARCH 2, 2020  
NETWORK PROJECT NO. 201906250-006 CAS

DATE



SHEET 1 OF 1

Bock & Clark Corporation  
an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)

3550 W. Market Street, Suite 200, Akron, Ohio 44333

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