

ITEMS CORRESPONDING TO SCHEDULE B-II

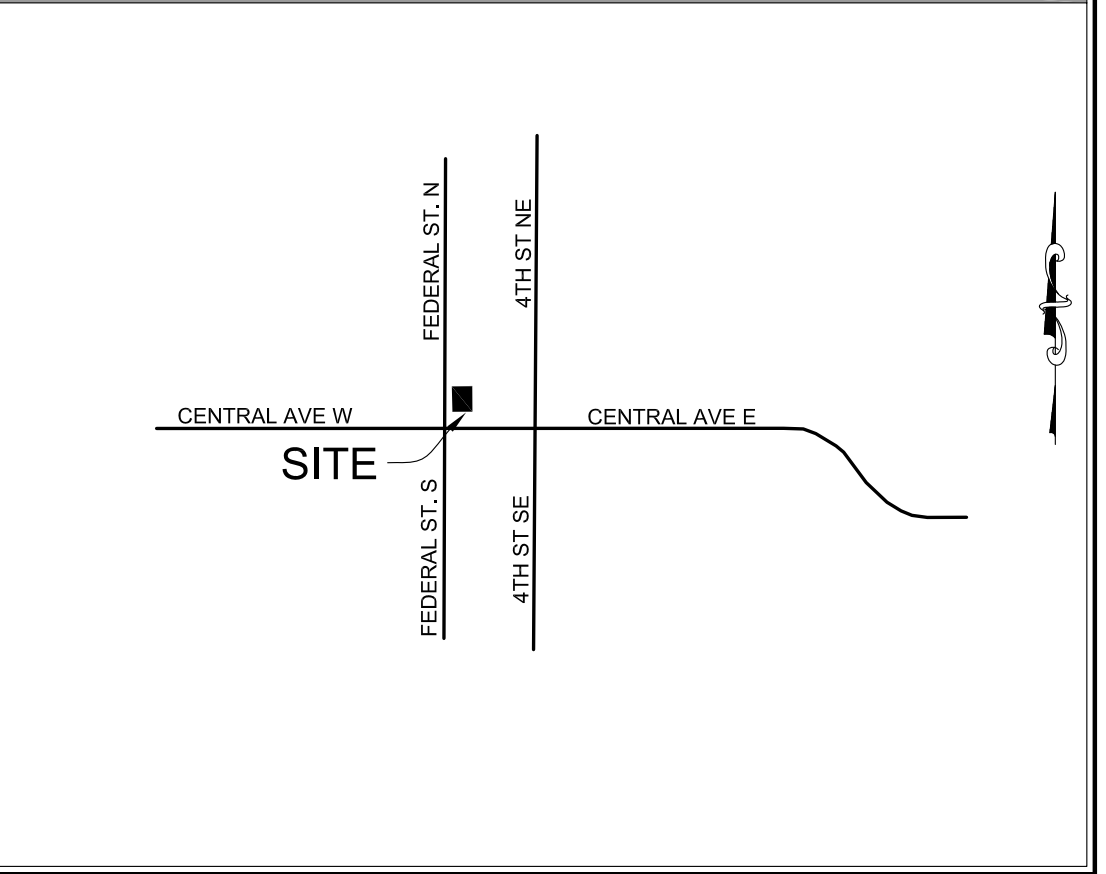
- 12 Ordinance No. 24 Fire Limits, adopted October 7, 1938, recorded August 27, 1948 in Misc. Record No. 2, Page 583. Located on the subject property is blanket in nature and is not shown on the map.
- 13 Zoning dated September 1, 1971, recorded July 18, 1974 in Misc. Record No. 3, Page 362. Located on the subject property is blanket in nature and is not shown on the map.
- 14 Urban Renewal Plan dated June 10, 1992, recorded June 18, 1992 as Document No. 921246. Amended by Amended Urban Renewal Plan dated October 26, 2007, recorded October 26, 2007 as Document No. 20072323. Located on the subject property is blanket in nature and is not shown on the map.

ZONING INFORMATION

According to the Zoning Report Number 7202000143:007, dated 2/11/2020, revised 2/12/2020, prepared by NV5 Transaction Services - Zoning Division, the subject property is within the C-1, Downtown Commercial and the current uses are permitted by right per the City of Hampton Code Section 11-4(a).

| ITEM                      | REQUIRED       | OBSERVED               | Contact info:<br>Doug Tait<br>Zoning Administrator<br>122 1st Ave NW<br>Hampton, IA 50441<br>www.hamptonia.us<br>641-456-4853                                      |
|---------------------------|----------------|------------------------|--|
| PERMITTED USE             | GENERAL RETAIL | GENERAL RETAIL         |  |
| MIN. LOT AREA             | NONE           | 13,235 S.F. - 0.30 AC. |  |
| MIN. FRONTAGE             | NONE           | 106.58'                |  |
| MAX. LOT COVERAGE         | NONE           | 10,422 S.F. - 79%      |  |
| MIN. SETBACKS FRONT       | NONE           | 0.8'                   | Notes:<br>Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City of Hampton for zoning laws and applicable codes. |
| MIN. SETBACKS STREET SIDE | N/A            | N/A                    |  |
| MIN. SETBACKS SIDE        | NONE           | - 0.75'                |  |
| MIN. SETBACKS REAR        | 20'            | 12.6'                  |  |
| MAX BUILDING HEIGHT       | 35'            | 17.1'                  |  |
| PARKING TOTAL             | 52             | 0 STRIPED SPACES       |  |

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

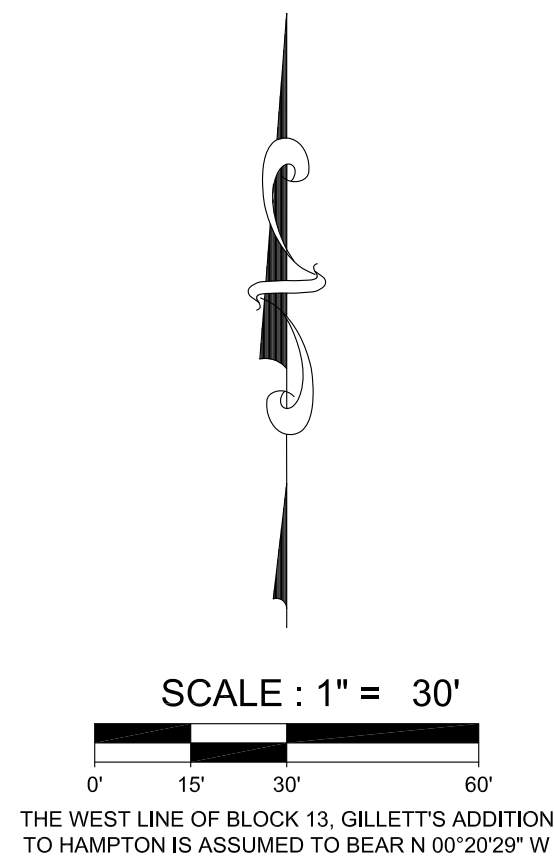
- MN1 SURVEY PREPARED BY HEALY LAND SURVEYING, P.O. BOX 221, NIAGARA, WI, 715-548-0566
- MN2 AS PER TABLE A NO. 2, THE SITE ADDRESS IS 11 N. FEDERAL ST., HAMPTON, IOWA PER FRANKLIN COUNTY RECORDS
- MN3 AS PER TABLE A NO. 4, THE PROPERTY INCLUDES 0.30 ACRES (13,235 S.F.)
- MN4 AS PER TABLE A NO. 9, THERE WERE NO STRIPED PARKING SPACES OBSERVED DURING FIELD WORK ON 2/5/2020.
- MN5 AS PER TABLE A NO. 16, THERE WAS NO EARTH MOVING WORK OBSERVED DURING FIELD WORK ON 2/5/2020.
- MN6 AS PER TABLE A NO. 17, THERE WAS NO EVIDENCE OF CHANGES IN RIGHT OF WAY LINES OBSERVED DURING FIELD WORK ON 2/5/2020. 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 2/5/2020.
- MN8 THERE WERE NO CEMETERIES, GRAVESITES OR BURIAL GROUNDS OBSERVED DURING FIELD WORK ON 2/5/2020.
- MN9 THE PROPERTY HAS DIRECT ACCESS TO N. FEDERAL ST. AND THE ALLEY IN BLOCK 13, GILLETTS ADDITION TO HAMPTON WHICH ARE BOTH PUBLIC RIGHT OF WAYS.

RECORD DESCRIPTION

TITLE DESCRIPTION

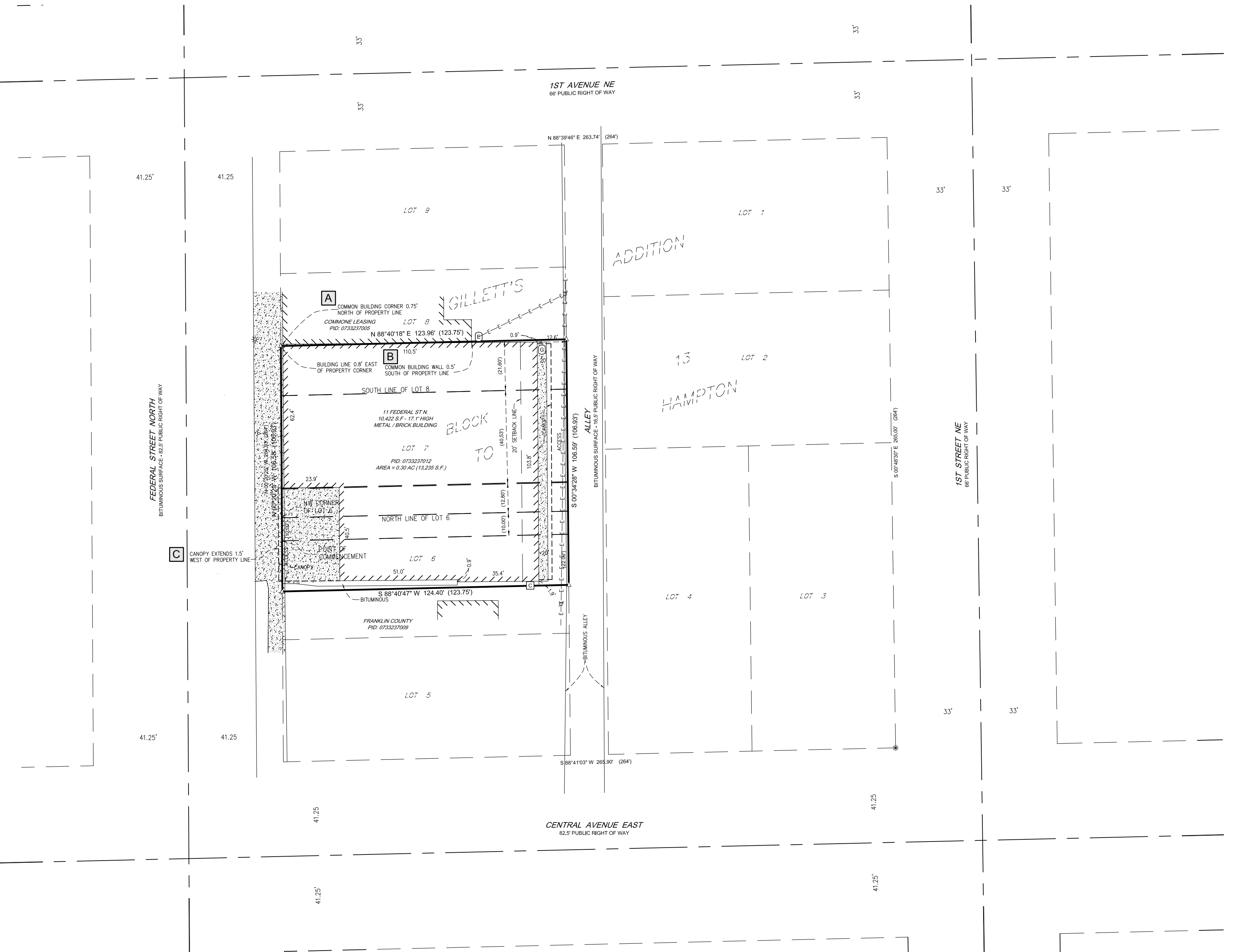
The South 21 3/5 feet of Lot 8 and the North 40 8/15 feet of Lot 7 and the North 10 feet of Lot 6 and the South 12 4/5 feet of Lot 7 and Commencing 10 feet South of the NW Corner of Lot 6, thence East to West side of alley, thence South 22 feet, thence West to West line of said lot, thence North to the place of beginning, all in Block 13, Gillett's Addition to Hampton, Franklin 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. 302526, DATED JANUARY 24, 2020.



LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND IRON MONUMENT WITH PLASTIC CAP BEARING LS-4685
- △ SET MAG NAIL
- (XXX) RECORD DATA
- G GAS METER
- E ELECTRIC METER
- ☼ LIGHT POLE
- C COMMUNICATION PEDISTAL
- ⚡ 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. 190131, Map No. 19069C0252C which bears an effective date of 12/18/2012 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     | 2/19/2020       | 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: 19/52           |

SIGNIFICANT OBSERVATIONS

- A COMMON BUILDING CORNER IS 0.75' NORTH OF PROPERTY LINE
- B COMMON BUILDING CORNER IS 0.5' SOUTH OF PROPERTY LINE
- C CANOPY IS 1.5' WEST 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. 201906250-007  
NAPA Hampton  
11 N. Federal Street, Hampton, IA 50441

Based upon Title Commitment No. 302526  
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; NAHAIA001 LLC, a Delaware LLC; Oak Street Real Estate Capital; 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 5, 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. 201906250-007 CAS

THOMAS M. HEALY  
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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