

ITEMS CORRESPONDING TO SCHEDULE B-II

- 9 Survey filed September 12, 1988, in Book 3-C, Page 231, Official Records, Wapello County, Iowa. As shown on the map.
- 10 Terms and conditions of easement contained in Deed Record filed September 12, 1987, in Book 28, Page 56, Official Records, Wapello County, Iowa. As shown on the map.
- 11 Terms and conditions of easement contained in Corrective Deed recorded July 24, 1989 in Book 466, Page 736 of Official Records of Wapello, Iowa. Is blanket in nature and is not shown on the map.
- 12 Terms and conditions of reservation of mineral rights and easement contained in Quitclaim Deed recorded March 9, 1994 in Book 489, Page 368 of Official Records of Wapello, Iowa. Is blanket in nature and is not shown on the map.
- 15 Rights of the Public, State of Iowa, County of Wapello, in and to that portion of the land taken or used for road purposes, whether by easement or fee title. As shown on the map.

MISCELLANEOUS NOTES

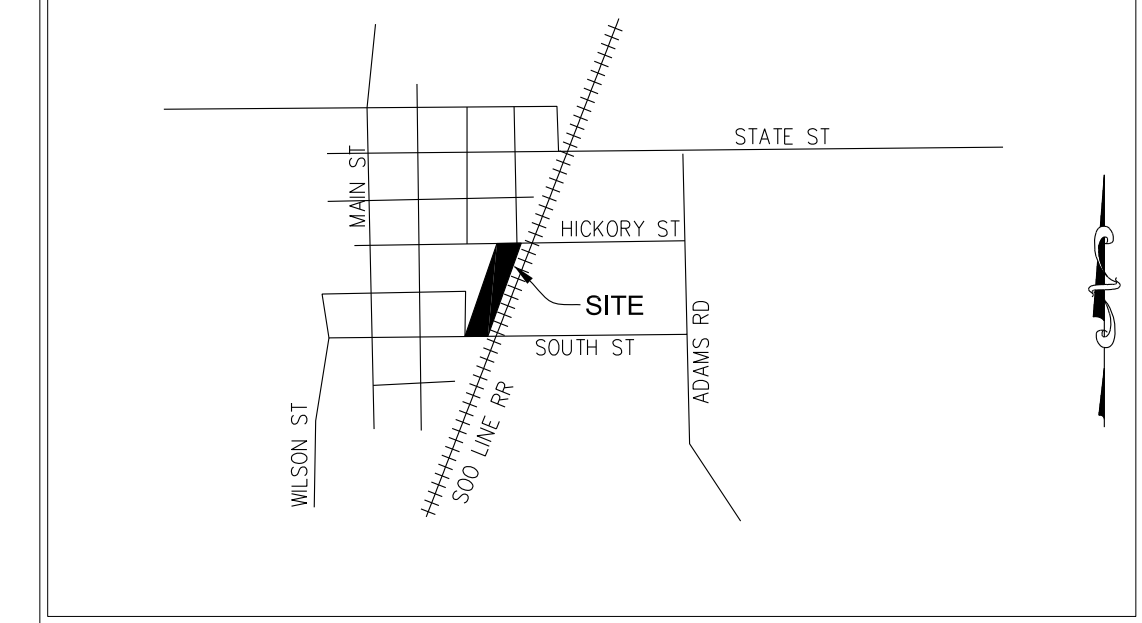
- MN1 SURVEY PREPARED BY HEALY LAND SURVEYING, P.O. BOX 221, NIAGARA, WI, 715-548-0566
- MN2 AS PER TABLE A NO. 2, ACCORDING TO WAPELLO COUNTY GIS WEBSITE, THIS PARCEL HAS NO LISTED ADDRESS. THE PID NO. IS 001310740235000
- MN3 AS PER TABLE A NO. 9, THERE WERE NO STRIPED PARKING SPACES OBSERVED DURING FIELD WORK ON 12/16/2020.
- MN4 AS PER TABLE A NO. 11, UTILITIES SHOWN HEREON ARE BASED ON FIELD MARKINGS PER IOWA ONE CALL TICKET NUMBER 203421141 AS OBSERVED DURING FIELD WORK ON 12/16/2020.
- MN5 AS PER TABLE A NO. 16, AS SHOWN ON THE MAP, THERE WAS NO BUILDING CONSTRUCTION OR EARTH MOVING WORK OBSERVED DURING FIELD WORK ON 12/16/2020.
- MN6 AS PER TABLE A NO. 19, ALL OFFSITE (I.E. APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED TO IN DOCUMENTS PROVIDED OR OBTAINED AS PART OF THE SURVEY ARE SHOWN HEREON.
- MN7 THERE WERE NO CEMETERIES, GRAVESITES OR BURIAL GROUNDS OBSERVED DURING FIELD WORK ON 12/16/2020.
- MN8 THE PROPERTY HAS DIRECT ACCESS TO SOUTH STREET AND MILL STREET, PUBLIC RIGHT OF WAYS.

RECORD DESCRIPTION

PROPERTY DESCRIPTION:
 THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 7, TOWNSHIP 71 NORTH, RANGE 15 WEST, FIFTH PRINCIPAL MERIDIAN IN THE CITY OF BLAKESBURG, WAPELLO COUNTY, IOWA DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 89°41'01" EAST, ASSUMED BEARING ALONG THE SOUTH LINE OF SAID SECTION 7; A DISTANCE OF 728.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE SOO LINE RAILROAD; THENCE NORTH 00°18'59" WEST, ALONG THE ORIGINAL RIGHT OF WAY OF SAID RAILROAD; A DISTANCE OF 408.10 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE NORTH 20°59'01" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 175.00 FEET; THENCE SOUTH 68°52'50" EAST A DISTANCE OF 150.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF SAID RAILROAD; THENCE NORTH 21°00'02" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 307.43 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF EAST SOUTH STREET AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 21°00'02" EAST, ALONG SAID RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 641.64 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF HICKORY STREET; THENCE SOUTH 87°49'17" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 162.81 FEET TO THE ORIGINAL NORTHWESTERLY RIGHT OF WAY LINE OF THE SOO LINE RAILROAD; THENCE SOUTH 21°01'04" WEST, ALONG SAID LINE, A DISTANCE OF 637.60 FEET TO ITS INTERSECTION WITH SAID NORTH LINE OF EAST SOUTH STREET; THENCE NORTH 89°06'50" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 161.44 FEET TO THE POINT OF BEGINNING, CONTAINING 2.20 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1044228-INDY, DATED FEBRUARY 25, 2021.

VICINITY MAP - NOT TO SCALE



ZONING INFORMATION

According to the Zoning Report Number 7202002604:001, dated 12/22/2020 prepared by NV5 Transaction Services - Zoning Division, the subject property is within the Unrestricted, Commercial zoning district. The City of Blakesburg does not have a zoning ordinance.

ITEM	REQUIRED	OBSERVED	Contact info:
PERMITTED USE	COMMERCIAL	COMMERCIAL	Ina Hartman City Clerk P.O. Box 215 Blakesburg, IA 52536 641-938-2413
MIN. LOT AREA	N/A	95,751 S.F.	
MIN. FRONTAGE	N/A	162.81'	
MAX. LOT COVERAGE	N/A	1963 S.F.	
MIN. SETBACKS FRONT	N/A	2.8'	
MIN. SETBACKS STREET SIDE	N/A	N/A	Notes: Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City of Blakesburg for zoning laws and applicable codes.
MIN. SETBACKS SIDE	N/A	102.9'	
MIN. SETBACKS REAR	N/A	527.9'	
MAX BUILDING HEIGHT	N/A	22.6'	
PARKING TOTAL	N/A	0 STRIPED SPACES	

ALTA/NSPS LAND TITLE SURVEY

for
 Troy Elevator
 NV5 Project No. 202004631_001
 104 East South Street, Blakesburg, IA 52537
 based upon Title Commitment No. NCS-1044228-INDY
 of First American Title Insurance Company
 bearing an effective date of February 25, 2021 at 8:00 AM
 Surveyor's Certification
 To: Nutrien Ag Solutions, Inc., a Delaware corporation; and, Faegre Drinker Biddle & Reath LLP
 First American Title Insurance Company, 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, 7b, 7c, 8, 9, 11, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed on December 16, 2020.

THOMAS M. HEALY
 REGISTRATION NO. P23866
 IN THE STATE OF IOWA
 DATE OF FIELD SURVEY: DECEMBER 16, 2020
 DATE OF LAST REVISION: APRIL 9, 2021
 NETWORK PROJECT NO. 202004631-001 RLS

4/12/2021
 DATE

THOMAS M. HEALY
 23866
 4/12/2021
 IOWA

SHEET 1 OF 1

LEGEND OF SYMBOLS & ABBREVIATIONS

- ◆ FOUND BRASS MONUMENT
- FOUND IRON MONUMENT WITH PLASTIC CAP NO. 3955
- FOUND 1/2" IRON PIN
- SET 1"x24" IRON PIPE WITH PLASTIC CAP BEARING PLS NO. 23866
- (XXX) RECORD DATA
- ▨ EXISTING BUILDING
- ⊕ BUILDING HEIGHT LOCATION
- ▨ CONCRETE SURFACE
- ⊕ POWER POLE
- ⊕ GUY POLE
- ⊕ GUY WIRE
- OVERHEAD POWER LINE
- ⊕ ELECTRIC METER
- ⊕ COMMUNICATION PEDESTAL
- UNDERGROUND COMMUNICATION LINE
- ⊕ SEWER MANHOLE
- ⊕ CATCH BASIN
- ⊕ FIRE HYDRANT

FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 190704, Map No. 19179C0260E which bears an effective date of 1/29/2021 and is not in a Special Flood Hazard Area. As shown on FEMA website (fema.gov) by firmette created on 3/21/2021 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

PROJECT REVISION RECORD

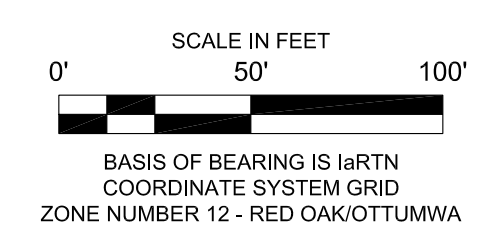
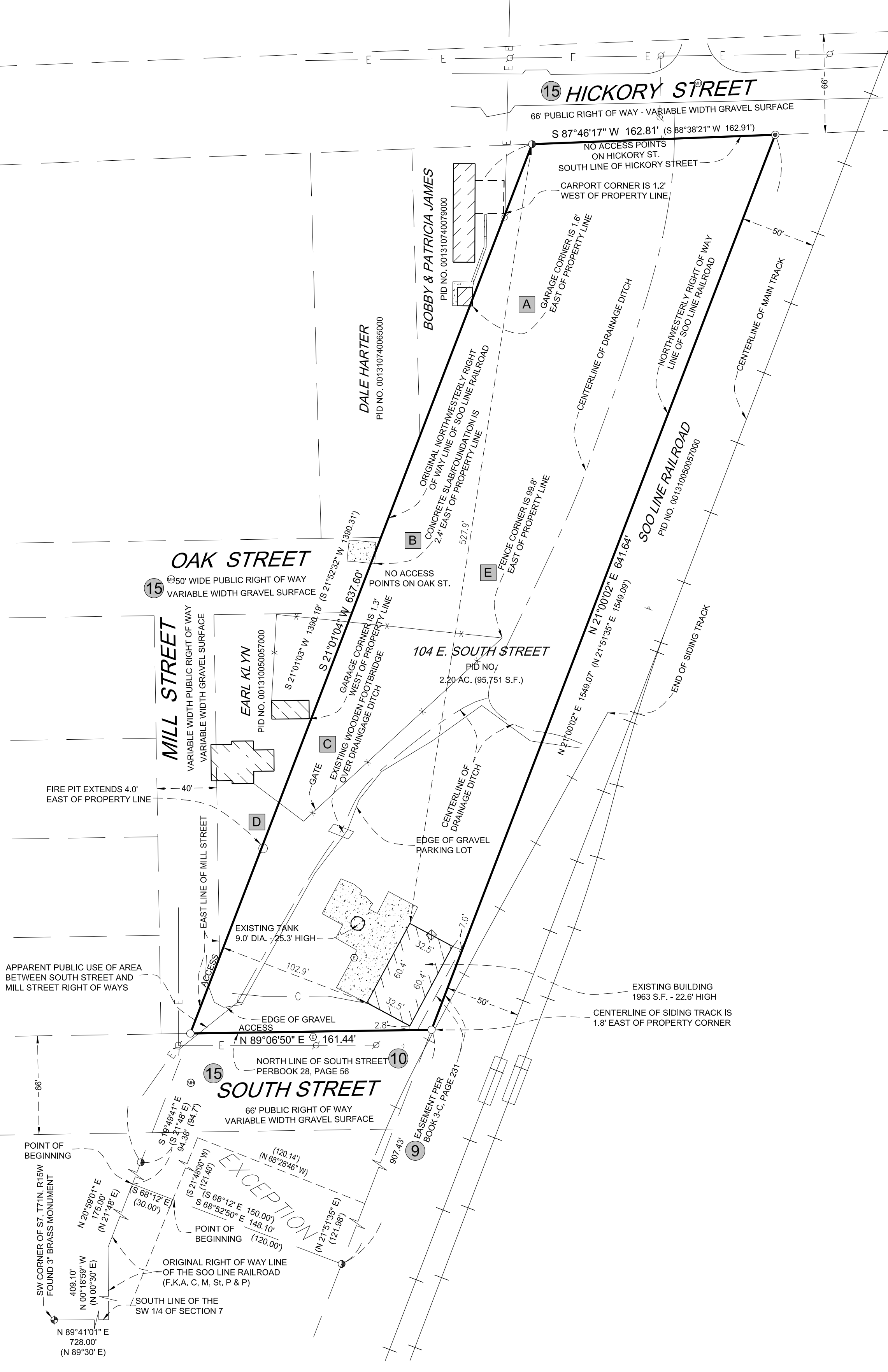
DATE	DESCRIPTION	DATE	DESCRIPTION
3/31/2021	PROPOSED DESCRIPTION		
4/7/2021	TITLE COMMITMENT		
4/9/2021	ZONING REPORT		
FIELD WORK: TMH	DRAFTED: TMH	CHECKED BY: TMH	FB 20 - PG. 24

SIGNIFICANT OBSERVATIONS

- A GARAGE CORNER IS 1.6' EAST IF PROPERTY LINE
- B CONCRETE SLAB/FOUNDATION IS 2.4' EAST OF PROPERTY LINE
- C EVIDENCE OF PEDESTRIAN ACCESS FROM PARCEL TO THE WEST ON WOODEN FOOTBRIDGE.
- D APPARENT PUBLIC USE OF AREA BETWEEN SOUTH STREET AND MILL STREET RIGHT OF WAYS
- E FENCE CORNER IS 99.8' EAST OF PROPERTY LINE

LEGAL

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

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT