

ITEMS CORRESPONDING TO SCHEDULE B-II

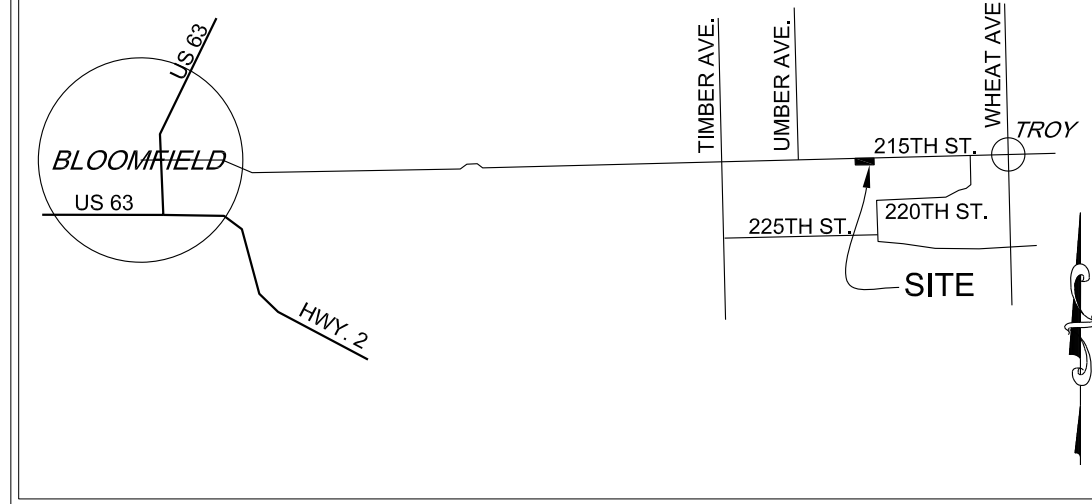
- 9 Terms and conditions of Easement filed April 6, 1963, in Book 78, Page 542, Official Records, Davis County, Iowa. As shown on the map.
- 10 Terms and conditions of Easement filed December 10, 1984, in Book 22, Page 281, Official Records, Davis County, Iowa. Not enough information to locate. Not shown on the map.
- 12 Rights of the Public, State of Iowa, County of Davis, 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.

ZONING INFORMATION

According to the Zoning Report Number 7202002604-002, dated 2/18/2020 prepared by NVS Transaction Services - Zoning Division, the subject property is not within a zoning district Davis County does not have a zoning ordinance.

ITEM	REQUIRED	OBSERVED	Contact info: Ron Biele, Chairman 641-684-2344 Linda Humphrey, County Auditor 641-684-2101
PERMITTED USE	N/A	OPEN SALES/RENTAL	
MIN. LOT AREA	N/A	175,000 S.F.	
MIN. FRONTAGE	N/A	725'	
MAX. LOT COVERAGE	N/A	1596 S.F.	
MIN. SETBACKS FRONT	N/A	100.9'	
MIN. SETBACKS STREET SIDE	N/A	N/A	
MIN. SETBACKS SIDE	N/A	273.6'	
MIN. SETBACKS REAR	N/A	63.4'	
MAX. BUILDING HEIGHT	N/A	22.0'	
PARKING TOTAL	N/A	0 STRIPED SPACES	

VICINITY MAP - NOT TO SCALE

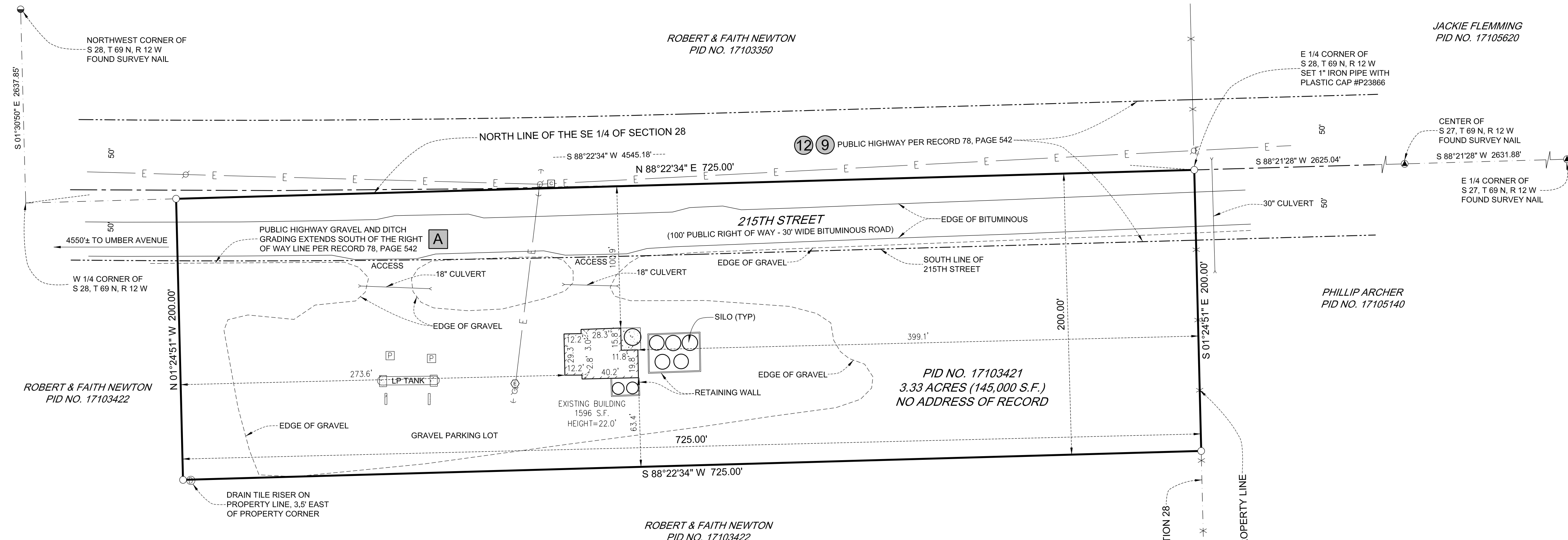


MISCELLANEOUS NOTES

- 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 HAS NO ASSIGNED ADDRESS PER DAVIS COUNTY RECORDS
- MN3 AS PER TABLE A NO. 8 ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ON 12/13/2020 IS SHOWN HEREON
- MN4 AS PER TABLE A NO. 9, THERE WERE NO REGULAR STRIPED PARKING SPACES OBSERVED DURING FIELD WORK ON 12/13/2020.
- MN5 AS PER TABLE A NO. 11, THERE WAS NO UNDERGROUND UTILITIES OBSERVED DURING FIELD WORK ON 8/19/2020. PER TICKET NO. 203429952, CITIZENS MUTUAL TELEPHONE, RATHBURN REGIONAL WATER AND SOUTHERN IOWA ELECTRIC COOPERATIVE ALL REPORTED THE SITE TO BE CLEAR.
- MN6 AS PER TABLE A NO. 14 THE DISTANCE TO THE NEAREST INTERSECTING STREET (UMBER AVENUE) IS 4550± WEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
- MN7 AS PER TABLE A NO. 16, THERE WAS NO BUILDING CONSTRUCTION OR EARTH MOVING WORK OBSERVED DURING FIELD WORK ON 12/13/2020.
- MN8 AS PER TABLE A NO. 18, NO FIELD DELINEATION OF WETLANDS WAS OBSERVED DURING FIELD WORK ON 8/19/2020.
- MN9 AS PER TABLE A NO. 19, THERE WERE NO PLOTTABLE OFFSITE (I.E. APURTENANT) EASEMENTS OR SERVITUDES OBSERVED DURING FIELD WORK ON 12/13/2020.
- MN10 THERE WERE NO CEMETERIES, GRAVESITES OR BURIAL GROUNDS OBSERVED DURING FIELD WORK ON 8/19/2020.
- MN11 THE PARCEL HAS DIRECT ACCESS TO 215TH STREET, A PUBLIC STREET.

RECORD DESCRIPTION

Real property in the City of Bloomfield, County of Davis, State of Iowa, described as follows:
 THE NORTH 200 FEET OF THE EAST 725 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-EIGHT (28), TOWNSHIP SIXTY-NINE (69) NORTH, RANGE TWELVE (12) WEST OF 5TH P.M., DAVIS COUNTY, IOWA.
 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-1044230-INDY, DATED JANUARY 26, 2021.



LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND 5/8" REBAR
- FOUND MAGNETIC SURVEY NAIL
- SET 1"x24" IRON PIPE WEIGHING 1.68 LBS/FT WITH PLASTIC CAP BEARING PLS NO. 2546
- ▨ EXISTING BUILDING
- ▨ CONCRETE SURFACE
- ⊕ POWER POLE
- ⊕ GUY WIRE
- OVERHEAD POWER LINE
- ⊙ ELECTRIC METER
- ⊕ FUEL PUMP
- ⊕ COMMUNICATION PEDESTAL
- STORM PIPE

FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 190861 Map No. 1951C0357A which bears an effective date of 4/4/2018 and is not in a Special Flood Hazard Area. As shown on FEMA website (fema.gov) by firmette created on 12/20/2020 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
2/16/2021	FIRST DRAFT	3/29/2021	REVISED TITLE COMMITMENT
2/17/2021	CLIENT COMMENTS		
3/23/2021	ZONING		

SIGNIFICANT OBSERVATIONS

- A PUBLIC HIGHWAY IMPROVEMENTS EXTEND SOUTH OF THE RIGHT OF WAY.

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
 Troy Elevator
 NV5 Project No. 202004631.002
 31425 215th Street, Bloomfield, IA 52537
 based upon Title Commitment No. NCS-1044230-INDY
 of First American Title Insurance Company
 bearing an effective date of January 26, 2021
 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 13, 2020.

THOMAS M. HEALY
 REGISTRATION NO. P23866
 IN THE STATE OF IOWA
 DATE OF FIELD SURVEY: DECEMBER 13, 2020
 DATE OF LAST REVISION: MARCH 29, 2021
 NETWORK PROJECT NO. 202004631-002 RLS

3/29/2021
 DATE

THOMAS M. HEALY
 PROFESSIONAL LAND SURVEYOR
 IOWA
 23866

SHEET 1 OF 1

Bock & Clark Corporation
 an NV5 Company

NV5

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