

BOOK 2026 PAGE 246

## OWNER'S CERTIFICATE AND DEDICATION

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NOW ALL MEN BY THESE PRESENTS THAT Cedar Rapids Partners, L.P., a Missouri limited partnership, which limited partnership is the owner in fee of all the land which is included in Alexandra Estates First Addition to Cedar Rapids, Iowa, has caused a survey of said land to be made, the lots and streets to be marked, named and numbered as shown by a plat dated August 1, 1991, with certificate of Ronald J. Sadoris, land surveyor, attached thereto, to the end that the same may be recorded and thereafter designated and known as Alexandra Estates First Addition to Cedar Rapids, Iowa.

18/25

Cedar Rapids Partners, L.P. hereby acknowledges the subdivision of said land shown on said plat to be by its free consent and in accordance with its desire and does hereby set apart and dedicate to the public use as public highway forever, all lands, if any, in the streets as shown by said plat.

Dated August 21, 1992.

DOCUMENT NO. 19564  
RECORDING FEE 100.00  
AUD. FEE 5.00

CEDAR RAPIDS PARTNERS, L.P.,  
a Missouri limited partnership

BY: TRI-STATE REALTY INVESTORS OF  
K.C., INC., general partner

BY: David L. Johnson  
David L. Johnson, Vice President

BY: DLJ ENTERPRISES, INC., general  
partner

BY: David L. Johnson  
David L. Johnson, President

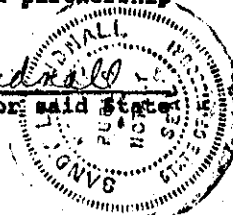
1-5-99 Declared see book 3822 pg 405

BOOK 2026 PAGE 247

STATE OF Missouri }  
COUNTY OF Jackson } SS:

On this 21 day of August, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared David L. Johnson, to me personally known, who being by me duly sworn did say that the person is the Vice President of Tri-State Realty Investors of K.C., Inc., the General Partner of Cedar Rapids Partners, L.P., a Missouri limited partnership, executing the foregoing instrument, that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation as General Partner of Cedar Rapids Partners, L.P., a Missouri limited partnership, by authority of the corporation's Board of Directors; and that David L. Johnson as that officer acknowledged execution of the instrument to be the voluntary act and deed of the corporation and limited partnership by it and by the officer voluntarily executed.

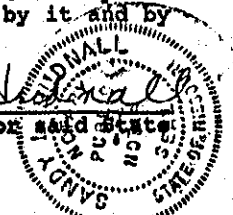
Sandy L. Huddell  
Notary Public in and for said State



STATE OF Missouri }  
COUNTY OF Jackson } SS:

On this 21 day of August, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared David L. Johnson, to me personally known, who being by me duly sworn did say that the person is the President of DLJ Enterprises, Inc., the General Partner of Cedar Rapids Partners, L.P., a Missouri limited partnership, executing the foregoing instrument, that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation as General Partner of Cedar Rapids Partners, L.P., a Missouri limited partnership, by authority of the corporation's Board of Directors; and that David L. Johnson as that officer acknowledged execution of the instrument to be the voluntary act and deed of the corporation and limited partnership by it and by the officer voluntarily executed.

Sandy L. Huddell  
Notary Public in and for said State



SURVEYOR'S CERTIFICATE

ALEXANDRA ESTATES FIRST ADDITION TO CEDAR RAPIDS, IOWA is a subdivision of that part of the Southeast Quarter of the Southwest Quarter, Section 25, Township 83 North, Range 8 West of the 5th P.M., Cedar Rapids, Linn County, Iowa, described as follows:

Commencing as a point of reference at the Southeast corner of said Southwest Quarter;

thence North  $0^{\circ}00'00''$  East 974.90 feet along the East line of said Southwest Quarter (assumed bearing for this description only);

thence North  $90^{\circ}00'00''$  West 33.00 feet to a point on the West right-of-way line of Wiley Boulevard S.W., said point being the point of beginning;

thence South  $0^{\circ}00'00''$  East 109.00 feet along a line parallel with the East line of said Southwest Quarter and along the West right-of-way line of said Wiley Boulevard;

thence North  $90^{\circ}00'00''$  West 17.00 feet;

thence South  $0^{\circ}00'00''$  East 203.51 feet along a line parallel with the East line of said Southwest Quarter and along the West right-of-way line of said Wiley Boulevard;

thence North  $90^{\circ}00'00''$  West 300.00 feet;

thence South  $67^{\circ}30'37''$  West 300.00 feet;

thence North  $89^{\circ}45'02''$  West 699.98 feet along a line parallel with the North line of the Southeast Quarter of said Southwest Quarter, to a point of intersection with the West line of the Southeast Quarter of said Southwest Quarter;

thence North  $0^{\circ}03'35''$  West 780.01 feet along the West line of the Southeast Quarter of said Southwest Quarter to the Northwest corner of the Southeast Quarter of said Southwest Quarter;

thence South  $89^{\circ}45'02''$  East 1294.98 feet along the North line of the Southeast Quarter of said Southwest Quarter to a point of intersection with the West right-of-way line of said Wiley Boulevard said point being 33.00 feet West of the East line of said Southwest Quarter;

thence South  $0^{\circ}00'00''$  East 50.15 feet along said West right-of-way line and along a line parallel with the East line of said Southwest Quarter;

thence North  $90^{\circ}00'00''$  West 17.00 feet to a point of curvature of a 450 foot radius curve concave Southerly;

thence Southwesterly 152.92 feet along the arc of said curve (chord South  $80^{\circ}15'46''$  West 152.19 feet) to a point 200.00 feet West of the East line of said Southwest Quarter;

thence South  $0^{\circ}00'00''$  East 274.26 feet along a line parallel with the East line of said Southwest Quarter;

thence North  $90^{\circ}00'00''$  East 167.00 feet to the point of beginning and containing 20.76 acres more or less, subject to easements of record.

For a more definite location and description, reference is made to the plat hereto attached and by this reference is made a part hereof date August 1, 1991.

Said ALEXANDRA ESTATES FIRST ADDITION is divided into 5 lots, numbered Lots 1, 2, 3, 4, and 5 and are as indicated on the plat by figures near the center of each lot. The dimensions of the lots and the distances from the government lines and corners are as shown in feet and decimals thereof on said plat. Iron stakes will be driven in all points thus-0-on said plat by December, 1991.

I hereby certify that the above legal description and hereto attached plat are in accordance with a survey made under my direct personal supervision and that I am a duly registered land surveyor in the state of Iowa. Executed by me at Cedar Rapids, Iowa the 1st day of August, 1991.

SHIVE-HATTERY  
ENGINEERS AND ARCHITECTS, Inc.

*Ronald J. Saddoris*  
Ronald J. Saddoris, R.L.S.  
Iowa Registration No. 7363



Book 2026 pg. 250

For final plat of  
Alexandra Estates First  
Addition to Cedar Rapids, Iowa  
See envelope #42B in 3rd  
file cabinet

TREASURER'S CERTIFICATE

BOK 2026 PAGE 251

I, Michael A. Stevenson, Treasurer of Linn County, Iowa, hereby certify that there are no certified taxes due or certified special assessments against the land included in ALEXANDRA ESTATES FIRST ADDITION TO CEDAR RAPIDS, IOWA, more particularly describes on the hereto attached Surveyor's Certificate and Plat dated August 1, 1991, as shown by the records of this office.

Cedar Rapids, Iowa, this 25 day of November, 1992.

  
Michael A. Stevenson  
Treasurer of Linn County, Iowa

**MORTGAGEE'S CONSENT AND PARTIAL RELEASE**

First City Bank is the owner and holder of the following:

1. Mortgage dated May 18, 1990 and filed May 21, 1990 in Volume 2399, Page 1 of the records of the Linn County Recorder;
2. UCC Financing Statement No. G58981 filed May 21, 1990 in Volume 2398, Page 673 of the records of the Linn County Recorder; and
3. Amendment to UCC Financing Statement No. G61112 filed June 20, 1991 in Volume 2476, Page 83 of the records of the Linn County Recorder amending UCC No. G58981.

All of which instruments cover certain real estate located in Linn County, Iowa. All or a portion of the real estate, subject of said instruments, which real estate is described on Exhibit "A" attached hereto, is being platted as Alexandra Estates First Addition to the City of Cedar Rapids, Iowa. First City Bank hereby acknowledges that the subdivision of the real estate shown on said plat and the preparation of the plat is with its free consent and in accordance with its desire. First City Bank does hereby acknowledge that all lands, if any, dedicated to the public in said plat or conveyed, if any, to a governing body thereby are hereby released from the lien of said instruments specifically reserving and retaining the lien of said instruments and all rights thereof against all of the remaining property embraced in said instruments.

FIRST CITY BANK

BY: Robert E. Harden

NAME: ROBERT E. HARDEN

TITLE: CHAIRMAN

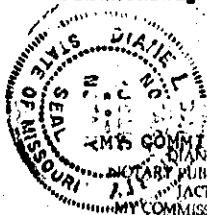
BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF MISSOURI )  
 ) ss:  
COUNTY OF JACKSON )

On this 28th day of August, 1992, before me, the undersigned, a Notary Public in and for the State of Missouri personally appeared Robert E. Harden to me personally known, who being by me duly sworn, did say that he is the CHAIRMAN Robert E. Harden respectively, of the corporation executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) ~~(the seal affixed thereto is the seal of the)~~ corporation; that said instrument was signed ~~(and sealed)~~ on behalf of the corporation by authority of its Board of Directors; and that Robert E. Harden as officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily executed.



Diane L. Daugherty  
Notary Public in and for the State of MISSOURI  
DIANE L. DAUGHERTY



EXHIBIT 2026 PAGE 254

## EXHIBIT "A"

All that part of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 25-83-2, Linn County, Iowa, described as follows: Commencing as a point of reference at the SE corner of said SW $\frac{1}{4}$ ; thence N 0° 00' 00" E 974.98 Feet along the East line of said SW $\frac{1}{4}$  (assumed bearing for this description only); thence N 90° 00' 00" W 33.00 Feet to a point on the West right-of-way line of Wiley Boulevard S.W., said point being the point of beginning; thence S 0° 00' 00" E 109.00 Feet along a line parallel with the East line of said SW $\frac{1}{4}$  and along the West right-of-way line of said Wiley Boulevard; thence N 90° 00' 00" W 17.00 Feet; thence S 0° 00' 00" E 203.51 Feet along a line parallel with the East line of said SW $\frac{1}{4}$  and along the West right-of-way line of said Wiley Boulevard; thence N 90° 00' 00" W 300.00 Feet; thence S 67° 30' 37" W 300.00 Feet; thence N 89° 45' 02" W 699.98 Feet along a line parallel with the North line of the SE $\frac{1}{4}$  of said SW $\frac{1}{4}$ , to a point of intersection with the West line of the SE $\frac{1}{4}$  of said SW $\frac{1}{4}$ ; thence N 0° 03' 35" W 780.01 Feet along the West line of the SE $\frac{1}{4}$  of said SW $\frac{1}{4}$  to the Northwest Corner of the SE $\frac{1}{4}$  of said SW $\frac{1}{4}$ ; thence S 89° 45' 02" E 1,294.98 Feet along the North line of the SE $\frac{1}{4}$  of said SW $\frac{1}{4}$  to a point of intersection with the West right-of-way line of said Wiley Boulevard said point being 33.00 Feet West of the East line of said SW $\frac{1}{4}$ ; thence S 0° 00' 00" E 50.15 Feet along said West right-of-way line and along a line parallel with the East line of said SW $\frac{1}{4}$ ; thence N 90° 00' 00" W 17.00 Feet to a point of curvature of a 450 foot radius curve concave Southerly; thence SW-ly 152.92 Feet along the arc of said curve (chord S 80° 15' 46" W 152.19 Feet) to a point 200.00 Feet West of the East line of said SW $\frac{1}{4}$ ; thence S 0° 00' 00" E 274.26 Feet along a line parallel with the East line of said SW $\frac{1}{4}$ ; thence N 90° 00' 00" E 167.00 Feet to the point of beginning

## MORTGAGEE'S CONSENT AND PARTIAL RELEASE

Midland Bank is the owner and holder of the following:

1. Mortgage and Security Agreement dated June 13, 1991 and filed June 20, 1991 in Volume 2476, Page 27 of the records of the Linn County Recorder;
2. Assignment of Rents, Leases and Other Benefits dated June 13, 1991 and filed June 20, 1991 in Volume 2476, Page 67 of the records of the Linn County Recorder;
3. UCC Financing Statement No. G61110 filed June 20, 1991 in Volume 2476, Page 3 of the records of the Linn County Recorder; and
4. UCC Financing Statement No. UCC G61111 filed June 20, 1991 in Volume 2476, Page 14 of the records of the Linn County Recorder

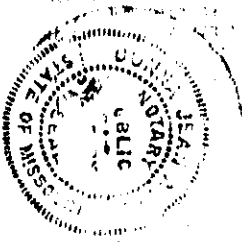
All of which instruments cover certain real estate located in Linn County, Iowa. All or a portion of the real estate, subject of said instruments, which real estate is described on Exhibit "A" attached hereto, is being platted as Alexandra Estates First Addition to the City of Cedar Rapids, Iowa. Midland Bank hereby acknowledges that the subdivision of the real estate shown on said plat and the preparation of the plat is with its free consent and in accordance with its desire. Midland Bank does hereby acknowledge that all lands, if any, dedicated to the public in said plat or conveyed, if any, to a governing body thereby are hereby released from the lien of said instruments specifically reserving and retaining the lien of said instruments and all rights thereof against all of the remaining property embraced in said instruments.

REC-2026 256

## MIDLAND BANK

BY: Ronald L. BluntNAME: Ronald L. BluntTITLE: PresidentBY: Robert L. ColvinNAME: Robert L. ColvinTITLE: Vice PresidentSTATE OF MissouriCOUNTY OF Jackson

On this 29 day of May, 1992, before me, the undersigned, a Notary Public in and for the State of Mo., personally appeared Ronald L. Blunt and Robert L. Colvin, to me personally known, who being by me duly sworn, did say that they are the President and Vice President, respectively, of the corporation executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) ~~(the seal affixed thereto is the seal of the)~~ corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of its Board of Directors; and that Ronald L. Blunt and Robert L. Colvin as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Ronald L. Blunt  
Notary Public in and for the State of Mo.

2026 REG 257

## EXHIBIT "A"

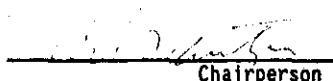
All that part of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 25-83-8, Linn County, Iowa, described as follows: Commencing as a point of reference at the SE corner of said SW $\frac{1}{4}$ ; thence N 0° 00' 00" E 974.90 Feet along the East line of said SW $\frac{1}{4}$  (assumed bearing for this description only); thence N 90° 00' 00" W 33.00 Feet to a point on the West right-of-way line of Wiley Boulevard S.W., said point being the point of beginning; thence S 0° 00' 00" E 109.00 Feet along a line parallel with the East line of said SW $\frac{1}{4}$  and along the West right-of-way line of said Wiley Boulevard; thence N 90° 00' 00" W 17.00 Feet; thence S 0° 00' 00" E 203.51 Feet along a line parallel with the East line of said SW $\frac{1}{4}$  and along the West right-of-way line of said Wiley Boulevard; thence N 90° 00' 00" W 300.00 Feet; thence S 67° 30' 37" W 300.00 Feet; thence N 89° 45' 02" W 699.98 Feet along a line parallel with the North line of the SE $\frac{1}{4}$  of said SW $\frac{1}{4}$ , to a point of intersection with the West line of the SE $\frac{1}{4}$  of said SW $\frac{1}{4}$ ; thence N 0° 03' 35" W 780.01 Feet along the West line of the SE $\frac{1}{4}$  of said SW $\frac{1}{4}$  to the Northwest Corner of the SE $\frac{1}{4}$  of said SW $\frac{1}{4}$ ; thence S 89° 45' 02" E 1,294.98 Feet along the North line of the SE $\frac{1}{4}$  of said SW $\frac{1}{4}$  to a point of intersection with the West right-of-way line of said Wiley Boulevard said point being 33.00 Feet West of the East line of said SW $\frac{1}{4}$ ; thence S 0° 00' 00" E 50.15 Feet along said West right-of-way line and along a line parallel with the East line of said SW $\frac{1}{4}$ ; thence N 90° 00' 00" W 17.00 Feet to a point of curvature of a 450 foot radius curve concave Southerly; thence SW-ly 152.92 Feet along the arc of said curve (chord S 80° 15' 46" W 152.19 Feet) to a point 200.00 Feet West of the East line of said SW $\frac{1}{4}$ ; thence S 0° 00' 00" E 274.26 Feet along a line parallel with the East line of said SW $\frac{1}{4}$ ; thence N 90° 00' 00" E 187.00 Feet to the point of beginning

## RESOLUTION APPROVING PLAT

WHEREAS, A PLAT OF ALEXANDRA ESTATES FIRST ADDITION TO CEDAR RAPIDS, IOWA, containing five (5) lots, has been filed with the City Planning Commission of Cedar Rapids, Iowa, and after consideration of the same is found to be correct and in accordance with the provisions of the laws of the State of Iowa, and the ordinances of the City of Cedar Rapids, Iowa, in relation to Plats and Additions to Cities, NOW THEREFORE,

BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF THE CITY OF CEDAR RAPIDS, IOWA, that the said plat and dedication of said ALEXANDRA ESTATES FIRST ADDITION TO CEDAR RAPIDS, IOWA, be and the same is hereby acknowledged and approved on the part of the City Planning Commission, and this Commission hereby recommends to the City Council the acceptance of the same, and the Chairman and Secretary are hereby authorized and directed to certify this Resolution of Approval and affix the same to said Plat by law provided.

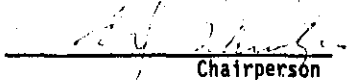
Passed this 18th day of December A.D., 1990

  
Chairperson

  
Secretary

STATE OF IOWA }  
LINN COUNTY }SS

We, W. D. Schwitzer, Chairperson, and Charles Jungman, Secretary of the City Planning Commission, Cedar Rapids, Iowa, do hereby certify that the above and foregoing resolution is a true and correct copy of the resolution passed by the City Planning Commission, Cedar Rapids, Iowa, on this 18th day of December A.D., 1990.

  
Chairperson

  
Secretary

RESOLUTION NO. 1699-9-91

RESOLUTION APPROVING PLAT

WHEREAS, a Plat of ALEXANDRA'S FIRST ADDITION TO CEDAR RAPIDS, IOWA, containing five (5) lots, has been filed with the City Clerk and after consideration of the same is found to be correct and in accordance with the provisions of the laws of the State of Iowa, and the ordinances of the City of Cedar Rapids, Iowa, in relation to Plats and Additions to Cities, AND

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the said plat and dedication of said ALEXANDRA'S FIRST ADDITION to Cedar Rapids, Iowa, be and the same is hereby acknowledged and approved on the part of the City of Cedar Rapids, Iowa, and the Mayor Pro-Tempore and City Clerk are hereby directed to certify this Resolution of Approval and affix the same to said plat as by law provided.

Passed this 25th day of September, 1991.



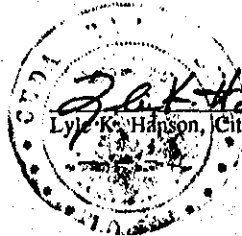
Attest:

*Lyle K. Hanson*  
Lyle K. Hanson, City Clerk

STATE OF IOWA )  
ss. )  
COUNTY OF LINN )

We, Harold G. Schaefer, Mayor Pro-Tempore, and Lyle K. Hanson, City Clerk of the City of Cedar Rapids, Iowa, do hereby certify that the above and foregoing Resolution is a true and correct copy of the Resolution as passed by the City Council of the City of Cedar Rapids, Iowa, on this 25th day of September, 1991.

*Harold G. Schaefer*  
Harold G. Schaefer, Mayor Pro-Tempore



*Lyle K. Hanson*  
Lyle K. Hanson, City Clerk

*Harold G. Schaefer*  
Harold G. Schaefer, Mayor Pro-Tempore

RESOLUTION NO. 2101-11-92

WHEREAS, the City Council of Cedar Rapids, Iowa, on September 25, 1991, approved Alexandra Estates First Addition to Cedar Rapids, Iowa, and

WHEREAS, the City Code requires plats to be recorded within one year of City Council approval, unless an extension is requested by the owner, and

WHEREAS, an extension has been requested by David L. Johnson, representing Cedar Rapids Partners, L.P., owners of said property, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that an extension of Final Plat approval until Wednesday, January 27, 1993, for Alexandra Estates First Addition is hereby granted.

Passed this 12th day of November, 1992.

Votin: Councilman Murdock moved the adoption of the resolution; seconded by Councilman Hanson. Adopted, Yeas, Councilmen Hanson, Kramer, Murdock and Smith.



Larry Seibourek Mayor

Ann Ollinger City Clerk

## RESIDENTIAL COVENANTS, CONDITIONS AND RESTRICTIONS

This DECLARATION made this 19th day of November, 1990.

WHEREAS, Declarants are the owners of certain real property known as ALEXANDRA ESTATES, platted and recorded in Linn County, Iowa; and

WHEREAS, Declarants are desirous of protecting the value and desirability of the whole ALEXANDRA ESTATES, including the real property described above.

NOW, THEREFORE, Declarants hereby declare that Lots 1, 2, 3, 4, 5 of ALEXANDRA ESTATES, shall be held, sold and conveyed subject to the following restrictions, covenants, and conditions which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding upon all parties having any right, title or interest in the said property, or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof:

- I. The City of Cedar Rapids, Iowa shall have the right to have access to any streets for the purpose of periodically checking water system, fire, hydrants, and fire flows. The City of Cedar Rapids, Iowa, shall maintain all hydrants, with actual cost incurred in said maintenance being the responsibility of the property owner.
- II. The City of Cedar Rapids, Iowa shall have the right to have access to the private street system, and the street system will be properly maintained, to allow for emergency vehicles at all times.
- III. The private systems including water, sanitary sewer and storm sewer shall be properly maintained at all times.

This covenant, restriction and provision of this instrument shall be deemed a covenant running with the land and all sales and transfer of said lots or parcels of ground during the time this covenant restriction remains in effect shall be subject to said restriction.

SIGNED AND DATED THIS 19 day of November, 1990.

CEDAR RAPIDS PARTNERS, L.P.  
a Missouri Limited Partnership

By: TRI-STATE REALTY INVESTORS OF K.C., INC.  
General Partner

By: [Signature]

By: DLJ ENTERPRISES, INC.  
General Partner

By: [Signature]



The covenants, restrictions and provisions of this instrument shall be deemed a covenant running with the land and all sales and transfers of said lots or parcels of ground during the time this covenant restriction remains in effect shall be subject to said restrictions.

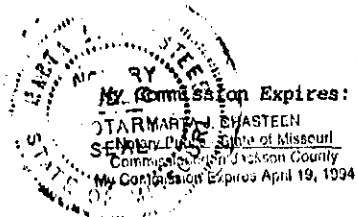
TRI-STATE REALTY INVESTORS OF K.C., INC.,  
as General Partner of Cedar Rapids Partners,  
L.P., a Missouri Limited Partnership

By: *Peter S. Brune, Pres.*  
Peter S. Brune, President

STATE OF MISSOURI )  
                              ) SS.  
COUNTY OF JACKSON )

On this 19 day of November, 1990, before me, the undersigned, a Notary Public in and for the State of Missouri, personally appeared Peter S. Brune, to me personally known, who, being by me duly sworn, did say that he is the President of TRI-STATE REALTY INVESTORS OF K.C., INC., a general partner of Cedar Rapids Partners, L.P., a Missouri limited partnership, executing the foregoing instrument, that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation as General Partner of Cedar Rapids Partners, L.P., a Missouri limited partnership, by authority of the corporation's Board of Directors; and that he as such officer acknowledged execution of the instrument to be the voluntary act and deed of the corporation and limited partnership by it and by him voluntarily executed.

*Marta J. Chasteen*  
Notary Public



SHUTTLEWORTH & INGERSOLL, P.C.  
ATTORNEYS AT LAW

BOOK 2026 PAGE 263

500 FIRSTAR BANK BUILDING  
115 3RD STREET N.E.  
P.O. BOX 2107  
CEDAR RAPIDS, IOWA 52406-2107  
TELEPHONE (319) 368-9441  
FACSIMILE (319) 368-8718  
V.C. SHUTTLEWORTH (1900-1965)  
T.M. INGERSOLL (1902-1972)

RETIRED  
C.W. GAMBESON  
WAYNE C. COLLINS

THOMAS M. COLLINS  
W.H. SHUTTLEWORTH  
MICHAEL O. M'DERMOTT  
JOHN M. BICKEL  
ROBERT D. HOUGHTON  
PATRICK M. ROBY  
RICHARD S. FAY  
RICHARD C. GAMBESON  
GARY J. STREIT  
CARROLL J. REASONER  
STEVEN J. PACE  
GLENN L. JOHNSON  
THOMAS P. PETER

KEVIN H. COLLINS  
WILLIAM P. PROWELL  
DIANE KUTZKO  
MARK L. ZAIGER  
DOUGLAS R. ORLSCHLAGER  
CONSTANCE M. ALT  
WILLIAM S. HOCHSTETLER  
KURT L. KRATOVIL  
LEEANN M. FERRY  
CHRISTOPHER J. HENDERSON  
THEODORE J. COLLINS  
CHRISTINE LIU MCLAUGHLIN

REGISTERED PATENT LAWYER  
JAMES C. NEMMERS  
COUNSEL  
JOAN LIPSKY  
JAMES D. HODGES, JR.  
OF COUNSEL  
RALPH W. GEARHART  
DECEASED  
ROBERT G. DANIEL (1914-1992)

November 25, 1992

Cedar Rapids Partners, L.P.  
916 Walnut Street  
Suite 400  
Kansas City, MO 64106

Re: Alexandra Estates First Addition to Cedar Rapids, Iowa

Gentlemen:

We have examined an abstract of title to the real estate described on Exhibit "A" attached hereto which abstract covers all of the real estate included in Alexandra Estates First Addition to Cedar Rapids, Iowa.

The abstract consists of Entries 1 to 295, inclusive, and was last certified following Entry 295 to November 5, 1992 by United Title Services, Inc.

As so shown, we find title to all the real estate included in Alexandra Estates First Addition to Cedar Rapids, Iowa to be in:

CEDAR RAPIDS PARTNERS, L.P.

free and clear of liens and encumbrances except:

1. A Mortgage in favor of First City Bank dated May 18, 1990 and filed May 21, 1990 in Volume 2399, Page 1 of the records of the Linn County Recorder;
2. UCC Financing Statement No. G58981 in favor of First City Bank filed May 21, 1990 in Volume 2398, Page 673 of the records of the Linn County Recorder;
3. UCC Financing Statement No. G61112 in favor of First City Bank filed June 20, 1991 in Volume 2476, Page 83 of the records of the Linn County Recorder.

SHUTTLEWORTH & INGERSOLL

Cedar Rapids Partners, L.P.  
November 25, 1992  
Page 2

4. Mortgage and Security Agreement in favor of Midland Bank dated June 13, 1991 and filed June 20, 1991 in Volume 2476, Page 27 of the records of the Linn County Recorder;

5. Assignment of Rents and Leases and Other Benefits in favor of Midland Bank dated June 13, 1991 and filed June 20, 1991 in Volume 2476, Page 67 of the records of the Linn County Recorder;

6. UCC Financing Statement No. G61110 in favor of Midland Bank filed June 20, 1991 in Volume 2476, Page 3 of the records of the Linn County Recorder; and

7. UCC Financing Statement No. UCC G61111 in favor of Midland Bank filed June 20, 1991 in Volume 2476, Page 18 of the records of the Linn County Recorder.

Respectfully submitted,

  
WILLIAM P. PROWELL

WPP/cjs

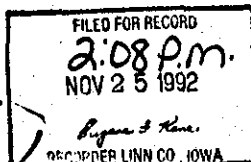
All that part of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 25-83-8, Linn County, Iowa, described as follows: Commencing as a point of reference at the SE corner of said SW $\frac{1}{4}$ ; thence N 0° 00' 00" E 974.90 Feet along the East line of said SW $\frac{1}{4}$  (assumed bearing for this description only); thence N 90° 00' 00" W 33.00 Feet to a point on the West right-of-way line of Wiley Boulevard S.W., said point being the point of beginning; thence S 0° 00' 00" E 109.00 Feet along a line parallel with the East line of said SW $\frac{1}{4}$  and along the West right-of-way line of said Wiley Boulevard; thence N 90° 00' 00" W 17.00 Feet; thence S 0° 00' 00" E 203.51 Feet along a line parallel with the East line of said SW $\frac{1}{4}$  and along the West right-of-way line of said Wiley Boulevard; thence N 90° 00' 00" W 300.00 Feet; thence S 67° 30' 37" W 300.00 Feet; thence N 89° 45' 02" W 699.98 Feet along a line parallel with the North line of the SE $\frac{1}{4}$  of said SW $\frac{1}{4}$ , to a point of intersection with the West line of the SE $\frac{1}{4}$  of said SW $\frac{1}{4}$ ; thence N 0° 03' 35" W 780.01 Feet along the West line of the SE $\frac{1}{4}$  of said SW $\frac{1}{4}$  to the Northwest Corner of the SE $\frac{1}{4}$  of said SW $\frac{1}{4}$ ; thence S 89° 45' 02" E 1,294.98 Feet along the North line of the SE $\frac{1}{4}$  of said SW $\frac{1}{4}$  to a point of intersection with the West right-of-way line of said Wiley Boulevard said point being 33.00 Feet West of the East line of said SW $\frac{1}{4}$ ; thence S 0° 00' 00" E 50.15 Feet along said West right-of-way line and along a line parallel with the East line of said SW $\frac{1}{4}$ ; thence N 90° 00' 00" W 17.00 Feet to a point of curvature of a 450 foot radius curve concave Southerly; thence SW-ly 152.92 Feet along the arc of said curve (chord S 80° 15' 46" W 152.19 Feet) to a point 200.00 Feet West of the East line of said SW $\frac{1}{4}$ ; thence S 0° 00' 00" E 274.26 Feet along a line parallel with the East line of said SW $\frac{1}{4}$ ; thence N 90° 00' 00" E 167.00 Feet to the point of beginning

FILED  
COUNTY AUDITOR

NOV 30 AM 10:01

LINN COUNTY IOWA

ENTERED UPON TRANSFER BOOKS  
AND FOR TAXATION ON NOV 30 1992  
Paid by Recorder  
L. J. Berg, Linn County Auditor

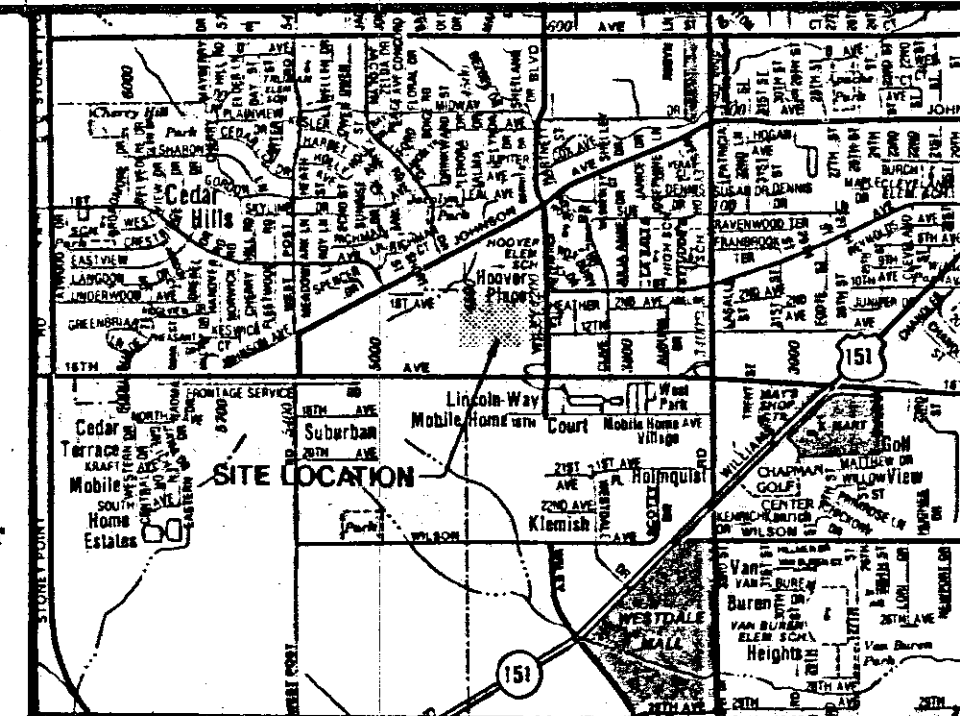


LINN COUNTY IOWA

NOV 25 PM 2:08

COUNTY RECORDER

# FINAL PLAT ALEXANDRA ESTATES FIRST ADDITION TO CEDAR RAPIDS, IOWA

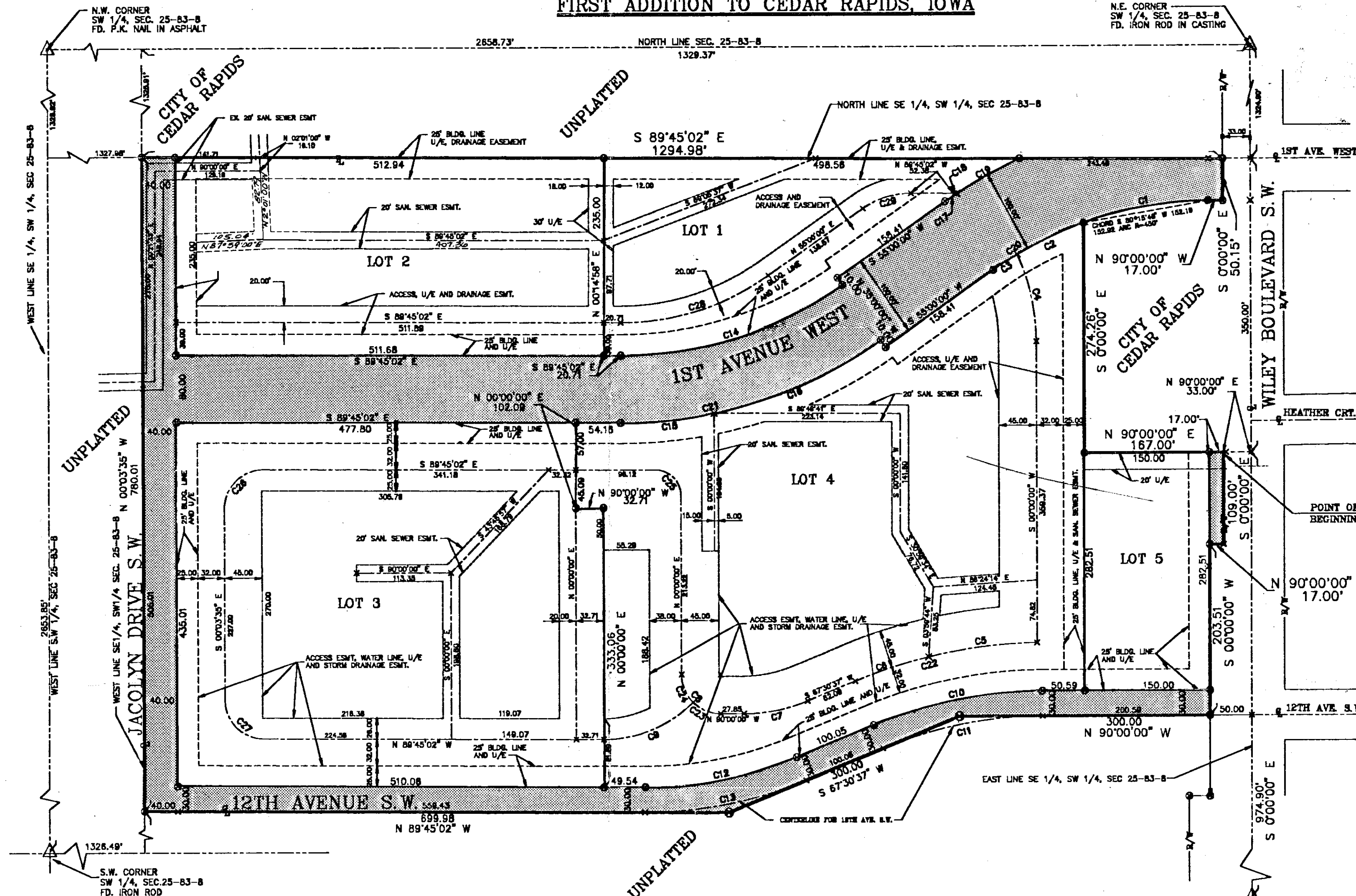


LOCATION MAP  
NO SCALE

## LEGAL DESCRIPTION

ALEXANDRA ESTATES FIRST ADDITION TO CEDAR RAPIDS, IOWA is a subdivision of that part of the Southeast Quarter of the Southwest Quarter, Section 25, Township 83 North, Range 8 West of the 5th P.M., Cedar Rapids, Linn County, Iowa, described as follows:

Commencing as a point of reference at the Southeast corner of said Southwest Quarter;  
thence North 0°00'00" East 974.90 feet along the East line of said Southwest Quarter (assumed bearing for this description only);  
thence North 90°00'00" West 33.00 feet to a point on the West right-of-way line of Wiley Boulevard S.W., said point being the point of beginning;  
thence South 0°00'00" East 109.00 feet along a line parallel with the East line of said Southwest Quarter and along the West right-of-way line of said Wiley Boulevard;  
thence North 90°00'00" West 17.00 feet;  
thence South 0°00'00" East 203.51 feet along a line parallel with the East line of said Southwest Quarter and along the West right-of-way line of said Wiley Boulevard;  
thence North 90°00'00" West 300.00 feet;  
thence South 67°30'37" West 300.00 feet;  
thence North 89°45'02" West 699.98 feet along a line parallel with the North line of the Southeast Quarter of said Southwest Quarter, to a point of intersection with the West line of the Southeast Quarter of said Southwest Quarter;  
thence North 0°03'35" West 780.01 feet along the West line of the Southeast Quarter of said Southwest Quarter to the Northwest corner of the Southeast Quarter of said Southwest Quarter;  
thence South 89°45'02" East 1294.98 feet along the North line of the Southeast Quarter of said Southwest Quarter to a point of intersection with the West right-of-way line of said Wiley Boulevard said point being 33.00 feet West of the East line of said Southwest Quarter;  
thence South 0°00'00" East 50.15 feet along said West right-of-way line and along a line parallel with the East line of said Southwest Quarter;  
thence North 90°00'00" West 17.00 feet to a point of curvature of a 450 foot radius curve concave Southerly;  
thence Southwesterly 152.92 feet along the arc of said curve (chord South 80°15'46" West 152.19 feet) to a point 200.00 feet West of the East line of said Southwest Quarter;  
thence South 0°00'00" East 274.26 feet along a line parallel with the East line of said Southwest Quarter;  
thence North 90°00'00" East 167.00 feet to the point of beginning and containing 20.76 acres more or less, subject to easements of record.



## LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE
- BUILDING LINE
- CURVE NUMBER
- PLAT LINE
- LOT LINE
- 5/8" IRON ROD TO BE SET BY DEC. 1991
- 5/8" IRON BAR FOUND
- UTILITY EASEMENT
- = RIGHT-OF-WAY TO BE DEDICATED

## OWNERS:

CEDAR RAPIDS PARTNERS, L.P.  
(A MISSOURI LIMITED PARTNERSHIP)  
918 WALNUT / SUITE 400  
KANSAS CITY, MO. 64108

## AREAS

LOT 1 1.70 ACRES  
LOT 2 2.78 ACRES  
LOT 3 5.02 ACRES  
LOT 4 6.25 ACRES  
LOT 5 0.87 ACRES  
R.O.W. BEING DEDICATED 4.00 ACRES



Doc ID: 012915890019 Type: GEN  
Recorded: 11/25/1992 at 02:08:00 PM  
Fee Amt: Page 1 of 19  
Instr#  
Linn County Iowa  
JOAN MCCALMANT RECORDER

BK 2026 PG 246-264

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C-1	152.92	450.00	N80°15'46"E	152.19	C-16	219.61	540.00	N66°39'04"E	218.10
C-2	87.74	450.00	N64°56'40"E	87.60	C-17	16.80	550.00	N55°50'47"E	16.80
C-3	34.21	450.00	N57°10'27"E	34.20	C-18	2.81	59.47	N88°22'09"W	2.81
C-4	106.54	250.00	N12°12'28"W	105.74	C-19	85.76	550.00	N61°13'27"E	85.67
C-5	131.26	587.00	N82°58'16"E	130.99	C-20	121.95	450.00	N62°45'53"E	121.58
C-6	92.74	587.00	N72°01'50"E	92.64	C-21	332.21	540.00	N72°37'30"E	327.00
C-7	78.50	200.00	N78°45'23"E	78.00	C-22	224.00	587.00	N78°26'30"E	222.64
C-8	73.83	47.00	N45°00'00"W	66.47	C-23	36.91	47.00	N67°30'00"W	35.97
C-9	118.94	150.03	N67°32'21"E	115.85	C-24	36.92	47.00	N22°30'00"W	35.98
C-10	208.03	530.00	N78°45'15"E	206.70	C-25	46.99	30.00	N44°52'32"W	42.33
C-11	196.26	500.00	N78°45'15"E	195.00	C-26	74.07	47.00	N45°05'28"E	66.64
C-12	188.53	470.00	N78°52'50"E	185.31	C-27	73.56	47.00	N44°54'08"W	66.28
C-13	198.44	500.00	N78°52'50"E	197.14	C-28	188.54	306.46	N72°37'30"E	185.58
C-14	283.00	460.00	N72°37'30"E	278.56	C-29	61.53	100.00	N72°37'06"E	60.56
C-15	112.61	540.00	N84°16'34"E	112.40					

I hereby certify that this plan, plat, map, survey or report was prepared by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.

Signed: *Ronald J. Sadoris* Date: *Aug 1, 1991*  
RONALD J. SADORIS Iowa Reg. No. 7363

SHIVE-HATTERY ENGINEERS AND ARCHITECTS, INC.	
PROJECT NO.	290375-0
SHEET NO.	1 of 1
DATE	
APPROVED	
DESCRIPTION	
REV.	
SCALE	AS NOTED
DRAWN	CAD
CHECKED	
APPROVED	RJS
FIELD BOOK	764
DATE	8-1-91