

MEADOW VISTA ESTATES PLAT 7 FINAL PLAT

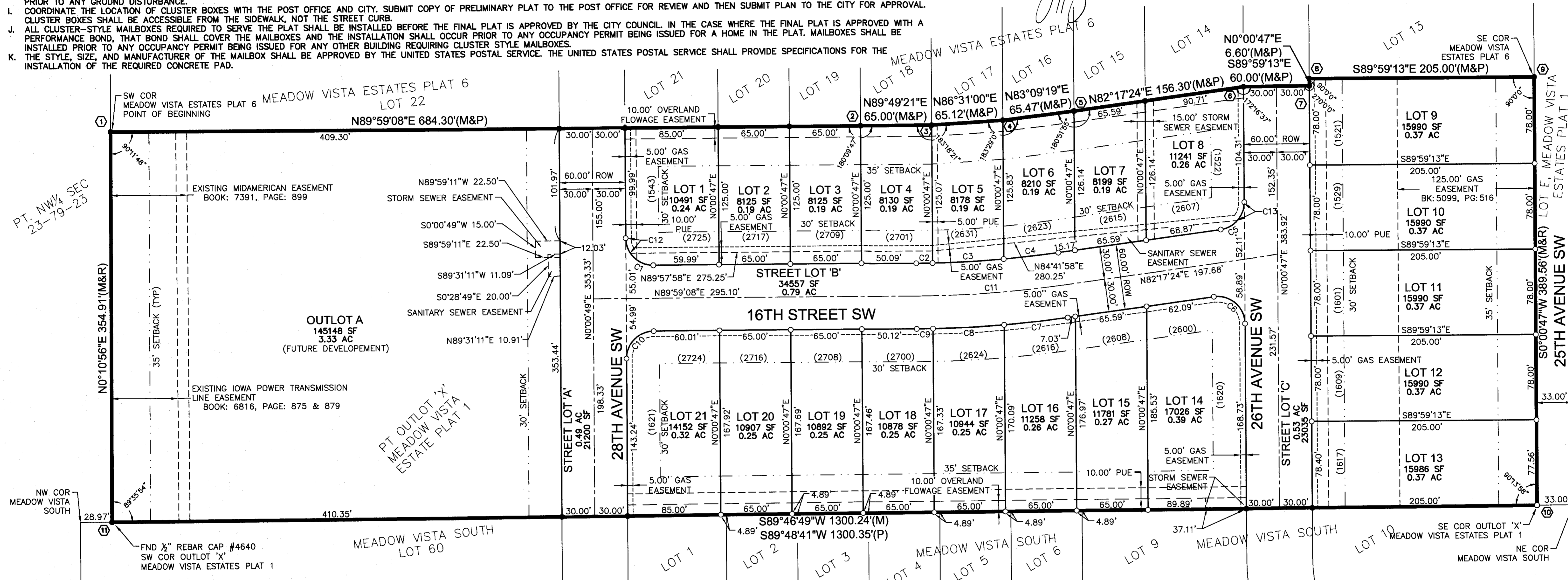
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 Recorded: 11/13/2013 at 08:44:53 AM
 Fee Amt: \$72.00 Page 1 of 5
 Polk County Iowa
 JULIE H. HARGREY RECORDER
 Title 2014-00041926
 BK 15024 Pg 398-406



NOTES

- FOR PUBLIC UTILITY EASEMENTS, ELECTRIC, CABLE, TELEPHONE, AND OTHER SIMILAR UTILITIES MUST BE PLACED IN THE REAR YARD. ONLY THE GAS MAIN MAY BE PLACED IN THE FRONT.
- ALL UTILITY COMPANIES MUST SUBMIT A PLAN TO THE CITY OF ALTOONA REQUESTING APPROVAL OF THE PLACEMENT OF UTILITIES. APPROVAL IS REQUIRED EVEN IF PLACEMENT IS NOT IN THE RIGHT-OF-WAY.
- VIDEO INSPECTION OF ALL NEW SANITARY SEWERS IS REQUIRED AS OUTLINED IN THE URBAN STANDARD SPECIFICATIONS, DIVISION 4, SECTION 4040, PART 3.
- ALL WORK PERFORMED MUST CONFORM TO THE CURRENT VERSION OF THE URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS AND THE URBAN STANDARD SPECIFICATIONS.
- PLACE SILT FENCING AT ALL LOWER AREAS OF DISTURBED GROUND AND DOUBLE SILT FENCING AT ALL INTAKES.
- THE PROJECT ENGINEER IS RESPONSIBLE FOR LAYOUT OF UTILITY EASEMENTS. STAKING SHALL BE DONE WITH LATH AND RIBBION. STAKES SHALL BE NO FURTHER THAN 50' APART.
- THE ENGINEERING/DEVELOPER IS RESPONSIBLE FOR SUBMITTING A POLLUTION PREVENTION PLAN AS PART OF THE GRADING PLAN. IN ADDITION, THE CITY WILL NOT ISSUE ANY CONSTRUCTION PERMITS OR ALLOW ANY GROUND DISTURBANCE UNTIL THE IOWA DEPARTMENT OF NATURAL RESOURCES HAS ISSUED A STORM WATER DISCHARGE PERMIT FOR THE PROJECT AND A COPY IS RECEIVED BY THE CITY.
- IF A NPDES PERMIT IS REQUIRED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES, A COSESCO PERMIT IS ALSO REQUIRED BY THE CITY OF ALTOONA. THE PERMIT MUST BE COMPLETED AND APPROVED PRIOR TO ANY GROUND DISTURBANCE.
- COORDINATE THE LOCATION OF CLUSTER BOXES WITH THE POST OFFICE AND CITY. SUBMIT COPY OF PRELIMINARY PLAT TO THE POST OFFICE FOR REVIEW AND THEN SUBMIT PLAN TO THE CITY FOR APPROVAL. CLUSTER BOXES SHALL BE ACCESSIBLE FROM THE SIDEWALK, NOT THE STREET CURB.
- ALL CLUSTER-STYLE MAILBOXES REQUIRED TO SERVE THE PLAT SHALL BE INSTALLED BEFORE THE FINAL PLAT IS APPROVED BY THE CITY COUNCIL. IN THE CASE WHERE THE FINAL PLAT IS APPROVED WITH A PERFORMANCE BOND, THAT BOND SHALL COVER THE MAILBOXES AND THE INSTALLATION SHALL OCCUR PRIOR TO ANY OCCUPANCY PERMIT BEING ISSUED FOR A HOME IN THE PLAT. MAILBOXES SHALL BE INSTALLED PRIOR TO ANY OCCUPANCY PERMIT BEING ISSUED FOR ANY OTHER BUILDING REQUIRING CLUSTER STYLE MAILBOXES.
- THE STYLE, SIZE, AND MANUFACTURER OF THE MAILBOX SHALL BE APPROVED BY THE UNITED STATES POSTAL SERVICE. THE UNITED STATES POSTAL SERVICE SHALL PROVIDE SPECIFICATIONS FOR THE INSTALLATION OF THE REQUIRED CONCRETE PAD.

State of Iowa, Polk County ss
 I, James FitzGerald, County Auditor
 do hereby certify that the attached plat name has been
 recorded as being unique to Polk County and
 that the same has been entered of record in the
 County of Polk County Auditor
 this 13th day of November, 2013
 JAMES FITZGERALD, County Auditor
 By: *[Signature]*



OWNER/DEVELOPER:

MERC LOAN LLC
 15 IOWA AVE., SUITE 340
 GRAND RAPIDS, MI 49503
 PH: (616) 437-7455
 CONTACT: MARK HAMERSMA

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DR, SUITE G
 GRIMES, IOWA 50111

ZONING:

R-5: PLANNED UNIT DEVELOPMENT (P.U.D.)

DATE OF SURVEY:

SEPTEMBER 2013

PLAT DESCRIPTION:

A PART OF OUTLOT X, MEADOW VISTA ESTATES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ALTOONA, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 89°59'08" EAST ALONG THE SOUTH LINE OF SAID PLAT 6, A DISTANCE OF 684.30 FEET TO THE SOUTHEAST CORNER OF LOT 19, MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 89°49'21" EAST CONTINUING ALONG SAID SOUTH LINE, 65.00 FEET TO THE SOUTHEAST CORNER OF LOT 18, MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 86°31'00" EAST CONTINUING ALONG SAID SOUTH LINE, 65.12 FEET TO THE SOUTHEAST CORNER OF LOT 17, MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 83°09'19" EAST CONTINUING ALONG SAID SOUTH LINE, 65.47 FEET TO THE SOUTHEAST CORNER OF LOT 16, MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 82°17'24" EAST CONTINUING ALONG SAID SOUTH LINE, 156.30 FEET TO THE SOUTHEAST CORNER OF LOT 14, MEADOW VISTA ESTATES PLAT 6; THENCE SOUTH 89°59'13" EAST CONTINUING ALONG SAID SOUTH LINE, 60.00 FEET TO THE SOUTHEAST CORNER OF STREET LOT 'C', MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 00°00'47" EAST CONTINUING ALONG SAID SOUTH LINE, 6.60 FEET TO THE SOUTHWEST CORNER OF LOT 13, MEADOW VISTA ESTATES PLAT 6; THENCE SOUTH 89°59'13" EAST CONTINUING ALONG SAID SOUTH LINE, 205.00 FEET TO THE SOUTHWEST CORNER OF SAID MEADOW VISTA ESTATES PLAT 6; THENCE SOUTH 00°00'47" WEST ALONG THE EAST LINE OF SAID MEADOW VISTA ESTATES PLAT 1, A DISTANCE OF 389.56 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'X', MEADOW VISTA ESTATES PLAT 1; THENCE SOUTH 89°46'49" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'X', 1300.24 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 00°10'56" EAST ALONG THE WEST LINE OF SAID OUTLOT 'X', 354.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.85 ACRES (472,424 SQUARE FEET).

BULK REGULATIONS:

LOTS 1-8 & 14-21
 MINIMUM LOT WIDTH: 65'
 MINIMUM LOT AREA: 7,500 SF
 FRONT YARD SETBACK: 30'
 REAR YARD SETBACK: 35'
 SIDE YARD SETBACK: 5'

LOTS 9-13
 MINIMUM LOT WIDTH: 70'
 MINIMUM LOT AREA: 7,500 SF
 FRONT YARD SETBACK: 30'
 REAR YARD SETBACK: 35'
 SIDE YARD SETBACK: 8'

OUTLOT A
 MAXIMUM DENSITY: 8 UNITS/ACRE
 FRONT YARD SETBACK:
 30' (50' FOR 3 STORIES)
 REAR YARD SETBACK: 35'
 SIDE YARD SETBACK:
 14' TOTAL (20' FOR 3 STORIES)

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°01'41"	25.00'	39.28'	S45°00'02"E	35.36'
C2	0°52'52"	970.00'	14.92'	N89°32'42"E	14.92'
C3	3°50'41"	970.00'	65.09'	N87°10'55"E	65.08'
C4	2°58'10"	970.00'	50.27'	N83°46'29"E	50.27'
C5	82°16'37"	25.00'	35.90'	N41°09'06"E	32.89'
C6	97°43'23"	25.00'	42.64'	N48°50'54"W	37.66'
C7	3°14'50"	1030.00'	58.37'	S83°54'49"W	58.37'
C8	3°37'13"	1030.00'	65.08'	S87°20'51"W	65.07'
C9	0°49'41"	1030.00'	14.88'	S89°34'17"W	14.88'
C10	89°58'19"	25.00'	39.26'	S44°59'58"W	35.35'

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C11	7°41'43"	1000.00'	134.31'	N86°08'16"E	134.21'
C12	34°01'23"	25.00'	14.85'	S16°59'53"E	14.63'
C13	41°37'28"	25.00'	18.16'	N20°49'27"E	17.76'

BOUNDARY CLOSURE:

LINE COURSE: S89°46'49"W Length: 1300.24'
 LINE COURSE: N0°10'56"E Length: 354.91'
 LINE COURSE: N89°59'08"E Length: 684.30'
 LINE COURSE: N89°49'21"E Length: 65.00'
 LINE COURSE: N86°31'00"E Length: 65.12'
 LINE COURSE: N83°09'19"E Length: 65.47'
 LINE COURSE: N82°17'24"E Length: 156.30'
 LINE COURSE: S89°59'13"E Length: 60.00'
 LINE COURSE: N0°00'47"E Length: 6.60'
 LINE COURSE: S89°59'13"E Length: 205.00'
 LINE COURSE: S0°00'47"W Length: 389.56'

PERIMETER: 3352.51'
 AREA: 472,424.12 SQ.FT. (10.84 ACRES)

MAPCHECK CLOSURE-
 ERROR CLOSURE: 0.0038 Course: N11° 54' 57"E
 ERROR NORTH: 0.00376 East: 0.00079
 PRECISION: 1:882237

PLAT COORDINATES:

Point NO.	Northing	Easting
1	780390.15	818737.65
2	780390.32	819421.95
3	780390.53	819486.95
4	780394.48	819551.95
5	780402.29	819616.95
6	780423.26	819771.84
7	780423.24	819831.84
8	780429.84	819831.84
9	780429.79	820036.84
10	780040.23	820036.75
11	780035.24	818736.52

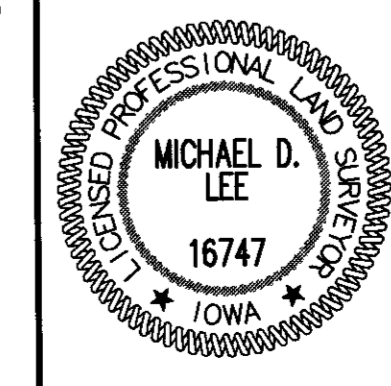
BENCHMARKS:

- CP #8: BRASS DISC IN CONCRETE 34.2' WEST OF TRAFFIC SIGNAL BOX, 54.1' NORTH OF NW CORNER OF EAGLE RIDGE SIGN AND 21.7' NORTH OF THE FACE OF "ONE WAY" SIGN AT THE SW CORNER OF THE INTERSECTION OF 8TH STREET SW & SCENIC VIEW BLVD. ELEV=948.746
- CP #11: BRASS DISC IN CONCRETE 60.7' SE OF A MAILBOX POST, 108.0' NE OF "35 MPH SPEED LIMIT" SIGN AND 18.2' NORTH OF DRIVE CENTERLINE EAST OF 56TH STREET AND NORTH OF HIGHWAY 65. ELEV=913.85

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	M
MEASURED BEARING & DISTANCE	M	R
RECORDED BEARING & DISTANCE	R	D
DEEDED BEARING & DISTANCE	D	MPE
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

SCALE 1"=50'
 0 50 100'



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Michael D. Lee 11-5-13
 MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

DATE: 10/23/13
 REVISIONS:
 SECOND SUBMITTAL
 FIRST SUBMITTAL

3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: (515) 369-4400 Fax: (515) 369-4410

TECH: ---
 ENGINEER: ---

CIVIL DESIGN ADVANTAGE
 ALTOONA, IOWA

MEADOW VISTA ESTATES PLAT 7
 FINAL PLAT

1303080

72
ckg

RETURN TO:

Prepared by and Return to: Kyle Kruidenier, Sullivan & Ward, 6601 Westown Parkway, Ste.200, W.D.M., IA 50266

OWNER'S CONSENT TO PLAT

MERC LOAN, L.L.C., being the owner of the following described property hereby freely consents to platting of said property, legally described as:

A PART OF OUTLOT X, MEADOW VISTA ESTATES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ALTOONA, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 89°59'08" EAST ALONG THE SOUTH LINE OF SAID PLAT 6, A DISTANCE OF 684.30 FEET TO THE SOUTHEAST CORNER OF LOT 19, MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 89°49'21" EAST CONTINUING ALONG SAID SOUTH LINE, 65.00 FEET TO THE SOUTHEAST CORNER OF LOT 18, MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 86°31'00" EAST CONTINUING ALONG SAID SOUTH LINE, 65.12 FEET TO THE SOUTHEAST CORNER OF LOT 17, MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 83°09'19" EAST CONTINUING ALONG SAID SOUTH LINE, 65.47 FEET TO THE SOUTHEAST CORNER OF LOT 16, MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 82°17'24" EAST CONTINUING ALONG SAID SOUTH LINE, 156.30 FEET TO THE SOUTHEAST CORNER OF LOT 14, MEADOW VISTA ESTATES PLAT 6; THENCE SOUTH 89°59'13" EAST CONTINUING ALONG SAID SOUTH LINE, 60.00 FEET TO THE SOUTHEAST CORNER OF STREET LOT 'C', MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 00°00'47" EAST CONTINUING ALONG SAID SOUTH LINE, 6.60 FEET TO THE SOUTHWEST CORNER OF LOT 13, MEADOW VISTA ESTATES PLAT 6; THENCE SOUTH 89°59'13" EAST CONTINUING ALONG SAID SOUTH LINE, 205.00 FEET TO THE SOUTHEAST CORNER OF SAID MEADOW VISTA ESTATES PLAT 6; THENCE SOUTH 00°00'47" WEST ALONG THE EAST LINE OF SAID MEADOW VISTA ESTATES PLAT 1, A DISTANCE OF 389.56 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'X', MEADOW VISTA ESTATES PLAT 1; THENCE SOUTH 89°46'49" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'X', 1300.24 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 00°10'56" EAST ALONG THE WEST LINE OF SAID OUTLOT 'X', 354.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.85 ACRES (472,424 SQUARE FEET).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

{00328466.DOC }

To be platted and known as Meadow Vista Estates Plat 7, an Official Plat in the City of Altoona, Polk County, Iowa

Dated this 23 day of October 2013. MERC LOAN, L.L.C.

By: [Signature]
Mark Hamersma, Member/Manager

STATE OF MICHIGAN)
)SS:
COUNTY OF Michigan)

On this 23 day of October 2013, before me, the undersigned, a Notary Public in and for the State of Michigan, personally appeared **Mark Hamersma**, to me personally known, who being by me duly sworn, did say that he is a Member/Manager of the limited liability company executing the within and forgoing instrument, that no seal has been procured by the company; that said instrument was signed on behalf of the company by authority of its Members; and that **Mark Hamersma** as such Member/Manager acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the company, by it and by him voluntarily executed.

[Signature]
NOTARY PUBLIC IN AND FOR THE
STATE OF MICHIGAN



PAM RITSEMA
NOTARY PUBLIC - MICHIGAN
KENT COUNTY
My Commission Expires
February 4, 2015

ALTOONA

RESOLUTION # 11-4-2013#08

RESOLUTION APPROVING THE FINAL PLAT FOR "MEADOW VISTA ESTATES PLAT 7"

WHEREAS, the City of Altoona has received a request for approval of the above referenced final plat; and

WHEREAS, the Altoona City Council has reviewed said final plat and found it to be in true order.

THEREFORE, BE IT RESOLVED BY THE ALTOONA CITY COUNCIL to approve the request for said final plat.

Passed this 4th day of November, 2013

J. M. Skip Conkling
J. M. SKIP CONKLING, MAYOR

ATTEST:

Randy Pierce
RANDY PIERCE, CITY CLERK

COUNCIL MEMBER *Mertz* INTRODUCED AND MOVED FOR THE
THE ADOPTION OF RESOLUTION 11-4-2013#08 . SECONDED BY *Sloan*

VOTE:

	AYES	NAYS	ABSENT
HARMEYER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MERTZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NOLIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
O'CONNOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SLOAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



6601 Westown Pkwy, STE 200
West Des Moines, Iowa 50266
515-244-3500
fax 515-244-3599
www.sullivan-ward.com
direct: 515-247-4728
lkruidenier@sullivan-ward.com

**Law Offices
Sullivan & Ward, P.C.**

John T. Ward
Louis R. Hockenbert
Richard R. Chabot
Robert M. Holliday
Mark Landa
Dennis L. Puckett
Samantha J. Gronewald
* Kyle A. Kruidenier
Michael J. Green
Elizabeth N. Overton
Benjamin M. Clark
David J. Hellstern
L. Chris Knauf
Of Counsel
Jill M. Corry
Retired
Michael P. Joynt
William W. Sullivan
[1919-1999]
John V. Donnelly
[1940-2010]
Also Admitted in:
* Minnesota * Colorado

October 22, 2013

Sent via email 10/22/13

Attn: Chad Quick
City of Altoona
City Hall
407 - 8th Street SE
Altoona, IA 50009

TITLE GUARANTY DIVISION
Member No. 3775

RE: MEADOW VISTA ESTATES PLAT 7 - Our File No.18,279

Dear Mr. Quick:

At your request and pursuant to Iowa Code §354.11(1)(c) (2011) I have examined the Abstract of Title including, Pencil Notes, (prepared by Peoples Abstract Company #PC137092-1), to the following described real estate:

A PART OF OUTLOT X, MEADOW VISTA ESTATES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ALTOONA, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 89°59'08" EAST ALONG THE SOUTH LINE OF SAID PLAT 6, A DISTANCE OF 684.30 FEET TO THE SOUTHEAST CORNER OF LOT 19, MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 89°49'21" EAST CONTINUING ALONG SAID SOUTH LINE, 65.00 FEET TO THE SOUTHEAST CORNER OF LOT 18, MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 86°31'00" EAST CONTINUING ALONG SAID SOUTH LINE, 65.12 FEET TO THE SOUTHEAST CORNER OF LOT 17, MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 83°09'19" EAST CONTINUING ALONG SAID SOUTH LINE, 65.47 FEET TO THE SOUTHEAST CORNER OF LOT 16, MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 82°17'24" EAST CONTINUING ALONG SAID SOUTH LINE, 156.30 FEET TO THE SOUTHEAST CORNER OF LOT 14, MEADOW VISTA ESTATES PLAT 6; THENCE SOUTH 89°59'13" EAST CONTINUING ALONG SAID SOUTH LINE, 60.00 FEET TO THE SOUTHEAST CORNER OF STREET LOT 'C', MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 00°00'47" EAST CONTINUING ALONG SAID SOUTH LINE, 6.60 FEET TO THE SOUTHWEST CORNER OF LOT 13, MEADOW VISTA ESTATES PLAT 6; THENCE SOUTH 89°59'13" EAST CONTINUING ALONG SAID SOUTH LINE, 205.00 FEET TO THE SOUTHEAST CORNER OF SAID MEADOW VISTA ESTATES PLAT 6; THENCE SOUTH

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This preliminary title opinion, based upon that examination, is rendered for use and reliance by you only.

The Abstract has been certified as full and complete from the date of Original Entry (Root of Title) to January 30, 2009 at 3:01 p.m. Pencil Notes purport to update that from January 30, 2009 at 3:01 p.m. to October 2, 2013 at 7:00 a.m. At the latter and time, I find title to this property to be vested in MERC LOAN, L.L.C., a limited liability company authorized to do business in Iowa, subject to the following observations and comments:

1. Pursuant to Iowa Code §354.11(1)(c) (2011), I certify that there are no mortgages, liens, of other encumbrances on the real estate herein above described, except for:

Mortgage. None

2. The Abstract shows that the first installment of the real estate taxes for July 1, 2012 thru June 30, 2013 based on a January 1, 2012 valuation and collectible in 2013-2014, in District 171, for Parcel No. 00460-485-036 is paid in the amount of \$1,227.00, while the second installment is due not delinquent in the amount of \$1,227.00. Later taxes are not shown. Attached is receipt from the Treasurer showing that the second installment of real estate taxes where paid on September 25, 2013.

Insofar as this opinion is prepared pursuant to Iowa Code §354.11(1)(c) (2011), certain items such as utility easements have been omitted from this opinion. This opinion is given strictly for platting purposes, and no opinion is expressed herein with respect to utility easements or similar matters that affect the property under examination herein.

In issuing this opinion, I pass only on the title as shown in the above-described description. I can give no report on (a) location of all public utility lines that service the property and the necessary easements thereof; (b) easements existing by virtue of usage, as the same does not appear on the abstract; (c) location of boundary lines; (d) stolen or forged documents; (e) rights of undisclosed spouses; and (f) rights of parties in possession.

You should ascertain also that no improvements either in the form of labor or materials, which have been placed on the premises in the last ninety days, still remain unpaid, as they would constitute liens without being shown of record.

You should determine whether any solid wastes, hazardous substances, pollutants, above or below ground storage tanks, drainage wells, water wells, landfill sites or other environmentally regulated conditions exist on the property. Such conditions are not ordinarily shown in the

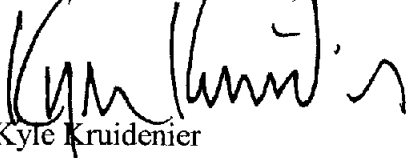
abstract, but they may result in injunctions, fines, required cleanup, or other remedial actions under federal, state or local laws. These laws may impose liens against the property and personal liability against the owner, even though the owner did nothing to create the conditions, and acquired the property without knowing about it.

No report is made by the abstractor of special assessments not yet shown on the tax books of Polk County, Iowa and, therefore, no examination is made as to these. Special assessments against any property within a municipality should be determined by checking with the City Clerk of said municipality.

This opinion is based in part upon pencil notes of the abstractor which have not been certified. After final closing, this abstract should be continued, certified by the abstractor and returned to this office for final examination.

Sincerely,

SULLIVAN & WARD, P.C.



Kyle Kruidenier

enc.

EXHIBIT A

A PART OF OUTLOT X, MEADOW VISTA ESTATES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ALTOONA, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 89°59'08" EAST ALONG THE SOUTH LINE OF SAID PLAT 6, A DISTANCE OF 684.30 FEET TO THE SOUTHEAST CORNER OF LOT 19, MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 89°49'21" EAST CONTINUING ALONG SAID SOUTH LINE, 65.00 FEET TO THE SOUTHEAST CORNER OF LOT 18, MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 86°31'00" EAST CONTINUING ALONG SAID SOUTH LINE, 65.12 FEET TO THE SOUTHEAST CORNER OF LOT 17, MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 83°09'19" EAST CONTINUING ALONG SAID SOUTH LINE, 65.47 FEET TO THE SOUTHEAST CORNER OF LOT 16, MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 82°17'24" EAST CONTINUING ALONG SAID SOUTH LINE, 156.30 FEET TO THE SOUTHEAST CORNER OF LOT 14, MEADOW VISTA ESTATES PLAT 6; THENCE SOUTH 89°59'13" EAST CONTINUING ALONG SAID SOUTH LINE, 60.00 FEET TO THE SOUTHEAST CORNER OF STREET LOT 'C', MEADOW VISTA ESTATES PLAT 6; THENCE NORTH 00°00'47" EAST CONTINUING ALONG SAID SOUTH LINE, 6.60 FEET TO THE SOUTHWEST CORNER OF LOT 13, MEADOW VISTA ESTATES PLAT 6; THENCE SOUTH 89°59'13" EAST CONTINUING ALONG SAID SOUTH LINE, 205.00 FEET TO THE SOUTHEAST CORNER OF SAID MEADOW VISTA ESTATES PLAT 6; THENCE SOUTH 00°00'47" WEST ALONG THE EAST LINE OF SAID MEADOW VISTA ESTATES PLAT 1, A DISTANCE OF 389.56 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'X', MEADOW VISTA ESTATES PLAT 1; THENCE SOUTH 89°46'49" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'X', 1300.24 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 00°10'56" EAST ALONG THE WEST LINE OF SAID OUTLOT 'X', 354.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.85 ACRES (472,424 SQUARE FEET).