

HATCH LEGEND

- ITEM 08 - TITLE 11224C-15 ENTRANCE PERMIT BOOK 73, PAGE 7679
ITEM 09 - TITLE 11224C-15 16.5 PIPELINE EASEMENT BOOK 1146, PAGE 305
ITEM 09 - TITLE 11224C-15 RIGHT-OF-WAY AGREEMENT BOOK 979, PAGE 361
ITEM 08 - TITLE 11224C-15 FOUNDATION EASEMENT BOOK 1307, PAGE 13
ITEM 09 - TITLE 11224C-15 RIGHT-OF-WAY AGREEMENT BOOK 1146, PAGE 305
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UTILITIES NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKING BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.

ZONING AND SETBACKS:

SUBJECT PROPERTY IS ZONED I-2 (GENERAL INDUSTRIAL DISTRICT (*) MINIMUM FRONT YARD - 15 FEET MINIMUM INTERIOR YARD - 10 FEET MINIMUM STREET SIDE YARD - 10 FEET MINIMUM REAR YARD - 10 FEET (*) - ZONING AND SETBACKS OBTAINED FROM CITY OF COUNCIL BLUFFS, IOWA (**) - ZONING FOR BOTH TITLE COMMITMENTS

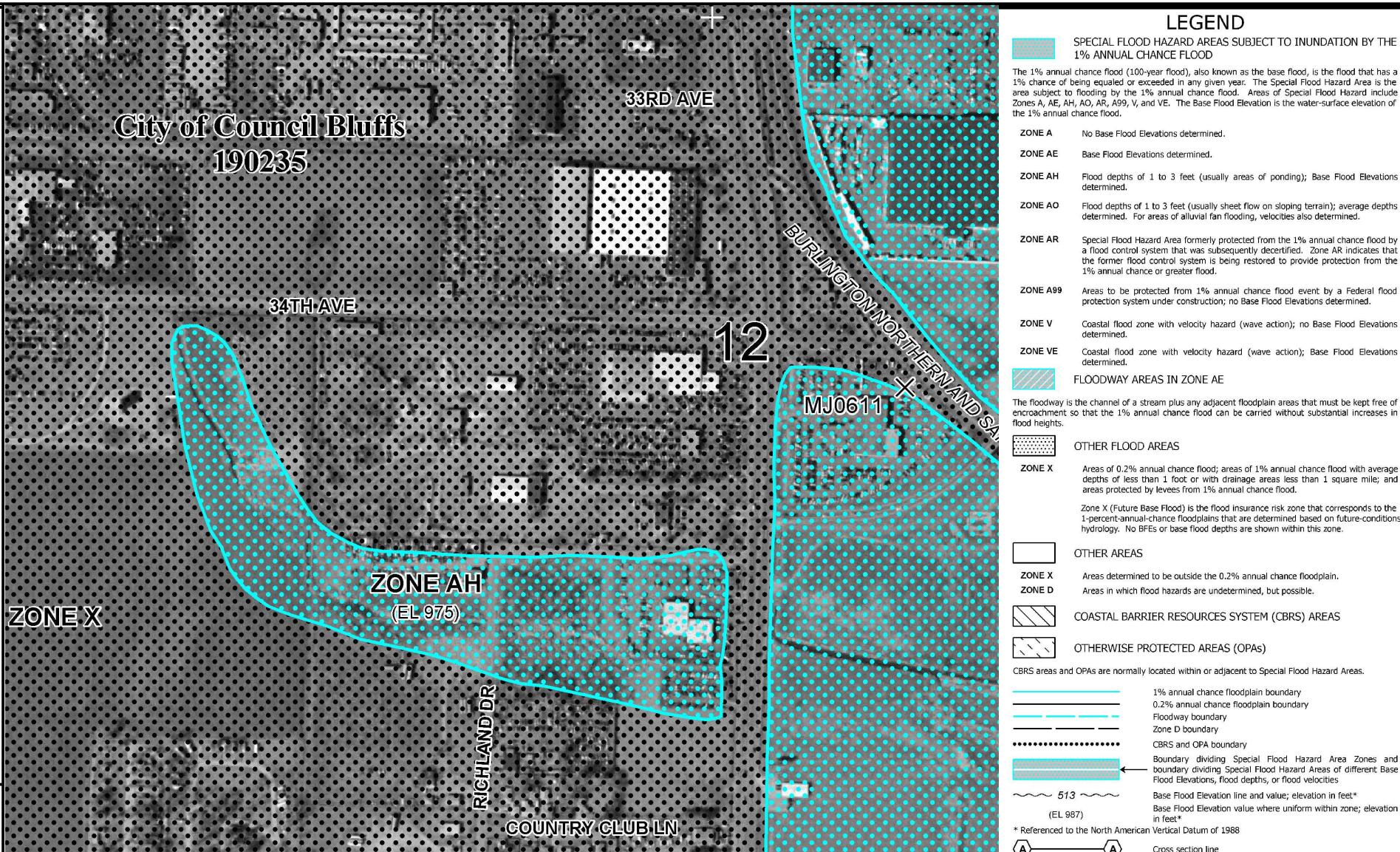
MISCELLANEOUS NOTE:

- 1) NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON SUBJECT PROPERTY. (TABLE "A" ITEM 16)
2) NO OBSERVED EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL. (TABLE "A" ITEM 18)
3) PARKING STALLS: REGULAR STALLS 81, HANDICAP STALLS 00, OVERALL PARKING STALLS 81

LEGEND

- SECTION CORNER
PROPERTY CORNER FOUND (AS NOTED)
PROPERTY CORNER SET (6" REBAR)
DEEDED DISTANCE
MEASURED DISTANCE
BUILDING
POWER RISER
POWER POLE
GUY WIRE
TELEPHONE RISER
CABLE TV RISER
FIRE HYDRANT
UTILITY VALVE (WATER)
MANHOLE
CURB INLET
UTILITY VALVE (GAS)
SIGN
LIGHT POLE
FENCE LINE
GAS LINE
WATER LINE
POWER LINE (OVERHEAD)
POWER LINE (UNDER GROUND)
COMMUNICATION LINE (TELEPHONE, TV)
SANITARY SEWER LINE
STORM SEWER LINE

PANEL 0576E
FIRM FLOOD INSURANCE RATE MAP
POTTAWATTAMIE COUNTY, IOWA
AND INCORPORATED AREAS
PANEL 576 OF 725
EFFECTIVE DATE FEBRUARY 4, 2005



FLOOD PLAIN STATEMENT:

SUBJECT PROPERTY IS LOCATED ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD PLAIN, AS SHOWN ON FIRM, FLOOD INSURANCE RATE MAP, POTTAWATTAMIE COUNTY, IOWA AND INCORPORATED AREAS PANEL NUMBER 576 OF 725, CONTAINS COUNCIL BLUFFS, CITY OF, PANEL NUMBER 190235 0576 E AND MAP NUMBER 19150297E, EFFECTIVE DATE FEBRUARY 4, 2005.

LEGAL DESCRIPTION

(AS CONTAINED IN TITLE COMMITMENT)
THOSE PARTS OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., IN COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID N1/2 NE 1/4 SW 1/4 OF SECTION 12; THENCE WEST 506 FEET; THENCE SOUTH 231.9 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE 506 FEET; THENCE NORTH 231.9 FEET TO THE PLACE OF BEGINNING.
AND
COMMENCING AT A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 12 WHICH IS 2177.8 FEET NORTH OF THE SOUTH QUARTER SECTION CORNER; THENCE NORTH ON SAID CENTERLINE 224.3 FEET; THENCE NORTH 89°30' WEST 506 FEET; THENCE SOUTH 224.3 FEET; THENCE SOUTH 89°30' EAST 506 FEET TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS 229,056 SQUARE FEET OR 5.288 ACRES MORE OR LESS.

SCHEDULE B PART II "SPECIAL EXCEPTIONS" FROM TITLE COMMITMENT NO. 11224C-15 REVISION NUMBER 1:

- ITEM 08 TERMS AND PROVISIONS OF THE ENTRANCE PERMIT DATED APRIL 26, 1973 AND RECORDED MAY 1, 1973 AT BOOK 73, PAGE 7679, OF THE RECORDS OF POTTAWATTAMIE COUNTY, IOWA, AFFECTS SUBJECT PROPERTY, AS SHOWN ON DRAWING.
ITEM 09 TERMS AND PROVISIONS OF THE RIGHT OF WAY AGREEMENT DATED JANUARY 3, 1948 AND RECORDED FEBRUARY 16, 1948 AT BOOK 979, PAGE 361, OF THE RECORDS OF POTTAWATTAMIE COUNTY, IOWA, GRANTED TO THE NATIONAL COOPERATIVE REFINERY ASSOCIATION TO LAY, MAINTAIN, OPERATE, RELAY AND REMOVE PIPE LINES FOR THE TRANSPORTATION OF OIL OR OIL PRODUCTS, GAS AND WATER, WITH RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME, ON, OVER AND THROUGH A PORTION OF SUBJECT PROPERTY AS DESCRIBED. DOES NOT AFFECT SUBJECT PROPERTY. DOCUMENT FALLS SOUTH OF PROPERTY.
A PARTIAL RELEASE OF EASEMENT AND RELEASE OF GATE VALVE PERMIT AND EASEMENT FOR CATHODIC UNIT SITE DATED APRIL 26, 1996 AND RECORDED JULY 18, 1996, AT BOOK 1167, PAGE 85 OF THE RECORDS OF POTTAWATTAMIE COUNTY, IOWA, MODIFIES THE EASEMENT AREA OF THE RIGHT OF WAY AGREEMENT ABOVE. AFFECTS SUBJECT PROPERTY, AS SHOWN ON DRAWING.
ITEM 10 TERMS AND PROVISIONS OF THE EASEMENT FOR PUBLIC HIGHWAY DATED OCTOBER 3, 1955 AND RECORDED OCTOBER 5, 1955 AT BOOK 1146, PAGE 305 OF THE RECORDS OF POTTAWATTAMIE COUNTY, IOWA, AFFECTS SUBJECT PROPERTY, AS SHOWN ON DRAWING.

LEGAL DESCRIPTION

(AS CONTAINED IN TITLE COMMITMENT)
A TRACT OF LAND LOCATED IN THE SE1/4 NW 1/4 OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION 12; THENCE S90°00'00"W ALONG THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 12 A DISTANCE OF 7.40 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF IOWA STATE HIGHWAY NO. 192, SAID POINT BEING ON A NONTANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1845.00 FEET; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF IOWA STATE HIGHWAY NO. 192 AND ALONG SAID NONTANGENT CURVE AN ARC LENGTH OF 71.52 FEET AND HAVING A CHORD BEARING AND DISTANCE OF N11°47'41"W, 71.52 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 34TH AVENUE; THENCE S90°00'00"W ALONG SAID NORTH RIGHT OF WAY LINE OF 34TH AVENUE, A DISTANCE OF 555.11 FEET TO THE POINT OF BEGINNING; THENCE N0°03'34"W, 49.73 FEET TO A POINT ON THE SOUTH LINE OF A 25.00 FOOT WIDE RAILROAD RIGHT OF WAY LINE; THENCE S89°59'26"W ALONG SAID RAILROAD RIGHT OF WAY LINE A DISTANCE OF 387.46 FEET; THENCE S0°00'34"E A DISTANCE OF 449.67 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF 34TH AVENUE; THENCE N90°00'00"E ALONG SAID NORTH RIGHT OF WAY LINE OF 34TH AVENUE A DISTANCE OF 387.46 FEET TO THE POINT OF BEGINNING.
NOTE: THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 12 IS ASSUMED TO BEAR N90°00'00"E FOR THIS DESCRIPTION.
EXCEPT
A PARCEL OF LAND LOCATED IN THE SE1/4 NW1/4 OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION 12; THENCE N80°00'00"W ALONG THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 12 A DISTANCE OF 7.40 FEET TO A POINT ON THE WESTERLY R.O.W. LINE OF SOUTH EXPRESSWAY, SAID POINT BEING ON A NONTANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1845.00 FEET; THENCE NORTHWESTERLY ALONG SAID WESTERLY R.O.W. LINE OF SOUTH EXPRESSWAY AND ALONG SAID NONTANGENT CURVE AN ARC LENGTH OF 71.52 FEET AND HAVING A CHORD BEARING AND DISTANCE OF N11°47'41"W, 71.52 FEET TO A POINT ON THE NORTH R.O.W. LINE OF 34TH AVENUE; THENCE S90°00'00"W ALONG SAID NORTH R.O.W. LINE OF 34TH AVENUE A DISTANCE OF 555.11 FEET TO THE POINT OF BEGINNING; THENCE S89°59'00"W, 150.00 FEET; THENCE N0°03'34"W, 310.00 FEET TO A POINT ON THE SOUTH LINE OF A 25.00 FOOT WIDE RAILROAD R.O.W.; THENCE S89°59'00"W ALONG SAID SOUTH RAILROAD R.O.W. A DISTANCE OF 150.00 FEET; THENCE S0°00'34"E, 310.00 FEET TO THE POINT OF BEGINNING, EXCLUSIVE OF ANY PUBLIC R.O.W.
NOTE: THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 12-74-44 IS ASSUMED TO BEAR N90°00'00"W.
SAID TRACT OF LAND CONTAINS 127,753 SQUARE FEET OR 2.933 ACRES MORE OR LESS.

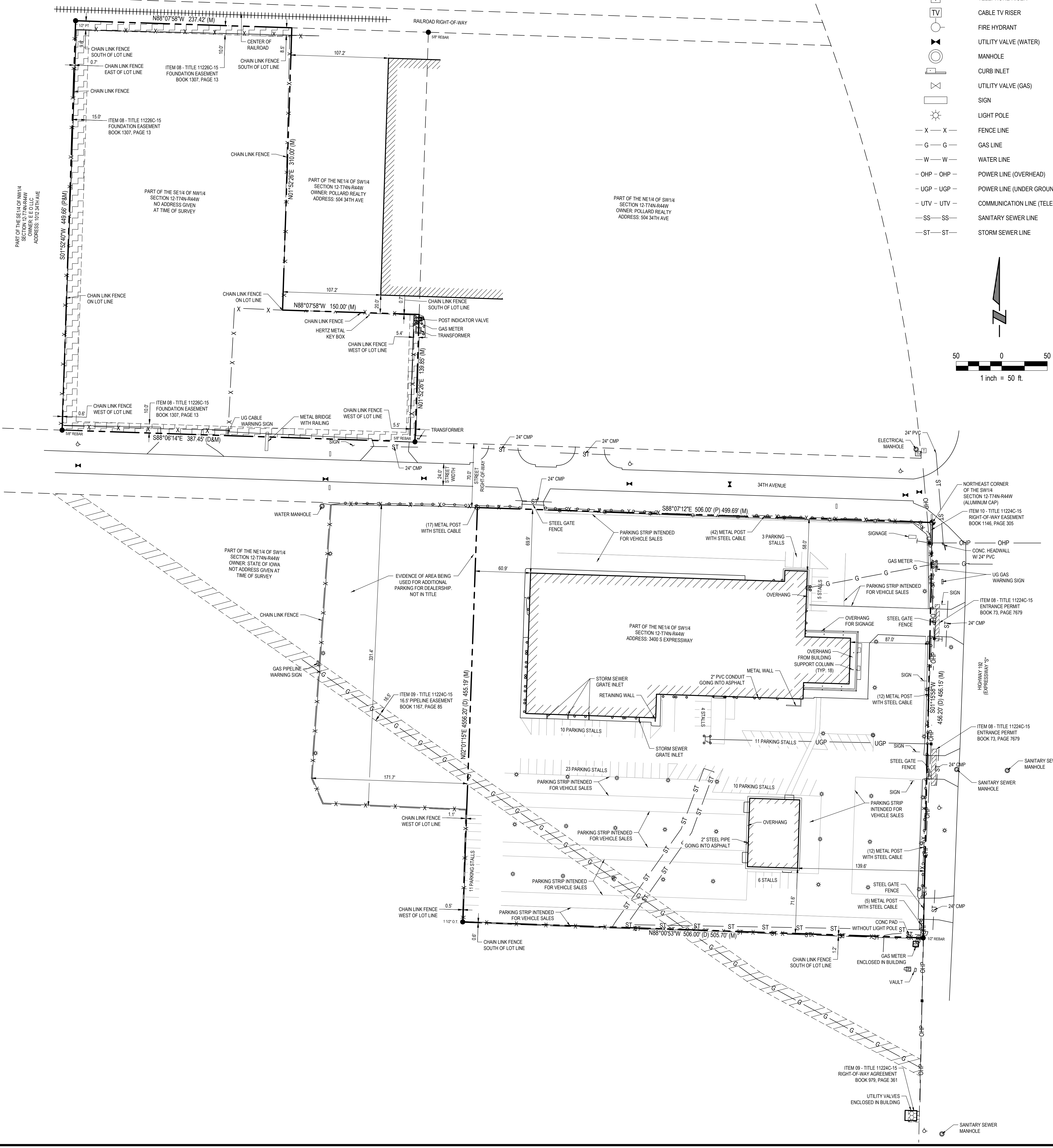
SCHEDULE B PART II "SPECIAL EXCEPTIONS" FROM TITLE COMMITMENT NO. 11226C-15 REVISION NUMBER 1:

- ITEM 08 TERMS AND PROVISIONS OF THE COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS SET FORTH IN INSTRUMENT DATED MARCH 27, 1962 AND RECORDED AUGUST 5, 1962 AT BOOK 1307, PAGE 13 OF THE RECORDS OF POTTAWATTAMIE COUNTY, IOWA, CONTAINS CERTAIN RESTRICTIONS ON SUBJECT PROPERTY; RESERVES EASEMENT IN FAVOR OF COUNCIL BLUFFS INDUSTRIAL FOUNDATION, INC. OVER, UNDER, ACROSS AND THROUGH A STRIP OF GROUND 10 FEET IN WIDTH ADJOINING THE SIDE, FRONT, AND REAR PROPERTY LINES OF ALL TRACTS FOR THE INSTALLATION, OPERATION, MAINTENANCE OR REMOVAL OF UTILITIES; PROVIDED, HOWEVER, WHEN THE SIDE, FRONT OR REAR PROPERTY LINE DOES NOT CONSTITUTE A COMMON BOUNDARY WITH OTHER LAND IN THE INDUSTRIAL SITE, SUCH EASEMENT SHALL BE 15 FEET IN WIDTH; AFFECTS SUBJECT PROPERTY, AS SHOWN ON DRAWING.
A AMENDMENT TO RESTRICTIVE COVENANTS DATED JULY 11, 1962 AND RECORDED JULY 11, 1962 AT BOOK 1311, PAGE 375 OF THE RECORDS OF POTTAWATTAMIE COUNTY, IOWA, AFFECTS SUBJECT PROPERTY, NOT AN EASEMENT.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO: COUNCIL BLUFFS RE LLC, AN IOWA LIMITED LIABILITY COMPANY; TITLECORE NATIONAL, LLC, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11, 16 AND 18 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 06, 2016.

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 Registered Land Surveyor under the laws of the State of Iowa.
Signature: ERIC A. SCHABEN Date:
License Number: 17646 My License renewal date is December 31, 2016.
Pages or sheets covered by this seal: ONE



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E & A CONSULTING GROUP, INC.
Engineering Answers

PART OF THE NE 1/4 OF SW 1/4 OF SECTION 12-74N-R44W AND TOGETHER WITH, PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 12-74N-R44W POTTAWATTAMIE COUNTY, IOWA

ALTA/ACSM LAND TITLE SURVEY

Table with columns: Revisions, Date, Description. Includes project info: Proj No: P2016.71.001, Date: 01/11/2016, Designer: JRS, Drawn By: JRS, Scale: 1" = 50', Sheet: 1 of 1.