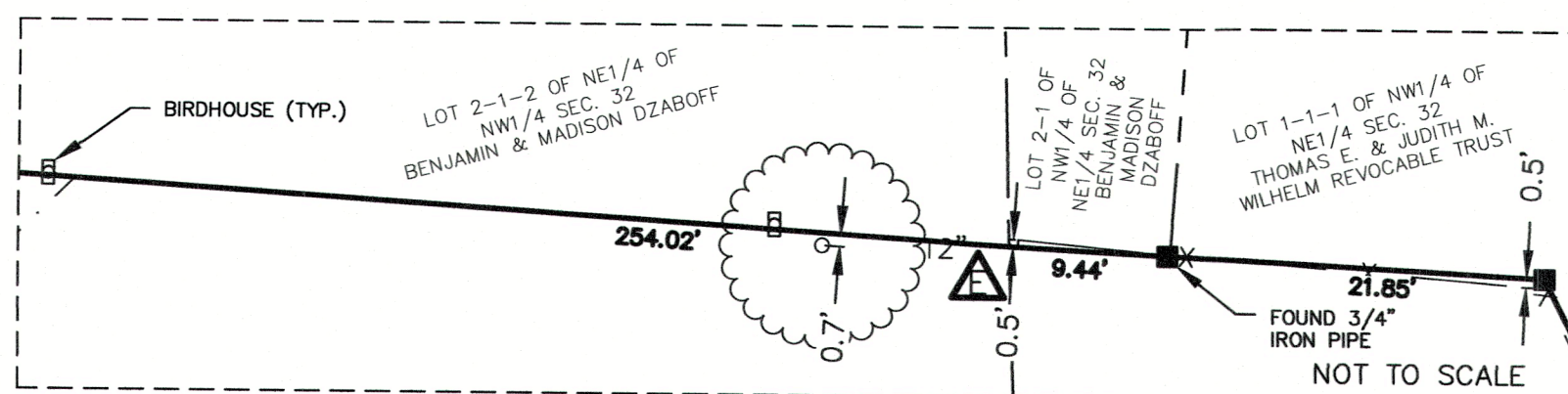
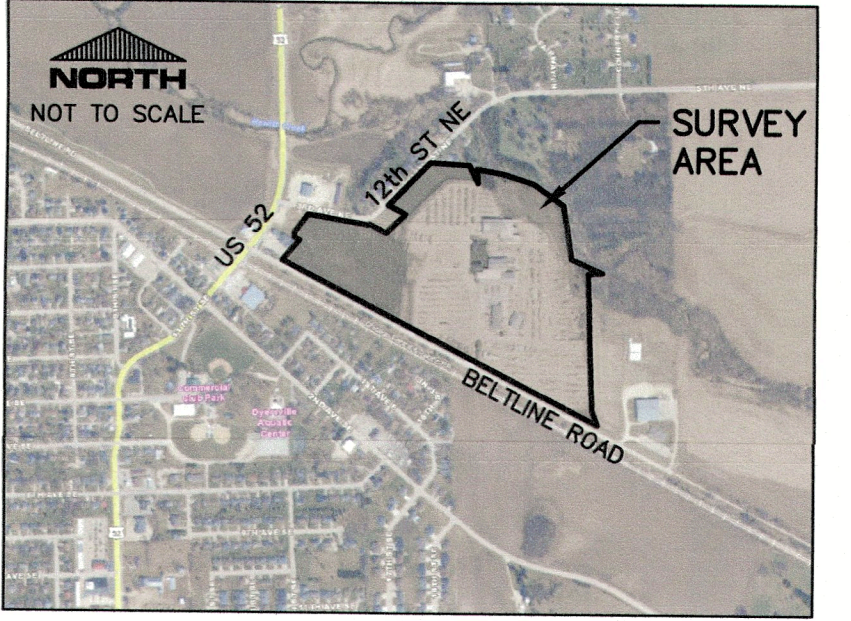


ALTA/NSPS LAND TITLE SURVEY

TAX PARCEL ID NUMBERS 0732127006, 0732200023 & 0732200024 IN THE CITY OF DYERSVILLE; ALL IN SECTION 32, TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA

VICINITY MAP

**PROPERTY ADDRESS**
1700 BELTLINE ROAD NE
DYERSVILLE, IOWA 52040**OWNER'S NOTE**
CURRENT OWNERS:LS PROPERTY, LLC
P.O. BOX 4900
SCOTTSDALE, AZ 85261

STORE SPE USLBM 2017-6, LLC
P.O. BOX 4900
SCOTTSDALE, AZ 85261**FLOOD ZONE NOTE**
BY GRAPHIC PLOTTING ONLY, THE SITE IS LOCATED IN ZONES AE (REGULATORY FLOODWAY), A (1% ANNUAL CHANCE) AND X (0.2% ANNUAL CHANCE) PER THE FLOOD INSURANCE RATE MAP, PANEL NO. 1906102276F, EFFECTIVE DATE AUGUST 10, 2021.**GROSS LAND AREA**
TOTAL AREA SURVEYED: 55.115 ACRES
2,400,830 SQUARE FEET**NORTH**
GRAPHIC SCALE
0 100 200
(IN FEET)
DRAWING MAY HAVE BEEN REDUCED

NOTES

- THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHT-OF-WAY OF RECORD AND NOT OF RECORD.
- BEARINGS ARE REFERENCED TO IOWA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.
- EXISTING BUILDINGS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK. (TABLE A - #7)
- IDENTIFIABLE PARKING SPACES EVIDENT IN THE PROCESS OF CONDUCTING FIELDWORK. (TABLE A - #9)
- NO OBSERVED EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES OR NEW, PROPOSED STREET CONSTRUCTION ALONG 3rd AVENUE NE OR 12th STREET NE IN THE PROCESS OF CONDUCTING FIELDWORK. (TABLE A - #17)
- NO OBSERVED EVIDENCE OF ANY CURRENT EARTH MOVING, BUILDING CONSTRUCTION, OR ADDITIONS.
- NO OBSERVED EVIDENCE OF ANY SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL IN THE PROCESS OF CONDUCTING FIELDWORK.
- NO OBSERVED EVIDENCE OF ANY CEMETERIES, BURIAL GROUNDS, OR ISOLATED GRAVESTONES IN THE PROCESS OF CONDUCTING FIELDWORK.
- NO OBSERVED EVIDENCE OF ANY WETLANDS OR ANY DELINEATION THEREOF IN THE PROCESS OF CONDUCTING FIELDWORK. (CREEK SHOWN ALONG NORTHEASTERLY PROPERTY LINE)

NOTES FOR SCHEDULE B - EXCEPTIONS

BASED UPON ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 232302; REFERENCE FILE NO. 2348551A; DATED OCTOBER 11, 2023.

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

SPECIAL EXCEPTIONS:

- ACCESS FOR INGRESS AND EGRESS EASEMENT AS GRANTED BY INSTRUMENT DATED DECEMBER 15, 2014 AND RECORDED DECEMBER 19, 2014 AS DOCUMENT NO. 201400014248, OVER AND ACROSS A PORTION OF THE PREMISES; AND WITH THE TERMS AND PROVISIONS THEREIN CONTAINED. - BLANKET IN NATURE
- SEWER LINE EASEMENT AS GRANTED BY WARRANTY DEED DATED APRIL 29, 1966 AND RECORDED JUNE 20, 1967 IN RECORD BOOK 192, PAGE 242 AS DOCUMENT NO. 11563, OVER AND ACROSS A PORTION OF THE PREMISES; AND WITH THE TERMS AND PROVISIONS THEREIN CONTAINED. - BLANKET IN NATURE
- SEWER PURPOSES EASEMENT AS SHOWN ON PLAT OF SURVEY DATED APRIL 8, 1966 AND RECORDED APRIL 27, 1966 IN RECORD BOOK 31, PAGE 287 AS DOCUMENT NO. 2503, OVER AND ACROSS A PORTION OF THE PREMISES. - AS SHOWN
- ACCESS EASEMENT IN FAVOR OF AS SHOWN ON PLAT OF SURVEY RECORDED JULY 5, 1984 AS DOCUMENT NO. 5138-84, OVER AND ACROSS A PORTION OF THE PREMISES. - AS SHOWN
- UTILITY EASEMENT IN FAVOR OF CITY OF DYERSVILLE, IOWA, ITS SUCCESSORS AND ASSIGNS, AS GRANTED BY INSTRUMENT DATED APRIL 16, 1990 AND RECORDED MAY 17, 1990 AS DOCUMENT NO. 4023-90, OVER AND ACROSS A PORTION OF THE PREMISES; AND WITH THE TERMS AND PROVISIONS THEREIN CONTAINED. - AS SHOWN
- SANITARY SEWER MAIN EASEMENT IN FAVOR OF CITY OF DYERSVILLE, IOWA, ITS SUCCESSORS AND ASSIGNS, AS GRANTED BY INSTRUMENT DATED NOVEMBER 16, 2011 AND RECORDED NOVEMBER 22, 2011 AS DOCUMENT NO. 2011-00017723, OVER AND ACROSS A PORTION OF THE PREMISES; AND WITH THE TERMS AND PROVISIONS THEREIN CONTAINED. - AS SHOWN
- UTILITY EASEMENT IN FAVOR OF CITY OF DYERSVILLE, IOWA, ITS SUCCESSORS AND ASSIGNS, AS GRANTED BY INSTRUMENT DATED MARCH 16, 1990 AND RECORDED MARCH 23, 1990 AS DOCUMENT NO. 2162-90, OVER AND ACROSS A PORTION OF THE PREMISES; AND WITH THE TERMS AND PROVISIONS THEREIN CONTAINED. - AS SHOWN
- RIGHT OF WAY EASEMENT IN FAVOR OF CITY OF DYERSVILLE, IOWA, ITS SUCCESSORS AND ASSIGNS, AS GRANTED BY INSTRUMENT DATED DECEMBER 19, 1997 AND RECORDED DECEMBER 23, 1997 AS DOCUMENT NO. 15440-97, OVER AND ACROSS A PORTION OF THE PREMISES; AND WITH THE TERMS AND PROVISIONS THEREIN CONTAINED. - AS SHOWN
- SANITARY SEWER MAIN EASEMENT IN FAVOR OF CITY OF DYERSVILLE, IOWA, ITS SUCCESSORS AND ASSIGNS, AS GRANTED BY INSTRUMENT DATED OCTOBER 24, 2011 AND RECORDED NOVEMBER 1, 2011 AS DOCUMENT NO. 2011-00016247, OVER AND ACROSS A PORTION OF THE PREMISES; AND WITH THE TERMS AND PROVISIONS THEREIN CONTAINED. - AS SHOWN
- UTILITY EASEMENT IN FAVOR OF CITY OF DYERSVILLE, IOWA, ITS SUCCESSORS AND ASSIGNS, AS GRANTED BY INSTRUMENT DATED MARCH 16, 1990 AND RECORDED MARCH 19, 1990 AS DOCUMENT NO. 2011-90, OVER AND ACROSS A PORTION OF THE PREMISES; AND WITH THE TERMS AND PROVISIONS THEREIN CONTAINED. - AS SHOWN
- UTILITY EASEMENT IN FAVOR OF CITY OF DYERSVILLE, IOWA, ITS SUCCESSORS AND ASSIGNS, AS GRANTED BY INSTRUMENT DATED MARCH 16, 1990 AND RECORDED MARCH 19, 1990 AS DOCUMENT NO. 2012-90, OVER AND ACROSS A PORTION OF THE PREMISES; AND WITH THE TERMS AND PROVISIONS THEREIN CONTAINED. - AS SHOWN
- EASEMENTS FOR PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY. - AS SHOWN
- RIGHTS OF THE PUBLIC, STATE OF IOWA, THE COUNTY, THE TOWNSHIP AND THE MUNICIPALITY IN AND TO THAT PART OF THE PREMISES IN QUESTION TAKEN, USED OR DEDICATED FOR ROADS AND HIGHWAYS. - AS SHOWN
- RIGHTS OF WAY FOR DRAINAGE DITCHES, DRAIN TILES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY. - AS SHOWN

ZONING

NO ZONING LETTER WAS PROVIDED TO THE SURVEYOR.

ZONING INFORMATION PER CITY OF DYERSVILLE INTERACTIVE ZONING MAP, DESIGNATING THE SITE AREA AS MIXED INDUSTRIAL DISTRICT (I-2).

BASED ON THE CITY OF DYERSVILLE ORDINANCE NO. 18505, DATED SEPTEMBER 8, 2020, FOR THE SITE HAVING A MIXED INDUSTRIAL DESIGNATION.

MINIMUM LOT AREA:
NONE

MINIMUM FRONT YARD SETBACK:
NONE, UNLESS WHERE SIDE YARD IS ADJACENT TO A STREET IT SHALL BE 25 FEET

MINIMUM REAR YARD SETBACK:
SHALL BE 15 FEET OR 40 FEET ON DOUBLE FRONTAGE LOTS

MAXIMUM BUILDING HEIGHT:
SHALL BE 60 FEET

MINIMUM LOT WIDTH:
NONE

RECORD PLATS

- LOT 1 OF JASPER PLACE; INSTRUMENT NO. 656-97
- LOT 2 OF JASPER PLACE NO. 2; FILE NO. 2023-6594
- LOT 2 OF D.I.I. HERITAGE INDUSTRIAL PARK; INSTRUMENT NO. 9466-97
- LOT 1-190 OF EAST DYERSVILLE, LYING NORTH OF THE RAILROAD; LOT 1 OF SUBDIVISION OF BRADFORD STREET VACATED; PORTIONS OF STANTON STREET VACATED; (SEE PLAT OF KUCH ADDITION), INSTRUMENT NO. 5385-96
- LOT 1-1 OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND LOT 1-1-2-2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; (SEE RETRACEMENT PLAT), FILE NO. 2022-6839
- LOT 2-2-1-1 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, LOT 1-2-1-1 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND LOT 2-2-1-1 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; INSTRUMENT NO. 5138-84

ALL IN SECTION 32, TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA

LEGAL DESCRIPTIONS

PARCEL 1:

LOT 2 OF JASPER PLACE NO. 2 IN THE CITY OF DYERSVILLE, STATE OF IOWA ACCORDING TO THE PLAT OF SURVEY RECORDED JULY 11, 2023 AS DOCUMENT NO. 2023-0000594 IN THE DUBUQUE COUNTY RECORDER'S OFFICE FORMERLY KNOWN AS LOT 2 OF LOT 1 OF LOT 1 OF LOT 2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND LOT 1 OF LOT 1 OF LOT 1 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, BOTH IN SECTION 32, TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA, ACCORDING TO THE RECORDED PLATS THEREOF.

PART OF PARCEL NO. 0732200023

PARCEL 2:

LOT 1 OF LOT 1 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND LOT 1 OF LOT 1 OF LOT 1 OF LOT 2 OF LOT 2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY AND THE RECORDED PLATS THEREOF, AND LOT 1 OF THE SUBDIVISION OF THAT PART OF LOT 190 IN EAST DYERSVILLE, LYING NORTH OF THE CHICAGO GREAT WESTERN RAILROAD TRACK, AND LOT 1 OF THE SUBDIVISION OF BRADFORD STREET VACATED AND THE PORTIONS OF STANTON STREET VACATED IN BOOK OF AFFIDAVITS 2, PAGES 601 AND 619, ALL IN THE CITY OF DYERSVILLE, IOWA ACCORDING TO THE RECORDED PLATS THEREOF.

PARCEL NO. 0732127006

PARCEL 3:

LOT 1 OF JASPER PLACE IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA, ACCORDING TO THE RECORDED PLAT THEREOF; LOT 2 OF D.I.I. HERITAGE INDUSTRIAL PARK IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA; LOT 1 OF LOT 2 OF LOT 1 OF LOT 1 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND LOT 2 OF LOT 2 OF LOT 1 OF LOT 1 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 32, TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., IN THE CITY OF DYERSVILLE, IOWA.

PARCEL NO. 0732200024

BASED UPON ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 232302; REFERENCE FILE NO. 2348551A; DATED OCTOBER 11, 2023.

ENCROACHMENT STATEMENT

- FENCE ALONG NORTH PROPERTY LINE AS SHOWN
- GRAVEL PARKING LOT AT 3rd AVENUE AS SHOWN

ORANGE CAP NO. 10134

254.02'

9.44'

21.85'

FOUND 3/4" IRON PIPE

NOT TO SCALE

ENCROACHMENT STATEMENT

- FENCE ALONG NORTH PROPERTY LINE AS SHOWN
- GRAVEL PARKING LOT AT 3rd AVENUE AS SHOWN

ORANGE CAP NO. 10134

254.02'

9.44'

21.85'

FOUND 3/4" IRON PIPE

NOT TO SCALE

ENCROACHMENT STATEMENT

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ORANGE CAP NO. 10134

254.02'

9.44'

21.85'

FOUND 3/4" IRON PIPE

NOT TO SCALE

LEGEND

---	SUBJECT PROPERTY LINE
---	EXISTING PROPERTY/R.O.W. LINE
---	EXISTING EASEMENT
---	STORM SEWER
---	SANITARY SEWER
---	WATER LINE
---	GAS LINE
---	UNDERGROUND ELECTRIC
---	UNDERGROUND FIBER OPTIC
---	BUILDING SETBACK LINE
---	OVERHEAD ELECTRIC LINE
---	WIRE FENCE
---	VINYL FENCE
---	SIGN
---	SANITARY MANHOLE
---	AREA INTAKE
---	STORM MANHOLE
---	CATCH BASIN
---	TREE
---	BUILDING HEIGHT
---	CORNER
---	PUE
---	MH
---	R.O.W.
---	BSL
---	RIGHT-OF-WAY
---	BUILDING SETBACK LINE

LEGEND

---	EXISTING BUILDING
---	CONCRETE
---	GUY ANCHOR
---	UTILITY POLE
---	UTILITY POLE W/ LIGHT
---	LIGHT POLE
---	FIBER OPTIC MANHOLE
---	UTILITY POLE USED FOR STORAGE BRACING
---	WATER VALVE
---	FIRE HYDRANT
---	YARD HYDRANT
---	WATER SHUT OFF VALVE
---	FOUND 5/8" REBAR WITH RED CAP NO. 12631 UNLESS OTHERWISE NOTED

UTILITY PROVIDERS

IOWA ONE CALL:
(800) 292-8989

UTILITY NOTE

THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM THE OBSERVED EVIDENCE OF ABOVE GROUND APPEARANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

ALTA/NSPS LAND TITLE SURVEY

US LBM 2017-6, LLC

SURVEYOR'S CERTIFICATION

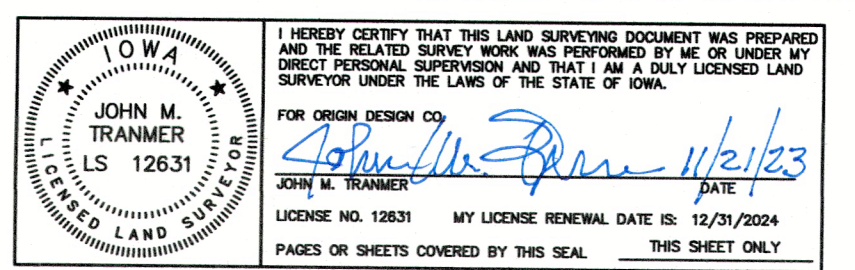
STORE CAPITAL FILE NO. 7210/02-441.30

1700 BELTLINE ROAD

DYERSVILLE, IA 52040

COUNTY OF DUBUQUE

TO: STORE SPE USLBM 2017-6, LLC, A DELAWARE LIMITED LIABILITY COMPANY; STORE CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY; H.E. WILKINSON TITLE COMPANY; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 6(a), 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 5th, 2023 TO OCTOBER 17th, 2023. A FINAL SITE VISIT WAS COMPLETED ON OCTOBER 25th, 2023.

ORIGIN PROJECT NO. 23736
SURVEY PREPARED BY: ORIGIN DESIGNDATE OF LAST REVISION:
NOVEMBER 21, 2023**origin**
design®
800.556.4491 | origindesign.comOFFICE: (563) 556-2464
TOLL FREE: (800) 556-4491
137 MAIN STREET, SUITE 100
DUBUQUE, IOWA 52001