Project No. EGA121020 | 164 W. BROADWAY | Exhibit "A"

Date: 6/5/2013

DESCRIPTION & SKETCH

SHEET 1 OF 2

LEGAL DESCRIPTION: LEASE AREA

A PORTION OF NORTH 2ND STREET RIGHT-OF-WAY ADJOINING THE SOUTHWESTERLY BOUNDARY LINE OF A PORTION OF LOT 1, AUDITOR'S SUBDIVISION OF LOT 202, ORIGINAL PLAT OF COUNCIL BLUFFS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1 BEING THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST BROADWAY AND THE EAST RIGHT-OF-WAY LINE OF SAID NORTH 2ND STREET; THENCE NORTH 18°00'00" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 72°00'00" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 18°00'00" WEST, A DISTANCE OF 45.00 FEET; THENCE NORTH 72°00'00" EAST, A DISTANCE OF 8.00 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 18°00'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING. CONTAINING 360 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION: INGRESS/EGRESS EASEMENT "A"

A PORTION OF NORTH 2ND STREET RIGHT-OF-WAY ADJOINING THE SOUTHWESTERLY BOUNDARY LINE OF A PORTION OF LOT 1, AUDITOR'S SUBDIVISION OF LOT 202, ORIGINAL PLAT OF COUNCIL BLUFFS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1 BEING THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST BROADWAY AND THE EAST RIGHT-OF-WAY LINE OF SAID NORTH 2ND STREET; THENCE NORTH 18°00'00" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 72°00'00" WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH 18°00'00" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 72°00'00" EAST, A DISTANCE OF 4.00 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 18°00'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. CONTAINING 100 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION: INGRESS/EGRESS EASEMENT "B"

A PORTION OF NORTH 2ND STREET RIGHT-OF-WAY AND WEST BROADWAY RIGHT-OF-WAY ADJOINING THE SOUTHWESTERLY BOUNDARY LINE OF A PORTION OF LOT 1, AUDITOR'S SUBDIVISION OF LOT 202, ORIGINAL PLAT OF COUNCIL BLUFFS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1 BEING THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST BROADWAY AND THE EAST RIGHT-OF-WAY LINE OF SAID NORTH 2ND STREET; THENCE NORTH 72°00'00" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 16.00 FEET; THENCE SOUTH 18°00'00" EAST, A DISTANCE OF 4.00 FEET; THENCE SOUTH 72°00'00" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 18°00'00" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 72°00'00" EAST, A DISTANCE OF 4.00 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 18°00'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING. CONTAINING 124 SQUARE FEET, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATE

LICENSED LAND SURVEYOR
MARK E. EHRHART
11416 LS
IOWA

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

MARK E. EHRHART

DATE 6/5/2013 LICENSE NO. 11416

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013.

EHRHART GRIFFIN & ASSOCIATES

ENGINEERING PLANNING LAND SURVEYING

142 W. BROADWAY, SUITE 136 ◦ COUNCIL BLUFFS, IA 51503 ◦ 712 256-5248

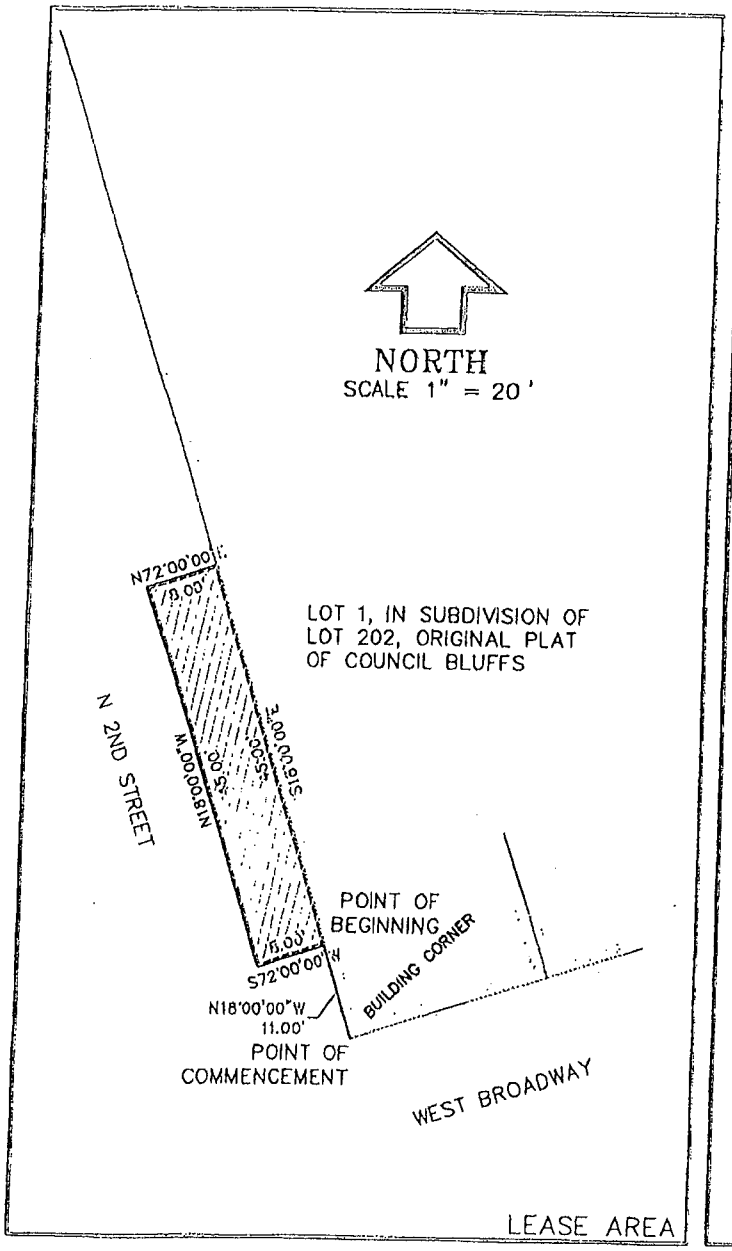
164 W. BROADWAY

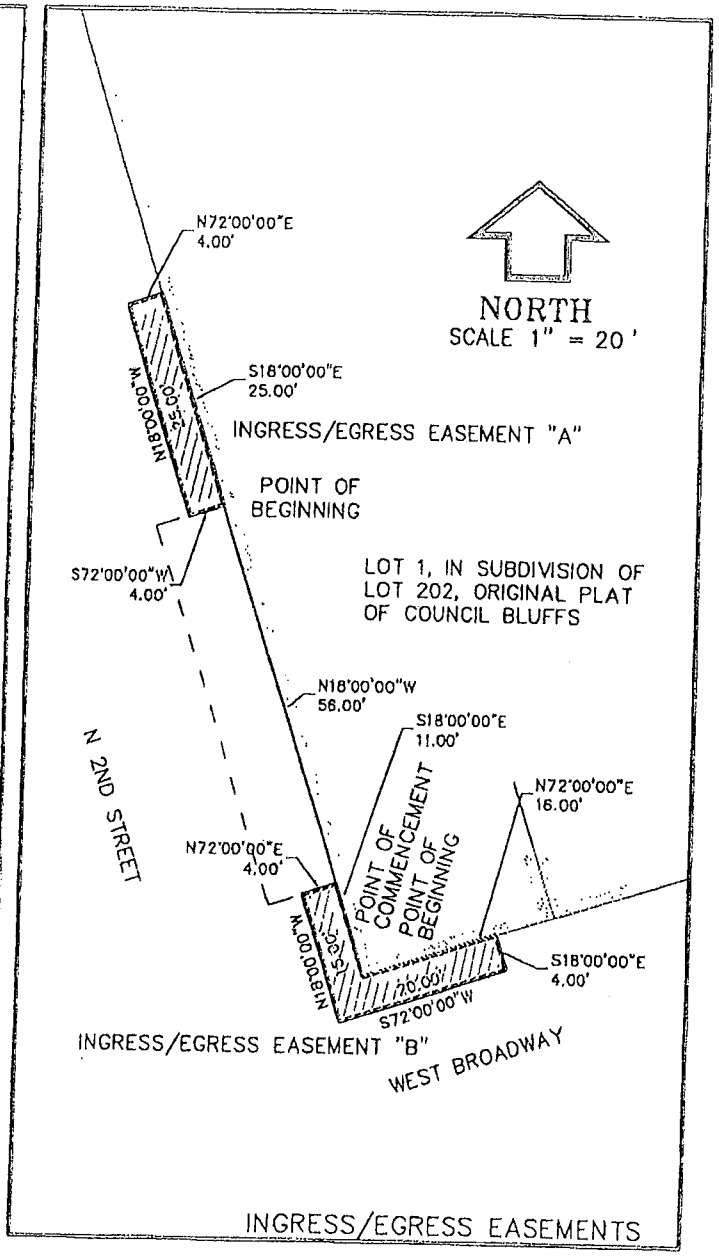
Project No. EGA121020

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DESCRIPTION & SKETCH

Exhibit "A"
SHEET 2 OF 2





EHRHART
GRIFFIN &
ASSOCIATES

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