ATTACHMENT C

PROPERTY ADDRESS:
COUNCIL BLUFFS, IOWA (NO STREET ADDRESS)

LAND AREA:
117,645 SQUARE FEET OR 2.70 ACRES, MORE OR LESS.

REFERENCE PLAT:
PLAT OF RAILROAD ADDITION REPLAT 1, FILED MARCH 5, 2015, AS INSTRUMENT NO. 2015–02420.

ENCROACHMENT:
THERE APPEARS TO BE NO ENCROACHMENTS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

NOTES:
1. PER THE CITY OF COUNCIL BLUFFS, IOWA ZONING REGULATIONS AND PER ZONING VERIFICATION LETTER DATED AUGUST 30, 2022, THIS PROPERTY IS ZONED "P–C" – PLANNED COMMERCIAL DISTRICT.
2. "P–C" ZONING REQUIREMENTS: ALL BUILDING SETBACKS, BUILDING HEIGHT RESTRICTIONS AND BULK RESTRICTIONS, IF ANY, ARE BASED ON AN APPROVED SITE DEVELOPMENT PLAN BY THE PLANNING & ZONING DEPARTMENT OF COUNCIL BLUFFS, IOWA. PARKING REQUIREMENTS ARE AS FOLLOWS: (RETAIL SALES) ONE SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA; (AUTOMOBILE REPAIR, MINOR) ONE SPACE PER EACH 500 SQUARE FEET OF GROSS FLOOR AREA; (AUTOMOBILE REPAIR, MAJOR) ONE SPACE PER EACH 750 SQUARE FEET OF GROSS FLOOR AREA; (AUTOMOBILE SERVICE ESTABLISHMENT) ONE SPACE PER EACH 750 SQUARE FEET OF GROSS FLOOR AREA; (AUTOMOBILE SALES AND LEASING) ONE SPACE PER EACH 500 SQUARE FEET OF GROSS FLOOR AREA
3. THERE EXISTED NO STRIPING DESIGNATED FOR PARKING ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
4. THE SUBJECT PROPERTY IS LOCATED IN AN AREA LABELED ZONE "X" (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 19155C0560E, EFFECTIVE DATE FEBRUARY 4, 2005.
5. ACCESS TO THE SUBJECT PROPERTY TO AND FROM 27TH AVENUE AND S. 24TH STREET, PUBLICLY DEDICATED ROADS, VIA INGRESS/EGRESS EASEMENT RECORDED IN INSTRUMENT #2015–02175 AND INSTRUMENT #2015–02420.
6. THE BASIS OF BEARING USED FOR THIS SURVEY WAS N89°58'31"W ON THE SOUTH LINE OF THE SUBJECT PROPERTY.
7. UNDER THE CURRENT ZONING THE SUBJECT PROPERTY ALLOWS FOR AN RV DEALERSHIP AND REPAIR SHOP.
8. DRAINAGE APPEARS TO DRAIN INTO PUBLIC RIGHT–OF WAYS BASED ON OBSERVATIONS, UNABLE TO DETERMINE DRAINAGE DIRECTION.
9. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT–OF–WAY OR VIA A UTILITY EASEMENT.
10. THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
11. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
12. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
13. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS WITHIN RECENT MONTHS.
14. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
15. THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
16. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
17. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/–0.1 FOOT.
18. THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, WITHOUT GORES, GAPS OR OVERLAPS, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
19. EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.

SURVEY REFERENCE:
TITLE COMMITMENT NUMBER: NCS–1142538–PHX1
EFFECTIVE DATE: AUGUST 16, 2022 AT 8:00 A.M.
FIRST AMERICAN TITLE INSURANCE COMPANY

9. TERMS AND CONDITIONS OF EASEMENT CONTAINED IN RIGHT OF WAY AGREEMENT RECORDED SEPTEMBER 16, 1931 IN BOOK 780, PAGE 149 OF OFFICIAL RECORDS OF POTTAWATTAMIE, IOWA. RIGHT OF WAY AGREEMENT, FILED MARCH 18, 1948, IN BOOK 982, PAGE 35, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. AGREEMENT, FILED MAY 24, 1971, IN BOOK 71, PAGE 5779, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PLOTTED AND SHOWN)
10. TERMS AND CONDITIONS OF RIGHT OF WAY AGREEMENT FILED MARCH 18, 1949, IN BOOK 982, PAGE 43, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (DOES NOT AFFECT THE SUBJECT PROPERTY)
11. TERMS AND CONDITIONS OF EASEMENT CONTAINED IN WARRANTY DEED RECORDED FEBRUARY 26, 1971 IN BOOK 71, PAGE 2031 OF OFFICIAL RECORDS OF POTTAWATTAMIE, IOWA. (LIES WEST OF AND DOES NOT AFFECT THE SUBJECT PROPERTY)
12. TERMS AND CONDITIONS OF EASEMENT CONTAINED IN WARRANTY DEED RECORDED MARCH 23, 1979 IN BOOK 79, PAGE 17333 OF OFFICIAL RECORDS OF POTTAWATTAMIE, IOWA. (UTILITY EASEMENT WITHIN VACATED S. 23RD STREET IS PLOTTED AND SHOWN)
13. TERMS AND CONDITIONS OF EASEMENT AGREEMENT, FILED MAY 21, 1979, IN BOOK 79, PAGE 22445, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. EASEMENT AND RESTRICTIVE COVENANT AGREEMENT, FILED FEBRUARY 27, 2015, AS INSTRUMENT NO. 2015–02175, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (EASEMENTS LIE WEST OF AND DO NOT AFFECT THE SUBJECT PROPERTY)
14. TERMS AND CONDITIONS OF EASEMENT CONTAINED IN WARRANTY DEED, FILED MAY 17, 1982, IN BOOK 79, PAGE 22364, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. CORRECTIVE WARRANTY DEED, FILED MAY 17, 1982, IN BOOK 82, PAGE 14506, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (EASEMENTS LIE WEST OF AND DO NOT AFFECT THE SUBJECT PROPERTY)
15. TERMS AND CONDITIONS OF EASEMENT FILED JUNE 29, 1983, IN BOOK 83, PAGE 20097, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. EASEMENT AND RESTRICTIVE COVENANT AGREEMENT, FILED FEBRUARY 27, 2015, AS INSTRUMENT NO. 2015–02176 OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (EASEMENT LIES WEST OF AND DOES NOT AFFECT THE SUBJECT PROPERTY)
16. LAND SURVEYOR'S CERTIFICATE FILED APRIL 18, 1986, IN BOOK 86, PAGE 20944, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PLOTTED AND SHOWN)
17. TERMS AND CONDITIONS OF RESERVATION OF EASEMENT CONTAINED IN CITY DEED FILED APRIL 29, 1992, IN BOOK 92, PAGE 26741, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (UTILITY EASEMENT WITHIN THE WEST HALF OF VACATED S. 22ND STREET IS PLOTTED AND SHOWN)
18. TERMS AND CONDITIONS OF PERMANENT AND PERPETUAL EASEMENT CONTAINED IN PERMANENT AND PERPETUAL QUITCLAIM DEED RECORDED JULY 8, 1968 IN BOOK 1467, PAGE 19 OF OFFICIAL RECORDS OF POTTAWATTAMIE, IOWA. (UTILITY EASEMENTS WITHIN VACATED ALLEYS ARE PLOTTED AND SHOWN)
19. TERMS AND CONDITIONS OF CITY ORDINANCE NUMBER 3836 FILED JUNE 19, 1968, IN BOOK 1465, PAGE 367, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (UTILITY EASEMENTS WITHIN VACATED ALLEYS ARE PLOTTED AND SHOWN)
20. LAND SURVEYOR'S CERTIFICATE FILED NOVEMBER 20, 1995, IN BOOK 96, PAGE 15320, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)
21. PLAT OF SURVEY FILED DECEMBER 26, 2008, AS INSTRUMENT NO. 2008–017570, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (LIES SOUTH OF AND DOES NOT AFFECT THE SUBJECT PROPERTY)
22. LAND SURVEYOR'S CERTIFICATE FILED AUGUST 19, 2013, AS INSTRUMENT NO. 2013–12866, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)
23. PROPERTY LINE ADJUSTMENT FILED OCTOBER 28, 2013, AS INSTRUMENT NO. 2013–16537, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)
24. TERMS AND CONDITIONS OF EASEMENTS, SETBACK, COVENANTS AND RESTRICTIONS, AS CONTAINED IN PLAT OF RAILROAD ADDITION REPLAT 1, FILED MARCH 5, 2015, AS INSTRUMENT NO. 2015–02420. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)

DESCRIPTION:
LOT 3, RAILROAD ADDITION REPLAT 1, POTTAWATTAMIE COUNTY, IOWA.

SURVEYOR'S CERTIFICATE:
TO: FRHP LINCOLNSHIRE, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, FREEDOMROADS PROPERTY COMPANY, A MINNESOTA LIMITED LIABILITY COMPANY, LLC, CWI, INC., A KENTUCKY CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY AND THE MATTHEWS COMPANY, INC.:

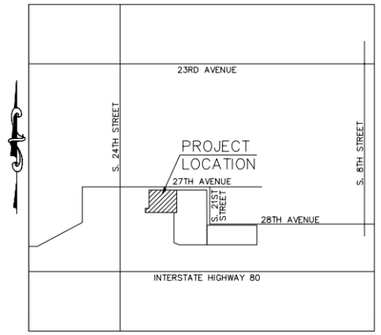
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 23, 2022.

DATE OF PLAT OR MAP: SEPTEMBER 20, 2022

DAVID J. SCHAFFER _____ 9/20/22
IOWA LS–16848
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
IOWA CERTIFICATE OF AUTHORITY NO. 478180
EFFECTIVE DATE: FEBRUARY 5, 2012

LICENSED LAND SURVEYOR — DAVID J. SCHAFFER — 16848 — IOWA

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER NCS–1142538–PHX1 DATED AUGUST 16, 2022.



VICINITY MAP:
NOT TO SCALE

UTILITY NOTE:
"THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES."

IOWA ONE CALL
800/292-8989
CALL - BEFORE - YOU - DIG
www.iowaonecall.com

DESIGN SURVEYS, LLC
1237 SPRUCE STREET
EUDORA, KANSAS 66025
(785) 727–3537

"ALTA/NSPS LAND TITLE SURVEY"
PREPARED FOR:

THE MATTHEWS COMPANY Inc.®
17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-2840
www.thematthewscompany.com

MARK	DATE	REVISION	BY	AP'VD

Camping World and Good Sam

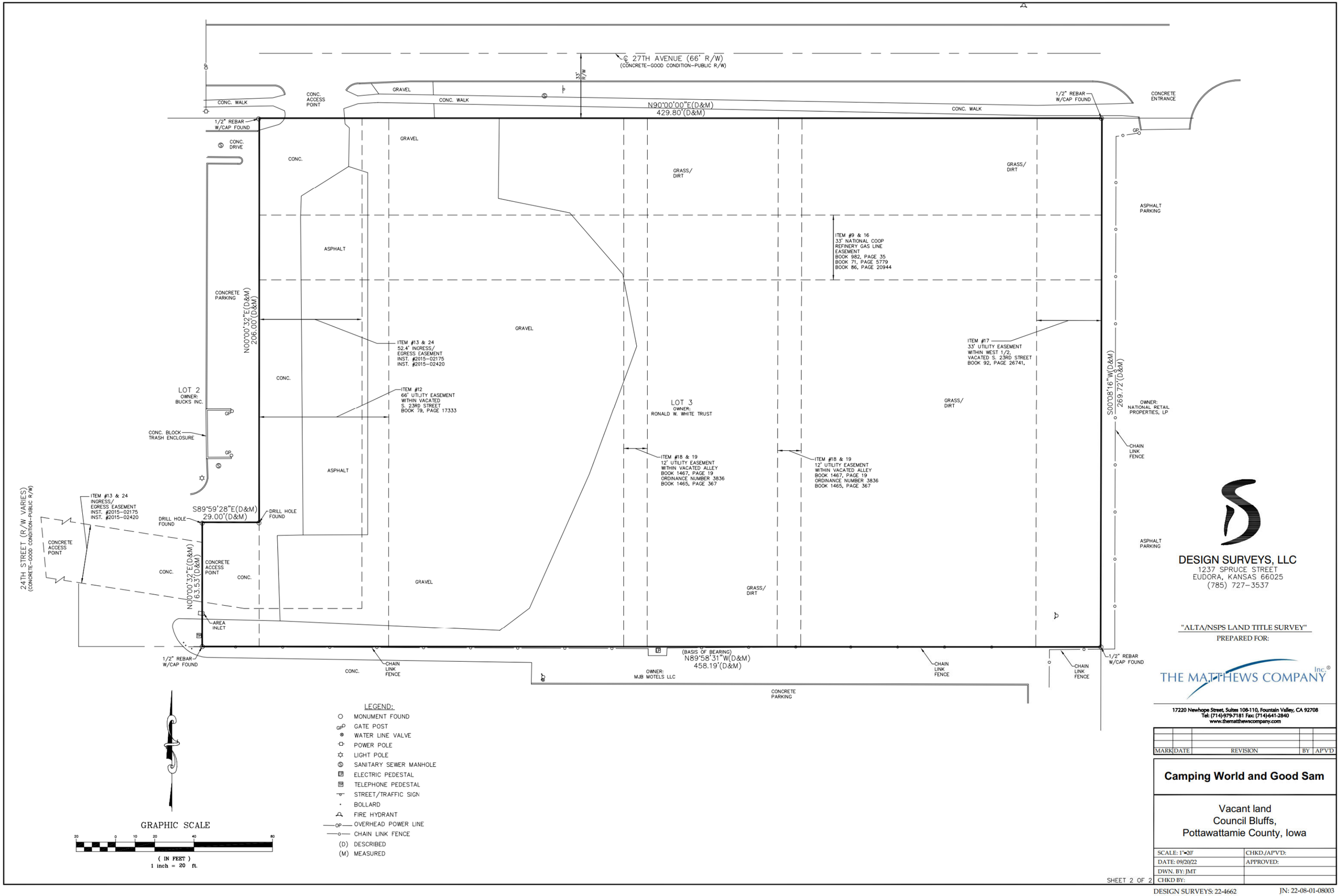
Vacant land
Council Bluffs,
Pottawattamie County, Iowa

SCALE: 1"=20'	CHKD./AP'VD:
DATE: 09/20/22	APPROVED:
DWN. BY: JMT	
CHKD BY:	

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Design Surveys, LLC's prior written consent. The Matthews Company, Inc. and Design Surveys, LLC expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Design Surveys, LLC will not include the providers of any third party reports in the Surveyor's Certification.

DESIGN SURVEYS: 22-4662 JN: 22-08-01-08003



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

- MONUMENT FOUND
- GP GATE POST
- WATER LINE VALVE
- POWER POLE
- LIGHT POLE
- SANITARY SEWER MANHOLE
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- STREET/TRAFFIC SIGN
- BOLLARD
- FIRE HYDRANT
- OP OVERHEAD POWER LINE
- CHAIN LINK FENCE
- (D) DESCRIBED
- (M) MEASURED

DESIGN SURVEYS, LLC
1237 SPRUCE STREET
EUDORA, KANSAS 66025
(785) 727–3537

"ALTA/NSPS LAND TITLE SURVEY"
PREPARED FOR:

THE MATTHEWS COMPANY Inc.®

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-2840
www.thematthewscompany.com

MARK	DATE	REVISION	BY	AP'V'D

Camping World and Good Sam

Vacant land
Council Bluffs,
Pottawattamie County, Iowa

SCALE: 1"=20'	CHKD./AP'V'D:
DATE: 09/20/22	APPROVED:
DWN. BY: JMT	
CHKD BY:	