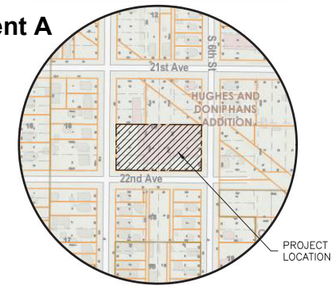
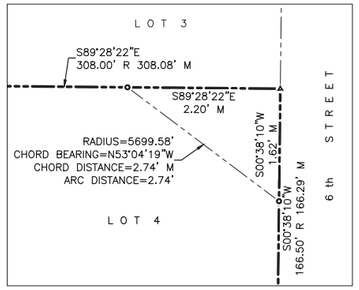
Attachment A

VICINITY MAP

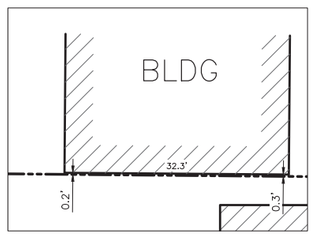




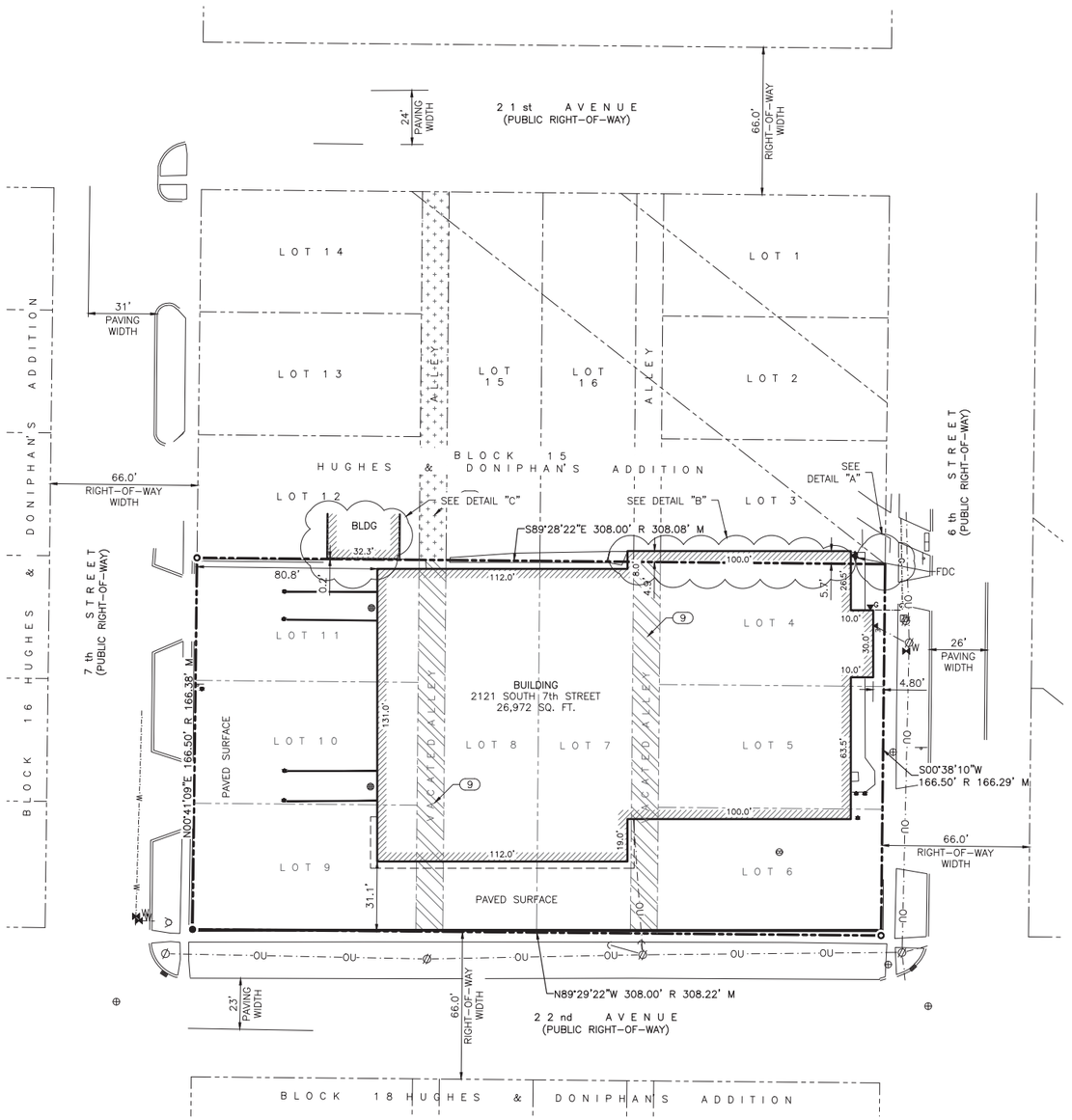
DETAIL "B"
NOT TO SCALE



DETAIL "A"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE



LEGEND

●	PROPERTY CORNER FOUND (CHISELED "X")
○	PROPERTY CORNER SET (MAG NAIL W/16887 FLASHER)
▵	TEMPORARY POINT
R	RECORD DISTANCE
M	MEASURED DISTANCE
Ø	POWER POLE
Ø	LIGHT POLE
⟵	GUY WIRE
◫	TELEPHONE PEDESTAL
▼E	ELECTRIC METER
▼G	GAS METER
⊸	SIGN
⊕	SEWER MANHOLE
⍋	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
⋈W	WATER VALVE
●	BOLLARD
▦	GRATE INLET
-W-	WATER LINE
-G-	GAS LINE
-OU-	OVERHEAD UTILITY LINE
▬	CONCRETE WALL
▭	TRUNCATED DOME PAD
⊗	SANITARY SEWER CLEANOUT
(9)	TITLE COMMITMENT EXCEPTION

LEGAL DESCRIPTION

LOTS 4, 5, 6, 7, 8, 9, 10 AND 11, TOGETHER WITH THE VACATED ALLEYS ADJACENT TO SAID LOTS, ALL IN BLOCK 15, HUGHES & DONIPHAN'S ADDITION, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

CERTIFICATION

TO NATIONWIDE SURPLUS HOLDINGS, LLC AND

FIRST AMERICAN 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 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(B), 7(A)(B1), 8, 9, AND 11(B) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 24, 2021.

LICENSED LAND SURVEYOR
MICHAEL J. SMITH
16887
IOWA

MARCH 24, 2021
DATE

MICHAEL J. SMITH
IOWA LLS #16887
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2022

NOTES

BASIS OF BEARINGS:
BEARINGS SHOWN ARE BASED ON THE IOWA REGIONAL COORDINATE SYSTEM (IaRCS) ZONE 6.

FLOOD ZONE CLASSIFICATION:
THE SURVEYED PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) PER THE POTTAWATTAMIE COUNTY, IOWA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 19155C0576E DATED FEBRUARY 4, 2005.

GROSS LAND AREA:
THE SURVEYED PROPERTY CONTAINS 51,256 SQUARE FEET OR 1.177 ACRES MORE OR LESS.

CURRENT ZONING CLASSIFICATION:
THE SURVEYED PROPERTY IS ZONED C-2, (GENERAL COMMERCIAL DISTRICT) AS SHOWN ON THE POTTAWATTAMIE COUNTY GIS WEBSITE (HTTP://GIS.POTTCOUNTY-IA.GOV/). THIS ZONING HAS THE FOLLOWING MINIMUM SETBACK REQUIREMENTS:

FRONT YARD..... 15 FEET
STREET SIDE YARD..... 10 FEET
INTERIOR SIDE YARD..... 5 FEET
REAR YARD..... 10 FEET

BUILDING AREA:
THE BUILDING CONTAINS 26,972 SQUARE FEET. THIS AREA WAS CALCULATED USING EXTERIOR BUILDING DIMENSIONS MEASURED AT GROUND LEVEL.

ENCROACHMENT:
THE BUILDING AT 2121 SOUTH 7th STREET IS ENCROACHING THE NORTH PROPERTY LINE THE SURVEYED PROPERTY.

PARKING COUNT:
THERE ARE NO STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.

EVIDENCE OF UTILITIES:
THE UTILITIES SHOWN ON THIS DRAWING WERE DETERMINED BY OBSERVED EVIDENCE AT THE TIME OF SURVEY, RECORDS PROVIDED BY UTILITY COMPANIES AND THOSE MARKED BY UTILITY COMPANY REPRESENTATIVES THAT RESPONDED TO "ONE CALL" TICKET NUMBER 210621523. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST.

TITLE COMMITMENT – SCHEDULE B, PART II EXCEPTIONS:
THIS DRAWING SHOWS OR NOTES THE EXCEPTIONS LISTED UNDER SCHEDULE B, PART 2 OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER NCS-1052670-OMHA, EFFECTIVE DATE FEBRUARY 10, 2021 AT 8:00 A.M.

9) TERMS AND CONDITIONS OF RESERVATION OF EASEMENTS AS SET FORTH IN QUIT CLAIM DEED, FILED APRIL 13, 1961, AS BOOK 1278, PAGE 555, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (ITS LOCATION IS SHOWN)

10) TERMS AND CONDITIONS OF RESERVATION OF EASEMENTS AS SET FORTH IN QUIT CLAIM DEED, FILED APRIL 21, 1961, AS BOOK 1279, PAGE 367, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (ITS LOCATION IS SHOWN)

11) TERMS AND CONDITIONS OF UNRECORDED LEASE, AS EVIDENCED BY THE TENANT SUBORDINATION AGREEMENT, BY AND BETWEEN DONIS CORP. INC., TENANT, MERRILL LYNCH BUSINESS FINANCIAL SERVICES INC., AND RICHARD A. DICK AND EMILIE G. DICK, LANDLORDS, DATED MAY 29, 2002, FILED AUGUST 29, 2002, AS BOOK 103, PAGE 16801, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (NOT A SURVEY-RELATED MATTER)

TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

Survey Type

ALTA/NSPS LAND TITLE SURVEY

2121 SOUTH 7th STREET, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

Client Name

NATIONWIDE SURPLUS HOLDINGS, LLC

Description

LOTS 4 THROUGH 11, TOGETHER WITH THE VACATED ALLEYS ADJACENT TO SAID LOTS, BLOCK 15, HUGHES & DONIPHAN'S ADDITION, POTTAWATTAMIE COUNTY, IOWA.

N

0' 15' 30'

811 Know what's below. Call before you dig.

Revision Dates

No.	Description	MM-DD-YY
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Job No.: 1767-21-16(AL)
Drawn By: BJH
Reviewed By: MJS
Date: MARCH 24, 2021
Book: 21/06
Pages: 12 & 13

Sheet Number

SHEET 1 OF 1