

MISCELLANEOUS NOTES

- MN1 TABLE A ITEM 2: ADDRESS OBSERVED IN THE FIELD = 1002 W WASHINGTON AVENUE
- MN2 TABLE A ITEM 4: GROSS LAND AREA = 148,445 SQUARE FEET/3.408 ACRES
- MN3 TABLE A ITEM 9:  
REGULAR SPACES = 47  
HANDICAP SPACES = 2  
TOTAL SPACES = 49
- MN4 TABLE A ITEM 10(A): AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES. NO APPARENT DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED.
- MN5 TABLE A ITEM 10(B): AS DESIGNATED BY THE CLIENT, A DETERMINATION OF WHETHER CERTAIN WALLS ARE PLUMB. NO DESIGNATIONS MADE BY CLIENT.
- MN6 TABLE A ITEM 12: AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS). THIS IS A HUD SURVEY.
- MN7 TABLE A ITEM 14: EAST LINE SUBJECT PROPERTY IS 160± FROM NEAREST INTERSECTING STREET, ROOSEVELT STREET.
- MN8 TABLE A ITEM 16: NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN RECENT MONTHS.
- MN9 TABLE A ITEM 17: NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- MN10 TABLE A ITEM 18: NO WETLAND DELINEATION MARKERS OBSERVED DURING THE COURSE OF FIELD SURVEY.
- MN11 TABLE A ITEM 19: NO PLOTTABLE OFFSITE APPURTENANT EASEMENT DOCUMENTS PROVIDED
- MN12 BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF W. WASHINGTON AVENUE HAVING A BEARING OF N90°00'00"W PER RECORD DESCRIPTION.
- MN13 NO ABOVE GROUND VISIBLE EVIDENCE OF CEMETERIES, BURIAL GROUNDS OR ISOLATED GRAVESITES ON SUBJECT PROPERTY.
- MN14 UNLESS SHOWN HEREON, THERE IS NO OBSERVABLE EVIDENCE OF GAPS OR OVERLAPS WITH ADJOINING PROPERTY BOUNDARIES PURSUANT TO THE TITLE DOCUMENTS PROVIDED TO THE SURVEYOR OR PER FIELD EVIDENCE AT THE TIME OF SURVEY.
- MN15 THE PROPERTY SURVEYED HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO WEST WASHINGTON STREET, A PUBLIC RIGHT OF WAY MAINTAINED BY POLK CITY.
- MN16 IF SHOWN HEREON, "ACCESS" INDICATES PHYSICAL ACCESS ONTO OR FROM THE SUBJECT PROPERTY. THIS MAY OR MAY NOT REPRESENT LEGAL ACCESS OR PERMITTED ACCESS, UNLESS EXPRESSLY NOTED HEREON. PEDESTRIAN ACCESS IS ASSUMED UNLESS OTHERWISE NOTED.
- MN17 THIS SURVEY MAY NOT SHOW ALL RECORDED OR UNRECORDED PROPERTY RIGHTS OR INTERESTS. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF IMPROVEMENTS SHOWN HEREON. THIS SURVEY ONLY SHOWS INFORMATION PROVIDED TO THE SURVEYOR BY THIRD PARTIES, INFORMATION GATHERED BY THE SURVEYOR PURSUANT TO THIS SURVEY REQUEST AND AGREED SCOPE OF WORK AND CONDITIONS AT THE TIME OF FIELD SURVEY.
- MN18 THIS SURVEY IS VALID FOR THIS ALTA LAND TITLE TRANSACTION ONLY AND IS TO BE RELIED UPON BY THE PARTIES TO THIS SPECIFIC TRANSACTION AND NO OTHERS. USE OF THIS SURVEY FOR OTHER PURPOSES, INCLUDING BUT NOT LIMITED TO THE PLANNING OR CONSTRUCTION OF IMPROVEMENTS, IS VOID AND AT USER'S OWN RISK. THE FINAL SIGNED PDF AND OR PRINT OF THIS SURVEY SHALL BE THE OFFICIAL VERSION.
- MN19 IF SHOWN HEREON, PARCEL OWNERSHIP AND TAX IDENTIFICATION NUMBERS HAVE BEEN DETERMINED BY PUBLICLY AVAILABLE INFORMATION FROM A GIS, ASSESSOR/TREASURER OR OTHER GOVERNMENT DATABASE. THERE MAY BE ERRORS OR PENDING CHANGES THAT THE SURVEYOR IS UNAWARE OF.



Table A Item 11: Location of utilities existing on or serving subject property determined by:

- One call ticket# 193182736 & 551908902
  - Observed above ground visible evidence.
- Note to client, insurer, and lender - with regard to Table A, Item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to section 5.e.iv to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of utilities. Where additional or more detailed information is required, the client is advised that excavation and/or private utility locate requests may be necessary.
- UTILITIES:  
CENTURY LINK 720-578-8090  
MIDAMERICA-ELECTRIC 515-252-6632  
MIDAMERICA-GAS 515-252-6632  
MEDIACOM COMMUNICATIONS CORP 515-246-2252

LEGEND

- |  |                         |  |                       |
|--|-------------------------|--|-----------------------|
|  | CONCRETE SURFACE        |  | OVERHEAD UTILITY LINE |
|  | NO PARKING AREA         |  | STORM SEWER LINE      |
|  | LIGHT POLE              |  | WOOD FENCE            |
|  | GROUND LIGHT            |  | BURIED CABLE TV LINE  |
|  | ELECTRIC TRANSFORMER    |  | BURIED TELEPHONE LINE |
|  | AIR CONDITIONER         |  | BURIED GAS LINE       |
|  | FIRE HYDRANT            |  | SANITARY SEWER LINE   |
|  | WATER VALVE             |  | BURIED WATER LINE     |
|  | TELEPHONE PEDESTAL      |  | GAS METER             |
|  | CABLE TV PEDESTAL       |  | BOLLARD               |
|  | SIGN                    |  | CORRUGATED METAL PIPE |
|  | HANDICAP PARKING        |  | SANITARY MANHOLE      |
|  | FOUND MONUMENT OR NOTED |  |                       |
|  | GENERATOR               |  |                       |
|  | PARKING SPACE           |  |                       |

SIGNIFICANT OBSERVATIONS

- A CONCRETE SIDEWALK CROSSES ONTO SUBJECT PROPERTY
- B UTILITIES CROSS ONTO SUBJECT PROPERTY, NO EASEMENT DOC. PROVIDED

FLOOD NOTES

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT [WWW.MSC.FEMA.GOV](http://www.msc.fema.gov), AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 19155C0040F, WHICH BEARS AN EFFECTIVE DATE OF 02/01/2019 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING INFORMATION

PER MILLMAN ZONING COMPLIANCE REPORT NO. 18135 DATED 12/12/19 REV. 12/17/19

Zoning District: R1

Setbacks  
Front: 35' minimum  
Side: 20' minimum  
Rear: 45' minimum

Height  
Principal bldg. 2 1/2 stories; 35 feet;  
Accessory bldg. 16 feet

Lot Size  
Minimum lot area: 10,000 sq. ft.  
Minimum lot width: 80'

Coverage  
Maximum lot coverage: NA

Floor Area Ratio  
Maximum floor area ratio: NA

Parking  
41 Required spaces  
3 spaces for every five beds.  
68 beds  
68 / 5 = 13.6 X 3 = 40.8 spaces

SCHEDULE B-II ITEMS

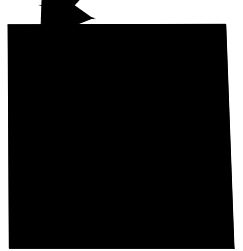
- 9 TERMS AND CONDITION OF UNRECORDED LEASE DATED DECEMBER 29, 1989 BETWEEN I-TEX ASSOCIATES LIMITED PARTNERSHIP, AN IOWA LIMITED PARTNERSHIP, AS LESSOR, AND NATIONAL HERITAGE REALTY, INC., A LOUISIANA CORPORATION, AS LESSEE. (NO DOCUMENT PROVIDED)
- 10 LEASEHOLD MORTGAGE DATED SEPTEMBER 1, 2005 AND RECORDED OCTOBER 4, 2005 IN BOOK 11322, PAGE 114, MADE BY CENTERS FOR LONG TERM CARE OF IOWA, INC., A NEVADA CORPORATION, TO LTC PROPERTIES, INC., A MARYLAND CORPORATION, TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$3,500,000.00, AND THE TERMS AND CONDITIONS THEREOF. (PERTAINS TO SUBJECT PROPERTY, NOT PLOTTED HEREON, BLANKET IN NATURE)

TITLE LEGAL DESCRIPTION

THAT PART OF THE EAST 419 FEET OF LOT 14 IN THE OFFICIAL PLAT OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF POLK CITY, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 14, THAT IS 30.0 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 114TH AVENUE, AS IT NOW EXISTS; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED FOR THE PURPOSES OF THE DESCRIPTION ONLY) ALONG SAID NORTH RIGHT-OF-WAY LINE, 389.11 FEET; THENCE NORTH 00 DEGREES 19 MINUTES WEST 387.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 20 SECONDS EAST 376.88 FEET TO A POINT ON SAID EAST LINE OF LOT 14; THENCE SOUTH 02 DEGREES 07 MINUTES 13 SECONDS EAST, ALONG SAID EAST LINE, 388.43 FEET TO THE POINT OF BEGINNING, POLK COUNTY, IOWA.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-95105-06-PHIL, DATED 11/13/2019 AND VESTING DEED.

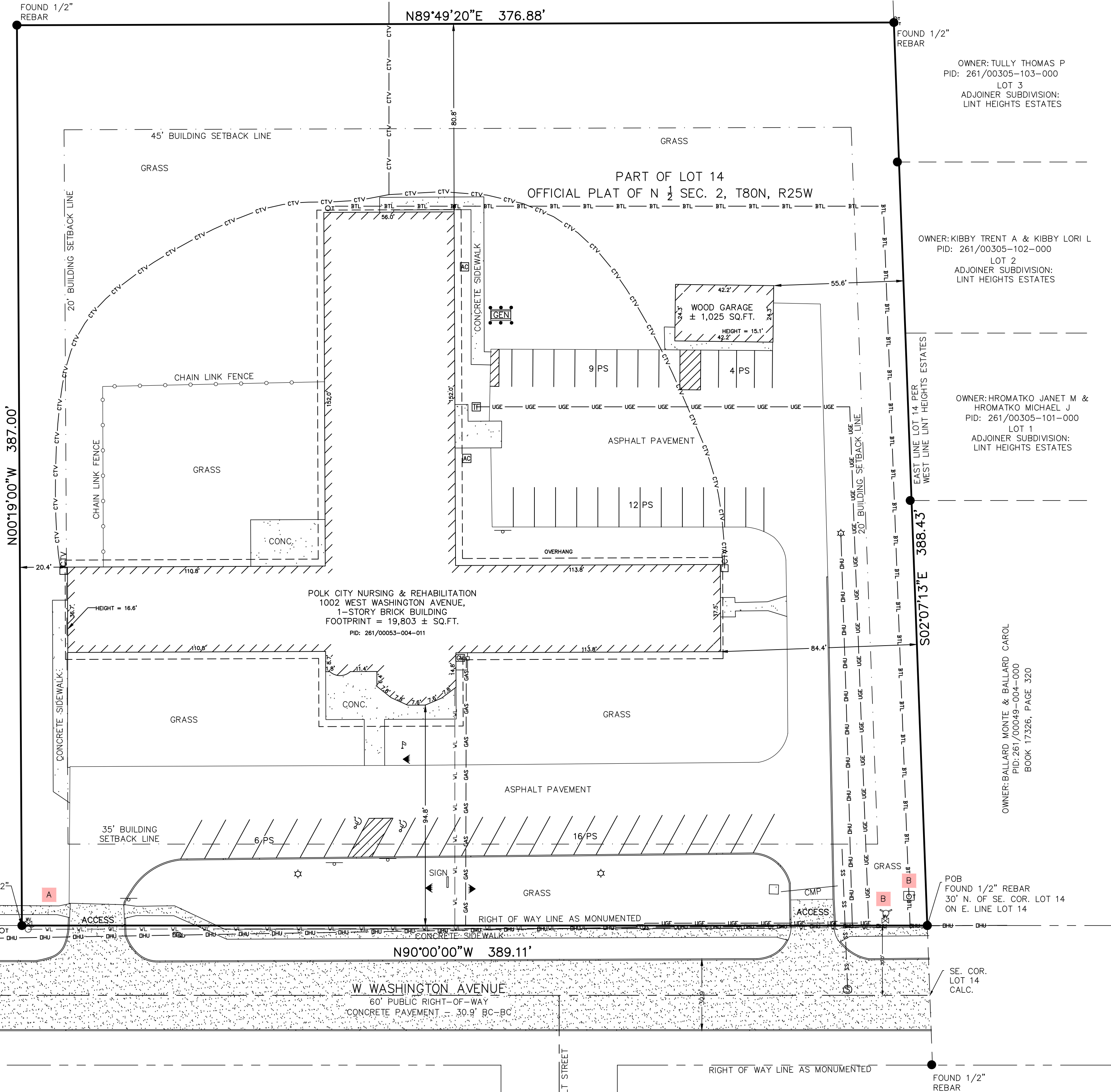
SITE



VICINITY MAP

NOT TO SCALE

FOREST HEIGHTS PLAT NO. 4



SURVEYOR CERTIFICATION

TO: U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); REALCO POLK CITY, IA, LLC, A DELAWARE LIMITED LIABILITY COMPANY (BORROWER); OPCO POLK CITY, IA, LLC, A DELAWARE LIMITED LIABILITY COMPANY (BORROWER); BERKADIA COMMERCIAL MORTGAGE LLC, A DELAWARE LIMITED LIABILITY COMPANY (MORTGAGEE); AND ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR; FIRST AMERICAN TITLE INSURANCE COMPANY (TITLE INSURANCE COMPANY) AND BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ, PC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11, 12, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 19, 2019. DATE OF PLAT OR MAP: DECEMBER 6, 2019.



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 licensed land surveyor under the laws of the State of Iowa.

Signature: *Jason M. Gustafson* 2/24/2020  
Date: 2/24/2020  
AEC Geospatial, LLC License Number: 18159  
PO Box 297, Hammond, WI 54015  
By: CEO Jason M. Gustafson, PLS  
p: 866-423-2436 email: jmg@aecgeo.com  
My license renewal date is December 31, 2020  
Pages or sheets covered by this signature and seal: 1 of 1

The use of the word "certify" or "certification" by a licensed land surveyor in the practice of land surveying constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied. This survey certification is limited to current parties in privity to this specific transaction only.

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DRAFT REVISION HISTORY

| DATE:   | COMMENT: | DATE:   | COMMENT: |
|---------|----------|---------|----------|
| 1/10/20 | MISC.    | 2/24/20 | MISC.    |
| 1/20/20 | MISC.    |         |          |
| 1/23/20 | CERT.    |         |          |
| 2/4/20  | MISC.    |         |          |
| 2/13/20 | MISC.    |         |          |

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Phone: 800-520-1010  
Fax: 330-342-0834  
www.millmanland.com  
landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE

SURVEY PREPARED FOR:

Prepared for RealCo Polk City,

IA, LLC, a Delaware limited

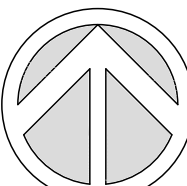
liability company, and its

successors and assigns, as their

interests may appear

millman  
virtuallandsurveyor  
for more information  
visit <http://vimeo.com/25774136>

Polk City Nursing and Rehab.  
1002 W Washington Street  
City of Polk  
County of Polk  
State of IA

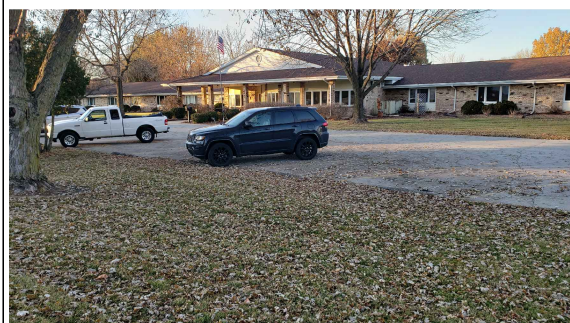


NORTH

GRAPHIC SCALE

SCALE : 1" = 30'

SITE PICTURE



Sheet No. 1 of 1

MSI Project No. 46256