



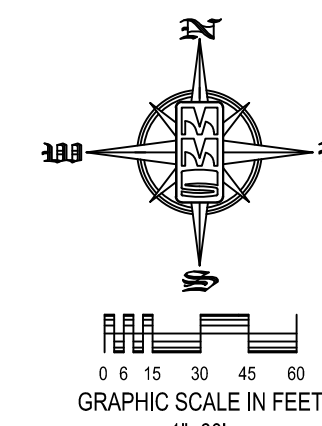
CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS
 1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
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Date: Revision:

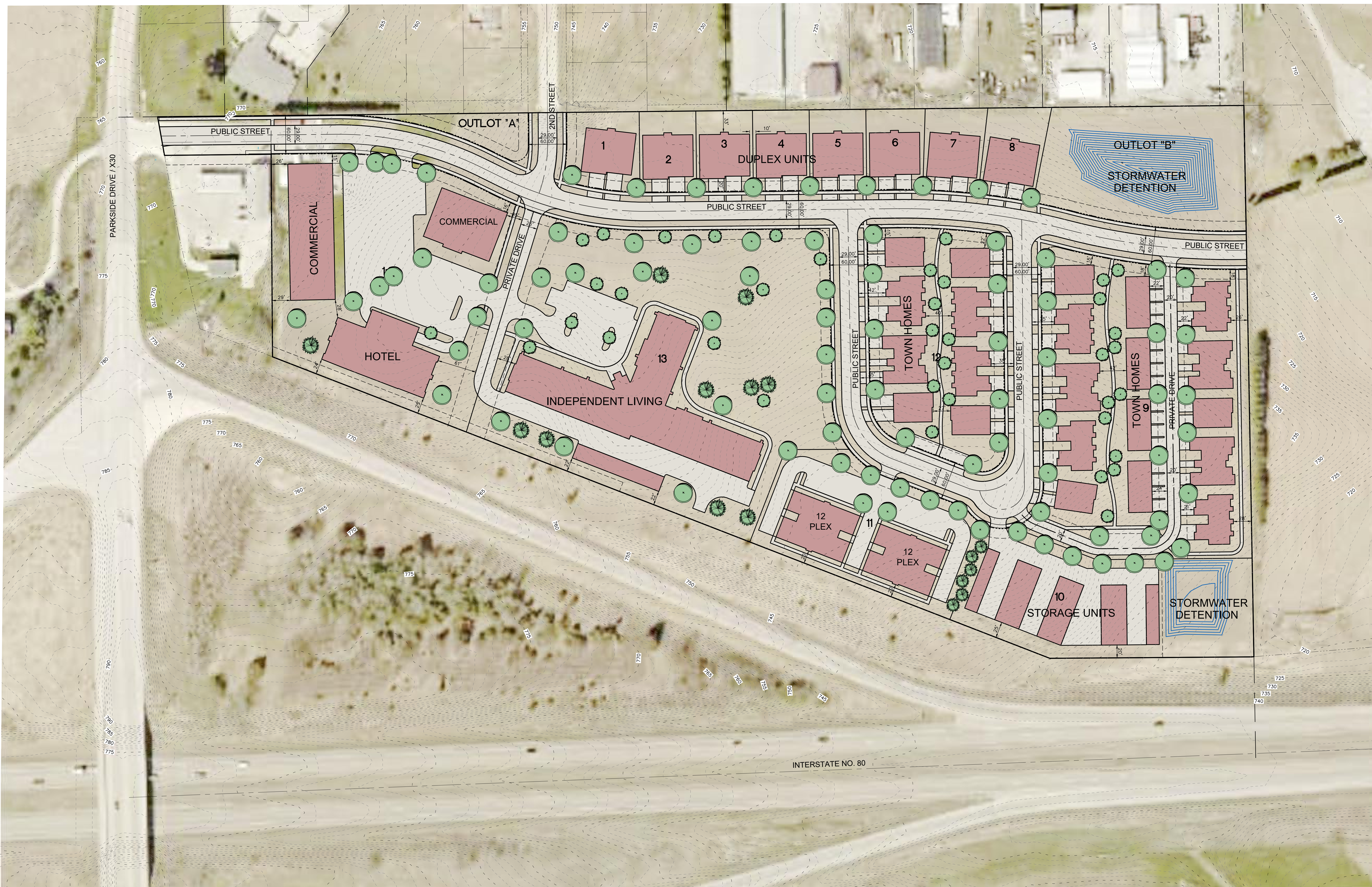
WEST BRANCH PROPERTY EXHIBIT

WEST BRANCH, CEDAR COUNTY, IOWA

DEVELOPMENT CHARACTERISTICS:	
BUILDING CHARACTERISTICS:	
8 DUPLEXES	16 UNITS
22 TOWNHOMES	56 UNITS
2 12-PLEX BUILDINGS	24 UNITS
TOTAL RESIDENTIAL UNITS 96 UNITS	
COMMERCIAL SPACE	
HOTEL	23,643 SF
INDEPENDENT LIVING	14,103 SF
STORAGE UNITS	35,295 SF
	15,587 SF
TOTAL SITE AREA	
	23.28 ACRES
GREEN SPACE	
	11.11 ACRES (48%)



LEGAL DESCRIPTION:
 A PORTION OF LOT D OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA, DESCRIBED AS FOLLOWS:
 Commencing at the Northwest Corner of Section 8, Township 79 North, Range 4 West, of the Fifth Principal Meridian, West Branch, Cedar County, Iowa; Thence S00°52'40"E, along the West Line of the Northwest Quarter of said Section 8, a distance of 1637.40 feet; Thence N89°24'33"E, 69.52 feet, to a Point on the East Right-of-Way Line of Ramp "E" of Interstate No. 80, and the POINT OF BEGINNING; Thence continuing N89°24'33"E, 232.95 feet, to the Southwest Corner of Cookson Subdivision, in accordance with the Plat thereof Recorded in Book 1211 at Pages 333-334 of the Records of the Cedar County Recorder's Office; Thence N89°22'29"E, along the South Line of said Cookson Subdivision, 650.25 feet, to the Southeast Corner thereof; and the Southwest Corner of Stoolman's 1st Addition, in accordance with the Plat thereof Recorded in Book 140 at Page 129 of the Records of the Cedar County Recorder's Office; Thence N89°25'17"E, along the South Line of said Stoolman's 1st Addition, and the Easterly projection thereof 803.44 feet, to the Northwest Corner of Lot A of Lot D, in accordance with the Plat thereof Recorded in Book 3 at Page 265 of the Records of the Cedar County Recorder's Office; Thence S01°02'25"E, along the West Line of said Lot A of Lot D, a distance of 895.86 feet, to its intersection with the North Right-of-Way Line of said Interstate No. 80; Thence S85°19'30"W, along said North Right-of-Way Line, 3.75 feet, to a Point 150.00 feet normally distant Northerly from Interstate No. 80 centerline station 72+13; Thence S85°35'43"W, along said North Right-of-Way Line 313.16 feet, to a Point 150.00 feet normally distant Northerly from Interstate No. 80 centerline station 69+00; Thence N88°48'00"W, along said Northerly Right-of-Way Line, 1284.22 feet, to the Southeast Corner of the Tract of Land conveyed by Warranty Deed, as Recorded in Book 668 at Pages 48-89 of the Records of the Cedar County Recorder's Office; Thence N00°23'24"W, along the East Line of said conveyed Tract, 334.42 feet; Thence S89°24'32"W, along a line parallel with and 60.00 feet normally distant Southerly from the North Line of said Conveyed Tract, 189.05 feet, to a Point on the West Line of said Conveyed Tract and the said East Right-of-Way Line of Ramp "E"; Thence N10°07'24"W, along said West Line and East Right-of-Way Line, 40.56 feet, to the Point of Beginning. Said tract of land contains 23.28 Acres, and is subject to easements and restrictions of record.



WEST BRANCH PROPERTY EXHIBIT

WEST BRANCH
 CEDAR COUNTY
 STATE OF IOWA

MMS CONSULTANTS, INC.	
Date:	02-14-2020
Designed by:	JDM
Drawn by:	MAK
Checked by:	RLA
Project No.:	IOWA CITY 6992-287
Field Book No.:	1239
Scale:	1"=60'
Sheet No.:	1