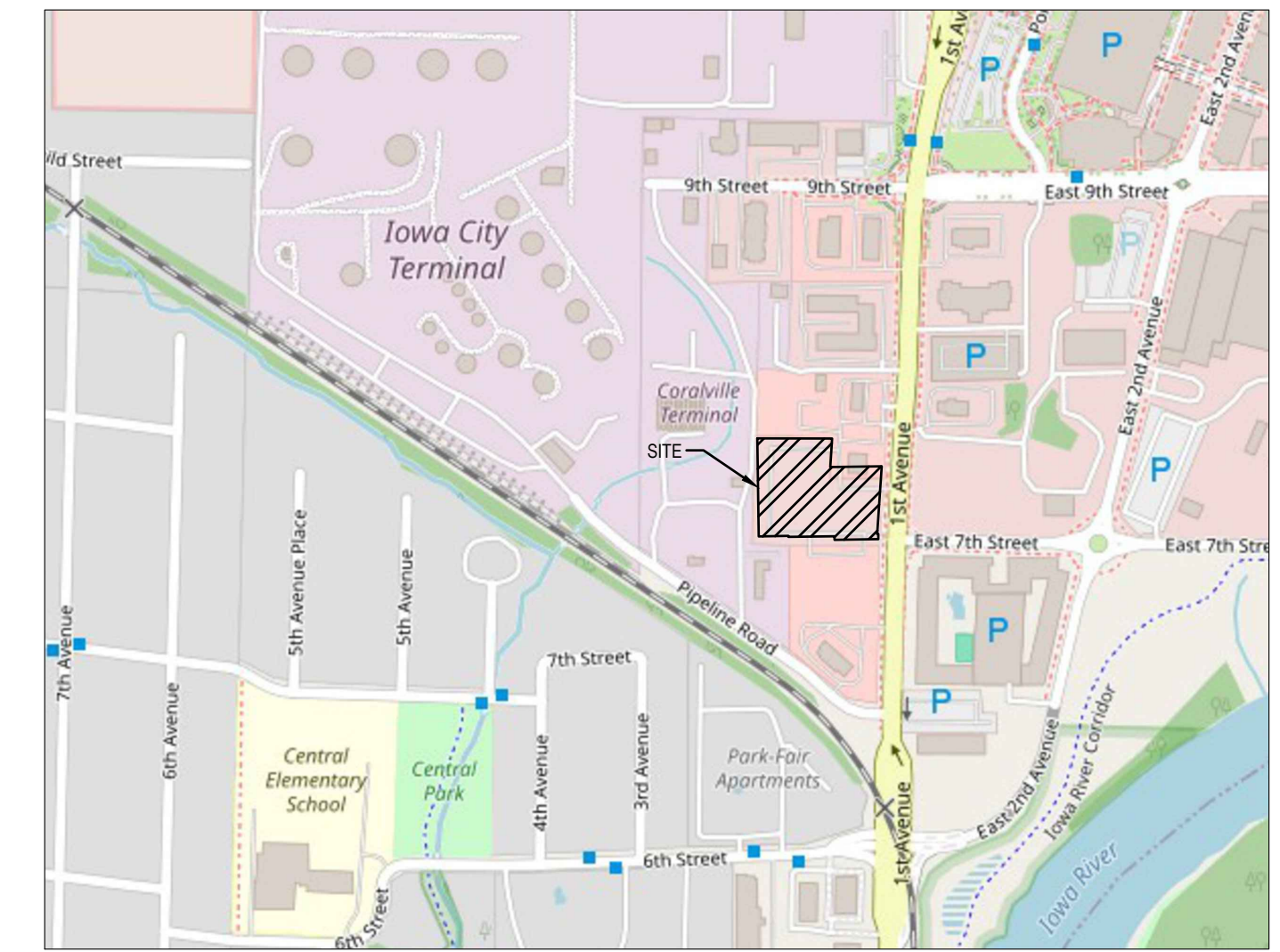


# CFA-CORALVILLE, IOWA

## ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP  
SCALE: 1" = 500'



3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

ALTANSPS LAND TITLE SURVEY  
CFA-CORALVILLE, IOWA  
704 1ST AVENUE  
CORALVILLE, IOWA

**TITLE COMMITMENT NOTES:**  
INFORMATION WAS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY FROM COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. CP74989 SUPPLEMENT No. 5, WITH AN EFFECTIVE DATE OF JANUARY 29, 2026. SURVEY RELATED ITEMS FROM SCHEDULE B PART II - EXCEPTIONS ARE AS FOLLOWS:



1-8) STANDARD EXCEPTIONS

9) REAL ESTATE MORTGAGE (OPEN-END) DATED NOVEMBER 17, 2021, RECORDED NOVEMBER 18, 2021, IN BOOK 6313, PAGE 219, EXECUTED BY AKSHAYA IA CITY LLC, MORTGAGOR, AND CHEROKEE HOSPITALITY LLC, MORTGAGEE, TO SECURE THE ORIGINAL PRINCIPAL AMOUNT OF \$700,115.90.  
NON-SURVEY ITEM.

10) REAL ESTATE MORTGAGE (OPEN-END) DATED NOVEMBER 17, 2021, RECORDED NOVEMBER 18, 2021, IN BOOK 6313, PAGE 219, EXECUTED BY AKSHAYA IA CITY LLC, MORTGAGOR, AND CHEROKEE HOSPITALITY LLC, MORTGAGEE, TO SECURE THE ORIGINAL PRINCIPAL AMOUNT OF \$200,000.00.  
NON-SURVEY ITEM.

11) EASEMENTS, AND OTHER MATTERS, AS SHOWN ON THE PLAT AND/OR DEDICATION OF THE FOLLOWING:  
A. PLAT OF SURVEY OF AUDITOR PARCEL 2014027 AND 2014028, RECORDED APRIL 2, 2014, IN BOOK 58, PAGE 208. AFFECTS SITE AND IS SHOWN, ALSO BLANKET IN NATURE AND IS USED FOR ALL REFERENCED DIMENSIONS OF SUBJECT SITE.

B. AUDITOR'S PLAT NO. 20, RECORDED FEBRUARY 2, 1967, IN BOOK 7, PAGE 62, AS AFFECTED BY AFFIDAVIT RECORDED APRIL 8, 1992, IN BOOK 1352, PAGE 284. SURVEY OF PARENT PARCEL FROM WHICH SUBJECT PROPERTY WAS CARVED OUT OF.

C. PLAT OF CLARKSVILLE RECORDED MARCH 22, 1913, IN BOOK 2, PAGE 17.

D. PLAT OF CLARKSVILLE RECORDED MAY 24, 1901, IN BOOK 1, PAGE 97.

E. PLAT OF CLARKSVILLE RECORDED OCTOBER 25, 1872, IN BOOK TLD 31. ALL ARE HISTORICAL RECORDS OF PARENT TRACTS OF LAND, NO EASEMENTS OR SETBACKS ARE SHOWN AND AREA HAS BEEN REPLATTED AT LEAST TWICE. SEE 11a & 11b ABOVE.

12) TERMS AND CONDITIONS OF, AND RESTRICTIONS CONTAINED IN, WARRANTY DEED DATED AUGUST 16, 1971, RECORDED AUGUST 30, 1971, IN BOOK 362, PAGE 446. AFFECTS SITE AND ESTABLISHES A 35' BUILDING SETBACK FROM FIRST STREET SHOWN ON SURVEY.

13) TERMS AND CONDITIONS OF PERMANENT PUBLIC IMPROVEMENTS AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT DATED FEBRUARY 2, 2018, RECORDED JULY 24, 2018, IN BOOK 5817, PAGE 325. AFFECTS SITE AND IS SHOWN.

14) INTENTIONALLY DELETED

15) SUBJECT TO THE FOLLOWING MATTERS AS SHOWN ON THE SURVEY PREPARED BY BISHOP ENGINEERING, DATED \_\_\_\_\_, 2026, LAST REVISED \_\_\_\_\_, 2026, AND DESIGNATED AS PROJECT NO. 250273:

- a) CONCRETE PARKING LOT, CONCRETE SLAB, CURBING, LANDSCAPING, BRICK PAVERS, LIGHT POLE, GROUND LIGHT, AND WATER SHUT OFF FROM PROPERTY TO THE NORTH ENCROACHES ON THE LAND.
- b) CONCRETE EXTENDS OVER THE WESTERN BOUNDARY LINE OF THE LAND.
- c) CONCRETE SLAB AND BRICK PAVERS EXTEND OVER THE SOUTHERN AND NORTHERN BOUNDARY LINES OF THE LAND.

16) TERMS AND CONDITIONS OF DECLARATION DATED \_\_\_\_\_, 2026, RECORDED \_\_\_\_\_, 2026, IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, BY AND BETWEEN \_\_\_\_\_, AND \_\_\_\_\_.

17) TERMS AND CONDITIONS OF PERMANENT STREET IMPROVEMENTS EASEMENT & TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BETWEEN AKSHAYA 708, LLC, AN IOWA LIMITED LIABILITY COMPANY, AND THE CITY OF CORALVILLE, DATED MAY 1, 2017, RECORDED MAY 8, 2017, IN BOOK 5645, PAGE 380. (PARCEL 2) AFFECTS SITE AND IS SHOWN

18) TERMS OF APPLICATION FOR CONDEMNATION FOR THE 1ST AVENUE RECONSTRUCTION IMPROVEMENTS - 2017 PROJECT RECORDED OCTOBER 24, 2017, IN BOOK 5716, PAGE 810. (PARCEL 1) SAME AS ITEM 13, AFFECTS SITE AND IS SHOWN.

19) TERMS OF APPLICATION FOR CONDEMNATION FOR THE 1ST AVENUE RECONSTRUCTION IMPROVEMENTS - 2017 PROJECT RECORDED OCTOBER 24, 2017, IN BOOK 5716, PAGE 821. (PARCEL 2) DOES NOT AFFECT SUBJECT PROPERTY.

20) TERMS AND CONDITIONS OF PERMANENT PUBLIC IMPROVEMENTS AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BETWEEN AKSHAYA 708, LLC, AN IOWA LIMITED LIABILITY COMPANY, AND THE CITY OF CORALVILLE, DATED JANUARY 9, 2018, RECORDED JULY 24, 2018, IN BOOK 5817, PAGE 317. (PARCEL 2) SAME AS ITEM 19, DOES NOT AFFECT SUBJECT PROPERTY.

21) OPEN-END REAL ESTATE MORTGAGE (WITH FUTURE ADVANCE CLAUSE) EXECUTED BY AKSHAYA 708 LLC, MORTGAGOR, TO CHEROKEE STATE BANK, MORTGAGEE, DATED NOVEMBER 9, 2021, RECORDED NOVEMBER 9, 2021, IN BOOK 6308, PAGE 858, IN THE AMOUNT OF \$860,000.00. (PARCEL 2)  
NOTE: THE ABOVE MORTGAGE INCLUDES A REVOLVING LINE-OF-CREDIT.

**SITE CONTROL AND BENCHMARKS:**

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS  
DATUM = NAD 83, IOWA SOUTH  
BENCHMARK DATUM = NAVD88, GEOID 18

POINT #9000, 5/8" IRON ROD WITH PINK PLASTIC CAP  
NORTHING = 617747.45  
EASTING = 2168648.42  
ELEVATION = 685.33  
DESCRIPTION: APPROX. 7 FEET NORTH/NORTHEAST OF BACK OF CURB OF NORTHERLY ENTRANCE DRIVE TO SITE APPROX. 22 FEET WEST OF SIDEWALK WEST SIDE OF 1ST AVENUE.

POINT #9005, MAGNETIC NAIL IN ASPHALT PAD  
NORTHING = 617840.90  
EASTING = 2168353.01  
ELEVATION = 683.25  
DESCRIPTION: APPROX. 16 FEET SOUTH OF NORTH EDGE OF ASPHALT PAD AND 5 FEET NORTH OF THE NORTHERN PROPERTY LINE FURTHERMORE BEING AND ADDITIONAL 1 FEET TO THE SOUTH EDGE OF ASPHALT.

**PROPERTY DESCRIPTION:**

PER TITLE COMMITMENT #CP74989  
PARCEL 1:  
AUDITOR PARCEL 2014028 - PART OF LOT 3 OF AUDITOR'S PLAT NO. 20 OF CORALVILLE, IOWA, AS IS RECORDED IN BOOK 7, PAGE 62, IN THE OFFICE OF THE JOHNSON COUNTY RECORDER, BEING A PART OF OUTLOT 5 OF THE ORIGINAL PLAT OF CLARKSVILLE, NOW CORALVILLE, AS IS RECORDED IN BOOK 31, PAGE 636, IN THE OFFICE OF THE JOHNSON COUNTY RECORDER.  
PARCEL 2:  
AUDITOR PARCEL 2014027 - ACCORDING TO PLAT OF SURVEY RECORDED IN IN BOOK 58, PAGE 208, IN THE OFFICE OF THE JOHNSON COUNTY RECORDER.  
JOHNSON COUNTY, IOWA  
NOTE: THE COMPANY HAS BEEN INFORMED THAT THE PROPERTY WILL BE REPLATTED. THE PROPERTY TO BE INSURED IN ITEM 5 OF SCHEDULE A OF THE FINAL POLICY WILL BE:  
PARCEL 1:  
LOT 2, CFA ADDITION TO CORALVILLE, JOHNSON COUNTY, IOWA  
PARCEL 2:  
NON-EXCLUSIVE EASEMENTS FOR \_\_\_\_\_ AS CONTAINED IN DECLARATION DATED \_\_\_\_\_, 2026, RECORDED \_\_\_\_\_, 2026, IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, BY AND BETWEEN \_\_\_\_\_, AND \_\_\_\_\_.

**LOT 2 AREA:**  
77,304 SQUARE FEET - 1.77 ACRES

**ADDRESS:**  
704 1ST AVENUE  
CORALVILLE, IOWA  
52241

**OWNER:**  
PER TITLE COMMITMENT #CP74989  
PARCEL 1:  
AKSHAYA IA CITY, LLC.,  
AN IOWA LIMITED LIABILITY COMPANY  
PARCEL 2:  
AKSHAYA 708, LLC.,  
AN IOWA LIMITED LIABILITY COMPANY

**PREPARED FOR:**  
HR GREEN  
ATTN: MILAN DOBROSAVLJEVIC  
323 ALANA DRIVE  
NEW LENOX, IL  
60451

**ZONING:**  
INFORMATION OBTAINED FROM JOHNSON COUNTY WEBVIEWER C-PUD-2  
FOR AN OFFICIAL ZONING REPORT PLEASE CALL THE CITY OF CORALVILLE AT 319-248-1720

**PARKING COUNT:**  
SITE HAS BEEN DEMOLISHED, 7 STALLS SHOWN ARE SHARED WITH THE NEIGHBORING PROPERTY BY EASEMENT.

**ABBREVIATIONS:**

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- INV INVERT
- M MEASURED DISTANCE
- MH MANHOLE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- PCC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- RPC RED PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

LEGEND			
— SAN —	SANITARY SEWER	⊠	ELECTRIC VAULT
— ST —	STORM SEWER	⊠	TRANSFORMER POLE
— W —	WATER LINE	⊠	TRANSFORMER POLE
— G —	GAS LINE	⊠	LIGHT POLE
— U/E —	UNDERGROUND ELECTRIC	⊠	ELECTRIC JUNCTION BOX
— O/E —	OVERHEAD ELECTRIC	⊠	ELECTRIC PANEL
— TELE —	TELEPHONE LINE	⊠	TRANSFORMER
— F/O —	FIBER OPTIC	⊠	GROUND LIGHT
— CATV —	CABLE TV	⊠	GUY WIRE
⊠	STORM MANHOLE	⊠	ELECTRIC HANDHOLE
⊠	CURB INTAKE	⊠	GAS METER
⊠	SURFACE INTAKE	⊠	GAS VALVE
⊠	FLOW LINE	⊠	AIR CONDITIONING UNIT
⊠	FLARED END SECTION	⊠	TELEPHONE RISER
⊠	ROOF DRAIN	⊠	TELEPHONE VAULT
⊠	DOWNSPOUT	⊠	TELEPHONE MANHOLE
⊠	SANITARY MANHOLE	⊠	TRAFFIC SIGNAL MANHOLE
⊠	CLEANOUT	⊠	FIBER OPTIC MANHOLE
⊠	FIRE HYDRANT	⊠	FIBER OPTIC RISER
⊠	SPRINKLER	⊠	FIBER OPTIC VAULT
⊠	IRRIGATION CONTROL VALVE	⊠	FIBER OPTIC VAULT
⊠	WATER MANHOLE	⊠	CABLE TV RISER
⊠	WELL	⊠	SIGN
⊠	WATER VALVE	⊠	BOLLARDS
⊠	WATER SHUT OFF	⊠	DENOTES NUMBER OF PARKING STALLS
⊠	YARD HYDRANT	⊠	PROPERTY CORNER - FOUND AS NOTED
⊠	FLAGPOLE	⊠	PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
⊠	ELECTRIC MANHOLE	⊠	SECTION CORNER - FOUND AS NOTED
⊠	ELECTRIC METER	⊠	SITE CONTROL POINT - MONUMENT AS NOTED
⊠	ELECTRIC RISER	⊠	CONCRETE PAVEMENT
⊠	ASPHALT PAVEMENT	⊠	BRICK PAVERS
⊠	GRAVEL		

**FLOOD HAZARD INFORMATION:**  
ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP 191030190E, WITH AN EFFECTIVE DATE OF 2/16/2017, A PORTION OF THE SITE IS LOCATED IN A ZONE "X", AN AREA DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN AND AN AREA OF MINIMAL FLOOD HAZARD. THIS INFORMATION IS BASED ON THE LATEST KNOWN MAP FOR THIS PARCEL.

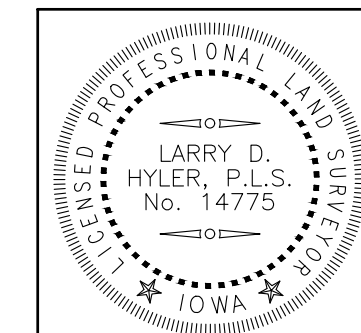
**ALTA CERTIFICATION:**  
TO AKSHAYA IA CITY, LLC, AN IOWA LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY, CHICK-FIL-A, INC, A GEORGIA CORPORATION.  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7a, 7b, 8, 9, 11a, 13, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 25TH, 2026.

DATE OF PLAT OR MAP: \_\_\_\_\_  
PRELIMINARY

BY: LARRY D. HYLER PLS # 14775  
BISHOP ENGINEERING CO., INC.  
3501 104th Street, Des Moines, Iowa 50322  
lhyler@bishopengr.com (515) 276-0467  
bishopengr.com

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: \_\_\_\_\_ DATE: 4-3-2026  
PRELIMINARY  
LARRY D. HYLER, P.L.S. 14775  
LICENSE RENEWAL DATE: DEC. 31, 2026  
PAGES OR SHEETS COVERED BY THIS SEAL: PAGES 1 AND 2



- UTILITY MAPS PROVIDED BY:**
- ELECTRIC (MIDAMERICAN / 845-544-9069)
  - STORM AND SANITARY (CITY OF CORALVILLE / 319-248-1740)
  - FIBER OPTIC (LUMEN / 918-547-0147)
  - FIBER OPTIC (SEGRA / 816-490-0894)
  - CABLE (MEDIACOM / 845-544-9069)
  - GAS (MIDAMERICAN / 319-930-6225)
  - WATER (CITY OF CORALVILLE / 319-248-1770)

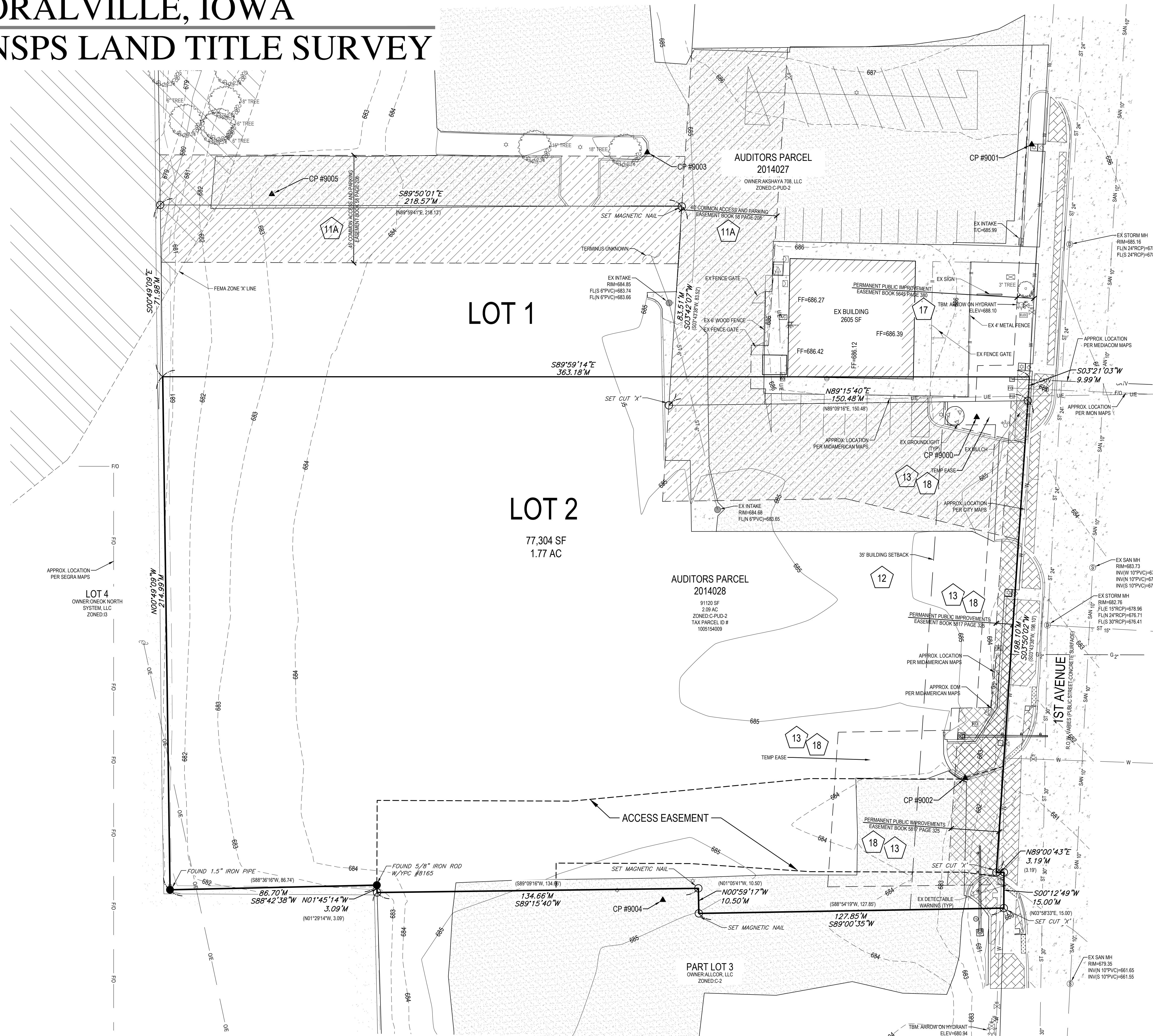


**UTILITY NOTE:**  
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

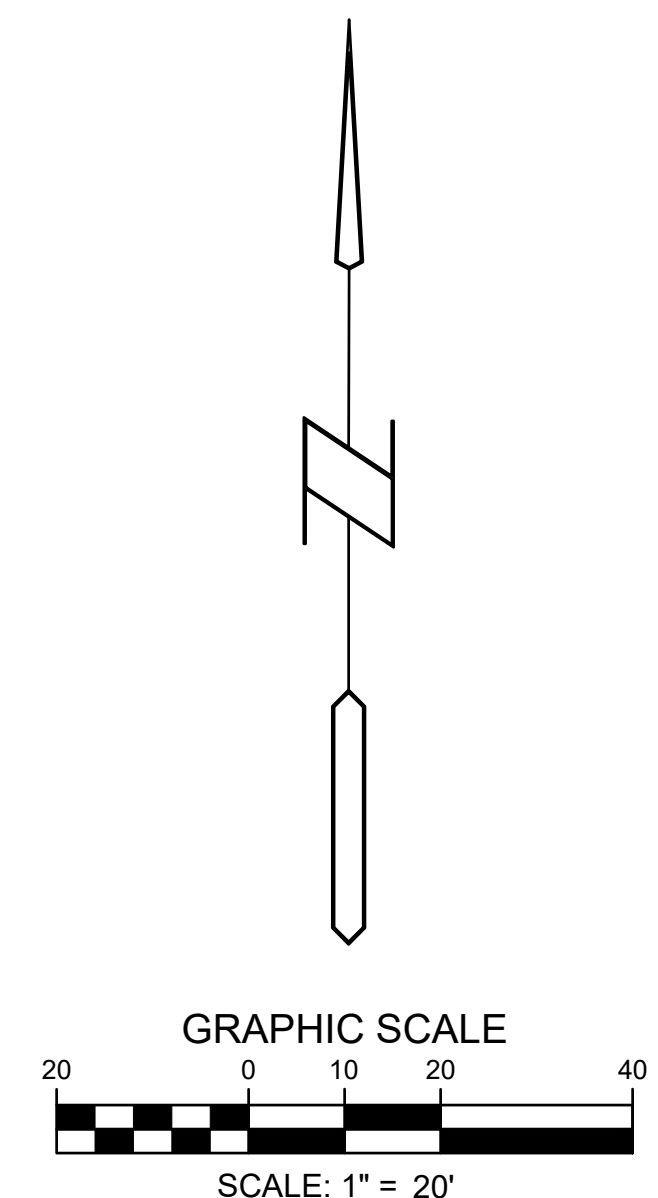
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# CFA-CORALVILLE, IOWA

## ALTA/NSPS LAND TITLE SURVEY



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REFERENCE NUMBER: 210003
DRAWN BY: JPN
REVISION DATE:
PROJECT NUMBER: 250273
SHEET NAME: ALTA/NSPS LAND TITLE SURVEY
SHEET NUMBER: 2 OF 2

4/3/2025 9:27:27 AM L:\LAND PROJECTS 2025\250273 CFA CORALVILLE\DWG\CFA ALTA SURVEY.DWG