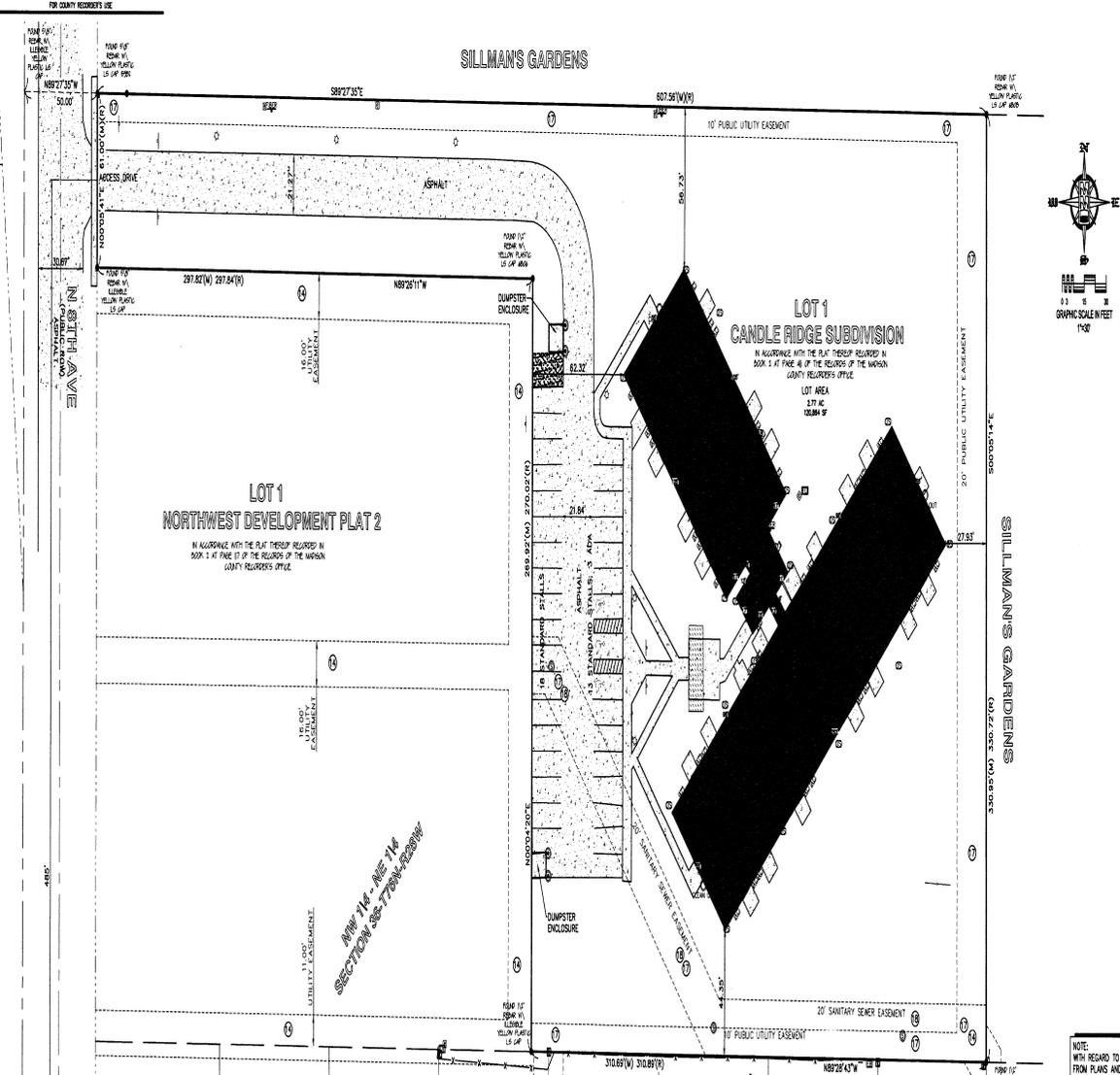


LOCATION: LOT 1 OF CANDLE RIDGE SUBDIVISION SECTION 14, T10N, R10W WINTERSET, IOWA	SURVEY REQUESTED BY: PRIMEER REAL ESTATE MANAGEMENT LLC PROMPTOR/OWNER: WINTERSET IV LIMITED PARTNERSHIP
LAND SURVEYOR INCLUDING FIRM OR ORGANIZATION: GLEN D. MEISNER P.L.S. M&S CONSULTANTS, INC. 1917 SOUTH GILBERT STREET LOWA CITY, IOWA 52240 PHONE: 319-361-8282	DATE OF SURVEY: 10-23-2025 DOCUMENT RETURN INFORMATION: LAND SURVEYOR

ALT/NSPS  
 LAND TITLE SURVEY  
 1111 8TH AVE NORTH  
 WINTERSET  
 MADISON COUNTY  
 IOWA



CIVIL ENGINEERS  
 LAND PLANNERS  
 LAND SURVEYORS  
 LANDSCAPE ARCHITECTS  
 ENVIRONMENTAL SPECIALISTS  
 1917 S. GILBERT ST.  
 LOWA CITY, IOWA 52240  
 (319) 361-8282  
 www.mmsconsultants.net



STANDARD LEGEND AND NOTES

○	PROPERTY CORNERS FOUND (as noted)
○	PROPERTY CORNERS SET 5" P REBAR W/ YELLOW PLASTIC CAP AND BBS UNLESS NOTED OTHERWISE
○	SET OUT BY IN CONCRETE UNLESS NOTED OTHERWISE
○	PROPERTY &/or BOUNDARY LINES
○	CONGRESSIONAL SECTION LINES
○	ROAD-CURB LINES
○	CENTER LINES
○	LOT LINES PLATTED OR BY DEED
○	EXISTING EXCAVATION LINES - PURPOSE NOTED
○	STORM SEWER LINES
○	SANITARY SEWER LINES
○	NOT & VALLED WATER LINES
○	WATER MAIN WITH SIZE
○	WATER MAIN LINES
○	TELECOMMUNICATION LINES
○	ELECTRICAL LINES - UNDERGROUND
○	ELECTRICAL LINES - OVERHEAD
○	TELEPHONE LINES
○	GAS LINES
○	WALL (TYPE NOTE)
○	FENCE
○	FENCE CORNER
○	FENCE LINE SPOT
○	EVERGREEN TREE WITH SIZE
○	BUSH LINE
○	DECIDUOUS TREE WITH SIZE
○	RECORDED DIMENSIONS
○	MEASURED DIMENSIONS
○	HYDRANT METER
○	HYDRANT
○	FIRE HYDRANT
○	WATER VALVE
○	SIEN
○	UTILITY CLEANOUT
○	SANITARY MANHOLE
○	STORM MANHOLE
○	STORM DRAIN INLET
○	STORM CURB INLET
○	STORM DRAINAGE MANHOLE
○	MANHOLE (UNKNOWN)
○	MONITORING WELL
○	TELEPHONE CAB
○	GAS SHUTOFF
○	GAS METER
○	AIR CONDITIONER
○	QTY WIRE
○	POWER POLE WITH TRANSFORMER
○	LIGHT POLE
○	POWER POLE WITH LIGHT
○	POWER POLE
○	ELECTRIC TRANSFORMER/PAID
○	ELECTRIC MANHOLE
○	TELEPHONE MANHOLE
○	FUEL MANHOLE
○	WALKBOX
○	TRAFFIC LIGHT BASE
○	PAY PHONE
○	BOULDER
○	VERTICAL HAND RAIL POST
○	SOIL BORING LOCATION
○	BENCHMARK LOCATION

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS



NOTES CORRESPONDING TO SCHEDULE B - SECTION II

- NOTES CORRESPONDING TO LAND SERVICES, LLC COMMENT FOR TITLE INSURANCE COMMITMENT NUMBER AFAS-5943 WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2025 AT 8:00AM.
- Right of way permit for telephone and telegraph lines, in favor of Northwestern Bell Telephone Company, a corporation, as contained in the Right-of-Way Permit dated April 21, 1978, recorded May 3, 1978, in Book 112 of Deed Records, Page 408.
  - Does not affect subject property.
  - Statement and Notice by the Madison County Soil Conservation District to the Public of Existence of Cost-Sharing Agreements under Statute 487A.7(16), Iowa Code, recorded April 21, 1981, in Book 33 of Misc. Records, Page 488. Amended and Substituted Statement and Notice by the Madison County Soil Conservation District to the Public of Existence of Cost-Sharing Agreements under Statute 487A.7(16), Iowa Code, recorded August 14, 1981, in Book 33 of Misc. Records, Page 655.
  - May affect subject property and is not payable.
  - Notice of Filing of Soil and Water Resource Conservation Plan, Madison Soil and Water Conservation District Soil and Water Resource Conservation Plan Developed May 1991, recorded August 5, 1992, in Book 41 of Misc. Records, Page 68.
  - May affect subject property and is not payable.
  - Consent for utility purposes, as shown on the recorded Final Plat of Northwest Development Plat 2 recorded June 27, 1991, in Book 2 of Town Plats, Page 117.
  - Affects subject property and is shown herein.
  - Declaration of Land Use Restrictive Covenants For Affordable Housing Tax Credits dated December 14, 1998, recorded December 21, 1998, in Book 62 of Deed Records, Page 837.
  - Amended by Amended Declaration of Land Use Restrictive Covenants for Affordable Tax Credits dated December 29, 2000, recorded February 20, 2001, in Book 2001, Page 555.
  - Verified claim by the Iowa Finance Authority, a public agency of the State of Iowa dated May 9, 2016, recorded May 9, 2016, in Book 2016, Page 1458.
  - Affects subject property but is not payable.
  - Open-End Real Estate Mortgage dated July 19, 1999, recorded August 27, 1999, in Book 211 of Misc. Records, Page 619, recorded by WinterSet IV, Limited Partnership, an Iowa Limited Partnership, to Farmers & Merchants State Bank, organized and existing under the laws of the State of Iowa, in the amount of \$130,000.00.
  - Extended by Mortgage Extension dated June 5, 2010, recorded June 7, 2010, in Book 2010, Page 1999.
  - Affects subject property but is not payable.
  - Plat and Certificate for Candle Ridge Subdivision to the City of WinterSet, Iowa, dated September 3, 1999; Dedication of Plat of Candle Ridge Subdivision, dated August 11, 1999; The Opinion of Attorney at Law, dated August 10, 1999; Certificate of the County Treasurer of Madison County, Iowa, dated September 3, 1999; Resolution Approving Plat of Candle Ridge Subdivision to the City of WinterSet, Madison County, Iowa, dated August 2, 1999, all recorded September 9, 1999, in Book 63 of Deed Records, Page 386.
  - Affects subject property and is shown herein.
  - Consent for sanitary sewer purposes, as shown on the recorded Final Plat of Candle Ridge Subdivision, recorded September 8, 1999, in Book 2 of Town Plats, Page 411.
  - Affects subject property and is shown herein.
  - Mortgage recorded September 28, 1999, in Book 312 of Misc. Records, Page 383, recorded by WinterSet IV, L.P., to the Iowa Department of Economic Development, in the amount of \$422,000.00.
  - Assigned to Iowa Finance Authority, by Assignment of Mortgage recorded July 21, 2011, in Book 2011, Page 1900.
  - Affects subject property but is not payable.
  - Assignment for Covenants and Restrictions recorded September 28, 1999, in Book 63 of Misc. Records, Page 678, in Book 2011, Page 1999.
  - Assigned to Iowa Finance Authority, by Assignment of Agreement for Covenants and Restrictions recorded July 21, 2011, in Book 2011, Page 1999.
  - Affects subject property but is not payable.

NOTE: WITH REGARD TO SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY CORRELATED AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

MISCELLANEOUS NOTES - TABLE A

- MONUMENTS FOUND OR SET ARE DESIGNATED ON DRAWING.
- THE ADDRESS OF THE SURVEYED PROPERTY WAS PROVIDED IN TITLE COMMITMENT AND IS LISTED ABOVE.
- THE FLOOD ZONE CLASSIFICATION IS LISTED ABOVE.
- GROSS LAND AREA IS SHOWN ON DRAWING.
- N/A
- ZONING VERIFICATION LETTER WAS PROVIDED BY THE CITY OF WINTERSET ON 11/12/25.
- EXTENDED DIMENSIONS AND AREAS ARE SHOWN ON DRAWING.
- SUBSTANTIAL FEATURES OBSERVED ON THE SURVEYED PROPERTY ARE SHOWN ON THE DRAWING.
- OBSERVED PARKING SPACES ARE SHOWN ON DRAWING AND LISTED IN PARKING TABLE BELOW.
- N/A
- THE LOCATION OF UTILITIES ARE SHOWN ON DRAWING AND ARE APPROXIMATE ONLY. UTILITIES LOCATED BY USING THE IOWA ONE-CALL SERVICE. - SEE NOTE BELOW.
- N/A
- N/A
- N/A
- DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON THE DRAWING.
- N/A
- THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK OR CONSTRUCTION.
- THERE ARE NO CHANGES IN STREET ROW.
- PURSUANT TO SECTIONS 5 AND 6 THIS SURVEY DOES NOT INCLUDE ANY OFFSITE PLOTTABLE EASEMENTS AS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY SURVEYOR.
- N/A
- N/A

NOTE: THERE IS NO EVIDENCE OF CHANGES OF BURIAL GROUNDS ON THE PROPERTY DISCLOSED IN THE DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF COMPLETING THIS SURVEY. PROPERTY SURVEYED IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT. SURVEYED PROPERTY HAS DIRECT EGRESS/EGRESS AND REGULAR ACCESS TO N 8TH AVENUE.

LEGAL DESCRIPTION LOT ONE (1) OF CANDLE RIDGE SUBDIVISION TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA.	PARKING TABLE 31 STANDARD PARKING STALLS 3 ADA ACCESSIBLE STALLS	ZONING REPORT PROVIDED BY CITY OF WINTERSET NOVEMBER 12, 2025 Use, Status Current Zoning of Property: R-3
FLOOD NOTE: By graphic plotting only, this property was found to be located within Flood Zone X - OTHER AREAS of the Flood Insurance Rate Map, Community Panel No. 1912022340, which bears effective date of 08/21/2017, and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or an application for a variance from the Federal Emergency Management Agency.	Zoning Requirements Front Property Setback (min) 30' Side Property Setback (min) 10' Rear Property Setback (min) 30' Minimum Floor Area 328 sq ft of lot area (1 story) 50,000 sq ft	Utilities/Restrictions: No portion of any of the first twelve dwelling units and one one-and-a-half parking spaces for each additional unit.

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.

*Alan D. Meisner* 1-9-26  
 GLEN D. MEISNER  
 P.L.S. Iowa Lic. No. 8165  
 My license renewal date is December 31, 2027.

Pages of sheets covered by this: #1

To Premier WinterSet IV, L.L.C., a Missouri limited liability company, First Business Bank, First American Title Insurance Company, Land Services USA, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2020 Wisconsin Standard Detail Requirements for ALTA/NSPS Land Title Surveys, fully established and adopted by ALTA and NSPS, and include Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, 10(a), 14, 16, 17, 18, and 19 of a Table A thereto. The field work was completed on October 23, 2025.

*Alan D. Meisner* 1-9-26  
 GLEN D. MEISNER, P.L.S.  
 Licensed Land Surveyor No. 8165  
 of the State of Iowa  
 My license renewal date is December 31, 2027

Date of Survey 10/23/2025  
 Revision 12/09/2025  
 Revision 12/10/2025

Surveyed Performed By  
 MMS Consultants, Inc.  
 1917 S. Gilbert Street  
 Iowa City, IA 52240  
 Ph. 319.361.8282  
 Fax 319.351.9478

1111 8TH AVE NORTH  
 WINTERSET  
 MADISON COUNTY  
 IOWA

MMS CONSULTANTS, INC.

Date:	11-12-2025
Surveyed by:	EJM 51432
Drawn by:	ADP
Checked by:	ADM 11-30
Project No.:	GEM

10013-037 at 1