

PROPERTY DESCRIPTION TAKEN FROM US TITLE SOLUTIONS FILE No. 41994-IA1301-5030 DATED 1/10/2013

Lot 1 in River Hills Plat Six, an Official Plat, now included in and forming a part of the City of Des Moines, Iowa

PROPOSED EXTERIOR SPACE
A part of Lot 1 in River Hills Plat Six, an Official Plat, now included in and forming a part of the City of Des Moines, Iowa described as follows:
Commencing as a point of reference at the SW corner of said Lot 1; thence N00°11'00"W along the west line of said Lot 1, 37.29 feet; thence continuing N00°11'00"W along said west line, 12.00 feet; thence N90°00'00"E, 46.82 feet; thence S00°00'00"W, 37.75 feet; thence S89°26'27"E, 29.05 feet; thence N12°15'32"E, 1.06 feet to the Point of Beginning; thence continuing N12°15'32"E, 1.00 feet; thence S78°07'47"E, 1.00 feet; thence S12°15'32"W, 1.00 feet to the Point of Beginning, containing 0.01 acres.

PROPOSED INGRESS RIGHT OF WAY AND UTILITY RIGHT OF WAY
A part of Lot 1 in River Hills Plat Six, an Official Plat, now included in and forming a part of the City of Des Moines, Iowa described as follows:
Commencing as a point of reference at the SW corner of said Lot 1; thence N00°11'00"W along the west line of said Lot 1, 37.29 feet to the Point of Beginning; thence continuing N00°11'00"W along said west line, 12.00 feet; thence N90°00'00"E, 46.82 feet; thence S00°00'00"W, 37.75 feet; thence S89°26'27"E, 29.05 feet; thence N12°15'32"E, 1.06 feet; thence S78°07'47"E, 1.00 feet; thence S11°20'22"W, 10.47 feet to the south line of said Lot 1; thence N89°26'27"W along said south line, 57.00 feet; thence N00°00'00"E, 37.61 feet; thence N90°00'00"W, 34.75 feet to the Point of Beginning, containing 0.04 acres.

PROPOSED 5' UTILITY EASEMENT
A part of Lot 1 in River Hills Plat Six, an Official Plat, now included in and forming a part of the City of Des Moines, Iowa described as follows:
Beginning at the SW corner of said Lot 1; thence N00°11'00"W along the west line of said Lot 1, 5.00 feet; thence S89°26'27"E, 34.60 feet; thence S00°00'00"E, 5.00 feet to the south line of said Lot 1; thence N89°26'27"W along said south line, 34.67 feet to the Point of Beginning.

PROPOSED 10' UTILITY EASEMENT
A part of Lot 1 in River Hills Plat Six, an Official Plat, now included in and forming a part of the City of Des Moines, Iowa described as follows:
Beginning at the SW corner of said Lot 1; thence N00°11'00"W along the west line of said Lot 1, 5.00 feet to the point of beginning one; thence continuing N00°11'00"W along the west line, 32.29 feet; thence N90°00'00"E, 10.00 feet; thence S00°00'00"W, 32.98 feet; thence N89°26'30"W, 10.00 feet to the Point of Beginning One, containing 0.01 acres.
AND
Beginning at the SW corner of said Lot 1; thence N00°11'00"W along the west line of said Lot 1, 49.29 feet to the point of beginning two; thence continuing N00°11'00"W along the west line, 110.70 feet to the northwest corner of said Lot 1; thence S89°26'24"E along the north line of said Lot 1, 143.17 feet; thence S00°00'00"W, 19.03 feet; thence S79°08'05"W, 10.10 feet; thence N00°00'00"E, 11.04 feet; thence N89°26'40"W, 129.14 feet; thence S00°11'00"E, 90.60 feet; thence N90°00'00"W, 10.00 feet to the Point of Beginning Two, containing 0.06 acres.

SCHEDULE B TAKEN FROM US TITLE SOLUTIONS FILE No. 41994-IA1301-5030 DATED 1/10/2013

None

BASIS OF BEARINGS:
GRID NORTH, IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

HORIZONTAL AND VERTICAL CONTROL:
NW CORNER OF LOT 1 NORTHING - 579859.38
EASTING - 1607227.20
SW CORNER OF LOT 1 NORTHING - 579709.39
EASTING - 1607227.68

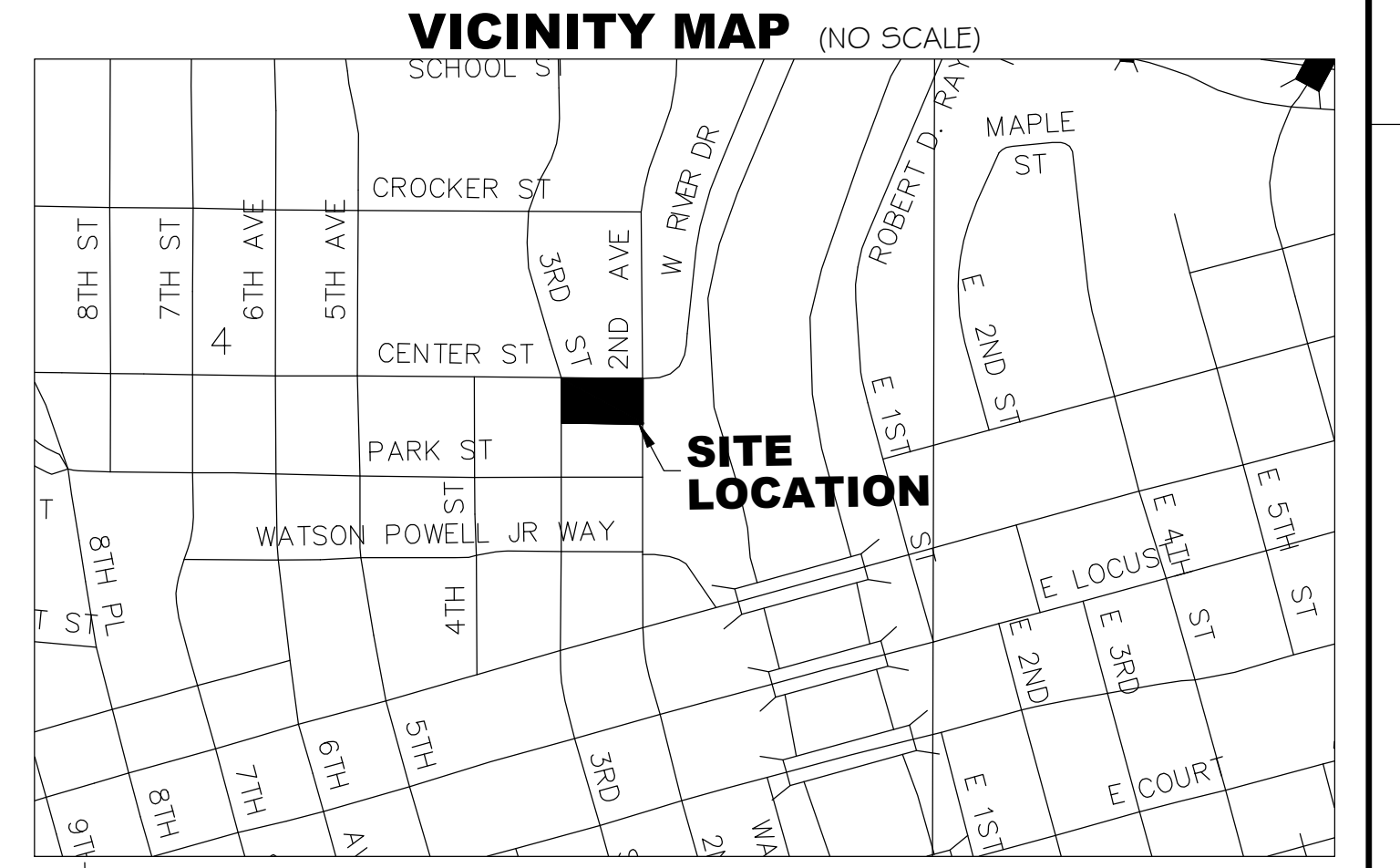
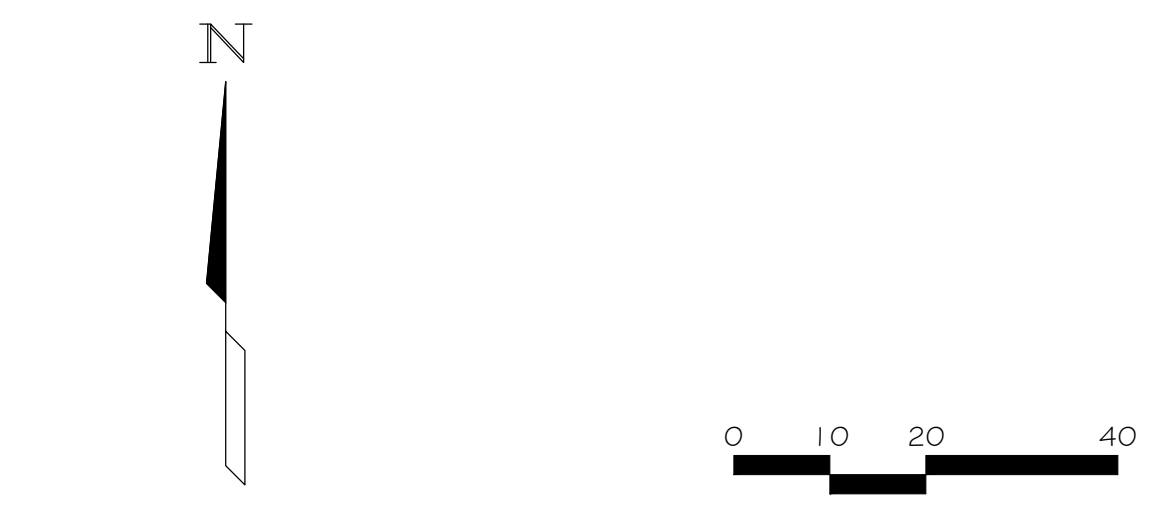
SITE BENCHMARK: NORTH CORNER ON THE CONCRETE OF THE STORM INTAKE IN THE MIDDLE OF THE PROPERTY. ELEVATION = 828.36 FEET NAVD 1988 DATUM.

SURVEYORS NOTES:
CONTOURS SHOWN ARE AT 1-FOOT INTERVALS.
THERE WAS NO EVIDENCE OF ANY CEMETERY OR BURIAL SITES ON SUBJECT PROPERTY.
AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF COAL, GAS, OR ANY OTHER MINING OR QUARRYING ACTIVITIES.

ON SITE HORIZONTAL CONTROL:
SE CORNER LEASE AREA: NORTHING - 579718.81
EASTING - 1607321.41
SW CORNER LEASE AREA: NORTHING - 579722.51
EASTING - 1607303.79

NOTES:
THE AREA SHOWN AS THE PROPOSED EXTERIOR SPACE AND PROPOSED INGRESS RIGHT OF WAY AND UTILITY RIGHT OF WAY, IS WITHIN THE AREA DESCRIBED AS THE OVERALL PROPERTY SHOWN ON THIS PLAN.
THE PROPOSED EXTERIOR SPACE AND PROPOSED INGRESS RIGHT OF WAY AND UTILITY RIGHT OF WAY LAY IN ZONE X, AS SHOWN ON THE FEMA FIRM MAP 190227000GD WITH AN EFFECTIVE DATE OF 9/18/87

LEASE BOUNDARY AND TOPOGRAPHIC SURVEY
DESC WELLS FARGO ARENA
POLK COUNTY, IOWA
SECTION 4, TOWNSHIP 78 NORTH, RANGE 24 WEST



SITE LOCATION

LEGEND

- FIRE HYDRANT VALVE OR BLOWOFF
STREET LIGHT
UTILITY POLE
GUY WIRE
TRAFFIC SIGN
PARKING METER
MANHOLE
EXISTING STORM SEWER INTAKE
PROPOSED RA-3 OR RA-5 INTAKE
PROPOSED TAPERED OR RA-8 INTAKE
TELEPHONE PEDESTAL
CABLE TV TERMINAL
OVERHEAD ELECTRICAL
TELEPHONE
GAS LINE
CABLE TV LINE
STORM SEWER w/SIZE
UNDERGROUND ELECTRIC
SANITARY SEWER w/SIZE
WATER MAIN w/SIZE
FENCE
RIGHT-OF-WAY
BACK OF CURB TO BACK OF CURB
DECIDUOUS TREE
CONIFEROUS TREE
PAVEMENT REMOVAL LIMITS
SILT FENCE FOR DITCH CHECK
UTILITY EASEMENT
DRAINAGE EASEMENT
BENCH MARK
CONTROL POINT
FOUND SECTION CORNER
FOUND 1/2" REBAR OR AS LABELED
SET 1/2" REBAR w/YELLOW CAP #9647
TOP OF SLAB ELEVATION
TOP OF CURB ELEVATION
RECORDED AS
LIGHT POLE

PROPERTY LOCATION:
ADDRESS 777 3RD STREET, DES MOINES, IA 50309
SECTION 4-T 78 N-R 24 W

SURVEYOR: BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
319-294-9424

OWNER: IA STATE EDUCATION ASSOCIATION
ADDRESS 777 3RD STREET
CITY DES MOINES, IA 50309
PHONE 515-471-8005

THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS IS TAKEN FROM EXISTING PUBLIC RECORDS OR FROM FIELD OBSERVATIONS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.

IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE CALL, 1-800-292-8989, NOT LESS THAN 48 HOURS PRIOR TO EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.

NOTE: ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.

Professional seal for Stephen Michael Brain, L.S., License 9647, dated 2/3/2014. Includes text: 'I hereby certify that this land surveying document 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.' and 'Stephen Michael Brain, L.S. My License Renewal Date Is December 31, 2014 License Number 9647 Pages or sheets covered by this seal: THIS PAGE'

DATE OF SURVEY: 6/13/12

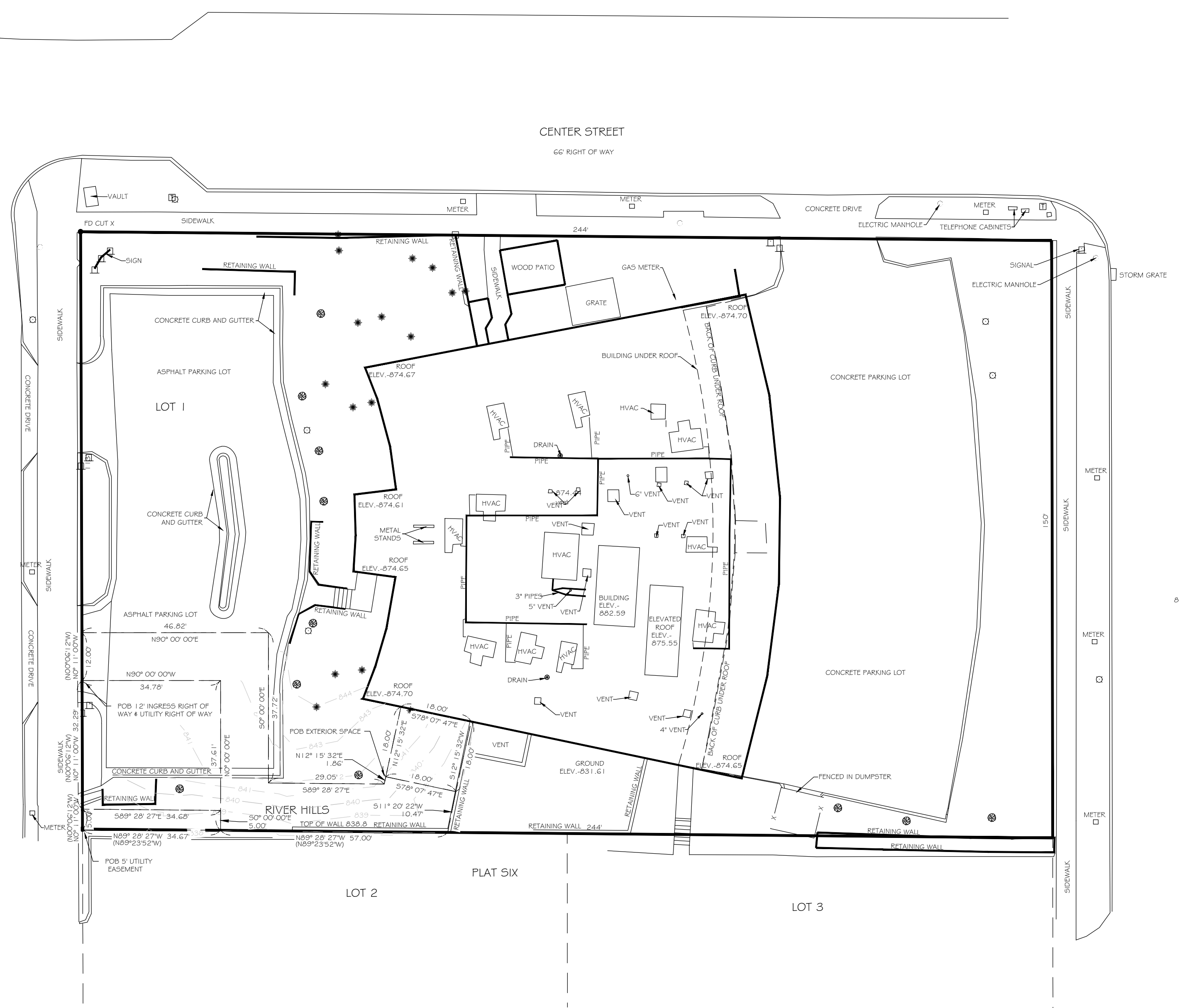


Table with columns for Date, Revision, Scale, and Title. Title: LEASE BOUNDARY AND TOPOGRAPHIC SURVEY, DESC WELLS FARGO ARENA. Revision 1, 2/3/2014.