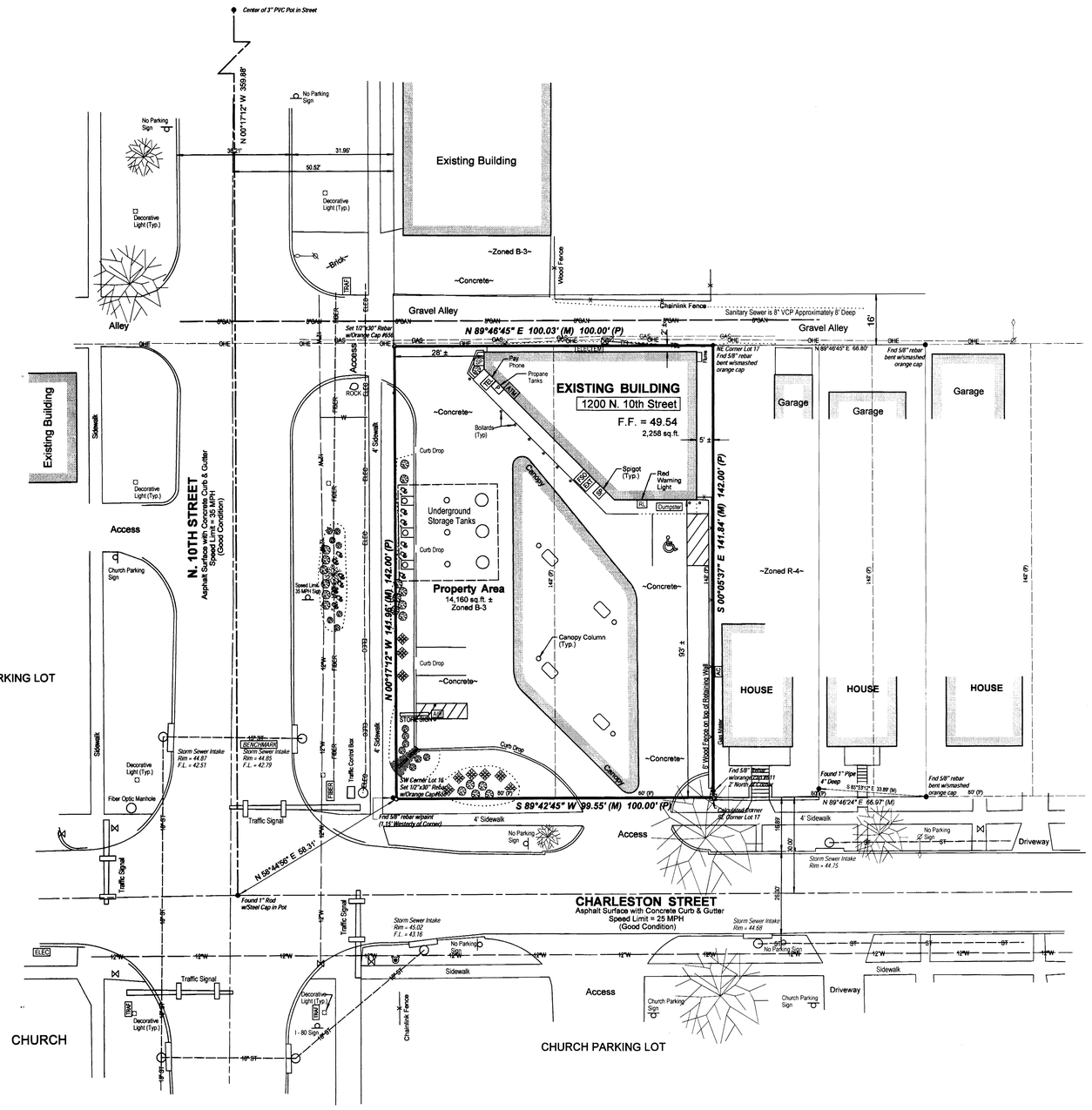

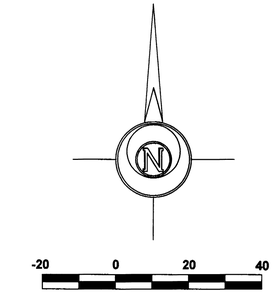

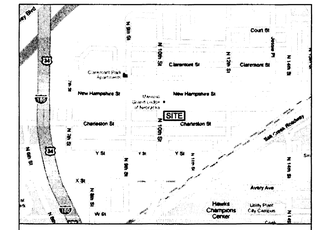

VICINITY MAP
Not to Scale

ITEMS ON SCHEDULE B - SECTION II
Title Commitment #C25471 - Store #108

Special Exceptions

4. Terms and provisions of the Plat and Dedication recorded January 15, 1886 in Book 1, Page 296 in the office of the Register of Deeds of Lancaster County, Nebraska. ITEMS ARE SHOWN AND AFFECT THE PROPERTY.

Date of Survey:

11-05-2010

Legal Description:

Lots 16 and 17, Block 10, Cahn, Metcalf and Farwell's Subdivision, Lincoln, Lancaster County, Nebraska.

Zoning Information

CURRENT ZONING	B-3 COMMERCIAL DISTRICT		STATUS	
CURRENT USE	CONVENIENCE STORE		SOURCE INFORMATION	City of Lincoln
ITEM	REQUIRED	OBSERVED	ADDRESS:	555 South 10th Street - Room 213 Lincoln, NE 68508
MINIMUM LOT AREA	----	14,160 sq.ft.		
MINIMUM FRONTAGE	0'	99.5'	SOURCE OF INFORMATION	City Website - Planning Dept.
MINIMUM LOT WIDTH	----	99.5 ft	DATE CONDUCTED	11-5-2010
MAX. FLOOR AREA RATIO	----	----	PHONE NUMBER	402-441-7491
MINIMUM SETBACKS FRONT	25 ft	28 ft	WEBSITE	www.lincoln.ne.gov/city/plan
MINIMUM SETBACKS CORNER SIDE	5 ft	5 ft		
MINIMUM SETBACKS INTERIOR SIDE	5' ft	5 ft		
MINIMUM SETBACKS REAR	0 ft	2 ft		
MAX. BUILDING HEIGHT	45 ft	Less than 45 ft		
REQUIRED PARKING	1 per 600 sq.ft = 4 sp.	4 + Pump Parking		

NOTES:
*No city surveyors were staffed at the time of survey
*All elevations are based on public works records
FEMA: The subject site is located in Zone "AE" defined as Base Flood Elevations Determined per FIRM panel #31109C0315, effective date 9-21-2001.
ONE-CALL CONFIRMATION# 2631105
Site Located in Section 23, Township 10 N, Range 6 E

SURVEY RECORD REPOSITORY
RECEIVED
JAN 27 2011
$ 250
County LANCASTER
1003-758

NEBRASKA REGISTERED LS-656 ALVARS LEO PELDS

To: Casey's Retail Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items as specified by client. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certifications, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Nebraska, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Alvars Leo Pelds — LS # 656 — Date 1-26-2011

A. LEO ENGINEERING COMPANY
Engineering | Planning | Surveying
2323 Dixon Street, Des Moines, IA 50316 - P.O. Box 4626, Des Moines, IA 50305 - P: (515) 265-8196 F: (515) 266-2259

EXISTING UTILITIES NOTE:
THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. DIGGER'S HOTLINE OF NEBRASKA CALL (1-800-331-5666).

DISCLAIMER:
THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO PELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

LEGEND:

●	IRON ROD OR PIPE FOUND	+/-	MORE OR LESS	P.C.C.	PORTLAND CEMENT CONCRETE
○	SET CORNER		FENCE LINE	—XXX—	UTILITY LINE OR PIPE
◘	CALCULATED CORNER		FIRE HYDRANT	W	WATER
▲	SECT. COR. MONUMENT FOUND		SANITARY SEWER MANHOLE	G	GAS
△	SECT. COR. MONUMENT CALC.		STORM SEWER MANHOLE	S	SANITARY SEWER
Ø	POWER POLE		VALVE	ST	STORM SEWER
	LIGHT POLE	x125.34	SPOT ELEVATION (@ x)	U/GE/T	UNDERGROUND ELEC. / TEL.
F.F.	FINISHED FLOOR	N.T.S.	NOT TO SCALE	OHE/T	OVERHEAD ELEC. / TEL.
FSO	FUEL SHUT-OFF	H.M.A.	HOT MIX ASPHALT	CATV	CABLE TELEVISION
EXT	FIRE EXTINGUISHER	PP	POWER POLE	LP	LIGHT POLE

CASEY'S GENERAL STORE'S
1200 N. 10TH STREET - LINCOLN, NE
KABREDLO'S ACQUISITION

REFERENCE: Storm Sewer Manhole near SW Corner of Property Elevation = 44.85 (Assumed Elevation)

DRAWING DATE	DRAWN BY	SCALE	LAYOUT REVISION	REVISION NO.	DRAWING NO.
11-29-2010	E. PELDS	1" = 20'	01-25-2011		11020

FILE PATH: S:\Casey's\Kabredlo's Acquisition\#9 - 1200 N 10th St\BATH#9 - 1200 N10th ALTA 01-25-11.aq

ALTA