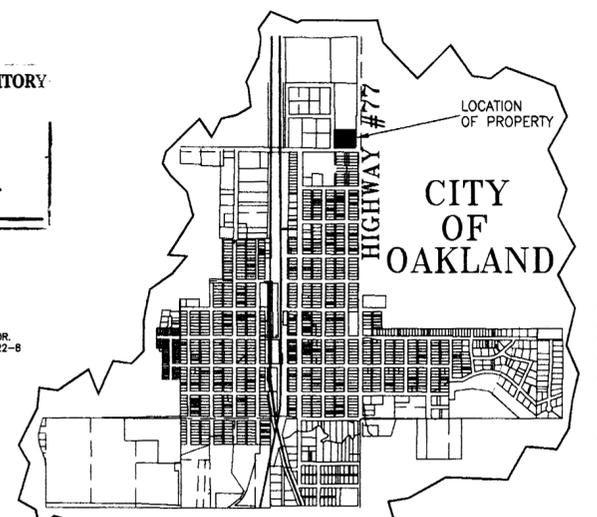


ALTA/NSPS SURVEY

LOCATED SUBLOT 1 OF LOT 3 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 8 EAST OF THE 6TH P.M., BURT COUNTY, NEBRASKA. NOW A PART OF 22ND ADDITION TO THE CITY OF OAKLAND.

SURVEY RECORD REPOSITORY RECEIVED
 FEB 04 2011
 County PLAT
 1004-191



SURVEYOR'S NOTES

- 1) SQUARE FEET OF BUILDING = 8,075.0 SF (EXTERIOR WALL LINES)
- 2) THE SURVEYED PROPERTY IS NOT DELINEATED IN A FLOOD ZONE AND IS NOT PRONE TO FLOODING.
- 3) LOCATION OF SEWER AND WATER LINES WERE SHOWN TO ALPHA BY THE CITY OF OAKLAND. THEY WERE NOT VISIBLE ON THE GROUND.
- 4) UTILITY COMPANIES MUST BE NOTIFIED BEFORE DIGGING.
- 5) THERE ARE NO NATURAL GAS LINES WITHIN THE BOUNDARY.

SURVEYOR'S NOTES CONTINUED

- 6) TABLE A ITEM 16 THERE ARE NO OBSERVABLE EVIDENCES OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 7) TABLE A ITEM 17 THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE ARE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 8) TABLE A ITEM 18 THERE ARE NO OBSERVABLE EVIDENCES OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

ZONING

(A) PROPERTY CURRENTLY ZONED AS 1-2 HEAVY INDUSTRIAL DISTRICT.
 (B) THE CURRENT BUILDING AND RELATED USES ON THIS PROPERTY ARE PERMITTED AS SPECIFIED IN ZONING REGULATIONS SECTION 5.14 (1-2) HEAVY INDUSTRIAL DISTRICT/5.14.02 (PERMITTED USES). THIS WAS ALSO CONFIRMED BY THE ZONING ADMINISTRATOR OF THE CITY OF OAKLAND, NEBRASKA. THE ZONING ADMINISTRATOR IS CYNTHIA PETERSON. LOCATION IS CITY OFFICE 401 NORTH OAKLAND AVE, TELEPHONE # 402-685-5822

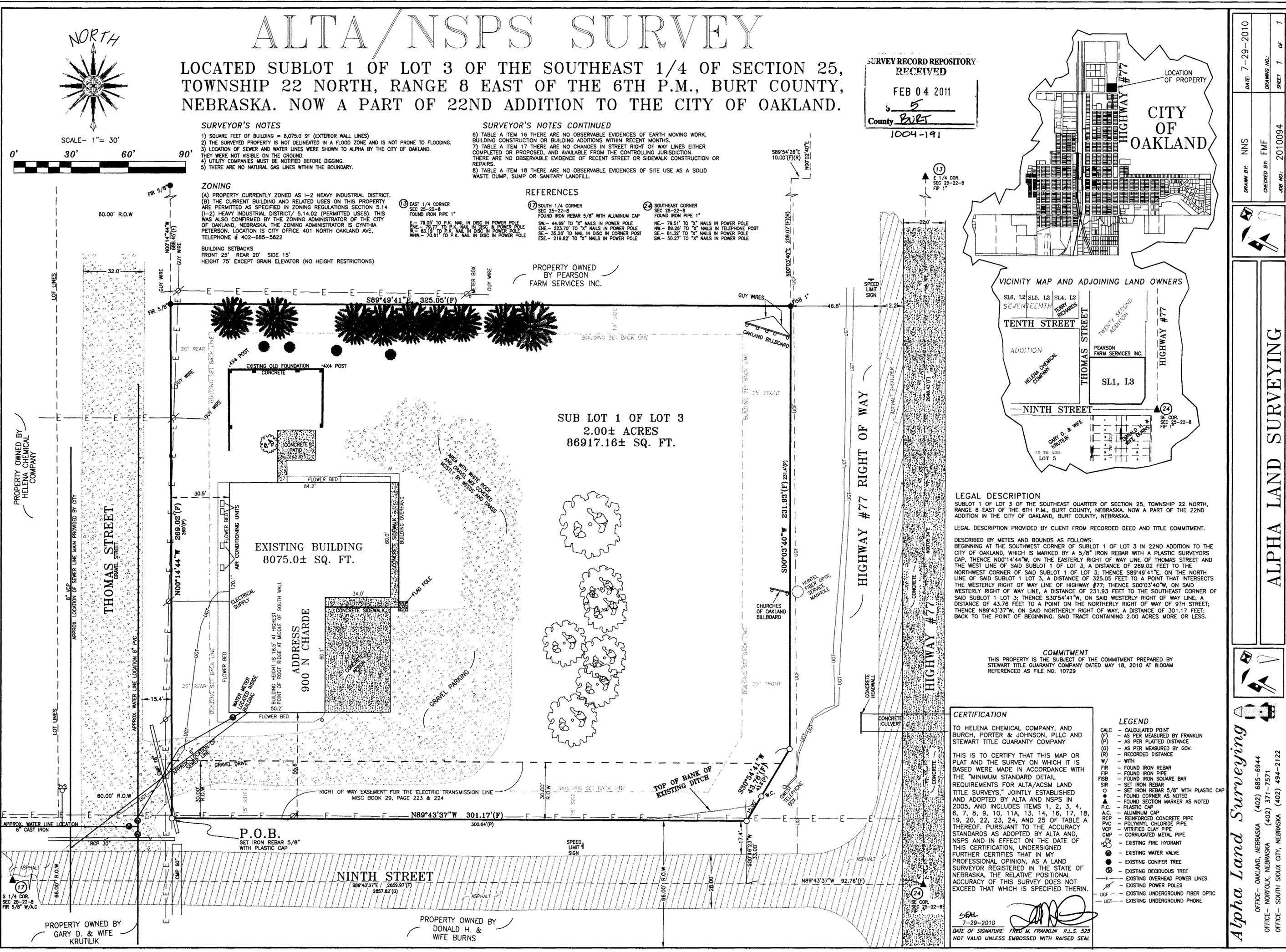
BUILDING SETBACKS
 FRONT 25' REAR 20' SIDE 15'
 HEIGHT 75' EXCEPT GRAIN ELEVATOR (NO HEIGHT RESTRICTIONS)

REFERENCES

- 1) SOUTH 1/4 CORNER SEC 25-22-8 FOUND IRON REBAR 5/8" WITH ALUMINUM CAP
 E- 79.05' TO P.K. NAIL IN DISC IN POWER POLE
 NE- 79.77' TO P.K. NAIL IN DISC IN POWER POLE
 W- 83.19' TO P.K. NAIL IN DISC IN POWER POLE
 WNW- 70.81' TO P.K. NAIL IN DISC IN POWER POLE
- 2) SOUTHWEST CORNER SEC 25-22-8 FOUND IRON PIPE 1"
 SW- 44.69' TO "X" NAILS IN POWER POLE
 ENE- 223.70' TO "X" NAILS IN POWER POLE
 SE- 35.28' TO NAIL IN DISC IN CORNER POST
 ESE- 219.82' TO "X" NAILS IN POWER POLE
- 3) SOUTHEAST CORNER SEC 25-22-8 FOUND IRON PIPE 1"
 NE- 79.51' TO "X" NAILS IN POWER POLE
 NW- 89.28' TO "X" NAILS IN TELEPHONE POST
 SE- 81.32' TO "X" NAILS IN POWER POLE
 SW- 50.27' TO "X" NAILS IN POWER POLE

PROPERTY OWNED BY PEARSON FARM SERVICES INC.

SUB LOT 1 OF LOT 3
 2.00± ACRES
 86917.16± SQ. FT.



LEGAL DESCRIPTION

SUBLOT 1 OF LOT 3 OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 8 EAST OF THE 6TH P.M., BURT COUNTY, NEBRASKA. NOW A PART OF THE 22ND ADDITION IN THE CITY OF OAKLAND, BURT COUNTY, NEBRASKA.

LEGAL DESCRIPTION PROVIDED BY CLIENT FROM RECORDED DEED AND TITLE COMMITMENT.

DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SUBLOT 1 OF LOT 3 IN 22ND ADDITION TO THE CITY OF OAKLAND, WHICH IS MARKED BY A 5/8" IRON REBAR WITH A PLASTIC SURVEYORS CAP, THENCE N00°14'44"W ON THE EASTERLY RIGHT OF WAY LINE OF THOMAS STREET AND THE WEST LINE OF SAID SUBLOT 1 OF LOT 3, A DISTANCE OF 269.02 FEET TO THE NORTHWEST CORNER OF SAID SUBLOT 1 OF LOT 3; THENCE S89°49'41"E ON THE NORTH LINE OF SAID SUBLOT 1 OF LOT 3, A DISTANCE OF 325.05 FEET TO A POINT THAT INTERSECTS THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY #77; THENCE S00°03'40"W, ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 231.93 FEET TO THE SOUTHEAST CORNER OF SAID SUBLOT 1 OF LOT 3; THENCE S30°54'41"W, ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 43.76 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF 9TH STREET; THENCE N89°43'37"W, ON SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 301.17 FEET; BACK TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 2.00 ACRES MORE OR LESS.

COMMITMENT

THIS PROPERTY IS THE SUBJECT OF THE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY DATED MAY 18, 2010 AT 8:00AM REFERENCED AS FILE NO. 10729

CERTIFICATION

TO HELENA CHEMICAL COMPANY, AND BURCH, PORTER & JOHNSON, PLLC AND STEWART TITLE GUARANTY 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 1, 2, 3, 4, 6, 7, 8, 9, 10, 11A, 13, 14, 15, 17, 18, 19, 20, 22, 23, 24, AND 25 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, 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.

- ### LEGEND
- CALC - CALCULATED POINT
 - (P) - AS PER MEASURED BY FRANKLIN
 - (F) - AS PER PLATTED DISTANCE
 - (G) - AS PER MEASURED BY GOV.
 - (R) - RECORDED DISTANCE
 - W - WITH
 - FIR - FOUND IRON REBAR
 - FIP - FOUND IRON PIPE
 - FISB - FOUND IRON SQUARE BAR
 - SIR - SET IRON REBAR
 - SIR O - SET IRON REBAR 5/8" WITH PLASTIC CAP
 - - FOUND CORNER AS NOTED
 - - FOUND SECTION MARKER AS NOTED
 - P.C. - PLASTIC CAP
 - ALU - ALUMINUM CAP
 - RCP - REINFORCED CONCRETE PIPE
 - PVC - POLYVINYL CHLORIDE PIPE
 - VCP - VITRIFIED CLAY PIPE
 - CMP - CORRUGATED METAL PIPE
 - ⊕ - EXISTING FIRE HYDRANT
 - ⊕ - EXISTING WATER VALVE
 - - EXISTING CONIFER TREE
 - - EXISTING DECIDUOUS TREE
 - ⊕ - EXISTING OVERHEAD POWER LINES
 - ⊕ - EXISTING POWER POLES
 - ⊕ - EXISTING UNDERGROUND FIBER OPTIC
 - ⊕ - EXISTING UNDERGROUND PHONE

DATE OF SIGNATURE FRED M. FRANKLIN R.L.S. 529
 NOT VALID UNLESS EMBOSSED WITH RAISED SEAL

DATE: 7-29-2010
 DRAWING NO.:
 SHEET 1 OF 1

DRAWN BY: NNS
 CHECKED BY: FMF
 JOB NO.: 2010094

ALPHA LAND SURVEYING

OFFICE - OAKLAND, NEBRASKA (402) 685-6944
 OFFICE - NORFOLK, NEBRASKA (402) 371-7571
 OFFICE - SOUTH SIOUX CITY, NEBRASKA (402) 494-2122