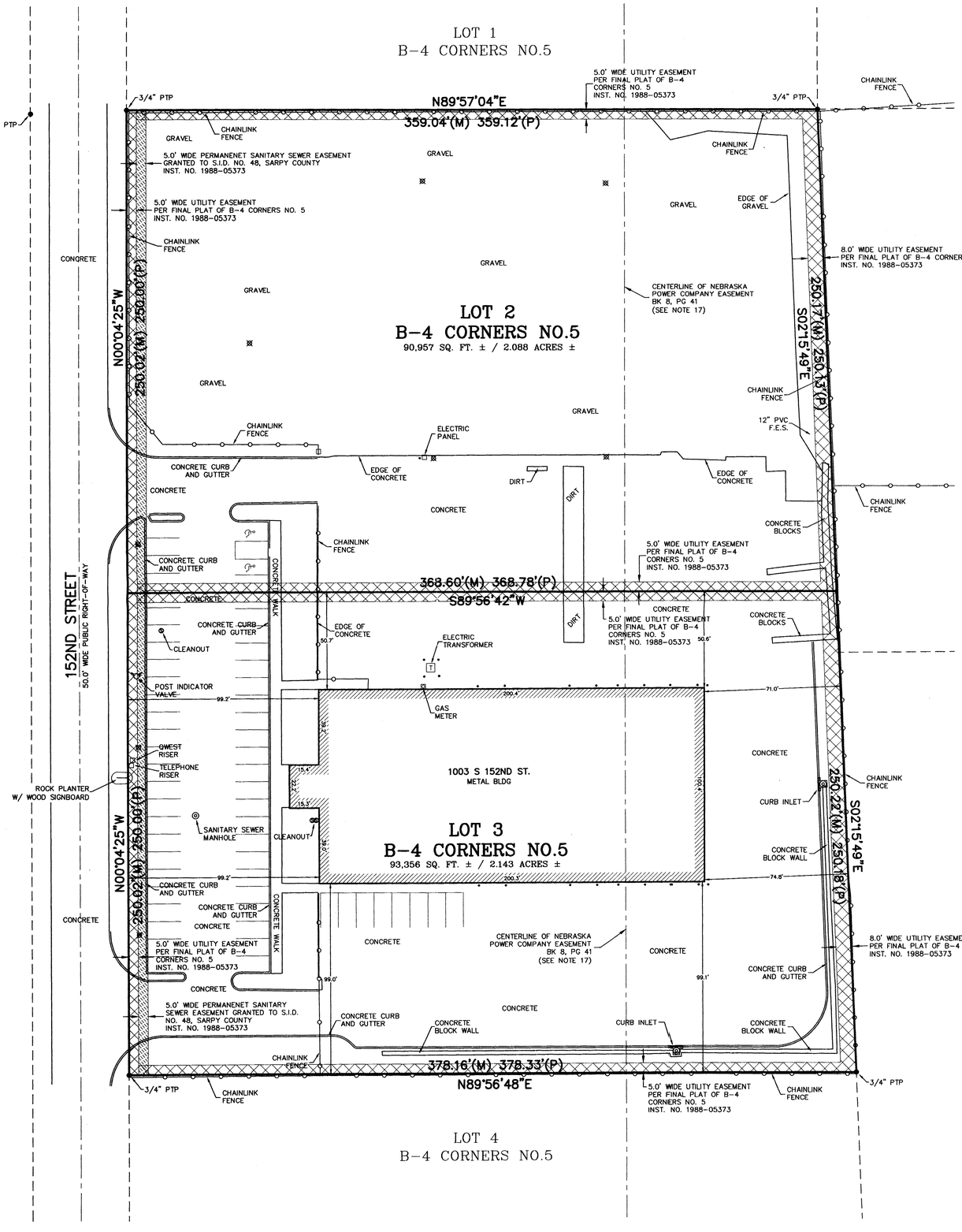
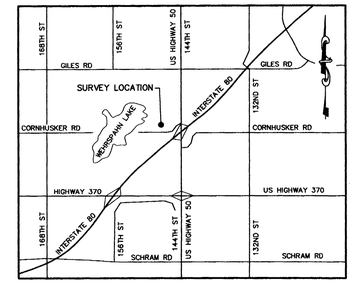
ALTA/ACSM LAND TITLE SURVEY

LOTS 2 & 3, B–4 CORNERS NO. 5, SARPY COUNTY, NEBRASKA



VICINITY MAP

NOT DRAWN TO SCALE



LEGAL DESCRIPTION:

LOTS 2 AND 3, B–4 CORNERS NO. 5, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

SIGNATURE OF LAND SURVEYOR

DATE 12-28-10 REG. NO. 365

REGISTERED LAND SURVEYOR GARY D. TINKHAM NO. 365 STATE OF NEBRASKA

ALTA/ACSM CERTIFICATION

TO: HASTINGS FAMILY HOLDINGS L.L.C. AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND 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, 7a, 8, 9, 10, 11a, 16, & 18 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.

GARY TINKHAM R.L.S. #365 DATE 12-28-10

REGISTERED LAND SURVEYOR GARY D. TINKHAM NO. 365 STATE OF NEBRASKA

ADDITIONAL EXCEPTIONS

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 101114938
EFFECTIVE DATE: DECEMBER 1, 2010

16. PLAT AND DEDICATION OF B–4 CORNERS NO. 5, FILED MAY 4, 1988 AS INSTRUMENT NUMBER 1988–05373 OF THE PLAT RECORDS OF SARPY COUNTY, NEBRASKA, GRANTS A PERPETUAL EASEMENT TO OPPD, NORTHWESTERN BELL TELEPHONE AND ANY FRANCHISE TO PROVIDE CABLE TELEVISION SYSTEM IN THE SUBDIVIDED AREA.

PLAT SURVEY ALSO REVEALS A PERMANENT SANITARY SEWER EASEMENT GRANTED TO S.I.D. NO. 48 OF SARPY COUNTY, NEBRASKA.
-- ALL EASEMENTS SHOWN IN DRAWING

17. EASEMENT GRANTED TO NEBRASKA POWER COMPANY IN DOCUMENT DATED APRIL 5, 1930 AND FILED MAY 29, 1931 IN BOOK 8 AT PAGE 41 OF THE MISC. RECORDS OF SARPY COUNTY, NEBRASKA.
-- CENTERLINE OF EASEMENT SHOWN IN DRAWING, NO EXACT WIDTH DEFINED IN DOCUMENT. NO TRANSMISSION LINES EXIST IN THIS LOCATION AS OF THE DATE OF THIS SURVEY. EASEMENT HAS CEASE AND TERMINATE CLAUSE IF TRANSMISSION LINES AREA ABANDONED FOR A PERIOD OF FIVE YEARS.

18. RIGHT–OF–WAY EASEMENT GRANTED TO AT&T COMMUNICATION OF THE MIDWEST INC., AND IOWA CORPORATION.
-- EASEMENT IS NOT ON PROPERTY

LEGEND

PROPERTY CORNER FOUND	●
PROPERTY CORNER SET	○
PROPERTY LINE	
PINCHED TOP PIPE	PTP
OPEN TOP PIPE	OTP
MANHOLE	◎
GRATE INLET	
LIGHTPOLE	
POWERPOLE	ø
FENCELINE	
UTILITY RISER	□
WATER/GAS VALVE	M
FIRE HYDRANT	
BOLLARD	•

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTES:

1. UTILITIES SHOWN ARE THOSE VISIBLE ON SITE. NO UTILITIES WERE LOCATED OR MAPPED BY THE UTILITY COMPANIES.
2. ZONING REQUIREMENTS ARE FROM THE SARPY COUNTY WEBSITE. ASSUMED EAST LOT LINES TO BE REAR YARD FOR SETBACKS AND EASEMENTS.
3. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION WITHIN RECENT MONTHS.
4. NO OBSERVABLE EVIDENCE OF SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
5. COMMITMENT FOR TITLE INSURANCE PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 101114938, EFFECTIVE DATE OF DECEMBER 1, 2010.

FLOOD ZONE DESIGNATION:

PROPERTY LIES IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NUMBER 31153C0042H, WITH A REVISED DATE OF MAY 3, 2010.

ZONING:

IL – LIGHT INDUSTRIAL DISTRICT
PER SARPY COUNTY ZONING

LOT AREA ---------- 10,000 SQ FT MINIMUM
FRONT YARD SETBACK ---------- 25 FT MINIMUM
SIDE YARD SETBACK ---------- 10 FT MINIMUM
REAR YARD SETBACK ---------- 25 FT MINIMUM
MAX HEIGHT ---------- 45 FT MAXIMUM

SURVEY RECORD REPOSITORY
RECEIVED
MAR 15 2011
County SARPY
1010-210

CALL BEFORE YOU DIG
DIGGERS HOT LINE OF NEBRASKA
CALL COVERS ALL
1-800-331-5666
344-3505 (OMAHA)
UTILITIES COORDINATING COMMITTEE

THE UTILITY INFORMATION HEREON WAS LOCATED FROM EXISTING DRAWINGS FURNISHED BY THE UTILITY COMPANIES AND FROM VISIBLE FEATURES. THE UNDER GROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. THE SURVEYOR MAKES NO WARRANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER ABANDONED OR IN SERVICE NOR DOES HE WARRANTEE THE LOCATION OF SAID UTILITIES. THE SURVEYOR DOES STATE THAT THE PHYSICAL EVIDENCE OF UTILITIES LOCATED ARE ACCURATELY SHOWN AND THAT THE INFORMATION PROVIDED BY THE UTILITY COMPANIES IS PLACED HEREON AS ACCURATELY AS POSSIBLE.

ALTA/ACSM LAND TITLE SURVEY
LOTS 2 & 3, B–4 CORNERS NO. 5,
SARPY COUNTY, NEBRASKA

BOOK 10–13
PAGE 34–43
PROJECT NO. 100162
DATE DECEMBER 27, 2010

Tinkham Land Surveying, Inc.
9910 NORTH 48TH STREET, SUITE 208
OMAHA, NE 68152–1548
TELEPHONE (402) 451–2088