

**SCHEDULE B-2 EASEMENT NOTES**

If an easement is plotted hereon please try to place the corresponding exception number adjacent to its location.

- 12 The easement in favor of the City of Neligh recorded in Book 32, Page 11, filed January 5, 1978 of the Records of Antelope County, Nebraska affects the property and is shown hereon. It grants the right to construct, operate and maintain a sanitary sewer line upon, under, over, across and above a certain portion of subject property as set forth therein. (This item is plotted hereon and does affect the subject property.)
- 13 The easement in favor of the City of Neligh recorded in Book 48 at Page 311, filed June 28, 2001 of the records of Antelope County, Nebraska affects the property and is shown hereon. It is for installation and maintenance of facilities on, over, under, across and above a certain portion of subject property as set forth therein. (This item is plotted hereon and does affect the subject property.)

**GENERAL SURVEY NOTES:**

1. The Basis of Bearings for this survey is N 90° 00'00" E on the south line of Lot 12, Daxon's Subdivision of the Northeast Quarter of the Southwest Quarter of Section 17, Township 25 North, Range 6 West of the 6th P.M., Antelope County, Nebraska, as evidenced by monuments found.
2. Utility Note: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
3. Dimensions on this plat are expressed in feet and decimal parts thereof, unless otherwise noted. Bearings are referred to an assumed bearing and are used to denote angles only. Monuments of record were found at locations shown on this plat.
4. The Property has direct access to 12th Street, T Street and U Street, all dedicated public streets.
5. The total number of striped parking spaces on the subject property is 13, including 0 designated handicap spaces.
6. Except as shown, all visible utilities serving the subject property enter through adjoining public streets and/or easements of record.
7. There is no observed evidence of earth moving work, building construction or building additions within recent months on subject property.
8. There is no observed evidence of a solid waste dump, sump or sanitary landfill on subject property.
9. There is no observed evidence of any changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs.

**LIST OF ENCROACHMENTS:**

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

- E1 A parked trailer encroaches as shown in the Southwest Corner of the property.

**ZONING INFORMATION.**

Zoning District: Commercial Service District (BCS)

Setbacks:  
 Front: 20 feet  
 Side: 10 feet  
 Rear: 10 feet

Existing Building Height at highest point: 12.19 feet  
 Maximum Building Height permitted: 75 feet

Existing Square Footage of building(s): 29,536 square feet  
 Floor Space Area Restrictions: None Required  
 Area Restrictions: The minimum distances between a residential or other principal structure and another structure shall be 10 feet.

Zoning Source: Zoning data was provided on 3-30-10 by Elaine Hamm at the City of Neligh (402)887-4066

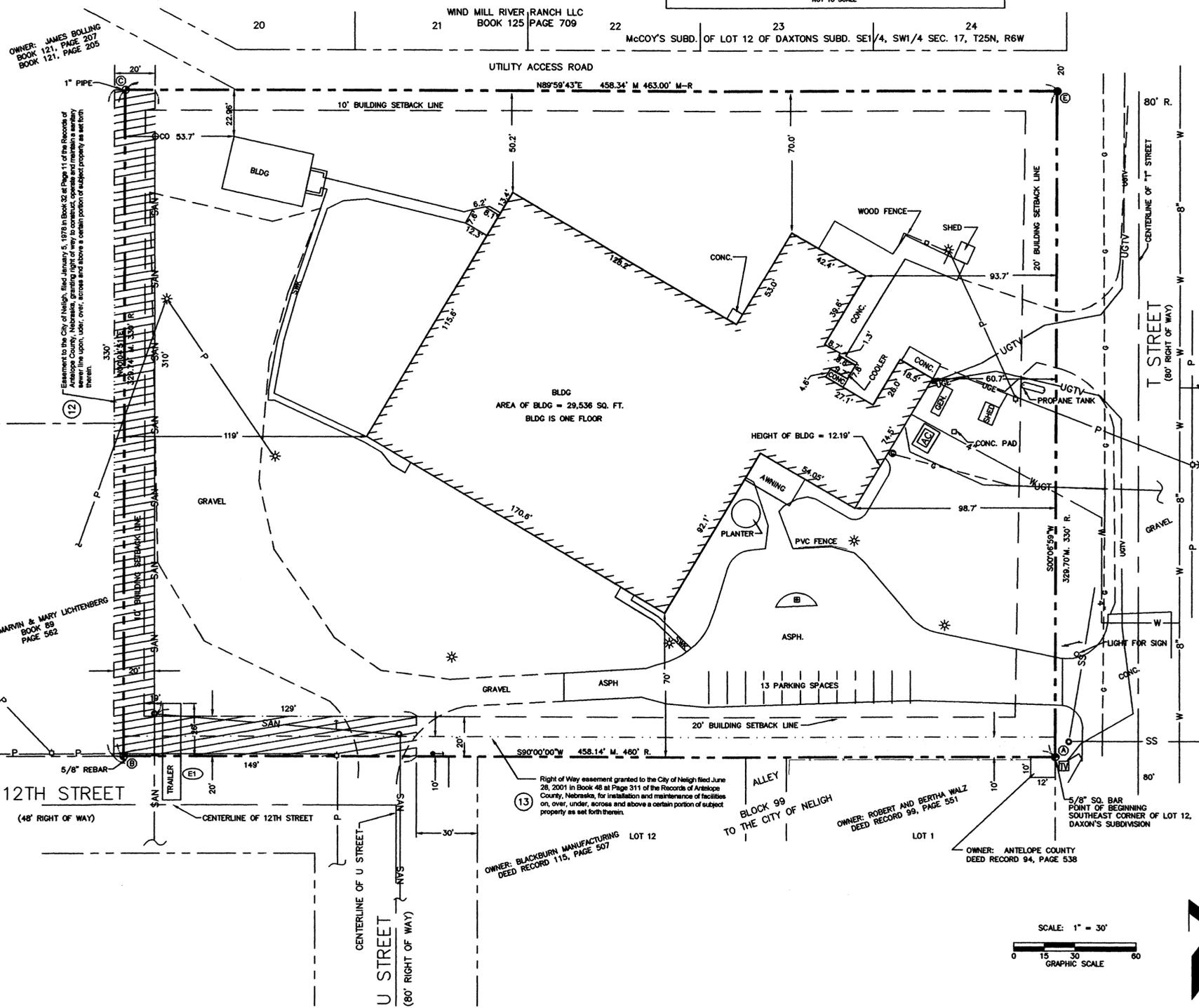
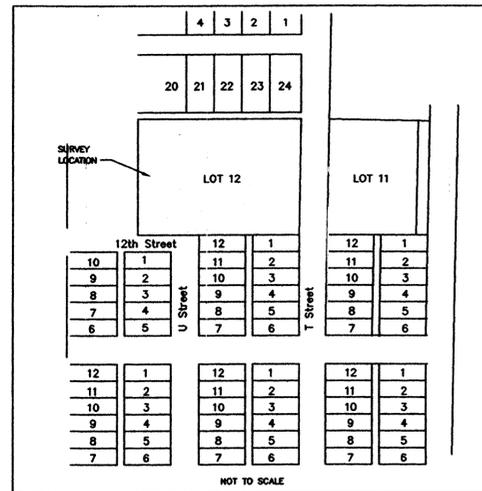
**LAND AREA:**

151,589 square feet or 3.48 acres, more or less

**LEGEND OF SYMBOLS:**

- MONUMENT FOUND, AS SHOWN
- MONUMENT SET, 5/8" X 24" BAR W/ CAP, L.S. 541
- △ CALCULATED POINT
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- ⊕ GAS METER
- ⊖ ELECTRICAL PEDESTAL
- ⊙ POWER POLE
- \* LIGHT POLE
- GUY WIRE
- ⊖ TELEVISION PEDESTAL
- ⊕ FIRE HYDRANT
- ⊙ SAN. SEWER CLEANOUT
- ⊖ FLAG POLE
- GEN. GENERATOR
- BLDG. BUILDING
- A.C. AIR CONDITIONER
- GRATE INLET
- MANHOLE
- SIGN
- EASEMENT LINE
- BUILDING SETBACK LINE
- PROPERTY LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- CHAIN LINK FENCE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- CONC. CONCRETE
- ASPH. ASPHALT
- SWK. SIDEWALK

**VICINITY MAP**



**SURVEYORS CERTIFICATION**

I hereby certify to:  
 The U.S. Department of Housing and Urban Development (HUD)  
 GPH Neligh LLC, a Delaware limited liability company  
 Walker & Dunlop, LLC, A Delaware limited liability company  
 Chicago Title Insurance Company, a Nebraska corporation  
 and to their successors and assigns, that:  
 (a) I made an on the ground survey per record description of the land shown hereon located in Neligh, Antelope County, Nebraska, on June 28, 2005 and updated on March 23, 2010; and it and this map were made in accordance with the requirements for an ALTA/ACSM Land Title Survey, as defined in the 2005 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.  
 (b) To the best of my knowledge, belief and information, except as shown hereon: there are no encroachments either way across property lines; there are no encroachments of any structures over any applicable set back lines or upon any easements; title lines and lines of actual possession are the same; and the premises are free of any 100/500 year return frequency flood hazard, and such flood free condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 310003 B.

By: *[Signature]*  
 Name: Jeffrey S. Ryan, RLS 541  
 Date: 5-17-2010



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 through 4, 7 through 13 (except for sub-items 7b and 7c), 16, 17 and 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.

**SURVEYOR'S FIELD NOTES**

Found monuments of record as shown. Reset Point E 80.00 feet West of Point D on Line D-C. Produced and measured all lines with Sokkia Set BII SN 20502.

**RECORD LEGAL DESCRIPTION (from commitment)**

A tract of land in Lot 12, Daxon's Subdivision of the Northeast Quarter of the Southwest Quarter of Section 7, Township 25 North, Range 6 West of the 6th P.M., in the City of Neligh, Antelope County, Nebraska, described as follows: Commencing at the Southeast corner of Lot 12, Daxon's Subdivision; thence running West along the South line of said Lot 12, 460 feet; thence running North 330 feet; thence running East 463 feet to the East line of Lot 12; thence running South 330 feet along the East line of Lot 12 to the point of beginning.

Survey Record Repository RECEIVED  
 250  
 NOV 16 2011  
 ANTELOPE  
 1045 = 203

No.	REVISIONS	Date
1	MISC REVISIONS	4-16-10

COORDINATED BY:  
  
 SMITH-ROBERTS NATIONAL CORPORATION  
 100 NE 5th Street  
 OKLAHOMA CITY, OK 73104  
 800.411.2010  
 www.smith-roberts.com

**ALTA/ACSM LAND TITLE SURVEY**  
 FHA PROJECT #103-22023  
 FACILITY #2188  
 Golden LivingCenter - Neligh  
 1100 N. "T" Street  
 Neligh, Antelope County, Nebraska  
 MARCH 23, 2010

