This Work Coordinated by: INTERNATIONAL LAND SERVICES, INC.

STATEMENT OF APPARENT ENCROACHMENTS:
(A) FUEL ISLANDS & CANOPY ENCROACH ONTO UTILITY EASEMENT DESCRIBED IN (19) SCHEDULE "B".

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 31527400450, DATED SEPT. 17, 1997. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PARKING STALLS:
7 STANDARD PARKING STALLS, 1 HANDICAP STALL.

SITE RESTRICTIONS:
SETBACK:

FRONT = 25'
SIDE = STREET SIDE 15'; INTERIOR SIDE NONE
REAR = 15'

HEIGHT = 60'

BULK = 60% MAX.

ZONE = CC, COMMUNITY COMMERCIAL DISTRICT.

ALL SITE RESTRICTIONS WERE OBTAINED PERCITY OF OMAHA (PLANNING DEPARTMENT). (402) 444-7189.

NOTE:
THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

ALL BEARINGS ARE ASSUMED.

THE PROPERTY HAS ACCESS FROM "Q" STREET & 96th STREET.

UTILITY WARNING:
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 AS SUCH UTILITIES IN THAT AREA, EITHER IN 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. CONTACT DIGGER'S HOTLINE OF NEBRASKA AT 344-3565 FOR UTILITY LOCATION PRIOR TO EXCAVATION.

AREA:
43,795.341 SQUARE FEET
1.005 ACRES ±

BUILDING HEIGHT:
MAIN BLDG = 11.4 FEET
CAR WASH BLDG = 13.8 FEET

NOTES CORRESPONDING TO SCHEDULE "B":

(11) LAND SURVEY CERTIFICATE DATED DECEMBER 23, 1988, FILED JANUARY 11, 1989, BOOK 874, PAGE 337 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA. SEE PLAT.

(12) WARRANTY DEED DATED FERUARY 23, 1989, FILED MAY 18, 1989, BOOK 1849, PAGE 363 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, AMORDO OIL COMPANY TO THE CITY OF OMAHA, AN IRREGULAR TRACT OF LAND FOR PUBLIC PURPOSES. SEE PLAT.

(13) EASEMENT DATED DECEMBER 10, 1990, FILED JANUARY 7, 1991, BOOK 949, PAGE 503 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, GRANTS TO OMAHA PUBLIC POWER DISTRICT FOR UTILITY INSTALLATION AND MAINTENANCE OVER AND UPON SUBJECT PROPERTY AS CONTAINED WITHIN SAID DOCUMENT. SEE PLAT.

(14) EASEMENT DATED AUGUST 7, 1959, FILED AUGUST 20, 1959, BOOK 345, PAGE 241 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, GRANTS TO NORTHERN NATURAL GAS FOR UTILITY INSTALLATION AND MAINTENANCE FOR PIPELINES OVER AND UPON SUBJECT PROPERTY AS CONTAINED WITHIN SAID DOCUMENT. BLANKET EASEMENT.

(15) MODIFICATION AND AMENDMENT FILED DECEMBER 10, 1968, FILED DECEMBER 27, 1967, BOOK 471, PAGE 709 OF THE RECORDS OD DOUGLAS COUNTY, NEBRASKA, AMENDS AND MODIFIES CERTAIN PROVISIONS OF THE EASEMENT AT BOOK 345, PAGE 241. DEFINES EASEMENT AND IT NO LONGER AFFECTS SUBJECT PROPERTY.

(16) RIGHT OF WAY EASEMENT FILED SEPTEMBER 3, 1968 BOOK 467, PAGE 665 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, GRANTS TO LOUP POWER DISTRICT FOR UTILITY INSTALLATION AND MAINTENANCE OF TRANSMISSION LINES OVER AND UPON SUBJECT PROPERTY AS CONTAINED WITHIN SAID DOCUMENT. BLANKET EASEMENT.

(17) PARTIAL RELEASE DATED SEPTEMBER 2, 1988, FILED SEPTEMBER 7, 1988, BOOK 861, PAGE 196 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, RELEASES A PORTION OF THE EASEMENT AT BOOK 467, PAGE 665 OF THE RECORD OF DOUGLAS COUNTY, NEBRASKA. NO LONGER AFFECTS SUBJECT PROPERTY.

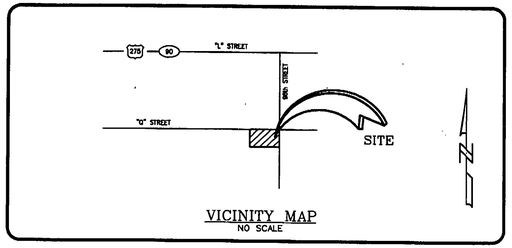
(18) EASEMENT DATED MARCH 3, 1975, FILED APRIL 9, 1975, BOOK 549, PAGE 537 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, GRANTS TO OMAHA PUBLIC POWER DISTRICT AN EASEMENT FOR THE PURPOSE OF UTILITY INSTALLATION AND MAINTENANCE OVER AND UPON SUBJECT PROPERTY. SEE PLAT.

(19) PLAT AND DEDICATION FILED MAY 9, 1968, BOOK 1349, PAGE 733 OF THE DEED RECORDS OF DOUGLAS COUNTY, NEBRASKA, GRANTS TO OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY FOR UTILITY INSTALLATION AND MAINTENANCE, OVER, UNDER, ACROSS AND THROUGH A 5 FOOT WIDE STRIP OF LAND ADJOINING THE FRONT AND SIDE BOUNDARY LOT LINES, AN 8 FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A 16 FOOT WIDE STRIP OF LAND ADJOINING THER REAR BOUNDARY LINES OF ALL EXTERIOR LOTS AS CONTAINS WITHIN SAID DOCUMENT. ALSO CONTAINS CERTAIN RESTRICTIONS RELATED TO SUBJECT PROPERTY. SEE PLAT.

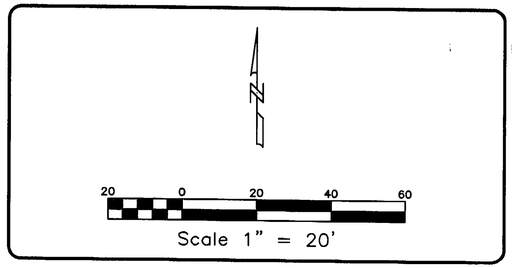
(20) EASEMENT FILED OCTOBER 13, 1992, BOOK 1036, PAGE 319 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, FROM SUMMIT INSURED EQUITY, L.P. II TO AMOCO OIL COMPANY GRANTS EASEMENT FOR CONSTRUCTION OF DRIVEWAY AND INGRESS AND EGRESS TO OBTAIN ACCESS TO THE PAVED DRIVEWAYS AND PARKING LOTS OF APPLEWOOD SHOPPING CENTER. TERMS, CONDITION, RESTRICTIONS AND LIMITATIONS AS CONTAINED WITHIN SAID DOCUMENT. SEE PLAT.

Surveyor Title Block

Brady & Swanson
Consulting Engineering & Land Surveying
P.O.Box 2521 308/382-6421
Grand Island, Nebraska 68802

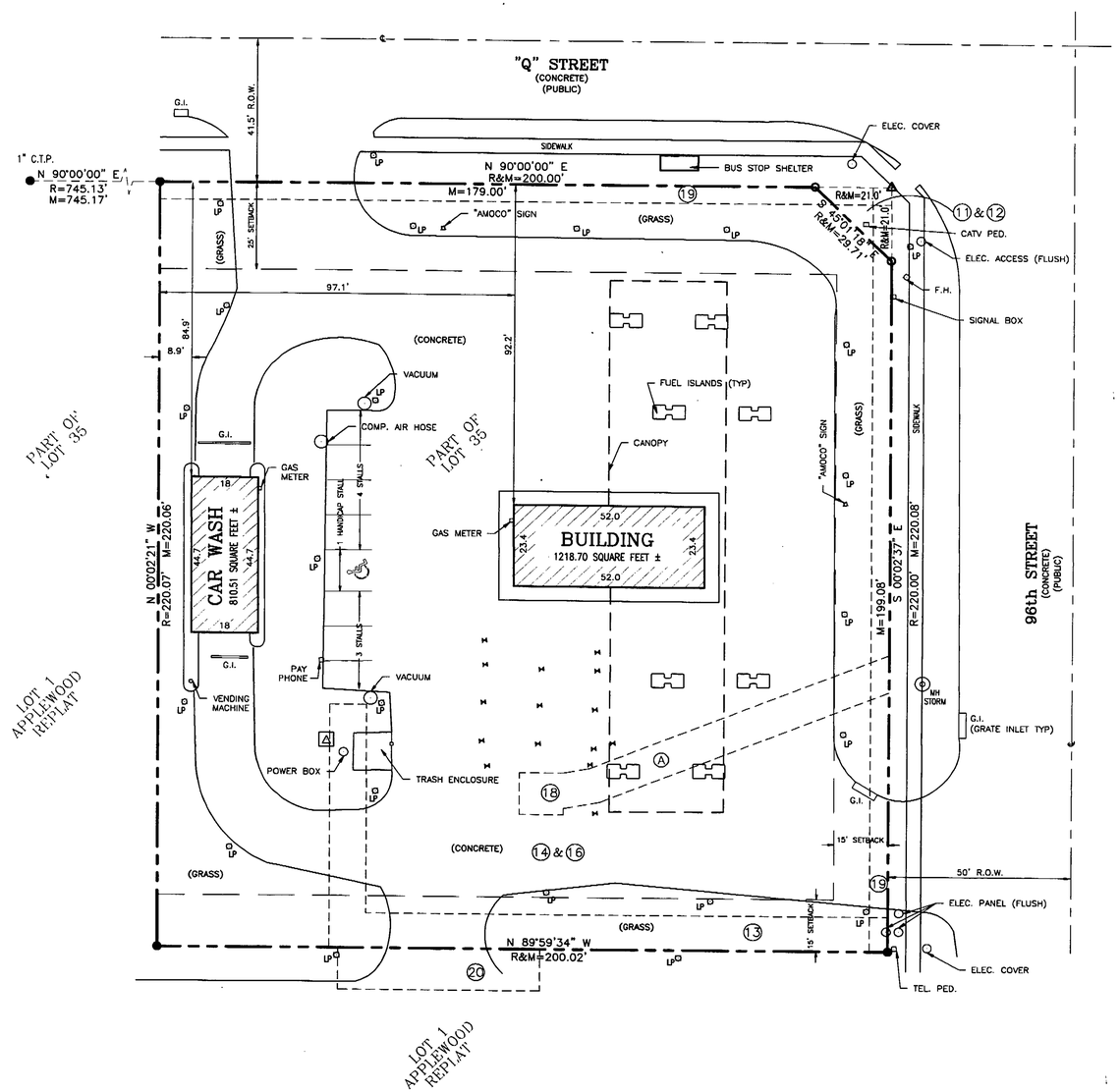


VICINITY MAP
NO SCALE



LEGEND

●	FOUND 1" O.T.P., UNLESS OTHERWISE SPECIFIED	R	RECORD
○	SET 5/8"x24" RB	M	MEASURED
△	TEMP. POINT	A/C	AIR CONDITIONER
♿	HANDICAP ACCESSIBLE		TELEPHONE PEDESTAL
	GUY ANCHOR		BURIED GAS PIPELINE
PP	POWER POLE		OVERHEAD POWER
	TRANSFORMER		UNDERGROUND POWER
	SIGN		WATER LINE
	MANHOLE		TELEPHONE LINE
	FILL VALVE		SANITARY SEWER
	SHRUB		FENCE
	TREE		PROPERTY LINE
LP	LIGHT POLE		CENTER LINE
			CONCRETE
			GRASS



LEGAL DESCRIPTION:
EAST 200 FEET OF THE NORTH 220 FEET OF LOT 35, APPLEWOOD, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

THE DESCRIPTION CONTAINED HEREON DESCRIBED THE SAME PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT OTC39826, DATE JANUARY 12, 2001.

SURVEYOR'S CERTIFICATE:
TO:
CHICAGO TITLE INSURANCE COMPANY,
OMAHA TITLE & ESCROW, INC.,

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 REGEISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DAVID L. SWANSON
RLS 523

NEBRASKA REGISTERED LS-523 LAND SURVEYOR DAVID L. SWANSON

6-5-2001
DATE

RECEIVED
JUN 18 2001
SURVEY RECORD REPOSITORY
S.E.S.D.
Douglas County
523-318

SITE SURVEY

This Work Coordinated By:
International Land Services, Inc.
621 24th Avenue S.W.
Norman, Oklahoma 73069
(405) 364-9352 www.ils-okla.com

Dwn By: C.A.D. Inc/DAR/LHK	Date: Revision:
Surveyor Ref.No: 01360-08	Date: Revision:
Aprvd By: DLS	Date: Revision:
Field Date: 3/1/01	Date: Revision:
Scale: 1"=20'	

Prepared For:

Client Ref. No: 3651

Project Address:
9801 Q Street

Project Location:
Omaha, Nebraska

Project Name:
Omaha Recap Project

Job Number:
01-02-01: 008

Sheet 1 of 1
CAD File: 01360a08

This Work Coordinated by: INTERNATIONAL LAND SERVICES, INC.