

Items Corresponding to Schedule B

All items in the "Schedule B-2 (Exceptions)" of the Fidelity National Title Insurance Company's Commitment No. BU 12861/NE-6 (NTS File No. 04ATL1663) dated July 13, 2004 at 8:00 A.M. are exempt from this survey plat as there are no easements or restrictions listed in said Schedule "B" that pertain to this surveyed parcel.

Statement of Encroachments

There are no observable, above-ground encroachments either (a) by the improvements on the property upon adjoining properties, streets or alleys, or easements located on the property, or (b) by the improvements on adjoining properties, streets, or alleys upon the property.

Utility Information

The underground utilities are shown in approximate locations as best defined from field survey information, from existing drawings and/or from physical locating by utility companies.

The following were notified to locate utilities at the site on August 11, 2004, as per Diggers Hotline of Nebraska ticket #1108930: Altel, Charter Communications, Kinder Morgan, Level3, Southern Nebraska RPPD, and Village of Kenesaw.

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 the information available.

Contact all utility companies for exact locations prior to any construction or excavation at Diggers Hotline of Nebraska (800) 331-5666.

Miscellaneous Notes

MN1. Land area as calculated and based upon the survey measurements equals 1.8188 acres (79225 square feet), more or less.

MN2. There is a total of 26 visibly striped parking stalls located adjacent to the subject property on the east and south and two handicap parking signs.

Zoning Information

According to the Village of Kenesaw, this area is zoned C-2 General Commercial District.

Zoning Regulations for C-2 General Commercial District (Section 413):

413.01. Intent: This district is established to provide for the protection of existing commercial uses in the central business district of each Village and to provide areas within and around the central business district of each Village for commercial uses which provide a wide range of customer goods and services and which are oriented more to local customer trade and pedestrian oriented shopping than to the highway traveler.

413.02 Permitted Principal Uses: (Surveyor's Note: Contact Village of Kenesaw for said list.)

413.03 Permitted Accessory Uses: (Surveyor's Note: Contact Village of Kenesaw for said list.)

413.04 Conditional Uses and Structures: (Surveyor's Note: Contact Village of Kenesaw for said list.)

413.05 Prohibited Uses and Structures: (Surveyor's Note: Contact Village of Kenesaw for said list.)

413.06 Minimum Lot Area: No limitation

413.07 Minimum Lot Width and Frontage: No limitation

413.08 Minimum Yard Requirements: The minimum yards or setbacks of any building from a property line or street right-of-way line shall be as follows, (Refer to Section 502 of this Resolution/Ordinance for required modifications to minimum yard and setback regarding eaves, cornices overhangs, awnings, balconies and the like):

- 1. Front Yard - Zero (0) feet.
2. Side Yard - Zero (0) feet, except where the lot line abuts a residential zoning district the minimum side yard shall be Twenty (20) feet [Surveyor's Note: A pencil note on the copy we received crosses out the "Twenty (20)" and adds "10 ft. see Res #28"] and a landscape screen, as defined in Section 303.56 of this Resolution/Ordinance shall be installed on the property line or within the side yard. In determining the side yard requirements such side yard may be measured to the centerline of any abutting alley which is dedicated for public use.
3. Rear Yard - Zero (0) feet, except where the lot line abuts a residential zoning district the minimum side yard shall be Twenty (20) feet [Surveyor's Note: A pencil note on the copy we received crosses out the "(20)" and adds "10 ft. see Res #28"] and a landscape screen, as defined in Section 303.56 of this Resolution/Ordinance shall be installed on the property line or within the side yard. In determining the rear yard requirements such rear yard may be measured to the centerline of any abutting alley which is dedicated for public use.

413.09 Maximum Height: The maximum height for any structure or building shall be Thirty Five (35) feet, except for any applicable height restriction of the Airport Hazard Zone District regulations.

413.10 Maximum Lot Coverage: No limitation, except for side and rear yard limitations when abutting a residential zoning district.

413.11 Off-Street parking and Loading Areas: As regulated in Sections 515 through 519 of this Resolution/Ordinance.

Surveyor's Note: These site restrictions were obtained August 12, 2004, from Linda Hess at the office of the Village of Kenesaw (telephone: 402-782-3222). Any violation or zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements would have to be determined or interpreted by the Village of Kenesaw.

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR: Voyager Project
Haven Home/100 West Elm Avenue, Kenesaw, NE 68956
DATE: August 13, 2004 Trenton D. Snow, Nebraska Registered LS-626
Project No. 20040646-101 Sheet 2 of 2

Bock & Clark's National Surveyors Network
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