



- Notes**
- 1) Parcel contains 25.19 acres more or less.
  - 2) No utilities were located for this ALTA/ACSM survey.
  - 3) This survey was done at the request of Jenkens & Gilchrist, Dallas, Texas.
  - 4) This survey does not constitute a title search by Surveyor. All information regarding record easements, adjoiners, and other documents which might affect the quality of title to tract shown hereon was gained from limited title commitment number 0303154 prepared by Nebraska Title Company dated May 12, 2004.
  - 5) This is an ALTA/ACSM survey. It is not intended to be used as the basis for engineering/architectural design.
  - 6) All bearings are on an assumed datum.
  - 7) This property is located in an area determined to be outside the 500-year flood plain, as shown on Flood Boundary and Floodway Map, Community-Panel Number: 310391 0015 B, map revised January 3, 1995.
  - 8) Setback information was obtained from the City of Beatrice.
  - 9) Parcel has had recent building construction and grading.

**Legal Description**  
 Lots Seven (7), Eight (8), Nine (9) and Ten (10), Beatrice Air Park First Addition to the City of Beatrice, Gage County, Nebraska; and Lot One (1), Beatrice Air Park Second Addition to the City of Beatrice, Gage County, Nebraska.

- Certification**
- I, Chad W. Marsh, a registered land surveyor in the State of Nebraska, hereby certify to
- 1) General Electric Capital Business Asset Funding Corporation, a Delaware corporation its successors or assigns
  - 2) KH Beatrice, L.L.C.
  - 3) KH Beatrice Holdings, L.L.C.
  - 4) Nebraska Title Company
  - 5) The City of Beatrice

This map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10 and 11 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification). The undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

That a survey of the above described tract of land was conducted by me, or under my direct supervision on February 26, 2004, and is issued on title commitment to insure title issued by First American Title Insurance Company, title commitment number 0303154 effective May 12, 2004 and that no additional title search was conducted by me to determine ownership, easements, nor right-of-ways, recorded or unrecorded, that to the best of my knowledge, information or belief (1) the plat of this survey correctly shows the dimensions of the property; (2) except as shown, there are no easements nor rights-of-way of record, as indicated in the title commitment as above referred to, visible, or otherwise known to me on, across, or affecting said premises; except those listed on said title policies in schedule "B"-section 2.

**Commitment #0303154**  
 f. Easement Agreement by and between Airport Authority of the City of Beatrice, Nebraska and Beatrice National Bank and Trust Company, Beatrice, Nebraska, Trustee dated June 10, 1994, recorded June 10, 1994 in Book 77 Page 186; records of Gage County, Nebraska. (Does not affect property)

h. Easement for sanitary sewer and drainage line dated March 8, 1995, recorded April 11, 1995 in Book 78 Page 71; records of Gage County, Nebraska.

i. Easements as reserved in the Plat and Dedication of Beatrice Air Park First Addition to the City of Beatrice, Nebraska, February 6, 2001, recorded March 5, 2001 as Instrument No. 2001-0737; records of Gage County, Nebraska.

k. Easements as reserved in the Plat and Dedication of Beatrice Air Park Second Addition, dated November 26, 2003, recorded December 15, 2003 as Instrument No. 2003-6707; records of Gage County, Nebraska.

m. Barb wire fence and storm sewer as shown on ALTA/ACSM Survey dated May 10, 2004, prepared by Chad W. Marsh, L.S. #560, Kirkham Michael Consulting Engineers. (No longer affects property)

(3) There are no encroachments on said premises by buildings, structures, or other improvements situated on adjoining premises other than shown; and (4) Said survey and plat was made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and ACSM in 1999. Survey meets the accuracy requirements for an urban survey.

Notwithstanding the above language, this certificate shall not constitute a warranty or guarantee and is based solely on our observation of the site.  
 Dated: March 7, 2005

CHAD W. MARSH, L.S. #560  
 12700 W. Dodge Road  
 Omaha, Nebraska 68154  
 (402) 393-5630

NEBRASKA REGISTERED LAND SURVEYOR LS-560

RECORDED APR 26 2005 SURVEY RECORD DEPOSITORY GAGE COUNTY 708-543 597

- LEGEND**
- EASEMENT LINE
  - SETBACK LINE
  - LOT LINES
  - CHAINLINK FENCE
  - ◆ SECTION CORNER FOUND
  - MONUMENT FOUND
  - MONUMENT SET (5/8" X 24" REBAR W/PLASTIC CAP) (UNLESS OTHERWISE NOTED)
  - M MEASURED THIS SURVEY
  - P PLATTED MEASUREMENT (GLO)
  - R RECORDED MEASUREMENT
  - x CALCULATED POINT
  - MANHOLE
  - SIGN
  - HANDICAP PARKING STALL
  - ivv CABLE PEDESTAL
  - ivv TELEPHONE PEDESTAL
  - ivv POST INDICATOR VALVE
  - ivv UNIDENTIFIED 4" VERTICAL PIPE
  - ivv WATER HYDRANT
  - ivv WATER VALVE
  - ivv OVERHEAD LIGHT

PARKING STALLS	246
HANDICAP PARKING STALLS	6
TOTAL PARKING STALLS	252