

AmericanNational Inc
 3465 S. Arlington Rd, Suite E#183, Akron, OH 44312
 Phone and fax 330-294-1077, www.a-national.com

ALTA/ACSM Land Title Survey

For
PSI
20050169-005
Omaha
 2917 Douglas Street
 County of Douglas, NE

Surveyor's Certificate
 Registered Land Surveyor No. 440

December 16, 2005

This survey is made for the benefit of and is certified to: "The Royal Bank of Scotland plc", as Collateral Agent for the benefit of the Secured Parties, and/or its successors and assigns; Chicago Title Insurance Company; Professional Service Industries, Inc.; and American National.

I, Jayme M. Malone, a Registered Land Surveyor in the State of Nebraska, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above that I have made a careful survey of a tract of land described as follows:

The North 30 feet of Lot Thirteen (13) and all of Lots Fourteen (14) and Fifteen (15), Block Five (5), Boggs and Hills Second Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska

I further certify that:

1. The survey reflected by this plat was actually made upon the ground, the attached plat of survey is made at least in accordance with the minimum standards established by the State of Nebraska for surveys and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999 and meets the Accuracy Standards (as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification), with accuracy and precision requirements modified to meet current minimum angular and linear tolerance requirements of the state in which the subject property is located, and contains items 1 (except for states that require record monument platting), 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 15 & 16 of Table A thereto.

2. The survey correctly shows the location of all buildings, structures and other improvements situated on the "Property".

3. Except as shown, all utilities serving the Property enter through adjoining public streets and/or easements of record; that, except as shown, there are no visible easements or rights of way across said Property; that the Property described hereon is the same as the Property described in Chicago Title Insurance Company's Commitment No. 6025868 and all easements, covenants and restrictions referenced in said title commitment, or easements of which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject Property.

4. Except as shown, there are no encroachments onto adjoining property, streets or alleys by any buildings, structures or other improvements, and no encroachments by buildings, structures or other improvements situated on adjoining property across property lines onto said Property or across zoning restriction lines in effect as of the date of the survey.

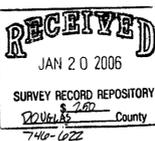
5. Said described Property is located within an area having a Zone Designation C by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 35274 0030 F, with a date of identification of 2/8/91, for Community Number 35274, in Douglas County, State of Nebraska, which is the current Flood Insurance Rate Map for the community in which said Property is situated and the Property is not located in an area designated as a special flood hazard area by the U.S. Dept. of Housing and Urban Development.

6. The Property has direct physical access and means of ingress and egress to Douglas Street and Park Avenue, a public street or highway upon which the Property abuts.

7. The number of striped parking spaces located on the subject Property is 16, and to the extent possible, are graphically shown hereon.

J. Malone Date: January 18, 2006

Jayme M. Malone
 Registered Land Surveyor No. 440
 Within the State of Nebraska
 Date of Survey: October 14, 2005
 Date of Last Revision: 1/18/06
 Date Printed: 1/18/06
 Project No. 20050129, Site No. 5



Survey Prepared by: Husker Surveying LLC
 4535 Normal Blvd., Ste. 165
 Lincoln, NE 68508
 Ph: 402-423-6202
 Fax: 402-423-6211
 email: jayme@huskersurveying.com

Legal Description

RECORD LEGAL DESCRIPTION

The North 30 feet of Lot Thirteen (13) and all of Lots Fourteen (14) and Fifteen (15), Block Five (5), Boggs and Hills Second Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska

This above legal description describes the same property stated in Title Commitment No. 6025868, issued by Chicago Title Insurance Company.

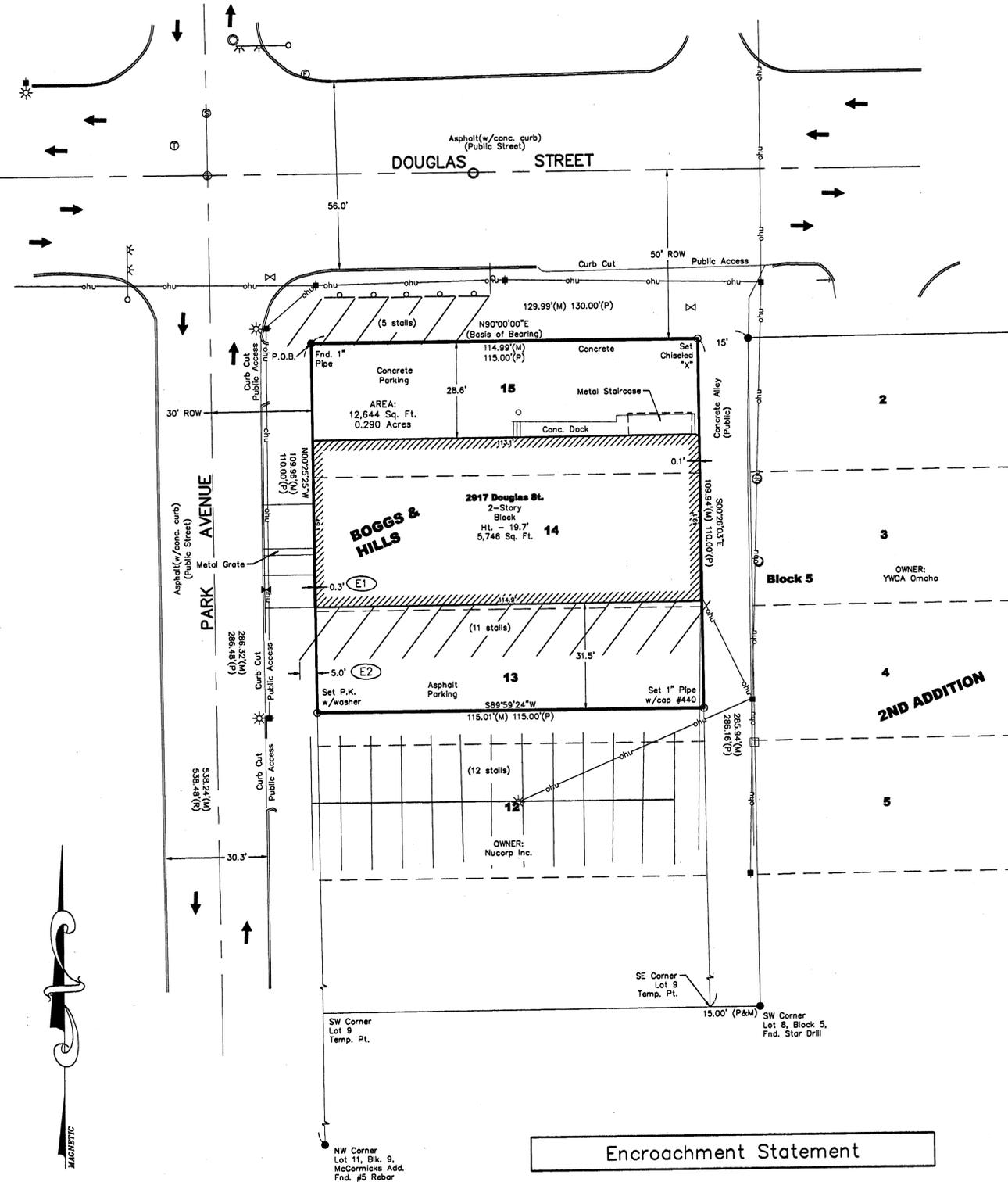
SURVEYED LEGAL DESCRIPTION

The North 30 feet of Lot Thirteen (13) and all of Lots Fourteen (14) and Fifteen (15), Block Five (5), Boggs and Hills Second Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, and being more particularly described follows:

Beginning at the Northwest corner of said Lot 15, thence easterly on the North line of said Lot 15, N 80°00'00" E, 114.99 feet, to the Northeast corner of said Lot 15; thence southerly, on the East line of said Lots 15, 14 and 13, S 00°28'03" E, 109.94 feet; thence westerly S 89°59'24" W, 115.01 feet, to the West line of said Block 5; thence northerly on said West line N 00°25'25" W, 109.96 feet, to the Point of Beginning.

Containing a total calculated area of 12,644 Square feet or 0.290 Acres, more or less. Subject to all easements, restrictions and reservations of record.

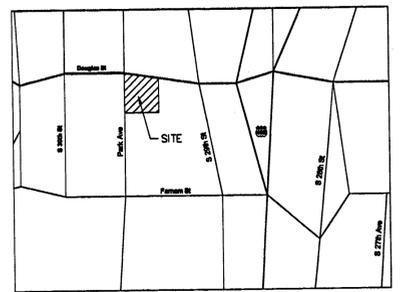
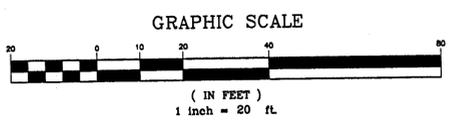
This above legal description describes the same property stated in Title Commitment No. 6025868, issued by Chicago Title Insurance Company.



FLOOD NOTE:
 By graphic plotting only, this property is in Zone (a) 1
 of the Flood Insurance Rate Map, Community Panel No. 315274 0030 F, which bears an effective date of 02/05/91 and is not in a Special Flood Hazard Area.

Encroachment Statement

- (E1) Existing Block Building encroaches 0.3' over West property line
- (E2) Existing Parking stripe encroaches 5.0' over West property line



Vicinity Map

Notes Corresponding to Schedule B

Based on Title Commitment provided by Chicago Title Insurance Company, Title Commitment No.: 6025868, the following are of Survey matters:
 No Items of Survey matters.

Zoning

Source: City of Omaha
 1819 Farnum St. Suite 100
 Omaha, NE., 68183
 (402)444-5150

SETBACKS

- Front = 0'
- Side = 0'
- Rear = 0'
- Ht. = 0'

Zoning CBD Central Business District

Lot Size: None
 Parking Requirements: Property's in CBD have no parking requirements.

Parking

- 16 - Regular Parking Stalls
- 0 - Handicapped Parking Stalls

Notes

1. There is no observable evidence of earth moving work, building construction or building additions within recent months.
2. There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. There is no observable evidence of recent street or sidewalk construction or repairs.
3. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
4. All bearings are assumed from field measurements, there are no bearings of record.

Legend of Symbols & Abbreviations

- = Cor. Fnd
- = Cor. Set #5
- ⊕ = Rebar w/cap
- ⊙ = Section Corner
- ⊕ = Benchmark
- (M) = Meas. Dist.
- (P) = Plat Dist.
- (D) = Deed Dist.
- (R) = Record Dist.
- Elec - = Underground Electric
- Tele - = Underground Telephone
- TV - = Underground Television
- FO - = Underground Fiber Optic
- ohu - = Overhead Utilities
- o - = Chain Link Fence
- x - = Barbed Wire Fence
- □ - = Wood Fence
- ⊕ = Air Conditioning Unit
- ⊕ = Electric Meter
- ⊕ = Electric Manhole
- ⊕ = Electric Pedestal
- ⊕ = Fire Hydrant
- ⊕ = Gas Manhole
- ⊕ = Gas Meter
- ⊕ = Guy Wire
- ⊕ = Light Pole
- ⊕ = Post
- ⊕ = Power Pole
- ⊕ = Telephone Pedestal
- ⊕ = Telephone Manhole
- ⊕ = TV Pedestal
- ⊕ = TV Manhole
- ⊕ = Valve
- ⊕ = Water Manhole